

DESIGN ACCESS STATEMENT

Name and address of proposed development site	Pumpkin, Level 2, Royal Berkshire Hospital, London Road, Reading, Berkshire, RG1 5AN
List description <i>Provide the grade of the building (I, II*, II) and a copy of the list description</i>	Grade II*
Proposed development or works <i>Provide a brief description of the proposed development or works</i>	Minor refurbishment of the SSP “Pumpkin” retail unit, so be re-branded as “Café Local”
Consultation <i>Consultation with local community, special interest groups (e.g. national amenity groups, such as Society for the Protection of Ancient Buildings; the Victorian Society), professionals (e.g. English Heritage, specialist consultants) etc about your development proposals? If so, please give details.</i>	N/A – consultation with landlord (Royal Berkshire Hospital and the NHS) undertaken. Unit is internal to the hospital on level 2 with no actual “neighbours” as such.

Design Components

Layout <i>How did you arrive at the layout (the way in which buildings, roads, paths, landscaping etc are located on the site) shown in the submitted drawings?</i>	No changes to the actual layout of the unit. Cosmetic changes only.
Scale <i>How does the scale (height, width and length) of the proposed works fit in with the surrounding area and the existing building?</i>	As above.
Appearance <i>Explain and justify the external appearance of the development and the choice of materials/finishes.</i>	Unit to be redecorated to be more in keep with the environs, and is in need of repairs / refresh due to age of existing condition.

Historic Building Conservation Issues

Historic and special architectural importance of the building <i>Give a brief description of the historic and special architectural importance of the building (including reference to those features included in the listing description.) How will your proposals conserve and enhance that importance? If there are any impacts, how will these be minimised or mitigated?</i>	Main block 1839 by local architect and builder Henry Briant (who won the competition for designing the hospital). As King William IV took such a keen interest in the hospital before it was built, his Arms, not Queen Victoria's appear on the central pediment. Two storeys and basement. Bath stone - very large ashlar blocks used to front. Slate roofs. eleven bays with seven bay central break projecting pedimented hexastyle Ionic portico. Glazing bar sash windows. Corner piers. Channelled basement. Astragal to moulded cornice (dentil cornice to portico) and parapet. Recessed side entrance bays. Wide steps to portico with excellent contemporary lamp tripods with guilloche ornament.
Setting <i>Give a brief description of the setting of the building – describe its surroundings and the impact of the proposed development on those surroundings.</i>	Interior: colonaded stair hall, cast iron balusters to stairs which divide at landing. 1882 chapel with contemporary fittings reached from under landing. (By Joseph Morris who made considerable extensions to the Hospital at that date). The main block has flanking wings added 1865 to designs by Joseph Morris. Three storeys also Bath stone and long side wings forming a large courtyard added 1881-2. The latter are also of Bath stone, have 5x5 end pavilions with three bay pedimented breaks and are linked to side wings by a Greek Doric colonade (east side) and a 1911 block (west side). In front to street is a dwarf-stone wall with moulded coping and five retraining ashlar gate piers with block modillions to moulded capping.

Access Components

Technical advice <i>Have you taken any technical advice on access issues? If so, please give details.</i>	Not required, due to no change to actual access.
Degree of access <i>Will all users (including the young, old, disabled etc.) be able to access the proposed development site easily and safely? You do not need to include details of access within the buildings, only access to the development. If disability access is not possible because of the historic nature of the building, please make this clear and explain how you will try and overcome any barriers to access.</i>	As above. No changes to any access routes.
Future access requirements <i>Have you designed the proposed development flexibly enough to allow future alterations if access requirements change? If so, please give details.</i>	N/A (as above).
Emergency access <i>Is there sufficient access for the emergency services?</i>	As above.

Any Other Further Design and Access Information Relevant to the Application

N/A