

	Design and Access Statement	EDTS ESTATES DESIGN & TECHNICAL SERVICES Estates & Facilities Berkshire Healthcare NHS Foundation Trust Tel: 01189 041736 http://edts.berkshireshire.nhs.uk	
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PROJECT TITLE	Phoenix Unit Garden Break Out Area	EDTS REF NO	21038
PROJECT DESCRIPTION	Construction a new log cabin at the Phoenix back garden	PREPARED BY	Ling Leung
NHS TRUST/ CLIENT	Berkshire Healthcare NHS Foundation Trust	SURVEY DATE	01/06/2024
SITE	Wokingham Hospital 41 Barkham Road Wokingham RG41 2XR	LOCATION/DEPT	Block 8 (Phoenix Unit)

1.0 Introduction

The proposal is to construct a new garden log cabin at the back garden of the Phoenix Unit at Wokingham Hospital. The areas can be seen on drawing 21038 – A001 and 21038 – A002 with critical dimensions and internally detailed on drawing 21038 – A003.

This statement aims to demonstrate compliance with planning policies and support the application for planning permission. The other supporting documents including ecology report for the small sites metrics and tree report have been attached for consideration.

2.0 Description of the Development

Phoenix Unit, which is situated at Wokingham Hospital, 41 Barkham Road, Wokingham RG41 2XR, is a base for the Berkshire CAMHS Tier 4 Alternative to Admission Service. It is part of the Thames Valley CAMHS Tier 4 Provider Collaborative so at times may also provide care and treatment for young people from across the collaborative area.

Currently the layout of the Phoenix Unit does not easily lead itself for breakout areas where patients can relax or engage in a specific sensory area. The proposal is to build a single storey standalone log cabin at the back garden of the existing Phoenix Unit with a sensory room which would offer additional and enhanced facilities to the patients particularly those with neurodevelopmental needs. It will contain also a small store for equipment storage.

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Site Map

3.0 Site Analysis

The proposed log cabin will be situated in lawn area within the hospital boundary in the front of the hospital. Trees cover extends into the lawns in front of the main hospital building facing Barkham Road.

The cabin would be positioned approximately 7 metres from the main Barkham Road, whilst there is a small reservation on the close proximity of the building to the footpath it would be partially screened by existing trees with restricted views of the roof of the building.



Photograph above showing external view from Barkham Road to Phoenix Unit – the boundary fence and the trees along Barkham Road minimise visual impact to neighbouring buildings.

4.0 Works Description

The works involved a construction of approximately 300mm maximum thick concrete slab base for the log cabin and an asphaltic footpath for all types of users when gaining access from the main building. This will be level with the current grassed area for wheelchair access.

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The log cabin will be of wooden structure in size of approximately 5m x 4m and a 1.5m balcony at the front. The roof will be gabling roof with gutters and rain water downpipes connected back to the underground drainage system.

The Trust has built a garden log cabin at one site at Maidenhead. Please see the photographs below. A similar garden log cabin is proposed at the back garden of Phoenix Unit at Wokingham Hospital.



Photo 1 - External (Generic) View of the Log Cabin



Photo 2 - Internal (Generic) View - Sensory Room



Photo 3 - Internal (Generic) View - Store

Lifespan – the company will offer 15 years guarantee against failure of the timber from fungal decay or insect attack.

5.0 Materials

The materials chosen for the project are specifically designed to complement both the surrounding buildings and the surrounding landscape. Their colour and texture are as such that the building will

appear sunk into the existing bank to minimise the visual impact to the local residents. The walls and the roof will be of wood range that colour harmonises with the trunks colour palette.

6.0 Effecting the rest of the site

There will be very minimal or no impact on the other parts of the hospital.

7.0 Conclusion

The proposed construction and the use of materials has been designed to minimise the visual impact on the surrounding buildings. The log cabin would offer additional and enhanced facilities to all of patients particularly those with neurodevelopment needs.