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Design Access and Heritage Statement

Beacher Hall Care home, 42 Bath Road, Reading, RG1 6PG

The existing care home is registered for a maximum of 70 service users. The operation provides round the clock support and care for:

- Learning Disability / Autism
- Physical Disability
- Permanent Care
- Respite Care
- Younger Adults
- Palliative / End of Life Care
- Convalescent Care
- Acquired Brain Injury
- Parkinson's Disease
- Strokes

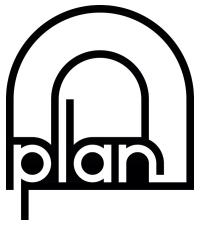
The property is in part, a converted Grade II listed (identified on the plan with list entry 1321986) and to the rear, a connected, modern purpose-built care home.

Key challenges

- The building is constructed over 3 above ground floors plus a basement.
- The single existing lift provides the home an important function, primarily for the movement of residents to reach the gardens and visit amenity spaces on other floors but critically for the vertical movement of food, laundry and supplies.
- A single lift in a home of this scale, with a high passenger demand poses risks to cross contamination and provides zero redundancy should the lift fail.
- The current lift is limited in size and is positioned at the front of the property.

The proposal & considerations

- A new 13p lift is required for operational assistance and will provide a significant benefit to the services users.
- The new lift will service ground, first and second floors, centrally in the layout plan.



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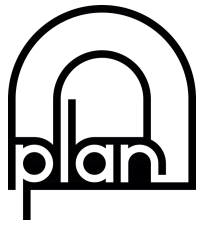
- An application for a service lift in this same location was granted approval – 18th December 2014, however this was not constructed before the application lapsed.
- Since revisiting these proposals, a further detailed review has been undertaken to determine if the new lift could be positioned inside or in alternative locations but due to fire risk, compartmentation, access and existing structural constraints, alternative locations have been deemed unviable.
- The proposals have been considered from an ecological standpoint and as an operational well-maintained building there is very low risk of impact in this regard.
- The applicant has engaged with a tree specialist prior to pre application advice and post application advice. Multiple site visits have been undertaken to assess the replacement strategy based on the loss of a low-quality tree that offers limited value.
- Three locally planted trees are proposed in place of the single tree loss.
- No other trees or root protection areas will be impacted upon.
- The loss of this single tree will help with safe construction practices and future maintenance.

Preplanning consultation & Heritage matters

- The Officer met with us on site and provided valuable guidance and support. Recommendations included the further engagement with a tree specialist.
- The impact of scale and design on the listed building was deemed low given its scale and position on the modern part of the listed building extension.
- The impact on adjacent buildings was considered low.

Drawings and reports to accompany this application

- AL(0)001 B – Plans existing and proposed
- AL(0)002 A – Elevations existing and proposed
- AL(9)900 – Site location plan
- AL(9)901 – Site plan existing and proposed
- DOC001 – Design, Access and Heritage Statement
- 42 Bath Road – AIA – Rev A – Dec 2025
- TREE REPORT (AIA) – Beacher Hall Care Home, 42 Bath Road Reading RG1 6PG



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Existing photos



Facing south (from rear of site)



West facing elevation (location of proposed lift)



Facing north (from centre of site)

Summary

The building operators wish to invest in the benefits of an additional service, access and passenger lift to this 70-bed registered home. They believe it will be significantly beneficial to the residents in respect of how they use the building and outdoor areas including how delivery of care and day to day operations will improve.

Materials will match the existing property and when considering the scale of this low impactful addition against the loss of a single low value tree and proposed mitigation of introducing three semi mature trees in its place, this should be considered acceptable.

END