

## 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, used by the hospital staff as a break-out space.

On the northern boundary of this site is a garage, built at the same time as the main house and with a similar patterned slate roof. This building has not been subject to any refurbishment due to lack of funding and is now in a very poor state of repair.



*The refurbished no 17, now a staff wellbeing centre*

The garage has latterly been used as storage by the Trust's maintenance and gardening team but has now become so dangerous that it cannot be used. In consultation with Reading Borough Council's Conservation Officer, the building has been netted to ensure none of the structure collapses onto the neighbouring property's land.



*The front elevation of the garage, facing Craven Road*

## Current Condition

The garage is constructed of brick with a slate roof. Some of the brickwork has been painted. The front gable has a high level timber door and a rendered parapet wall. The side windows and door have been boarded up for security reasons.

The roof is finished in slate and has the diamond pattern that can be found on the main house. There is much vegetation growing on the roof and from the eaves and guttering and it is clear that this is in part responsible for the structural problems the building has suffered.

## **The Proposals**

The aim of this work is not to bring the building back into regular use, nor to fully restore it. The works will make the building structurally sound, make the roof watertight, remove any damaged materials from the structure and ensure that there is no future danger of the building collapsing.

The proposal is to strip the roof, temporarily prop the roof structure, replacing any defective timbers, and to take down the walls to a sound level and rebuild like-for-like. We hope to salvage as many of the bricks as possible for reuse, supplementing these with reclaimed imperial bricks to match the existing.

Roof slates will be carefully removed, cleaned and stored. These will be refixed once the structural repairs have been completed, maintaining the feature banded slates as was done to the main house. Any replacement slates will be sourced to match and will be mixed with the existing to blend.

The boundary wall to the northern side with number 15 Craven Road has suffered too, and is leaning at an alarming angle over the driveway which accesses the parking area for the flats at number 15. This wall will be taken down and rebuilt under these proposals.

## General Photographs



*The north elevation showing the boundary wall to number 15 and the general foliage surrounding the building*



*The rear of the garage*



*View of the roof*



*The damage to the NW corner*