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Design and Access Statement

Royal Berkshire NHS Foundation Trust
17 Craven Road, Reading

New boundary wall and railings, and alterations to garden

Job Number: 7122
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Revision: 2

The Existing Buildings and Site

The buildings at 17 and 17A Craven Road are owned and operated by Royal Berkshire Hospital NHS Foundation Trust. No 17, an early Victoria two-storey house, is used as a staff wellbeing centre, and 17A, a recently refurbished modular building, is the main cycle store for staff on the hospital site.

To the rear of the buildings is a large garden, previously very overgrown and in a poor state of repair.

The Proposals

The key proposal is to restore the garden for use by the hospital staff for relaxation during and after shifts, and to allow them to get involved in the running, maintenance and care of the garden as part of the therapeutic wellbeing program.

There are a number of elements to the design which are detailed individually below.

Front Boundary Wall

The existing railings are hidden by overgrown shrubs and are no longer fit for purpose. They are not securely fixed and have been identified by the Trust as a health and safety hazard as the pointed tops are extremely sharp.

We will replace with a brick wall and piers with railings between, similar to the detail to be found to the front boundary of the neighbouring buildings at numbers 13 to 15. The new wall would feature a half-round brick capping, and the piers will have a stone capping. The railings will have a black paint finish. These walls and railings are detailed on the architectural drawings.

The railings on Craven Road

Repairs to Eastern and Southern Boundary Walls

The boundary walls have been neglected for many years hidden behind vegetation. Now this has been cleared, it is proposed to make good the render to the eastern wall and locally rebuild and repoint the wall to the southern boundary. The wall to the northern boundary has already been repaired at the request of the neighbour.

The eastern boundary wall

The southern boundary wall

Greenhouse

The greenhouse structure is sound but needs some refurbishment: removal of vegetation, repointing of brickwork, reglazing broken panes of glass, redecoration of timber, redecoration of internal painted brick surfaces and the repair of corrugated metal roof.

The greenhouse

Garden Layout behind No 17

Work has already started to transform the rear garden. A design has been developed in collaboration with the staff welfare groups to reflect the needs of the users. Mulberry Landscapes and Horticulture have developed the design and the full layout is shown on the architectural drawings and the details, planting schedule and arboricultural information supplied.

This comprises paths, planted areas, a pond and locations where people can sit to enjoy the space. On a practical note, the retaining walls surrounding the lowered areas are to be rebuilt using the original stone, and all areas of wall will be repointed.

The eastern boundary wall with retaining walls and lower level garden shown after clearance of all scrub

Garden Layout behind No 17A

The garden behind 17A has been cleared and will be laid out in beds to grow fruit and vegetables. The details of the Mulberry Landscapes and Horticulture planting beds, plus proprietary glasshouse, fruit cages and compost shed and included with this application and their locations shown on the plans.

A space has also bee set aside for the installation of an outdoor gym.

Access Considerations

There is an existing ramped access from the higher ground level between the two buildings to the lower garden level. This will link to the new path network, which will be surfaced in self-binding gravel to allow wheelchair access as necessary. Fully accessible wc facilities are provided within number 17.