

26 June 2024



Reading
Borough Council
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Title	PLANNING APPLICATION REPORT
Ward	Emmer Green
Planning Application Reference:	220409/FUL & 220410/LBC
Site Address:	Caversham Park, Peppard Road, Caversham, RG4 8TZ
Proposed Development	<p>220409/FUL</p> <p>Redevelopment of Caversham Park for assisted living accommodation (Class C2) for over 55's through conversion of Caversham Park House, erection of a care home (Class C2) and age-restricted retirement dwellings (Class C3) including conversion of existing buildings Bursars House and The Lodge. Erection of affordable housing (Class C3 non-age restricted) and refurbishment/extension of existing pavilion to provide changing facilities, café/studio/interpretation hub, sports provision of 2 croquet lawns & 2 bowling greens, refurbishment of tennis court, associated parking and landscaping following demolition of extensions/outbuildings to the main house (amended description)</p> <p>220410/LBC</p> <p>Works associated with the redevelopment of Caversham Park to provide assisted living units including alterations to the main house and demolition of existing extensions and outbuildings. Works associated with the residential conversion of Bursars House and, The Lodge Caversham Park Drive (amended description)</p>
Applicant	Beechcroft Developments Ltd
Report author	Matt Burns - Principal Planning Officer
Deadline:	Originally 16 th June 2022 but an extension of time has been agreed with the applicant until 31 st July 2024
Recommendation	Delegate to the Assistant Director for Planning, Transport and Public Protection Services (ADPTPPS) to (i) GRANT full planning permission subject to the satisfactory completion of a Section 106 legal agreement and delegate to ADPTPPS to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may be reasonably required to issue the permission or (ii) to REFUSE permission should the Section 106 legal agreement not be completed by the 31 st July 2024 (unless officers on behalf of the ADPTPPS agree to a later date for completion of the legal agreement).

<p>S106 Terms</p>	<p>To include:</p> <ul style="list-style-type: none"> - <u>Affordable Housing with the western parcel:</u> On-site provision of 14 x Reading Affordable Rent dwellings (2 x 2 bed flats, 6 x 2 bed houses & 6 x 3 bed houses), 8 x Shared Ownership dwellings (5 x 2 bed houses & 3 x 3 bed houses) and 5 x Discount Market Sale dwellings (5 x 2 bed flats) with a cascade mechanism that should any Affordable Housing Units have not been disposed of to a Housing Association (HA) or Registered Provider (RP) within certain times and under certain circumstances, the applicant shall give notice to the Council to seek a Housing Association or RP, or for the Council to purchase the affordable housing units. Within certain times and under certain circumstances, should the Council not exercise this option, the affordable housing contribution transfers to a financial contribution towards affordable housing elsewhere in the Borough (as per the policy requirements) and the on-site units are no longer required to be provided as on-site affordable units. - <u>Employment, Skills and Training:</u> The production, implementation and monitoring of an Employment and Skills Plan (ESP) for the Construction phase of the development. Or, in the event that the developer chooses not to provide the ESP themselves, a financial contribution commuted sum, calculated in accordance with the SPD formula will be secured in lieu of an ESP. - <u>Highways works:</u> Under Section 278 of the Highways Act 1980 to provide a surfaced footway from the proposed new pedestrian entrance to the site on Lowfield Road to the carriageway edge, and tactile paving and dropped kerbs to provide a connection between the site and the opposite side of the road and the footpath which leads to the Public Footpath known as Milestone Way (as per Drawing no. 8210894/6103 A). - <u>Parking Survey:</u> Not to Implement the Development until the Initial Parking Survey has been carried and submitted to and approved by the Council. To carry out the Subsequent Parking Survey within three (3) months of Occupation Notice of the western parcel land (affordable dwellings) such survey to be submitted to and approved by the Council. To pay the Council a Traffic Management Contribution of £7,500.00 towards the cost of mitigation measures of overspill on-street car parking where the Subsequent Parking Survey identifies an increase in on street car parking over and above the level revealed by the Initial Car Parking Survey. - <u>Zero Carbon Offset financial contribution:</u> As per the Sustainable Design and Construction SPD 2019. If zero carbon is not achieved the scheme must instead achieve a minimum of a 35% improvement in regulated emissions over the Target Emissions Rate in the 2013 Building Regulations, plus provide a financial contribution of £1,800
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per remaining tonne towards carbon offsetting within the Borough (calculated as £60/tonne over a 30-year period).

- **Public Access:** To allow public pedestrian access to all parts of the application site shown on plan ref. 3251.P.409 Rev B, including the pavilion, during dawn to dusk hours every day (0745 to 1600 hours during autumn/winter months and 0745 to 2000 hours during spring/summer months) except for on Christmas Day and subject to reasonable restrictions relating to short-term maintenance works. Not to occupy any part of the development until a public access strategy has been submitted to and approved by the Council detailing measures to allow provision, management and maintenance of public pedestrian access to the site. The strategy shall include how public access to all on-site sports facilities, and facilities within the pavilion, shall be provided outside of dawn to dusk hours and also detail provision of a bi-annual open day at Caversham Park House to allow the public to visit communal areas within the building (to experience the historic significance of the building). Public access to the site shall thereafter be provided, maintained and managed in accordance with the approved strategy. The strategy shall also include a mechanism for review of the public access arrangements for the site in conjunction with the Council.

- **Community Use Agreement:** Provision for community use of the on-site cricket pitch, tennis court, croquet lawn and all facilities within the pavilion building. Not to occupy any part of the development until a community use agreement has been submitted to and approved by the Council in consultation with Sport England. Community Use to thereafter be provided, maintained and managed in accordance with the approved agreement. The community use agreement shall also include a mechanism for review of the community use arrangements at the request of the Council/Applicant.

- **Age restricted Retirement Dwellings:** To secure occupation of all the proposed C3 use class residential units within the eastern and north eastern parcels of development by persons aged 55 years and over, in perpetuity.

- **Care Home and Assisted Living Units:** To secure occupation of the proposed new care home building and all assisted living units to be provided by way of conversion of Caversham Park House as C2 use class accommodation only. Not to permit any of the accommodation to be sold / disposed of / occupied / otherwise used as Class C3 dwellinghouses at any time. Each occupier to adhere to the terms of a basic care package, including details of the pre-first occupation 'care assessment' and subsequent 'care plan' and for the assessment/plan to be reviewed annually. To provide a copy of a written log of current occupiers and associated details within 10 working days of a written request from the Council.

- **Conservation Landscape Management Plan (CLMP)**: Not to occupy any part of the development until a Conservation Landscape Management Plan (CLMP) has been submitted to and approved by the Council. The CLMP shall detail:

Phase 1 (to take place within 1 year from first occupation)

- Reinstatement of footpath to the south of the bedding area below the southern terrace. This path is evident on historic mapping and the work will therefore restore the structure of this part of the garden. It will also provide a missing link to a circular route connecting with the terrace along the southern side of the house at both ends, thereby enhancing access to new residents to enjoy the views available from this area.
- Condition survey of the oversized urn to the west of the canal and delivery of associated remedial works. This is a landmark feature which will benefit from retention and ongoing management to ensure its longevity. Similarly, a condition survey of a statue of Proserpine would be undertaken and associated remedial works undertaken as required. In both cases further research is needed to fully ascertain their date and significance.
- Edwardian summerhouse to be refurbished. This will restore an attractive asset within the woodland area to the south-east of the house enabling it to be enjoyed by the new residents
- Woodland survey and management plan of woodlands to the south of the house, together with preliminary understorey clearance to remove invasive species such as rhododendrons. This will help to reveal the historic terraces remaining from the Switzer period of the garden design, which will form part of a longer-term process of woodland management.

Phase 2 (to take place within 3 years from first occupation)

- Restoration of orchard to the north-west of house, including pruning and planting. This will particularly provide ecological benefits as well as maintaining the longevity of the orchard. It will provide opportunities for food growing for both the new residents and wider community. This can be accompanied by associated community activities such as 'orchard days' and associated cookery, cultural and arts events for example.
- Woodland clearance as part of longer-term management strategy for woodlands to the south of the house. This will form a continuation of the work identified under point 4 above, enabling the two areas of woodland to be thinned as required, to reveal the Switzer terracing and managing the woodland for wildlife. It will also identify any pruning/felling necessary for health and safety purposes.
- Restoration of 'ha ha' wall, including the removal of hedgerow species. This will ensure the long-term retention of the wall as well as opening up views to the south. A condition survey will be carried out in order to determine the extent of the works required.

	<ul style="list-style-type: none"> • Detailed interpretation strategy, including design and erection of interpretation boards, heritage trail (with signage), interpretation hub and satellite dishes. • Parkland and Meadow planting within the farmland to the south of the house. This will help replicate the previous Capability Brown character of the landscape here, with trees, native grassland and mown footpaths. This will also form part of a wider Heritage Trail around the park, which includes information on the retained BBC satellite dish. This southern parkland will afford attractive open views to the south as well as back up towards Caversham Park House to the north. It will be open to public during daylight hours, thereby providing access to a recreational and heritage asset that is currently closed to the public. <p>Phase 3 (to take place within 4 years of first occupation)</p> <ul style="list-style-type: none"> • Enhancements to the 20th century pond garden to the south-east of the house. This area was implemented during the occupation by the BBC, appearing to date from the mid-20th century, and is a more intimate example of a garden area in the wider open parkland. This area can be enjoyed by the new residents with improvements including new planting, seating and management. This would retain the existing structure of the garden but also introduce new plant species, with particular wildlife and sensory characteristics for example. • Condition survey and restoration works to temple • Condition survey and restoration works to inner park wall • Condition survey and restoration works to former walled kitchen garden • Condition survey and restoration works to statue of Rape of Persephone <p>The CLMP shall include a timetable for implementation of all works referred to within the CLMP as well as details of their ongoing maintenance and management for a minimum period of 30 years.</p> <p>- <u>Monitoring:</u> Contribution towards monitoring costs plus a separate commitment to pay the Council's reasonable legal costs in connection with the proposed S106 Agreement will be payable whether or not the Agreement is completed.</p> <p>- <u>Indexation:</u> - All financial contributions to be index-linked from date of permission unless expressly stated otherwise.</p>
<p>Conditions</p>	<p>To include:</p> <p>220409 FUL:</p> <ol style="list-style-type: none"> 1. Time Limit – 3 years 2. Approved plans

3. Pre-Commencement (including demolition) submission and approval of a demolition and Construction Method Statement
4. Pre-commencement (including demolition and vegetation clearance) submission and approval of a Construction Environmental Management Plan
5. Pre-commencement (including demolition) submission and approval of a contaminated land site characterisation assessment
6. Pre-commencement (including demolition) submission and approval of a contaminated land remediation scheme
7. Pre-construction above foundation level contaminated land validation report
8. Reporting of unexpected contamination at any time
9. Compliance condition relating to hours of demolition/construction works
10. Compliance condition relating to no burning of materials or green waste on site
11. Pre-commencement (including demolition) submission and approval of a written scheme of archaeological work
12. Pre-occupation (any part of the development) submission and approval of confirmation that sufficient foul water infrastructure capacity exists for the development or that an infrastructure phasing plan has been agreed with Thames Water
13. Compliance condition for implementation of approved SuDS scheme
14. Pre-occupation submission and approval of a security strategy
15. Pre-commencement (including demolition and vegetation clearance) submission and approval of badger sett survey and, if necessary, Natural England license to disturb a badger sett
16. Pre-commencement (including demolition and vegetation clearance) submission and approval of a bat survey and, if necessary, Natural England license for works to disturb bats
17. Pre-commencement (including demolition and vegetation clearance) submission and approval of a biodiversity net gain calculation (using most up to date DEFRA metric) to demonstrate that a minimum 10% increase in biodiversity units at the site
18. No installation of any plant equipment (including air source heat pumps) until submission and approval a noise assessment and mitigation scheme (including exact location of the air source heat pumps on each C3 dwelling) .
19. Pre-occupation (any part of the development) submission and approval of an external lighting scheme and timetable for implementation
20. Pre-occupation (of any part of the development) submission and approval of a detailed scheme of biodiversity enhancements and timetable for implementation
21. Pre-occupation (any part of the development) submission and approval of a landscape and woodland management plan and timetable for implementation

22. Pre-commencement (including demolition and vegetation clearance) submission and approval of an arboricultural method statement
23. Pre-commencement (barring demolition but including vegetation clearance) submission and approval of hard and soft landscaping scheme and timetable for implementation.
24. Pre-occupation (any part of the development) submission and approval of all boundary treatment details and timetable for implementation (including details of gates to all new entrance points to the site)
25. Pre-occupation (of any part of the development) submission and approval of a refuse collection strategy
26. Pre-occupation (of relevant part of the development) provision of access road
27. Pre-occupation (of any part of the development) submission and approval of car park management plan for all car parking spaces within the development
28. Pre-occupation submission and approval of details of the design, construction and layout of the cricket pitch, tennis court and croquet lawn (in consultation with Sport England). No more than 50% of the total C3 dwellings and C2 assisted living units to be occupied until the cricket pitch, tennis court and croquet lawn have been provided in accordance with the approval details
29. Prior to first use of either the cricket pitch, tennis court or croquet lawn, submission and approval of, a maintenance and management scheme for all the sports facilities, including management responsibilities, maintenance schedule and mechanism for review of the scheme. Use of the sports facilities to only be in accordance with the scheme thereafter.
30. Pre-occupation (of any part of the development) submission and approval of an interpretation strategy for the site and museum/interpretation hub (including tree trail) and timetable for implementation
31. No more than 50% of the total C3 dwellings and C2 assisted living units to be occupied until details of a landscape art strategy and timetable for implementation have been submitted and approved
32. No more than 50% of the total C3 dwellings and C2 assisted living units to be occupied until the pavilion extension and communal facilities within the pavilion building have been provided in full
33. Pre-occupation (of any dwelling within the eastern and north eastern parcels of the development) provision of the new pedestrian access to the site from Lowfield Road
34. Pre-occupation (of any dwelling within the western parcel of development) provision of the 2 new pedestrian accesses to the site from Peppard Road
35. Pre-occupation (of any dwelling within the western parcel) submission and approval of details of the layout and specifications for the Local Area of Play (LAP), including specifications of all play-

space equipment. LAP to be provided prior to occupation of occupation of any C3 dwelling within the western parcel.

36. Pre-occupation (of all C3 dwellings) submission and approval of accessible and adaptable and 5% wheelchair user dwelling details
37. Pre-commencement (of the pavilion extension/refurbishment) submission and approval of samples of all external materials
38. Pre-occupation (of the pavilion) provision all vehicle parking spaces
39. Pre-occupation (of the pavilion) provision of cycle parking
40. Pre-occupation (of the pavilion) submission, approval and provision of electric vehicle charging details
41. Removal of PD rights for extension or addition of outbuildings to all dwellings.

C2 Assisted Living Units within Caversham Park House

42. Compliance condition for provision all approved vehicle parking space prior to occupation
43. Pre-occupation submission, approval and provision of cycle parking, including mechanism for ongoing review of provision (including storage for mobility scooters)
44. Pre-occupation submission, approval and provision of electric vehicle charging details
45. Compliance condition for provision of all approved waste storage areas prior to occupation
46. Compliance condition for all communal spaces to be provided prior to occupation and retention of these as ancillary to the C2 use
47. Mix of units restricted to 23 x 1 beds apartments, 40 x 2 beds apartments and 2 x 2 bed houses
48. Pre-commencement (barring demolition and vegetation clearance) submission and approval of design stage BREEAM assessment
49. Pre-occupation submission and approval of as built BREEAM assessment

C2 Care Home

50. Compliance condition for provision all approved vehicle parking space prior to occupation
51. Pre-occupation submission, approval and provision of cycle parking, including mechanism for ongoing review (including storage of mobility scooters)
52. Pre-occupation submission, approval and provision of electric vehicle charging details
53. Compliance condition for provision of all approved waste storage areas prior to occupation
54. Compliance condition for all communal spaces to be provided prior to occupation and retention of these as ancillary to the C2 use
55. No more than 64 bed spaces to be provided

56. Pre-occupation submission and approval of as built BREEAM assessment
57. Pre-commencement (of development beyond foundation level) submission and approval of samples of all external materials

C3 age restricted dwellings within the east and north eastern parcels

58. Compliance condition for provision all approved vehicle parking space prior to occupation
59. Pre-occupation submission, approval and provision of cycle parking
60. Pre-occupation submission, approval and provision of electric vehicle charging details
61. Compliance condition for provision of all approved waste storage areas prior to occupation
62. Compliance condition for all communal spaces to be provided prior to occupation and retention of these as ancillary to the C3 use
63. Mix of units restricted to 41 x 2-bedroom units
64. Pre-commencement (barring demolition and vegetation clearance) submission and approval of design state SAP assessment
65. Pre-occupation submission and approval of as built SAP assessment
66. Pre-commencement submission and approval of samples of all external materials

C3 dwellings within the western parcel of development

67. Compliance condition for provision all approved vehicle parking space prior to occupation
68. Pre-occupation provision of cycle parking
69. Pre-occupation submission, approval and provision of electric vehicle charging
70. Compliance condition for provision of all approved waste storage areas prior to occupation
71. Compliance condition for all communal spaces to be provided prior to occupation and retention of these as ancillary to the C3 use
72. Mix of units restricted to 9 x 3-bedroom 18 x 2 bedroom units
73. Pre-commencement (barring demolition and vegetation clearance) submission and approval of design state SAP assessment
74. Pre-occupation submission and approval of as built SAP assessment
75. Pre-commencement submission and approval of samples of all external materials

No.s 1 and 3 Caversham Park Drive

76. Compliance condition for provision all approved vehicle parking space prior to occupation
77. Pre-occupation provision of cycle parking

78. Pre-occupation submission, approval and provision of electric vehicle charging details
79. Compliance condition for provision of all approved waste storage areas prior to occupation
80. Compliance condition for all communal spaces to be provided prior to occupation and retention of these as ancillary to the C3 use
81. Mix of units restricted to 4 x 2-bedroom units
82. Pre-commencement (barring demolition and vegetation clearance) submission and approval of design stage SAP assessment
83. Pre-occupation submission and approval of as built SAP assessment

220410LBC:

Delegate to the Assistant Director for Planning, Transport and Regulatory Services to GRANT listed building consent, subject to conditions to include:

1. Time limit Listed Building Consent – standard 3 years
2. Listed Building works to be carried out only in accordance with the approved plans, documents and specifications
3. Retention of all other features of historic and architectural interest unless referred to on approved plans
4. Pre-commencement submission and approval of a detailed scheme, methodology and timetable for demolition and re-building installation of gate pier to Caversham Park Drive
5. Pre-commencement submission and approval of a scheme for re-use of bricks from demolished section of Grade II listed Inner Walls

Caversham Park House and no. 1 and 3 Caversham Park Drive

6. Pre-commencement submission and approval of a detailed window repair/replacement scheme and methodology. Works to be complete in full prior to occupation.
7. Pre-commencement submission and approval of a detailed scheme and installation methodology of all internal and external plant and services
8. Pre-commencement submission and approval of samples of all external materials
9. Pre-commencement submission and approval of scheme of investigation and heritage recording
10. Pre-commencement submission and approval of scheme of demolition and repair methodology
11. Pre-commencement submission and approval of details of all external works
12. Pre-commencement submission and approval of details of schedule of internal works
13. Retention of all historic features of the listed buildings unless otherwise approved.

	14. Discovery of hidden historic features – to be retained in situ
Informatives	<p>To include:</p> <p>220409FUL</p> <ol style="list-style-type: none"> 1. Positive and Proactive Statement 2. Works affecting highways 3. Related s278 Agreement 4. Related s106 Agreement 6. Building Regulations Sound insulation requirements 7. Section 106 Legal Agreement 8. Terms and conditions 9. Building Regulations approval required 10. Pre-commencement conditions (underlined) 11. Community Infrastructure Levy (CIL) 12. In respect of condition 33, strong recommendation to exceed 5% wheelchair user dwelling requirements, given the nature of the proposed accommodation 13. Construction Noise and dust – Environmental Law requirements 14. TPO's – works other than those on approved documents will require a separate tree works application 15. Records of adherence to approved method statements should be kept 16. Associated Listed Building Consent <p>220410LBC</p> <ol style="list-style-type: none"> 1. Positive and Proactive Working - approval 2. Pre-commencement conditions 3. Terms and Conditions 4. Building Control 5. Complaints about construction 6. Associated planning permission

1. EXECUTIVE SUMMARY

- 1.1 The proposals are recommended for approval subject to a legal agreement and conditions as set out above. Listed building consent is also recommended for approval subject to conditions.
- 1.2 The application site is a Grade II listed registered park and garden and contains the grade II listed Caversham Park House. Policy CA2 of the Reading Borough Local Plan (2019) allocates Caversham Park House for conversion to residential type uses and for limited development on previously developed land within the park and garden. While the application proposals would provide a range of C2 and C3 use class residential uses across the site it goes beyond the allocation under Policy CA2 by proposing to build upon parts of the park

and garden that are not previously developed land. Therefore, this additional development falls to be assessed against policies in the Development Plan (National Planning Policy Framework (NPPF) 2023 and RBC Local Plan 2019).

- 1.3 The proposals would provide new residential accommodation and meet identified needs within the Borough in terms of affordable housing and accommodation for vulnerable people in an accessible location. The proposals are considered to provide for a high quality of accommodation for future occupiers and to not adversely impact on the existing surrounding occupiers. The proposals are also considered to have no adverse transport impacts and to be acceptable in other matters such as in respect of impacts on trees, biodiversity and sustainability.
- 1.4 However, the proposals are, following receipt of advice from a range of specialist consultees, considered to result in overall harm, to the significance of the heritage assets within the site. The level of harm identified is considered to be 'less than substantial' in accordance with paragraph 208 of the NPPF (2023) which requires the public benefits of the proposed development to be weighed against the identified 'less than substantial' heritage harm. The weight of benefits vs harms is considered to be very finely balanced but overall, officers conclude that the level of public benefits would outweigh the identified less than substantial harm to heritage assets and therefore it is recommended that planning permission is granted. Separate listed building consent is also recommended to be granted.
- 1.5 Particular public benefits of the proposals are the provision of public access to the open spaces within the site which have, due to previous uses of the site, been inaccessible to the public. In addition, extensive enhancements and ongoing maintenance and management of the registered park and garden and landscapes within are proposed and can be secured with the long-term Landscape and Conservation Management Plans.

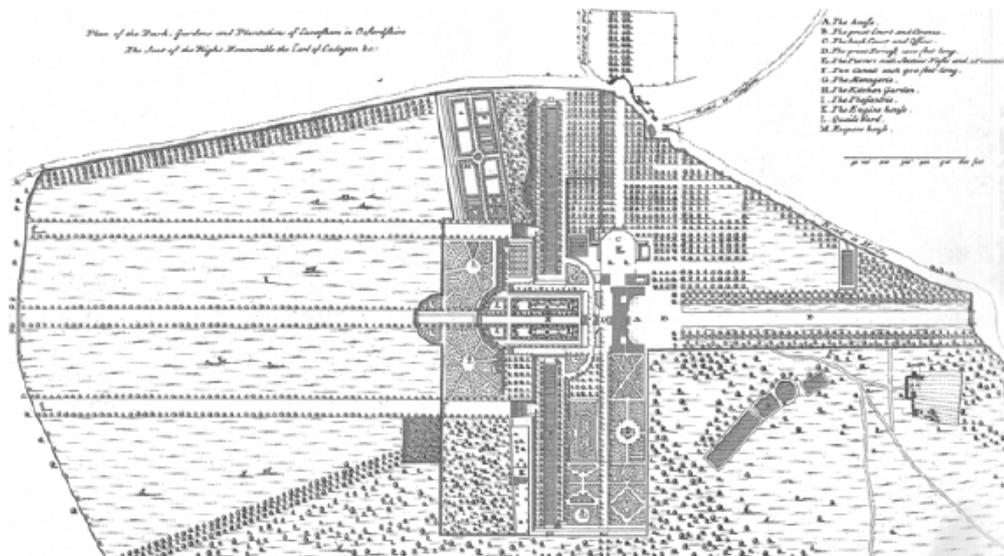
2. INTRODUCTION

- 2.1 Caversham Park is a historic estate in Caversham totalling 38 hectares. The Site is located within the northern residential suburbs of Reading and close to Emmer Green. The Site is adjoined by suburban twentieth century residential properties (Caversham Park Village) and is bordered to the west by Peppard Road and Lowfield Road, with the latter also adjoining the northern and eastern boundaries of the Site. To the south of the Site is Reading Cemetery and Crematorium. Given its location at the top of a hill the Site is prominent and visible from a number of locations in Reading, in particular approaching the town along the A329(M).



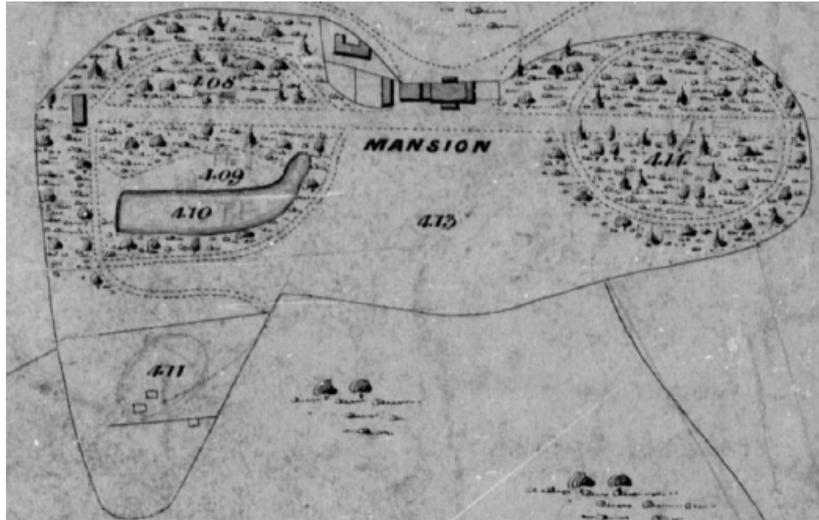
Site Location Plan

- 2.2 The origins of Caversham Park date back to at least Norman times, with the estate featuring in the Domesday Book. It was formerly the home of the Earl of Pembroke and later the Earls of Warwick. The site is a Grade II Listed Registered Historic Park and Garden. A succession of large manor houses have stood within the site and the current Caversham Park House dates from the Victorian era and is a designated Grade II Listed Building. There are a number of smaller ancillary buildings on the site which are also Grade II Listed.
- 2.3 During the 18th century, the house and estate were acquired by William Cadogan (1672-1726), a soldier and politician. The house that had been completed in the 17th century was extensively remodelled, or perhaps even demolished and rebuilt. During this period (in c.1718) Stephen Switzer, a renowned landscape designer, was contracted to design and deliver a grand new formal landscape for the house. The exact extent of this landscape, in terms of what was delivered versus the plans, remains a debated item, but it is clear from the John Rocque County Map of 1761, that much of the formal structure of the landscape had been implemented.



Switzer's landscape plan

- 2.4 Shortly after this in c.1764, the designed landscape was once again remodelled, this time by Lancelot 'Capability' Brown, under contract to the Second Baron Cadogan (Charles). There is no detailed map evidence or record from the period, but the park would have seen its strongly formal character lessened although some formal elements, including terraces, and mature avenue trees would have been retained.
- 2.5 Thomas Jefferson visited in 1786 and stated "Caversham. Sold by Ld. Cadogan to Major Marsack. 25 acres of garden, 400 acres of park, 6 acres of kitchen garden. A large lawn, separated by a sunk fence from the garden, appears to be part of it. A straight broad gravel walk passes before the front and parallel to it, terminated on the right by a Doric temple, and opening at the other end on a fine prospect. This straight walk has an ill effect. The lawn in front, which is pasture, well-disposed with clumps of trees." The broad straight gravel walk, and temple remain in place today.
- 2.6 During the later 18th century, the house that had been built on the estate by the Cadogans was damaged by a large fire. In the 1780's, Major Charles Marsack (1747-1820) purchased the site. Marsack rebuilt, restored and enlarged the house in the Greek style. Following a period of sustained decline, the site was sold in 1844, to the ironmaster William Crawshay II (1788-1867). An 1844 map of the site clearly shows the broad walk, in front of the house, with Doric temple to the West. The house is also flanked by two extensive areas of pleasure grounds / shrubberies, all set within a wider parkland.



1844 Landscape Plan

- 2.7 Elements of the Park shown on the 1844 Plan relate to earlier phases in the Park's history. These include the Broad Walk, remodelled "canal" / fishpond, Doric temple, wider parkland (with an open mid-late 18th century parkland character) and areas of planting / routes in the pleasure grounds which seem to reflect layouts on the 1861 plan and possibly are remodelled remnants of early 18th century planting. While the overall form of the designed landscape changed significantly in the period from the early 18th century to the mid-19th century, some structural and plan form elements remained from different phases as probably did many mature trees.
- 2.8 A fire in 1850 caused significant destruction to the (already dilapidated) house. Crawshay built another house on the site, designed by the architect Sir Horace Jones (1819-1887). The house was designed in a Classical style, reportedly inspired by Italian Baroque or Renaissance palaces. In the later 19th century elements were added to the immediate gardens around the house, including formal terraces to the south. The underlying "dumbbell" structure of the pleasure grounds with lining broad walk remained, set within a wider open parkland context.



1877 Landscape Plan

- 2.9 In 1919, the estate was put up for sale by the Crawshays, which failed to sell in a depressed post-war market. Caversham Park was also used as a convalescent home for wounded soldiers in this decade. The house and 52 acres of grounds were bought in 1922 by the Oratory School, a Roman Catholic independent boarding school, before the school relocated to alternative premises in 1941. The BBC then purchased the site in 1941, and the house was used for the BBC's Monitoring service during the Second World War. The BBC remained at Caversham Park in an active capacity until 2018. During the time that the park and house was in use by the BBC, several schemes of refurbishment and remodelling were undertaken.
- 2.10 Through the course of the 20th Century the character of Caversham Park changed and the northern part of the park was gradually subsumed by suburban development to the situation currently and the remaining inner area was more densely planted with additional shelter belt planting. The open parkland to the south of the main house has retained more of a natural style, compared to the municipal style parkland to the north. There has also been encroachment on the park to the south from further suburban housing and the cemetery. The underlying "dumbbell" shape of the pleasure gardens has largely survived as does the linking broad walk and Doric Temple. The mature planting in the western compartment of the former pleasure gardens is denser than earlier phases of the landscape, whilst the eastern part has retained a defined outer edge, particularly to the south, but the inner part has been thinned, partly to accommodate satellite dishes. There have also been significant changes in terms of additional hard surface parking areas and numerous new buildings particularly to the west of the main house.
- 2.11 The existing site is served by a vehicle access from Peppard Road along its western boundary which leads onto Caversham Park Drive, which is a private drive to the estate. The driveway is flanked by two stone gate piers, which are Grade II Listed, and the driveway passes a single store lodge standing adjacent to the south. The site is secure with single gated access point and is not currently accessible to the public.
- 2.12 The Site and buildings are currently vacant but were last used by the BBC as a Monitoring Building. Over recent years the BBC has been winding down their operations (Use Class E – Offices) at Caversham Park and has now left the site. To north part of the site there is a cricket pitch and small pavilion building (added to the site in the 20th century and not listed) and tennis court. To the east of the site is a car park and redundant satellite dish field.
- 2.13 The eastern and western boundaries of the site are defined by substantial existing belts of trees and hedgerows. The site is subject to Area TPO 22/16 and includes all trees of whatever species over the whole of the site. The TPO was served to demonstrate the importance of the trees on site for their amenity, historic and landscape value. Numerous trees on the site are included on the Woodland Trust's Ancient Tree Inventory ('notable', 'veteran' and 'ancient' trees). The southern part of the site (south of Caversham Park House) is located within the North Reading dry valleys and Chilterns Escarpment Major

Landscape Feature as defined by Policy EN13 of the Reading Borough Local Plan 2019.

- 2.14 In terms of the heritage assets on the site Caversham Park was assigned Grade II Listed status as a Registered Park and Garden in 1987 (List Entry Number 1000524). The listing entry states:

“A country house with the remains of an early C18 formal garden by Stephen Switzer flanking mid C19 formal terraces, surrounded by the remains of a landscape park laid out in the 1760s by Lancelot Brown.”

- 2.15 Caversham Park House was assigned Grade II Listed Building in 1978 (List Entry Number 1113560). This listing entry states:

Rebuilt, possibly by J T Crews, after the fire of 1850 for William Crawshay, a Welsh iron master, who had bought the estate in 1838. Of the early C18 house of the Earl of Cadogan nothing remains, and very little remains of the works by Mr Acres and Capability Brown in the Park. 3 storeys and basement. Ashlar with iron frame. Ground floor rusticated with Doric frieze over. Piano nobile above. 7 bays, outer wider with tripartite windows, divided by engaged Composite columns (end piers). Dentil cornice, balustraded parapet. Glazing bar sash windows with raised surrounds and bracket cills, pedimented on piano nobile (alternately triangular and segmental). Flanking set back Ionic colonnades of 1840 by J T Crews. 9 bays each with balustrade over, returned to east, orangery to west. Various extensions to east (including chapel) and west (former school rooms etc) and also to north-west which has a classical Doric portico to linked lodge dated 1890. To rear of main house is an Ionic Porte Cochere (now a reception room). Interior retains considerable decoration of the post-1850 house. Large central hall with 2 balustraded galleries, Doric on ground floor, Ionic on 1st floor. The best room is behind Crews West colonnade - arcaded with columned screen to west and apse colonnade to east. Elaborate decoration in the principal drawing room with enriched doorpieces and so on. Chapel altered.

- 2.16 A number of ancillary structures listed below are also Grade II Listed:

- Inner Park Walls at Caversham Park: Grade II Listed under List Entry Number 1113561
- Entrance Gates and Gate Piers to Caversham Park: Grade II Listed under List Entry Number 1113559
- Temple to West of Caversham Park: Grade II Listed under List Entry Number 1302853
- The Walls at Former Kitchen Garden at Caversham Park: Grade II Listed under List Entry Number 1302854



View of Caversham Park House from terraced garden area to south

3. PROPOSAL

3.1 Applications for planning permission and listed building consent were originally submitted in March 2022 for a development on the site consisting of:

- Conversion of Caversham Park House to provide 64 assisted living units (Class C2)
- Removal of modern outbuildings and construction of a new 64 bed care home (Class C2) to the west of Caversham Park House;
- An Eastern parcel of development - Removal of twentieth century satellite dishes and associated infrastructure to the east of Caversham Park House and construction of 61 age restricted retirement dwellings (Class C3) for the over 55's, including a crescent of terraced dwellings where the existing car park is located (referred to as the eastern parcel of development)
- A Western parcel of development - Construction of 5 market dwellings and 28 affordable dwellings (Class C3) in the enclosed field to the north of the BBC Records Centre, fronting Peppard Road and to the south of Caversham Park Drive on land lying outside the Historic Park and Garden boundary (referred to as the western parcel of development);
- Refurbishment and extension of the existing pavilion to provide enhanced changing facilities, café/studio;
- Sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, an additional tennis court, refurbishment of the existing tennis court;
- Associated parking, footpaths and landscaping following the demolition and provision of dusk to dawn public access to the site.

Original Proposals	Amended Proposals – September 2023	Summary of Amendments	Amended Proposals – March 2024	Summary of Amendments
<p><u>Conversion of Caversham Park House to provide 64 assisted living units (Class C2) for the over 55's</u></p>	<p><u>Conversion of Caversham Park House, to provide 65 Assisted Living Units (Class C2)</u></p>	<p>Additional 2 bed apartment over the original submission</p> <p>Retention of the former Library at ground floor on the south elevation to communal space for residents and relocation of the residential units to the former Gallery / Conservatory area.</p> <p>Removal of proposed mezzanine from the dining room and removal of the modern ceiling in the Outer Hall.</p> <p>Rationalisation of demolition to make better use of existing partitions and reinstatement of the window in the north façade.</p>	<p><u>Conversion of Caversham Park House, to provide 65 Assisted Living Units (Class C2)</u></p> <p>Unit mix of 23 x 1 beds apartments, 40 x 2 beds apartments and 2 x 2 bed houses</p>	<p>Removal of mezzanine floors from all but two of the converted units. Of the two remaining the mezzanine to plot 21 has been reduced in size. Retention of mezzanine as originally proposed to plot 17 (within the chapel part of the building)</p>
<p><u>Removal of modern outbuildings and construction of a new 64 bed care home (Class C2) to the west of Caversham Park House</u></p>	<p><u>Removal of modern outbuildings and construction of a new 64 bed care home (Class C2) to the west of Caversham Park House</u></p>	<p>Care home building reduced in mass and of more contemporary design, with the intention not to 'compete' with the Main House.</p>	<p><u>Removal of modern outbuildings and construction of a new 64 bed care home (Class C2) to the west of Caversham Park House</u></p>	<p>Screening to the south of the building has been added to further screen east wet views from and to the Doric temple.</p>
<p><u>Eastern parcel of development - Removal of twentieth century satellite dishes and associated infrastructure to the east of Caversham Park House and construction of 61 age restricted retirement dwellings (Class C3) for the over 55's, including a crescent of terraced dwellings where the existing car park is located and traditional detached/semi-</u></p>	<p><u>North Eastern parcel of development – Construction of five two storey buildings to provide 20 age restricted retirement dwelling houses (Class C3) upon existing car park and on park land to the north of the car park</u></p> <p><u>Eastern parcel of development – Removal of twentieth century satellite dishes and associated infrastructure to the east of</u></p>	<p><u>Eastern parcel</u> split into two distinct parcels of development, referred to as <u>North Eastern parcel</u> (land on the site of the existing car parking to the north and east of the Main House, extending to include a parcel of the park to the north of the car park) and <u>Eastern parcel</u> (land to the east of the main house in the area currently occupied by buildings and satellite</p>	<p><u>North Eastern parcel of development – Construction of three two storey buildings to provide 12 age restricted retirement dwelling houses (Class C3) upon existing car park and on park land to the north of the car park</u></p> <p><u>Eastern parcel of development – Removal of twentieth century satellite dishes and associated infrastructure to the east of</u></p>	<p><u>North Eastern parcel – Reduction of number of buildings from five to three, within which the number of retirement dwellings has been reduced from 20 to 12.</u></p> <p>Reduction in development provides a greater gap between the north eastern parcel and eastern parcel to the south. Additional landscape screening proposed</p>

Original Proposals	Amended Proposals – September 2023	Summary of Amendments	Amended Proposals – March 2024	Summary of Amendments
detached dwellings on satellite field.	Caversham Park House and construction of 37 <u>age restricted retirement dwellings</u> (Class C3) for the over 55's (9 houses and 28 apartments) within two coach house style blocks	<p>communications equipment and related infrastructure.</p> <p>Removal of proposed crescent of dwellings on existing car park and replacement with five two storey blocks of dwellings, with development area now extending to park land to north of the existing car park (<u>North Eastern parcel</u>)</p> <p>Removal of proposed traditional residential style layout of detached/semi-detached dwellings and replacement with a courtyard block and L shaped block of buildings on former satellite field (<u>Eastern parcel</u>)</p> <p>Total number of dwellings to this part of the development (within both Eastern and North Eastern parcels reduced from 61 to 57).</p>	Caversham Park House and construction of 29 <u>age restricted retirement dwellings</u> (Class C3) for the over 55's (9 houses and 20 apartments)	<p>between north east parcel and Caversham Park House to the west.</p> <p><u>Eastern parcel</u> – Reduction in number of retirement dwellings proposed from 37 to 29 as a result of removal of L shaped block</p> <p>Reduction in level of development provides greater separation to Caversham Park House</p> <p>Total number of dwellings to this part of the development (within both Eastern and North Eastern parcels reduced from 57 to 41)</p>
<u>Western parcel of development - Construction of 5 market dwellings and 28 affordable dwellings</u> (Class C3) in the enclosed field to the north of the BBC Records Centre, fronting Peppard Road and to the south of Caversham Park Drive on land lying outside the Historic Park and Garden boundary	<u>Western parcel of development – Construction of 27 affordable dwellings</u> (Class C3) in the enclosed field to the north of the BBC Records Centre, fronting Peppard Road and to the south of Caversham Park Drive on land lying outside the Historic Park and Garden boundary In the following unit mix:	<p>Reduction in number of dwellings proposed within this part of the development from 33 to 27. With all 27 being affordable housing.</p> <p>The proposed dwellings closest to the west boundary of the site orientated such that they front Peppard Road, whereas previously the flank elevations of these dwellings faced the road frontage.</p>	<u>Western parcel of development - Construction of 27 affordable dwellings</u> (Class C3) in the enclosed field to the north of the BBC Records Centre, fronting Peppard Road and to the south of Caversham Park Drive on land lying outside the Historic Park and Garden boundary In the following unit mix: 14 x Reading Affordable Rent dwellings (2 x 2 bed flats, 6 x 2	<p>Number of dwellings proposed within the western parcel remains the same but as a result of the reduction in number of proposed C3 dwellings within the development as a whole the percentage provision of affordable increases to 37%</p> <p>The total provision of Reading Affordable Rent and Shared Ownership units equates to 30% of the total C3 dwellings</p>

Original Proposals	Amended Proposals – September 2023	Summary of Amendments	Amended Proposals – March 2024	Summary of Amendments
	<p>17 x Reading Affordable Rent dwellings (11 x 2 bed and 6 x 3 bed) and 10 x Share Ownership dwellings (7 x 2 bed and 3 x 3 bed)</p> <p>The above accounts for 30% of C3 dwellings within the whole development being provided as affordable housing</p>	<p>Reduction in number of dwellings allows more green space to be provided within this part of the development</p>	<p>bed houses & 6 x 3 bed houses) 8 x Shared Ownership dwellings (5 x 2 bed houses & 3 x 3 bed houses)</p> <p>5 x Discount Market Sale dwellings (5 x 2 bed flats)</p> <p>The above accounts for 37% of C3 dwellings within the whole development being provided as affordable housing</p>	<p>proposed as part of the development.</p> <p>The western parcel is now proposed to include 5 x Discount Market Sale units which increases the overall affordable housing provision to 37%</p>
<p><u>Refurbishment and extension of the existing pavilion to provide enhanced changing facilities, café/studio</u></p>	<p><u>Refurbishment and extension of the existing pavilion to provide enhanced changing facilities, café/studio and interpretation hub</u></p>	<p>Interpretation hub (to provide information about the history of the Registered Park and Garden now proposed to be included within the extended pavilion building</p>	<p><u>Refurbishment and extension of the existing pavilion to provide enhanced changing facilities, café/studio and interpretation hub</u></p>	<p>No further changes proposed</p>
<p><u>Sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, an additional tennis court, refurbishment of the existing tennis court;</u></p>	<p><u>Sports provision comprising 2 no. croquet lawns, 2 no. bowling greens and refurbishment of the existing tennis court</u></p>	<p>Additional tennis court removed from the proposed plans</p>	<p><u>Sports provision comprising retention of cricket pitch, 1 no. croquet lawn and refurbishment of existing tennis court</u></p>	<p>Removal of 1 no. croquet lawn and 2 no. bowling greens to allow for retention of existing cricket pitch</p>
<p><u>Associated parking, footpaths and landscaping. Dusk to dawn public access to the RPG</u></p>	<p><u>Associated parking, footpaths, landscaping, digital and physical interpretation boards and tree trail, landscape sculpture/art and opening up of the terracing east and west of the main central lawns by removal of secondary woodland. Dusk to dawn public access to the RPG</u></p>	<p>Additional footpaths around the site to provide continuous loop around the site without having to walk on a roadway. Main access drive reduced in width</p> <p>Addition of digital/physical interpretation boards and tree trail around the site.</p> <p>Opening up of terracing of the land to the east and west of the main central lawn to the south of Caversham Park House</p>	<p><u>Associated parking, footpaths, including new pedestrian entrance/exit to the site from Lowfield Road landscaping, digital and physical interpretation boards and tree trail, landscape sculpture/art and opening up of the terracing east and west of the main central lawns by removal of secondary woodland. Dusk to dawn access to the RPG</u></p>	<p>New pedestrian entrance/exit to the site from Lowfield Road now proposed</p>

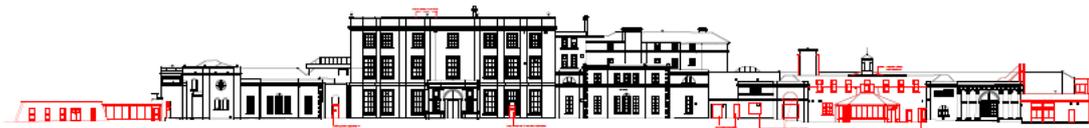
- 3.4 The proposed amended site layout following submission of the revised plans in March 2024, upon which this report is based, is shown below.



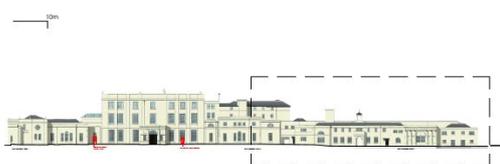
Proposed Amended Site Layout Plan (March 2024)

- 3.5 In summary the amended development proposes the following:
- 3.6 Conversion of Grade II listed Caversham Park House to provide 65 Assisted Living Units (Class C2) in a mix of 23 x 1 beds apartments, 40 x 2 beds apartments and 2 x 2 bed houses. Accessed via Caversham Park Drive with parking spaces set out to the north of the building.
- 3.7 The Assisted Living Units will be closely linked to the proposed on-site care home and will be able to utilise an element of the care service provided by the care home. Residents of the Assisted Living Units will be required to undertake an independent care needs assessment and to enter into a minimum 1.5 hours per week care package. The care services offered by the Care Home to meet the needs of the occupants of the Assisted Living Units, will, in addition to personal care, include, laundry, meals and housekeeping and access to the communal areas within the (i.e. the restaurant dining, hairdressers etc).
- 3.8 As part of the conversion the proposed works to the listed building include:
- Removal of modern fixtures and fittings throughout including suspended ceilings and services

- Introduction of new partitions and a small number of mezzanines throughout to provide the new assisted living residential use.
- Reinstatement of the Outer Hall part of the building to its original volume, through removal of suspended ceiling to reveal original plasterwork decoration to ceiling.
- Reinstatement of bay window in the original Dining Room (proposed Plot 23).
- The use of the original Library as communal space.
- Removal of suspended ceilings in the former Chapel to reveal the decorative ceiling and double-height rooms in the dining/drawing rooms in proposed Plot 17.
- Repair and refurbish the façades.
- Re-building the east and west wing façades (20th Century additions) in a more sympathetic appearance to the original parts of the main house
- Removal of plant and later accretions at roof level
- Addition of two mezzanine floors. One with the original Drawing Room (proposed Plot 21) and one within the original Chapel (proposed Plot 17)
- Removal of rear stair from first floor level and above
- Subdivision of the original Gallery/Conservatory space (bedroom/en suite for proposed Plot 23, proposed Cinema Room and Plots 22 and 24)
- Subdivision of rooms at first floor to create proposed Plots 41-45 and 49-51
- Subdivision of rooms at second floor to create proposed Plots 60-65
- Insertion of glazed fire lobby within the Main Hall
- New plant, services and utility connections throughout the building



Existing north elevation of Caversham Park House - proposed demolition shown in red



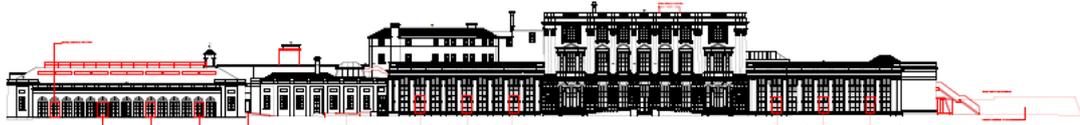
Proposed north elevation of Caversham Park House – showing replacement new build extensions

1:100
1:200
1:500

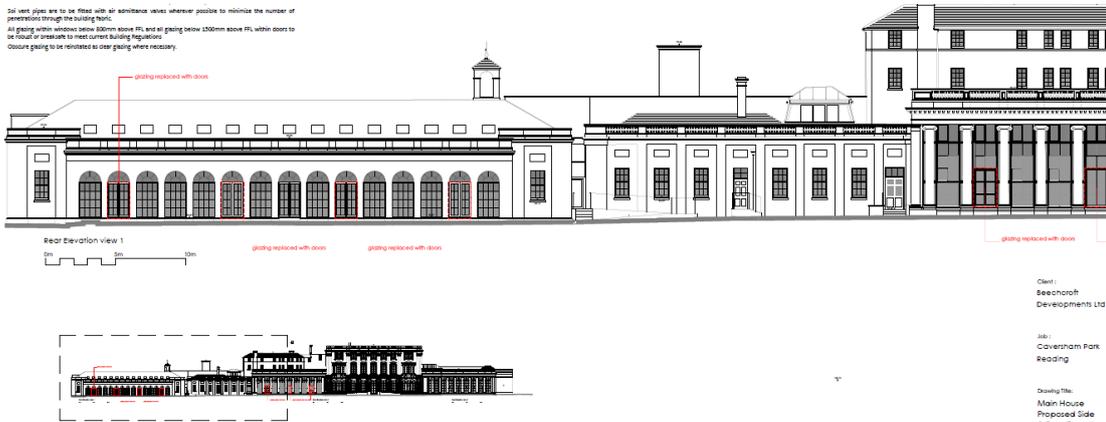
Front Elevation view 3

Client:
Beecroft
Developments Ltd

Job:
Caversham Park
Reading



Existing south elevation of Caversham Park House - proposed demolition shown in red



Proposed south elevation of Caversham Park House – showing proposed minor alterations to elevations

- 3.9 Removal of modern outbuildings and construction of a two storey 64-bedroom Care Home (Class C2) to the west of the main house. The proposed care home would provide purpose-built accommodation and facilities for the frail elderly and those living with dementia. 24-hour on-site nursing care would be provided supervised by full time registered nurses and care assistants providing specialist care tailored to the individual residents as the majority will have acute physical and / or cognitive impairments.
- 3.10 The proposed care home building would include various spaces for daily activities including communal lounge and dining areas, an activities suite, hair salon, private dining room, library and cinema and staff facilities. Externally, the proposed Care Home will provide generous external amenity spaces including a secure private, external courtyard space and terraced balcony area looking over landscaped garden area. The external spaces will provide a variety of experiences, seating areas and designations, with specific consideration for those with dementia, including sensory planting.
- 3.11 The application explains that all of the uses proposed as part of the development work well alongside one another with residents moving to the retirement dwellings able to future proof their older age because of the availability of assisted living units and a care home on site.
- 3.12 The proposed care home building would be between one and three storeys. The building has been designed in a contemporary style with flat roof, large windows, glazing panels and a mixture of buff brickwork and dark grey cladding. Access to the care home would be via Caversham Park Drive with car parking to the north of the building.



Layout Plan showing Caversham Park House (Conversion to Assisted Living Units) (right) and smaller new Care Home building (left)



Visual of north elevation of proposed care home building



Visual of south elevation of proposed care home building

3.13 Western parcel - Construction of 27 affordable homes (Class C3) in the enclosed field to the north of the BBC Records Centre, fronting Peppard

Road and to the south of Caversham Park Drive on land lying outside the Historic Park and Garden boundary. Within this parcel there would be 14 x Reading Affordable Rent dwellings (2 x 2 bed flats, 6 x 2 bed houses & 6 x 3 bed houses), 8 x Shared Ownership dwellings (5 x 2 bed houses & 3 x 3 bed houses) and 5 x Discount Market Sale dwellings (5 x 2 bed flats)

- 3.14 The dwellings proposed are a combination two storey houses and two storey buildings of apartments in a traditional red brick suburban housing style and layout with dedicated vehicle parking spaces. The houses would have private rear gardens. To the front of the western parcel, within the green buffer area along Peppard Road, a play area is proposed in the form of a Local Area for Play (LAP). Two pedestrian footways connecting from the Western Parcel to Peppard Road are proposed. Vehicular access would be via a small access road connecting to Caversham Park Drive.



Proposed layout of the western parcel of development



Proposed visual of dwellings within the western parcel facing Peppard Road



Proposed visual from centre of the western parcel

- 3.15 Within the Western parcel it is also proposed to retain and convert the existing Grade II listed gatehouse and lodge buildings (no.s 1 and 3 Caversham Park Drive), located at the entrance to the site from Peppard Road to provide 4 x C3 retirement dwellings (1 x 2 bed apartment and 3 x 2 bed houses) for the over 55's.
- 3.16 No.s 1 and 3 Caversham Park Drive comprise a single storey building nearest the gates and a two-storey semi-detached property to the east. They have a domestic appearance and have rendered façades. The proposed conversion works involve changes to the internal layouts to optimise the residential units, and minor external alterations.



No.s 1 and 3 Caversham Park Drive

- 3.17 North Eastern Parcel - Construction of three two storey buildings to provide 12 age restricted retirement dwelling houses (for the over 55's) (Class C3) upon an existing car park and on park land to the north of the car park.



Proposed site layout plan for the north eastern parcel



Proposed elevation of the three blocks within the north eastern parcel

- 3.18 The 12 x two-bedroom dwellings proposed are in the form of three individual blocks of four terraced style houses. The houses would be two storeys with a contemporary flat roof design, with buff brick at ground floor and timber cladding to first floor level. The flat roofs of each of the blocks are proposed to incorporate green roofs. Each of the dwellings would have small private gardens to the rear and small balcony areas at first floor level. The units would be accessed via and located to the north of the existing Caversham Park Drive with car parking for the dwellings positioned centrally between the blocks. New tree planting is proposed to south and west of this parcel of development.
- 3.19 Eastern Parcel - Removal of Twentieth Century satellite dishes and associated infrastructure to the east of Caversham Park House and construction of 29 age restricted retirement dwellings (for the over 55's) (Class C3) for the over 55's (9 x two bedroom houses and 20 x two bedroom apartments)



Proposed site layout plan for the eastern parcel

- 3.20 This proposed parcel of development is located on land to the east of the main house in the area currently occupied by satellite dishes, associated infrastructure, and a greenhouse which was installed in connection with the previous BBC use of the site.

- 3.21 The houses and apartments would all be located within a singular two storey block of development set around a central courtyard car parking area. The application sets out that the proposed courtyard block design is intended to reflect the vernacular of the service yards and outbuildings associated with country houses of the period appropriate with Caversham Park. The proposed courtyard block would be of pitched roof and buff brick construction with balconies at first floor level.



Proposed elevation of courtyard block



Proposed visual from within courtyard block

- 3.22 The units would be accessed via and located to the south of the existing Caversham Park Drive main access drive. The courtyard car parking would be accessed via undercroft vehicular passage to the north elevation of the block. New tree planting is proposed to north and east of this parcel of development. A single large satellite dish is proposed to be retained to the south of the eastern parcel to evidence the more recent history of the site and its use by the BBC.

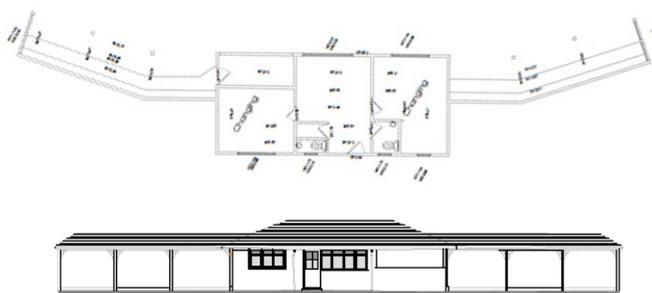
- 3.23 It is also proposed to refurbish and extend the existing pavilion building to provide enhanced changing facilities, café/studio and interpretation hub. With regard to sports provision, it is proposed to re-provide the existing cricket pitch, refurbish an existing tennis court and to introduce a new croquet lawn.



Existing pavilion and car park located to the north of Caversham Park House



Photograph of existing pavilion building

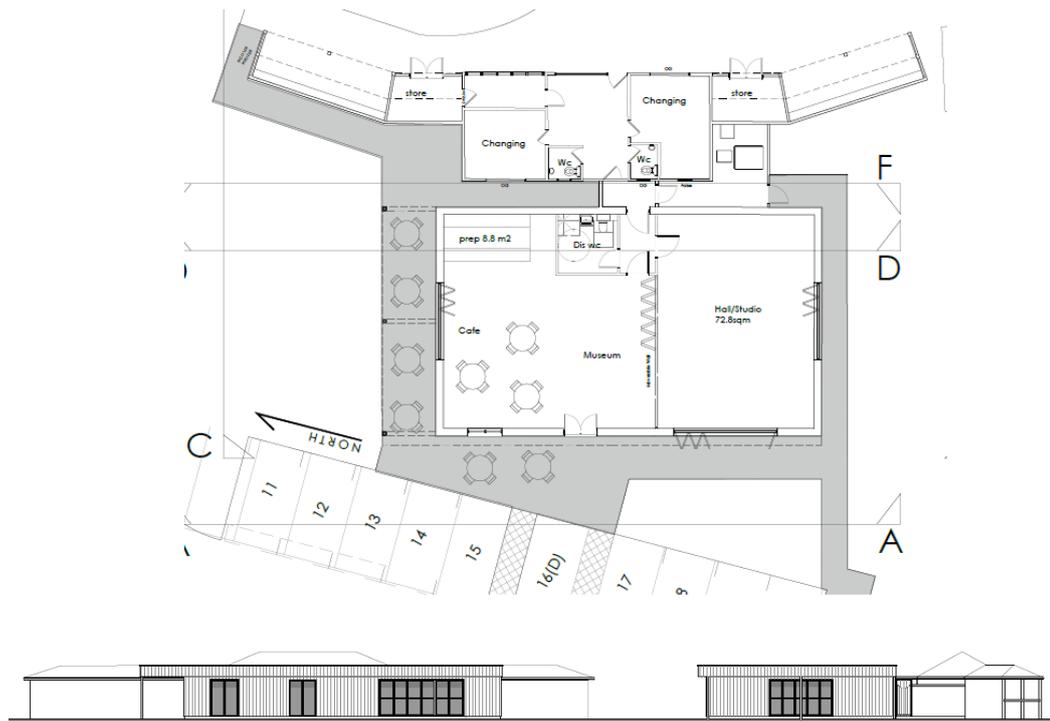


Pavilion – Existing floor plan and front elevation

- 3.24 The existing pavilion is a single storey building located to the north of Caversham Park Drive and Caversham Park House. The existing building has a shallow pitch roof and timber clad appearance and contains changing facilities and toilets formerly used in connection with the cricket and tennis facilities within the site. A car parking area for the pavilion is located to the rear (west) of the building accessed from Caversham Park Drive.
- 3.25 The proposal seeks to refurbish and extend the pavilion building to the rear where the existing pavilion car park is located. The proposals would retain the changing facilities and toilets within the existing part of the building, but also provide a café, interpretation hub/museum (covering the history of Caversham Park) as well as hall/studio facility (for hire by residents of Caversham Park and the wider community) by way of a single storey extension to the rear/west of the building. A small outside seating area is proposed for the café.



Proposed site plan showing extended pavilion and car park area, re-provision of cricket pitch, refurbished tennis court and new croquet lawn



Proposed floor plan and front side elevation showing extensions to pavilion

- 3.26 The proposed extensions would be single storey and of more contemporary design than the existing pavilion with flat roof and timber clad materials finish. A green roof is proposed to the flat roof of the extension.
- 3.27 The proposed re-provision of the cricket pitch would be in the same position as existing to the east of the pavilion and north of Caversham Park House. The proposed croquet lawn would be located directly adjacent to the north east corner of the cricket pitch. The proposed sports facilities would be available for hire by residents of the development as well as the local community.
- 3.28 The proposed extension would build upon the existing car park so a replacement pavilion car park is proposed to the rear (west) of the extension which would also extend north within the site up to and abutting the retained tennis court (see proposed site plan above). The pavilion car park is also proposed to be a visitor car park for members of the public visiting the site generally, such as to walk around the park and garden via the proposed network of footpaths.
- 3.29 The proposed development also incorporates significant landscaping, tree planting and biodiversity enhancements across the site, including:
- Creation of wildflower meadow areas and management of existing woodlands to encourage understorey species,
 - Restoration and replanting of the existing orchard area;

- Retention of parkland trees and supplement these with new groups of native parkland species around the edges of the cricket pitch;
- Shrub, hedgerow and tree planting within and around the proposed developments;
- Minimal landscape changes proposed to the parkland to the south of Caversham Park House with retention of existing terraced gardens and proposals to open up the woodland either side within the site to further reveal the historic garden terracing in this part of the site.
- Provision of additional nesting boxes can offer further habitat enhancements for insects, bird and bats.
- A net gain in tree planting across the site and removal of trees as part of the development limited to fruit and ornamental trees only.

3.30 The main entrance and only vehicular access point to the site would continue to be from Peppard Road via Caversham Park Drive as existing. Public access to the site is proposed to be provided as part of the development (the existing site being private and not accessible by the general public). Such access would be from dusk to dawn with access outside of those hours for residents only via key fob or for members of the public who have made a prior booking for an on-site facility. Footpaths are proposed to span off from Caversham Park Drive and wind through the landscape rather than run parallel to the main access road. The Applicant indicates that this is to make the access road appear less urban by reducing its width and to appear more as an access within a county park estate.

3.31 The two separate pedestrian access routes proposed to the western parcel from Peppard Road would also be gated to align with the dusk to dawn access arrangements set out above. The same arrangement would also apply to a proposed pedestrian link into the site from Lowfield Road to the east.

3.32 The proposals include provision of a circular footway around the site for residents and visitors to walk around the site, including provision of interpretation boards and tree trail to provide information to visitors as to the history of the registered park and garden. The development also proposes to provide landscape sculpture/art within the park and garden referring to the different phases/ages of the site.

3.33 The Applications are subject to determination by Planning Applications Committee because it is a 'major category' development proposal.

Community Infrastructure Levy (CIL)

3.34 In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. Based upon the floor areas of the proposed development indicated the estimated levy due would be £1,057,452, albeit this figure is likely to decrease slightly in practice in the

event that the applicant applies for social housing relief for the affordable housing elements of the scheme.

Pre-Application Advice

3.35 The Applicant sought pre-application advice from the Local Planning Authority before submitting the planning and listed building consent applications. Officer advice given can be summarised as follows:

- The replacement building appears too large for the location and would disrupt the ordering of primary and secondary elements of the building.
- It is likely that some loss of open space can be justified but only if sufficient areas of parkland are opened up to public access through the application.
- Concerns are raised with regard to the layout and the density of the western development fronting Peppard Road.
- The extension to the pavilion is quite large and its justification will be heavily bound up with the extent of public access and the community benefits associated with it.
- The Eastern development would intrude into an area that would result in substantial harm to the character and appearance of the registered park and garden and the setting of the listed main house.
- The proposed housing within the former satellite woodland site would harm the fundamental purpose of the country house to be set isolated within a parkland setting.
- Concerns are also raised with the three-storey block of flats with a large roof which would have a bulky form and appear to close to the main house. The other plots take the form of a nondescript modern housing estate layout which would add further harm to the character of the registered park and garden and setting of the main house.

EIA Matters

3.36 The application submission is accompanied by an Environmental Impact Assessment, which is used to assess the likely significant effects of a proposed development upon the environment. The Environmental Statement (ES) is required to provide the LPA with sufficient information about the potential effects of the development prior to a decision being made on the planning application. The information provided as part of the ES has been taken into account in the determination of the application and was consulted on in accordance with the Regulations.

4. RELEVANT PLANNING HISTORY

9500026: Erection of 3 satellite receiving dishes. Approved 1995.

930506: Construction of car parks (as shown on plan number 1127-100A). Approved 1994.

910138: Retrospective application for two small ground mounted dish sites (each approx. 6 x 2 meters) in a field at the east end of the Caversham Park Mansion. Approved 1991.

910139: To mount up to six small satellite receiving dishes on a short wall (2m high) on the south side of a storage tank. Approved 1991.

900635: Construction of two detached dwelling houses. Approved 1990.

90/1091/LB and 90/1092/FD: Demolition of parts of the existing building alterations and extensions to provide new kitchen and dining rooms, new offices and new editorial area. Approved 1991.

030268FUL: Single storey rear extension: further addition to the extension approved under planning consent 00/00141/FUL, and revised parking facilities. Approved 2003

030710LBC: Single storey rear extension to provide training suite and toilets. Rendered brick and roof slates to match existing. Approved 2003

030791FUL & 030810LBC: Erection of 7 no. dish aerials in place of air conditioning units (now removed). Approved 2003

031344LBC: Remove one structural wall and one partition wall to enlarge an office. Approved 2004

041232LBC: Alterations to perimeter fencing and sundry earthworks and erection of gatehouse. Approved 2004

051227FUL & 051228LBC: Erection of 2 no. aerials 2.4m high on mansion block roof. Approved 2005

070411LBC: Alterations to roof lights on South wing. Erection of photovoltaic panels on South wing. Erection of safety rails on the perimeter of the flat roof. Approved 2007

070561LBC: Alterations to 1980's section of building to provide improved space for operations room, alterations to roof lights and plant on roof. Approved 2007

070897LBC: New/replacement condensers and air handling unit on concealed flat roof. Approved 2007

070918LBC: Office and studios internal fit-out. Approved 2007

071267LBC: Erection of chiller outside existing building footprint to provide chiller room for refurbished listening room. Approved 2007

080733LBC: The installation of a new freestanding disabled lift in the atrium area of BBC Caversham. Approved 2008

081217FUL & 081218LBC: Erection of aerial dishes. Approved 2008

091388LBC: Replacement of glazed atrium. Approved 2009

101643FUL & 101644LBC: Replacement of plant room and allocation of associated Solar Water Heating System features, namely: 7 solar collectors plus thermal pipe work run in the featured encasement along one of the side elevations. Approved 2010

110206FUL: Provision of 4.5m TVRO Antenna and re-instate 2 x 1.2m dishes. Approval 2011

110773LBC: Alterations and refurbishment works to the existing kitchen and servery. Approved 2011

111759LBC: Internal and external alterations to building for heating and ventilation systems, including roof plants. Approved 2011

121376LBC: External redecoration works comprising of cleaning, painting and repairing. Approved 2012

130124LBC: Conversion of disused kitchen space to form a computer room and provision of new external plant compound for location of chiller units. Approved 2013

151382LBC: Retrospective application for refurbishment of 5 no w/c's replacing sanitary ware and decoration. Approved 2015

5. CONSULTATION

Statutory

5.1 Lead Local Flood Authority – No objection subject to a condition to secure implementation, maintenance and management of the proposed SuDS scheme.

5.2 Gardens Trust –

Overall, consider that the proposals would result in less than substantial harm to the Registered Park and Garden. Agree that the amended plans reduce the level of harm from the higher end of less than substantial harm, but do not agree with the Applicant that the level of harm is now in the low range, but rather that the level of harm is now within the medium range of less than substantial.

Welcome that no new development is proposed south of the terrace walk within the gardens to the south of Caversham Park House

No objection to the western parcel of development.

No objection to temporary removal of gate pier at the access to the site from Peppard Road subject to its reinstatement once construction work is complete.

Whilst the amended plans reduce the overall level of car parking proposed, the spaces to the north of Caversham Park House detract from the setting of the park and garden. The location and layout of the parking space should be reconsidered.

Welcome the reduction in number of blocks from 5 to 3 within the north eastern parcel as a result of the amended plans . Notwithstanding this the 3 blocks proposed would still be, visually intrusive and detract from the park and garden and the setting of Caversham Park House. Do not object to the north eastern parcel of development but it would still be harmful.

Welcome the reduction in level of development proposed within the eastern parcel, as part of the amended plans, with removal of the previously proposed L shaped block, which was closest to the Caversham Park House and creation of new parkland area east of the main house. Despite the existing satellites the area retains some historic woodland characteristics although the sense of woodland has been lost. The proposed courtyard block would still introduce substantive built form in this important historic part of the park but acknowledge that a balance needs to be struck with the removal of the existing buildings next to the main house and removal of satellite dishes. Do not object to the proposed courtyard block but considered its orientation could be improved.

Welcome removal of small modern ancillary buildings to the west of Caversham Park House which is important to the setting of the main house, Doric Temple and terraced garden. The amended plans have set the proposed new care home building back from the south elevation of the main house slightly but maintain concerns that the care home, due to its footprint and height would not appear subservient to the main house. Advise that the two storey part of the proposed care home should be moved further away from the main house. The proposed landscaping should not be used to screen the impact of the bulk of the care home building upon the garden terrace to the south of the main house. Advise that more open space should be provided next to the terrace which would also be to the benefit of residents. **Object to the proposed care home.**

Welcome simplification of the road and footway network relative to the parkland character of the site. Signage and fencing within the development should be limited to be in keeping with the parks status.

Welcome submission of a preliminary Landscape and Woodland Management and Maintenance Plan (LWMMP) and Conservation Landscape Management Plan (CLMP) for the park.

Support retention of almost all the mature and semi-mature trees with the site and general landscaping improvements that are proposed.

Welcome day time public access to the park and garden and extended facilities at the pavilion

Non-Statutory

- 5.3 Environment Agency – Do not wish to comment.
- 5.4 Natural England – No objection.
- 5.5 RBC Natural Environment – No objection subject to conditions to secure submission and approval of an arboricultural method statement, detailed scheme of hard and soft landscaping and landscape management plan.
- 5.6 RBC Ecology Adviser – No objection subject to conditions to secure submission and approval of final badger sett and bat roost surveys, construction environmental management plan, external lighting scheme, detailed hard and soft landscaping scheme, a landscape and ecological management plan, details of a final biodiversity net gain calculation and a scheme of on-site ecological enhancements.
- 5.7 Berkshire Archaeology – No objection, subject to a condition to require the development to be undertaken in accordance with the submitted archaeological written scheme of investigation.
- 5.8 Sport England -

No objection following submission of the amended plans which now propose re-provision of the on-site cricket pitch.

Subject to conditions to secure submission and approval of details of the design and construction of the croquet court and cricket, submission and approval of a management and maintenance scheme for the cricket pitch, croquet pitch and tennis court (including mechanism for review of the scheme) and details of an assessment and mitigation scheme to protect new car parking from ball strike.

Note the previously proposed additional tennis court is no longer proposed to allow for retention of the cricket pitch. However, consideration should still be given to securing a contribution towards refurbishing the existing tennis courts at Albert Road Park.

Noted the previously proposed lawn bowls pitches have been removed to allow for retention of the cricket pitch. Consider that there would still be room within the site to provide lawn bowls pitches.

It is disappointing that the pavilion refurbishment would not bring it up to English Cricket Board standards.

5.9 Historic England -

Object because of the high level of harm the scheme would cause to the significance and appreciation of the registered park and garden, and the impact this would also have on the significance of the listed house whose setting is formed of the parkland and gardens.

East area - amendments

As set out in our letter dated 24 November 2023 the proposed positioning of a 'service wing', now minus the further L-shaped building, remains poor architecturally and is historically an unsuitable location for such a block. Historically this was a pleasure garden that was an important aspect of the landscape design and could be restored. Building here would prevent this ever happening. Furthermore, the current undeveloped nature of the site makes an important contribution to the setting of the house. As a country house, surrounding it with buildings compromises one of its key characteristics that of being away from other buildings and people.

This harm is exacerbated by poor quality building design that would not (from the elevations) reach anything approaching the sensitive and high-quality architecture that would have been built historically. This poor replication of an historical form would not in any way reduce or mitigate for the harm caused by developing this area of the garden for this intensity of residential development. The removal of the L-shaped building achieves only the smallest reduction in harm, with the proposed main block remaining deeply problematic.

North east parcel and car parking - amendments

There has been a reduction in the number of blocks in the north east parcel. We don't think this meaningfully address concerns we have raised previously. This area retains a parkland character, despite much of the tree planting being probably 20th century, and any remaining character would be entirely destroyed by the proposed residential development.

As raised in our previous letters, new car parking to the north of the house and along the driveway would harm the significance of the house (through harmful change to setting) and well as harm to the registered park and garden. It would create an unsympathetic change in the appearance of the sweeping driveway and cause further erosion of the parkland, exacerbating an existing unsympathetic setting to the listed building which is caused in part by the large existing car park, diminishing the significance of the park and one's experience of it in the process.

Relevant planning policies

Reading's Local Plan Policy CA2 sets out the Council's aspirations for the future of Caversham Park that seeks to avoid harm to both house and garden.

The National Planning Policy Framework sets out at paragraph 205 that great weight should be given to conservation of a designated heritage asset and that any harm to the significance of those assets should require clear and convincing justification (paragraph 206). Where harm would be caused and cannot be avoided (paragraph 201) the harm should be weighed against the public benefits of the proposals as set out at paragraph 208.

Historic England's position

By causing harm to the Grade II listed building and park these proposals are contrary to the Local Plan.

We query whether some of the benefits (those of public access, cricket pitch and interpretation) could in fact be achieved without the harmful areas of residential development.

In line with the NPPF the Council will need to consider where there is a clear and convincing case for the harm that would result from this scheme, and if the provision of the proposed benefits (including the proposed residential units in harmful locations) could be provided elsewhere within the borough and result in less harm to heritage assets than this scheme.

If the Council are minded to approve the scheme we recommend that they robustly secure improvements to the park and garden through a conservation landscape management plan with timetabled improvements, and to consult with the Gardens Trust on all aspects of this.

Historic England **objects** to the applications on heritage grounds. We maintain our view that the amended proposals would harm the significance of the Grade II listed building and Grade II registered park and that the proposals are contrary to policy CA2 of the Local Plan. We also consider that the proposals do not comply with the NPPF, in particular paragraph numbers 201, 206, and 208.

Your authority should take these representations into account in determining the applications. If you propose to determine the applications in their current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

If your authority is minded to grant planning permission in its current form, in light of our objection you should treat this letter as a request to notify use so that we can consider whether this should be referred to the Secretary of State.

5.10 RBC Conservation Officer – **Object**

The proposed scheme, replacement buildings, new buildings and associated circulation and car parks, as well as new hard and soft landscape, are located along the main axis of the site, enclosed and defined by new walls and

railings around new buildings breaking the site into many pieces resulting in loss of integration and functional relationships of historic uses and new uses. Because the proposed east and west blocks are of considerable scale, the focus of the site – the listed house/manor – is shifted and divided into three. As the proposed smaller residential units are also scattered at and south of the entrance and on the open grounds of the eastern part, the natural and open characteristics of Caversham Park would be eroded significantly, leading to the loss of a 'sense of place'. That is, the distinctive character of the site would not be retained or enhanced.

The arrangement of the proposed care home and courtyard block, due to their large footprints, shapes and scale, would not be subservient or subordinate to the main listed house. The care home would replace the existing outbuildings, and therefore, it is acceptable in principle. Whilst its height would be less than the height of the listed house, it would cover an area almost the same as the western wing/extension of the main building; its front and rear building lines would not respect the existing lines of the building.

Considering there is a proposed extension to the existing pavilion and another similar green flat-roofed building to the front of the proposed care home and the main house, when approaching from Caversham Park Drive, these two buildings and the care home would be highly visible, creating a conflict of many new elements (including the impacts of car parks and additional gates) within the gardens of the Caversham Park House competing with the naturally landscaped setting of the house.

It is considered that the proposed layout would result in less than substantial harm at a moderate to high level on the significance of the listed park and the settings of the listed buildings located within the park. The following text evaluates the latest revisions (drawings and documents) submitted in relation to the proposed blocks and their impacts, as well as proposals to the listed Caversham Park House under the listed building consent application.

Proposed care home – more detailed comments

Although the submitted 'Care home Impact View' shows some landscaping/trees providing partial screening to the southern elevation of this building, reducing the impact of the width, the fact that the character does not mean the appearance, but "*the particular combination of qualities in a place that makes it different from others*" which is "*expressed through such things as patterns and periods of building styles and materials, street and road layouts, other forms of land use and use of space – all, in combination, reflecting an area's change and development through time.*" the proposed materials and colour choice are also important for the proposed care home.

In this regard, proposed building lines, floor area and contemporary materials, although it could be considered to break the negative impact of massing, has the potential impact of an alienated look when viewed from the

historic gardens and proposed car parking to the front due to its very limited separation distance from the listed building. Therefore, the design policy for the care home should be revised to include a smaller footprint – well set back from the front, western side and southern building lines of the listed manor – and wider use of buff or cream colours on the facades to protect the local distinctiveness of the site around the main building. Please note, within the direct setting of a listed building, if the proposed development cannot have a very high-quality design, then it should be modest in scale, simple in appearance, and almost invisible and fully complementary to the listed building.

Proposed eastern parcels of development

The proposed courtyard units/building, on the other hand, represent a statement via its footprint shape: courtyard. This building would disturb the patterns and connections spatially in relation to buildings and patterns through time within the character of the registered park and wider setting of listed Caversham Park House. The listed building has an isolated character, a landmark within a green setting. Whilst a contemporary statement of architecture/ a new style creating a synergy between the past and the new could be another discussion or option, the proposed form of the traditional courtyard surrounded by green does not fit or adapt this proposed structure because there would be neither harmonisation of contrast/technological achievement nor sensitive approach – respect to the historical development of the site – of proportionate physical addition to the site. It should also be noted that forming a courtyard means designing a gathering space, a centre, and a social value; therefore, using this space as a car park would be against its nature.

Like the proposed care home, the courtyard building would constitute a design and material choice of common/ordinary style. It gives the impression of a building not located within the garden of the listed manor but is part of any modern development anywhere in England. This building must be redesigned to have well-formed, well-balanced and well-proportionated massing and elevations.

Proposed boundary treatments

While 1.2m rail fencing to the north boundary of these units would provide some transparency, 1.8m hopped top railing for the proposed care home would physically and wholly separate this building from the open setting and surrounding of the Grade II Listed Caversham Park House.

Further boundary proposals for the Caversham Park House and the proposed courtyard building would create new gated developments that would break the physical, functional, visual, and historic context of Caversham House and its gardens and setting. The proposed 1.2m high railings to the south of the Caversham House and Care Home, whose details are not submitted, would also act as an additional physical barrier of many

enclosures within the open characteristics of the Registered Park and Garden, separating the house and its southern garden front from the terraces negatively affecting the continuity of the historic design and softness of the landscape/garden. As such, the proposed boundaries, gates and boundary treatments need significant revisions and more clarity.

Caversham Park House

The building has been altered by the uses of school and offices, which caused a significant loss of fixtures, fittings, decorative elements, walls and internal layout, the last two of which are limited. Therefore, the capability of the building being converted into new use should be considered in terms of any substantial extensions or modifications, especially if the change of use would require new openings, staircases, substantial divisions, or loss of historic fabric.

The works to the main house bring 65 units by the introduction of both vertical (walls) and horizontal (mezzanine) elements to divide rooms of the house. While the impact of the division cannot be assessed directly according to the numbers, identified issues are:

- There are 33 units proposed on the ground floor, all of which would have kitchens, some of which have en-suites, cloakrooms, and large utility rooms. The number of proposed bathrooms and en-suites is 47. There are one or two-bed units, the latter covering a larger area, which is expected. However, taking into account the proposed “assisted living apartments”, the building being grade II listed and having a very small number of service spaces, when looking at the proposed internal layout, I cannot differentiate the building being listed or non-listed. While larger spaces for the apartments could be created by merging some of the smallest units and removing additional bathrooms that would display the “sensitive” approach to the building, none of the submitted documents clearly justify the number of units to be accommodated within the building without seriously compromising the architectural character.
- There are proposed fire & safety requirements and schemes (additional means of escape, stairs, upgrading existing doors, partitions) which would result in some harm but could be welcomed due to their being a necessity. Similarly, there are proposed physical barriers to access: ramps, etc.; These are not considered of substantial harm, although there is not any submission of materials, details or schedule of work which the applicant insists to be conditioned.
- Going back to the number of units and attempting to reduce/mitigate the impacts of the apartments and servicing (introduction of pipework, electrical cabling, altering internal environment), I highly recommend merging some of the units and eliminating bathrooms on the ground floor. Otherwise, strong evidence is required.
- Another way of justifying the units might have been the submission of a condition report, an explanation of how to improve and upgrade of significant historic fabric – decorative ceilings for the listed Caversham

Park House in particular – or making provision for the historic fabric of the building to breathe to control moisture or damp problem. I understand that the building is large in scale, however, since the first heritage comments, there could have prepared a scheme for the proposed servicing or schedule of works.

- The problems stem from the number of units and bathrooms increasing due to the proposed layout of the first floor and the position of bathrooms, which are not in line with the ground floor ones. More than 25 bathrooms are not located above the ground floor bathrooms, resulting in additional harm to the historic fabric – almost half of the ceiling and floor would be subject to pipe work. Please note that every unit would have a kitchen, which would require ventilation and should also be covered and justified. As no detailed assessment has been submitted, I cannot assess proposed works for every proposed unit; I can only assess a general scheme. Ideally, a sufficient list of works should be provided to the Council.

Therefore, consistent with and in addition to my previous conservation comments, the proposed internal works would result in less than substantial harm at a moderate-low level to the special interest of the listed manor of Caversham Park. This harm could be outweighed by reducing the number of units and services, including the positions of bathrooms and a comprehensive conservation approach - similar to the management plan for the landscape. As such, although the latest amendments are welcomed, further revisions are required to sustain the architectural integrity of the historic fabric of Caversham Park House.

To conclude, the proposed development would fail to conserve or enhance the character and appearance of the registered park and garden, resulting in less than substantial harm at a moderate level to the settings of listed buildings. The proposed conversion would also lead to less than substantial harm to the integrity of the historic fabric and architectural interest of the listed house at the moderate-low level, contrary to the policies EN1, EN6 and CA2 of the Reading Borough Local Plan.

5.11 Victorian Society -

No objection to the proposed works to Caversham Park House.

The proposed courtyard development to the east of the site would have an impact on the special character of the landscape but we recognise that it would be substantially shielded by planting and trees from important views within the site.

The proposed care home would harm the character of the landscape and be especially noticeable from the terrace and views towards the Temple. The existing development here, although harmful, is on a smaller scale and any benefit from the demolition of the existing buildings would be undone by the proposed care home. Consider that design options should be explored that

would see the care home boundary moved further north, away from the terrace. This would allow the terrace to be properly appreciated and for views of the Temple to be preserved.

The impact of the care home is a significant concern and would not enhance the significance of heritage assets.

5.12 Thames Water –

Recommend a condition to secure submission and approval of details confirming that foul water capacity to serve the development exists off-site or a development and infrastructure phasing plan agreed with Thames Water and that all foul water upgrades necessary to serve the development have been completed.

5.13 RBC Environmental Protection –

No objection subject to conditions to secure submission, approval and implementation of a noise assessment and mitigation scheme relating to the proposed air source heat pumps, an air quality management scheme and contaminated land assessment and mitigation scheme.

5.14 RBC Transport -

No objection subject to recommended conditions and section 106 obligations.

Conditions to include:

- Pre-commencement submission and approval of a construction method statement
- Pre-commencement submission and approval of details of refuse collection arrangements
- Pre-occupation submission and approval of cycle parking detail
- Pre-occupation provision of vehicle parking as approved
- Pre-occupation provision of access roads as approved
- Pre-occupation submission and approval of a car park management plan
- Pre-occupation submission and approval of a scheme of electric vehicle charging

S106 obligations to include:

- Not to Implement the Development until the Initial Parking Survey has been carried and approved in writing by the Head of Planning and Regulatory Services
- To carry out the Subsequent Parking Survey within three (3) months of Occupation Notice of the western parcel land (affordable dwellings) such survey to be approved in writing by the Head of Planning and Regulatory Services

- To pay the Traffic Management Contribution of £7,500.00 as a contribution required towards the cost of mitigation measures of overspill on-street car parking where the Subsequent Parking Survey identifies an increase in on street car parking over and above the level revealed by the Initial Car Parking Survey
- To provide a surfaced footway from the proposed new pedestrian entrance to the site on Lowfield Road to the carriageway edge and tactile paving and dropped kerbs to provide a connection between the site and the opposite side of the road and the footpath which leads to the Public Footpath known as Milestone Way (as per Drawing no. 8210894/6103 A).

5.15 RBC Access Officer –

In the Main House, on the first floor, Study 83 Plot 17 mezzanine level, there appears to be a spiral staircase. I wondered if that might be an unwise design for an older person (unless this building is for general use, in which case please disregard this).

Will there be any Braille or raised diagrams on the interpretation boards

How would disabled residents take out their refuse. It would be difficult to carry it any distance, especially if they were wheelchair users or had walking difficulties.

There is no disabled parking for the Gatehouse or the LTE.

I know from experience that sluices can be noisy – is there any way to avoid putting it opposite a bedroom

As well as Part M of the Building Regulations, and BS8300, the developers should also look at the new standard, PAS 6463, Design for the Mind, Neurodiversity and the Built Environment. I think this is particularly important for the care home.

5.16 Royal Berkshire Fire and Rescue –

Advise that this is not an application where they are required to comment by legislation. However, from an initial review the proposals would appear to meet the basic principles in terms of means of escape in case of fire.

5.17 RBC Waste Officer -

No objection subject to a condition to secure details of a refuse management strategy

5.18 RBC Housing –

Welcome the proposed on-site Reading Affordable Rent and Shared Ownership affordable homes which would equate to a policy compliant level of affordable housing provision in terms of number and tenure split of units. The proposed Discount Market Sale units should not be considered as contributing to an above policy level offer of affordable housing as these units skew the overall tenure mix too heavily in favour of affordable ownership units whereas the adopted Affordable Housing SPD seeks a greater proportion of affordable rented units (at Reading Affordable Rent Levels).

- 5.19 West Berkshire Council – Do not wish to comment.
- 5.20 Wokingham Borough Council – No objection.
- 5.21 South Oxfordshire District Council – No comments received.
- 5.22 Scottish Southern Electric – No objection.

Comments received from Member of Parliament for Reading East – Matt Rodda

Comments on the amended plans:

- 5.23 I am writing to comment on the recent changes to the plans to redevelop the former BBC Monitoring site at Caversham Park House and in the surrounding grounds.

I welcome the broad thrust of recent changes made by the applicant however I do want to flag up some continuing concerns.

Recent changes

I understand that Beechcroft has made changes to the plans to better protect views of the listed buildings at the site and to help to protect the historic nature of Caversham Park. I am pleased the developer has taken these steps and I would like to thank them for this and furthermore I would like to recognise the efforts they have made to engage with residents, together with lengthy discussions with the council and myself.

I am looking forward to improvements to public access to the site and to better cycling and walking routes as a result of the redevelopment and I would encourage both the developer and the council to continue to work on this. And, I would like to request an update on the details of how the discussions are developing.

Some important continuing concerns

Residents are still concerned about traffic and parking in roads near to the site and I would like to raise this again with both the developer and the council and I hope that further work may be possible to try to reduce the potential impact of these problems.

I do recognise that work is already underway, and I want to thank the developer and the council for engaging with residents on these issues and I am looking forward to this process continuing.

In addition, I would like to raise the importance of commemorating the history of the BBC at the site and the vital contribution made by BBC Monitoring in World War II and during the Cold War. I believe that it is important that this service is recognised, and I hope that further work can be undertaken to commemorate this as the plans are revised. I would be grateful if you could update me on this as well as on the work to encourage walking and cycling. Former BBC staff have asked if a mini museum could be developed and I know the developer has also suggested ways of commemorating the history of BBC and BBC staff at the site.

Thank you for the work on this important local historic building.

Public Notification

- 5.24 Site notices were displayed at 4 locations surrounding the site (2 on Peppard Road and 2 on Lowfield Road). Site notices were displayed in March 2022 when the applications were first submitted and then again in September 2023 and April 2024 following submission of amended plans.
- 5.25 Neighbouring properties surrounding the site were also notified by letter of the application in March 2022 and then in September 2023 following submission of the first set of amended plans.
- 5.26 70 letters of objection have been received in response to the various rounds of public consultation on the applications that have taken place. Responses received can be summarised as follows:
- Increase in already high levels of traffic congestion resulting in pollution highway safety impacts
 - Increase hazardous highway movements in an area where children walk to and from school and a picked up and dropped off near the site
 - Insufficient local infrastructure such as schools, supermarkets, dentist, doctors and buses
 - Cumulative traffic and impacts on infrastructure together with the approved Reading Golf Club development
 - Single vehicle entrance to the site from Peppard Road is too narrow for two-way traffic
 - The site is too big for there just to be one vehicular access
 - Single vehicle entrance to the site is too narrow for emergency vehicles
 - The site is not located sustainably for access to facilities
 - The two bridges providing access to and from facilities in reading will not be able to cope
 - Large construction vehicles accessing the site will be dangerous and add to congestion

- Visitors the site will simply park on Peppard Road rather than entering the site adding to already high levels of on-street parking and congestion
- Pedestrian access to the site from Lowfield Road should be provided
- Pedestrian access to the site from Peppard Road should not be provided as part of the development, this will only encourage people to park on Peppard Road which is already too busy and dangerous
- Loss of open space which is important for mental health
- Building on open space contrary to Policy EN8
- Policy CA2 is clear that the main focus for development on the site should be the main house and previously development land within the park and garden which has been ignored as shown by the proposed parcels of new development not on previously developed land
- Any permission needs to secure public access to the park and garden
- There is no need for new houses or homes for the elderly in Reading Borough Council
- If new homes are to be provided these should be family housing, not flats
- The affordable housing should be located towards Lowfield Road, Peppard Road is already too busy with narrow pavement only to one side
- The developer does not have the best interest of Reading at heart
- Planning fatigue from too many large planning applications in this area
- Loss of trees and biodiversity
- Retention of mature trees and hedgerows is welcomed and should be required
- Electric car charging points should be provided
- The development should be zero carbon
- The proposed care home building would harm the historic value of the park and garden and Caversham Park House
- The proposed western parcel of development is of uninspiring estate style design not appropriate for this location and would harm the setting of the park and garden
- The proposed eastern parcel of development would build upon undeveloped parts of the park and garden and result in substantial harm to its setting
- New areas of car parking result in harm to the setting of Caversham Park House and the park and garden
- The main satellite dish should be retained and preserved
- The development should be scaled down
- Concern about the proposed temporary removal of the entrance gate pier during construction and harm to this structure

- The proposed lawn bowls pitches are unlikely to be viable due to national shortage of members
- The application was submitted over the Easter Holidays to make it difficult for neighbours to review and comment on the many documents
- Lack of pre-application consultation with the local public

5.27 13 letters of observation have been received. Responses can be summarised as follows:

- Pedestrian and cycle access points to the site should be increased to link the site to other parts of Caversham
- New homes should be houses which is characteristic of the surrounding area, not flats
- The proposals will increase traffic congestion to Peppard Road
- Welcome the proposals to open up the park and garden landscape for residents to enjoy
- Flats would be out of keeping with the character of the surrounding area which consist of houses
- Support the provision of different types of accommodation for the elderly and affordable housing
- It is not possible for this development to take place at the same time as the development at Reading Golf Club. Both developments need to be considered together to avoid the local area coming to a standstill due to traffic and congestion
- the onsite sports facilities are not mainstream or inclusive uses
- Support the proposed development but consider it to be an excellent opportunity to provide new pedestrian accesses to the site from surrounding roads
- Welcome the saving of a significant amount of green space and providing public access to this.

Group Responses

5.28 Caversham Globe –

Object to the proposed eastern parcel of development and building on an undeveloped part of the park and garden. The satellite dishes are temporary structures which should have been removed when the BBC left the site and the land restored to parkland

Object to the proposed western parcel of development which whilst outside of the registered park and garden area is still undeveloped land and the proposals are out of keeping with the appearance of the surrounding area.

Raise concern about loss of important trees, harm to the existing orchard and lack of detail about replacement planting.

5.29 Sonning Parish Council – Object, due to increased traffic and pollution that would result from the proposed development.

5.30 Caversham and District Residents Association (CADRA) –

In principle support the new purpose proposed for Caversham Park House and grounds.

Welcome the new pedestrian access point from Lowfield Road proposed by the amended plans but query the safety of its location.

Note comments from Sport England supporting the re-provision of the on-site cricket pitch but are concerned about parking pressure for cricket matches and conflict with visitors to the park and use of the pavilion. An operational procedure plan will be required.

Whilst the individual design of the different parcel of development is good they not have regard to the context of this unique site.

Support the principle of the modern care home building which does not compete with Caversham Park House.

Welcome the proposed day time public access to the park and garden, new footpaths within the site, interpretation boards and improvements to the pavilion.

Have concerns about potential increases in on-street parking in the local area as a result of the proposed development.

Consider the view of the Applicant that future residents and staff would walk to utilise the local Emmer Green shops to be ill founded given the distance. Consider most journey would be by car.

The Construction Method Statement for the development indicates that construction traffic would enter and leave the site via the mini roundabout at the junction of Buckingham Drive, Old Peppard Road and Lowfield Road. This is close to the route used for construction traffic for the Reading Golf Club development and the Application should liaise with the developer for that site.

Support the proposed retention of a satellite dish to reference the history of the BBC at the site.

5.31 Councillor Clarence Mitchell has made the following comments -

As one of the ward councillors for Peppard Ward, which includes, Caversham Park, and as a former BBC News Correspondent myself, I am broadly in favour - in principle - of a sympathetic redevelopment which not only respects the historical legacy and societal value of the site but, crucially, one that also meets with support from the Emmer Green community surrounding it.

I therefore welcome the recent plan revisions that were made to take account of the public consultation feedback received by Beechcroft/Savills, not least the change to vehicular access for the western parcel of the development, with traffic now to be taken from Caversham Park Drive Road rather than from Peppard Road.

The provision of a walking trail around the perimeter of Caversham Park that's accessible to both residents and the local community is also to be welcomed.

However, a number of residents living immediately next to the western parcel have made strong representations to ward councillors expressing great concern over the overall scale of the application, fearing that the already heavily congested Peppard Road will still be subject to increased traffic and pollution levels, further unsustainable parking and that local school children could be endangered at peak travel times.

In general, they argue that there should be a lower, more appropriate level of assisted/affordable housing provision for the site overall and, specifically, some Peppard Road residents living immediately opposite the western parcel fear that the office-style blocks to be built there will be overbearing and unsightly, transforming, in their view, a semi-rural environment to one of an industrial landscape. They entirely reject the applicant's assurances that those particular units will hardly be visible behind the existing hedge.

Following the imminent local council elections, I and my councillor colleagues, if successfully re-elected, will be making these representations on behalf of our Emmer Green ward residents, and argue before PAC for further revisions to take account of them, when the application is duly considered by Committee.

Applicant's Public Consultation

5.32 The applicant has provided a Statement of Community Involvement (SCI) that sets out that engagement and communication that has been undertaken prior to the submission of and during the course of the planning application. This includes:

- Creation of a website,
- Leaflet drops
- Public exhibitions held at Caversham Park,
- 24 hours phone line for information about the proposals,
- Meeting with stakeholders (including CADRA, Reading Civic Society, Keep Emmer Green and Caversham Croquet Club)

5.33 The comments received by the Applicant as a result of their public consultation process can be summarised as follows:

- Concern about the density of dwellings proposed within the western part of the site
- Welcome location of new build homes in more secluded parts of the site
- Concern about level of on-site parking to be provided and that if this is insufficient parking may spread to surrounding roads
- More could be done to showcase the history of the site
- Welcomed the principle of information boards to be displayed around the site
- Welcomed the potential for public access to the sites open space

6. RELEVANT PLANNING POLICY AND GUIDANCE

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.
- 6.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- 6.3 For this Local Planning Authority the development plan is the Reading Borough Local Plan (November 2019) and the NPPF (2023). The relevant national / local policies / guidance are:

National Planning Policy Framework (December 2023). The following chapters are the most relevant (others apply to a lesser extent):

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

National Planning Practice Guidance (2014 onwards)

Reading Borough Local Plan (November 2019). The relevant policies are:

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change

CC4: Decentralised Energy
CC5: Waste Minimisation and Storage
CC6: Accessibility and the Intensity of Development
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
CC9: Securing Infrastructure
EN1: Protection and Enhancement of the Historic Environment
EN2: Areas of Archaeological Significance
EN5: Protection of Significant Views with Heritage Interest
EN6: New Development in a Historic Context
EN8: Undesignated Open Space
EN9: Provision of Open Space
EN10: Access to Open Space
EN12: Biodiversity and the Green Network
EN13: Major Landscape Feature
EN14: Trees, Hedges and Woodland
EN15: Air Quality
EN16: Pollution and Water Resources
EN17: Noise Generating Equipment
EN18: Flooding and Drainage
EM3: Loss of Employment Land
H1: Provision of Housing
H2: Density and Mix
H3: Affordable Housing
H5: Standards for New Housing
H6: Accommodation for Vulnerable People
H10: Private and Communal Outdoor Space
TR1: Achieving the Transport Strategy
TR3: Access, Traffic and Highway-Related Matters
TR4: Cycle Routes and Facilities
TR5: Car and Cycle Parking and Electric Vehicle Charging
OU1: New and Existing Community Facilities
CA2: Caversham Park

Relevant Supplementary Planning Documents (SPD) are:

- Affordable Housing SPD (2021)
- Employment Skills and Training SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Planning Obligations under Section 106 SPD (2015)
- Sustainable Design and Construction SPD (2019)

Other relevant documents:

- Council's Health and Wellbeing Strategy (2017)
- RBC Open Spaces Strategy (2018)
- Historic Environment Good Practice Advice in Planning Note 3
- Reading Borough Council Tree strategy (2021)
- Reading Borough Council Biodiversity Action Plan (2021)

- The National Design Guide (2019)
- The National Model Design Code (July 2021)
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015)
- Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) The Setting of Heritage Assets (Historic England, 2017)
- Conservation Principles Policies and Guidance (Historic England 2008)
- Guide to the Conservation of Historic Buildings (British Standards Pub. BS 7913:2013, 2015)

7. APPRAISAL

7.1 The main issues considered to be raised by the applications for full planning permission and listed building consent are:

- A** Land Use Principles
- B** Design and Impact on Heritage Assets
- C** Wider Landscape and Visual Impact
- D** Unit Mix and Affordable Housing
- E** Natural Environment
- F** Transport Matters
- G** Sustainability
- H** Residential Amenity
- I** Other Matters

A. Principle of Development

7.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the development plan for the area is the Reading Borough Local Plan (2019). At a national level, the National Planning Policy Framework (NPPF) (2023) constitutes guidance which the Local Planning Authority (LPA) must have regard to. The NPPF does not change the statutory status of the development plan as the starting point for decision making but does constitute a material consideration in any subsequent determination.

7.3 The NPPF (2023) paragraph 123 states *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'*. Paragraph 139 also states in relation to *'Achieving well designed places'* that *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

- 7.4 Local plan Policy CC1 Presumption in Favour of Sustainable Development sets out that “Planning applications that accord with the policies in the development plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise”.

Policy CA2

- 7.5 As set out in the Policy Section above the entire application site is allocated in the Local Plan under Policy CA2 (Caversham Park) which states:

Caversham Park and Caversham Park House are key features of the heritage and landscape of Reading. Caversham Park is a Registered Historic Park and Garden, and the site contains a number of listed features. These assets will be conserved.

Conversion of the house from offices to residential and/or a cultural, community or heritage use, or other suitable use compatible with its heritage, will be acceptable if it sustains the significance of the listed building. It is currently estimated that up to 40-45 dwellings could be accommodated, but the figure will be dependent on more detailed historic assessment of the building and the precise mix of uses.

Any development or conversion proposals should open as much of the park as possible up to public access, including reinstatement of any historic public footpaths where possible and appropriate.

This policy does not allocate the site for additional development over and above conversion of the house. There may be scope for some limited development on previously developed land within the site, which will need to be justified at application stage. Such development must comply with the criteria below:

- No development will negatively affect the significance of heritage assets and their setting;*
- Development will not detract from the character or appearance of the important landscape; and*
- Development will not negatively affect significant trees or areas of biodiversity importance.*

- 7.6 At this juncture it is considered worthwhile considering how well the broad principles of what is proposed would align with type of development the site is allocated for within Policy CA2. Each part of the policy is considered in turn below:

Caversham Park and Caversham Park House are key features of the heritage and landscape of Reading. Caversham Park is a Registered Historic Park and Garden, and the site contains a number of listed features. These assets will be conserved

- 7.7 The overarching theme of Policy CA2 is to conserve the Grade II listed Registered Park and Garden and Grade II listed Caversham Park House and their setting. Assessment of the heritage impacts and compliance with all aspects of Policy CA2 will be considered throughout this report.

Conversion of the house from offices to residential and/or a cultural, community or heritage use, or other suitable use compatible with its heritage, will be acceptable if it sustains the significance of the listed building. It is currently estimated that up to 40-45 dwellings could be accommodated, but the figure will be dependent on more detailed historic assessment of the building and the precise mix of uses

- 7.8 In land use terms the proposed the conversion of Caversham Park House to assisted living units (C2 use class) (23 x 1 beds apartments, 40 x 2 beds apartments and 2 x 2 bed houses) is considered to align with Policy CA2, which states that conversion to broad residential uses will be acceptable. Whilst the number of units proposed is higher than the 40-45 outlined within the policy, the policy is clear that this is an estimated number of units, and the exact figure will be dependent upon historic assessment of the building which will be considered later in this report.

Any development or conversion proposals should open as much of the park as possible up to public access, including reinstatement of any historic public footpaths where possible and appropriate.

- 7.9 Public access to the site and park and garden is proposed to be provided as part of the development, with the existing site being private and not accessible to the general public. Such access is proposed to be during daytime hours (from dusk to dawn) with access outside of those hours for residents only, via key fob or for members of the public with a prior booking for an on-site facility. All access points to the site would be gated and capable of being secured.
- 7.10 The Applicant explains that it is proposed to allow public access to the site from dawn to dusk hours only given the significant size of the site and potential for anti-social behaviour during nighttime hours. The nature of the uses proposed, which would cater for vulnerable and older persons, also exacerbates the need to provide a safe and secure environment. They advise that the average age of residents in their existing managed developments elsewhere within the county is 74. The Applicant proposes that public access

to the site would be available from 0745 to 1600 hours during autumn/winter months and 0745 to 2000 hours during spring/summer months of the year. The only day of the year when access would not be available to the public (aside from for sporadic periods of planned maintenance) would be Christmas Day.



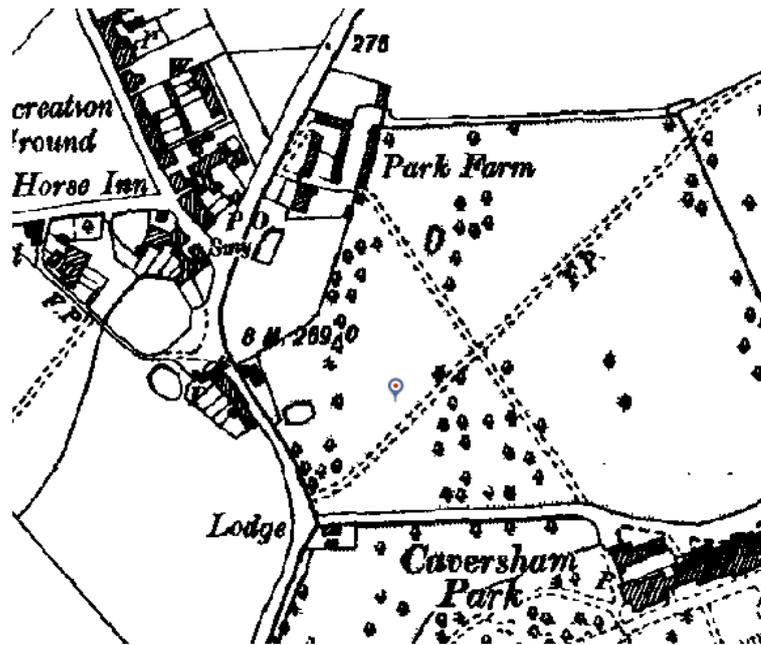
Areas of the site (highlighted in blue) to which controlled public access would be provided

- 7.11 Officer's view is that this approach to public access is fair and reasoned and still allows for a significant improvement above and beyond the existing situation where the site is entirely inaccessible to the public. Given the heritage sensitivities of the site, and the buildings/structures contained within, there is also a need to protect these assets from damage which is considered more likely to be achieved via the controlled public access to the site proposed. The proposed hours for public access are also considered reasonable and reflect similar opening and closing times for secure Council owned parks, such as Caversham Court.
- 7.12 The main entrance and only vehicular access point to the site would continue to be via the gated entrance from Peppard Road via Caversham Park Drive as existing and this would be the primary access point to the development.
- 7.13 Two additional pedestrian access points to the site are proposed further to the south, along Peppard Road, providing direct entry to the proposed dwellings within the western parcel of development. A further pedestrian entrance along the eastern boundary of the site is also proposed to provide direct pedestrian access to Lowfield Road.



Plans showing the new proposed pedestrian entrances to the site

- 7.14 Within the development a series of footpaths are proposed that connect to Caversham Park Drive and the other pedestrian entrances to the site which would wind through and around the park and garden providing for walks through the landscape. Private areas of the proposed development within the park (assisted living units, care home and new dwellings) would be enclosed by modest boundary treatments (railings, brick walls, hedgerows and other landscape planting) and not part of the public access arrangements which, subject to suitable design and acceptability from a heritage perspective, is considered reasonable for privacy and security purposes. A public access strategy for the development is proposed to be secured by way of section 106 obligation in line with the above principles, in addition to an obligation to secure the necessary highway works to provide the new pedestrian access from Lowfield Road (detailed within the Transport Section of this report).
- 7.15 The proposed development would also provide for public access to the on-site leisure and recreation facilities that are proposed. Members of the public would be able to book to utilise the hall/studio space proposed within the pavilion as well as to use the on-site tennis court, cricket pitch and croquet lawn. It is also proposed that periodically communal areas within Caversham Park House would be made available for visits by the public to the listed building. A community use agreement is proposed to be secured by way of section 106 obligation to detail community use and access to these facilities at the site.
- 7.16 In terms of historic public footpaths within the site, these have been investigated by both the Applicant and also RBC Officers. The only historic public right of way identified within the site leads north east from the current gate lodge near the entrance to the site from Peppard Road, as shown on the 1892-1914 OS map of the area below. The route of the right of way shown runs roughly in line with, but just outside of, the current north boundary of the park, continuing on along the line of Lowfield Road further to the north and east, outside of the modern extent of the park.



1892-1914 OS map showing the route of the identified historic public right of way

- 7.17 Given the significant majority of the historic public right of way identified is situated outside of the modern extent of the park and on land that now forms part of the residential streets to the north of the park, the reinstatement of this historic public right of way would now not align with the modern suburban layout of this part of Caversham and no public rights of way are proposed as part of the planning application. Notwithstanding this, and as discussed above, a series of new footpaths within the park are proposed as part of the development which would allow for controlled access to a similar west to east route across the site as that of the historic footpath identified, which would provide a link from Peppard Road to Lowfield Road.
- 7.18 Subject to securing an acceptable public access strategy and community use agreement via s106 obligation, the proposed development is considered to comply with Policy CA2 in terms of opening up public access to the park. The provision of public access to the park and garden, which is a significant area of open green space within the Borough, to which public access has not been possible due to previous uses and ownership of the site, is considered to be a significant public benefit of the proposed development. Access to the proposed on-site sports facilities and pavilion are also considered to be a further significant public benefit of the development.

This policy does not allocate the site for additional development over and above conversion of the house. There may be scope for some limited development on previously developed land within the site, which will need to be justified at application stage. Such development must comply with the criteria below:

- No development will negatively affect the significance of heritage assets and their setting;
- Development will not detract from the character or appearance of the important landscape; and

- *Development will not negatively affect significant trees or areas of biodiversity importance.*

7.19 The additional development proposed over and above the conversion of Caversham Park House includes the new care home building, the western parcel of development (27 dwellings), the eastern parcel of development (29 dwellings), the north east parcel of development (12 dwellings) and the extension to the existing pavilion.

7.20 The plan below indicates areas of demolition proposed as part of the development.



Proposed site demolition shown in shaded in red

7.21 As shown on the demolition plan above the main area of demolition proposed is to the west of the main house where a series of modern ancillary outbuildings, services access area and stores that formerly served the main house are proposed to be demolished. It is on this previously developed area where the proposed care home building would be located. In this respect, the siting of the care home upon the site of these existing structures within the park is considered to align with Policy CA2, which allows for limited development on previously developed land. The appearance, visual impact and impact upon heritage assets of the proposed care home building will be considered elsewhere in this report.

7.22 The proposed extension to the pavilion would be sited on the existing pavilion car park and therefore is also considered to be located upon previously developed land, in line with Policy CA2.

7.23 The other main area of demolition proposed is towards the eastern boundary of the site where a number of ground-based satellites associated with the former BBC use of the site, supporting infrastructure for the satellites and a greenhouse are proposed to be demolished. It is this part of the site where the proposed eastern parcel of development would be located. The plots of the individual satellites, and of the greenhouse, are considered to be previously developed areas of this part of the site, with undeveloped areas of parkland in between. This part of the proposed development would

therefore not be entirely located upon previously developed land within the park.

- 7.24 The other parts of the proposed development, most notably, the proposed western parcel of development, north eastern parcel of development and the pockets of new car parking, to the front of the western side of Caversham Park House and to the north of the pavilion, would be located entirely upon parts of the application site that are not previously developed.
- 7.25 These elements of the proposed development are therefore not the 'limited development on previously development land' the site is allocated for under Policy CA2. Advice from RBC Planning Policy Manager is that the policy adopts a neutral position in respect of any other development on the site beyond that located on previously developed land. This is because, whilst the policy does not allocate the site for additional development that is not on previously developed land, it also does not explicitly state that there shall be no additional development beyond that located on previously developed land. Paragraph 8.3.12 of the supporting text to the Policy expands on this and states:

For clarity, this allocation is not for additional development. At this stage, it has not been demonstrated that significant additional development within the area will not harm the historical significance of the site or is otherwise appropriate. Any proposal that includes additional development would need to be accompanied by compelling evidence that such development will not have a detrimental impact on the many features of importance within the site, including areas of important habitat, significant trees, the House and other listed structures, views in and out of the site, and the overall significance of the park itself, as well as on considerations such as access.

- 7.26 The acceptability of the elements of the proposed development that are not on previously development land within the park would therefore fall to be considered against all other relevant policies within the development plan as a whole (NPPF and relevant Policies of the RBC Local Plan 2019).

Loss of Existing Land Uses

- 7.27 Whilst the site has been vacant since the BBC left the site in 2018 the current planning use of the site is as Use Class 'E c)' Office accommodation. The proposed development would result in the loss of the existing office use at the site, which must be considered against Policy EM3 (Loss of Employment Land) which states that in locations such as the application site, which are outside of the Core Employment Areas, loss of employment land will be assessed against a range of criteria including accessibility (including access to the strategic road network), viability of continued use as employment and impact on character and amenity of the area, surplus of similar accommodation elsewhere, need for other uses and whether or not the

proposals would result in a piecemeal loss of employment land where there is scope for a more comprehensive approach.

- 7.28 The site is located conveniently for access to public transport; however it is considered that other purpose-built office sites elsewhere within the Borough are located more conveniently for access to the strategic road network and are better equipped to provide facilities for a modern open plan office environment. The nature of the site and its large grounds also mean that there are extensive responsibilities in terms of ongoing management and maintenance of the site for any future occupier. In addition, and as discussed above, Policy CA2 allocates Caversham Park House for conversion from office to residential and or cultural, community or heritage relates uses which would result in loss of the existing employment use. The proposals provide for a comprehensive approach to redevelopment of a significant site of heritage importance and therefore there is no objection to the loss of employment land in this location which is considered acceptable in the context of Policy EM3.

Proposed Land Uses

Conversion of Caversham Park House – C2 Assisted Living Units

- 7.29 As discussed above the principle of the proposed C2 assisted living units within Caversham Park House would align with Policy CA2 which allocates residential type use as being appropriate for conversion of this building. Notwithstanding this, the type of accommodation proposed is also considered to meet an identified need for such accommodation within the Borough. The proposals would align with part i) of Policy H6 (Accommodation for Vulnerable People) which states that proposals for specialist accommodation for vulnerable people will address identified needs for such accommodation which are primarily for accommodation that enables occupants to live as independently as possible, particularly for older people and people with physical disabilities.
- 7.30 The application sets out that the assisted living units will be closely linked to the proposed on-site care home which would specialise in facilities for the frail elderly and those living with dementia. It is proposed that occupiers of the assisted living units would be able to utilise various elements of the care service provided by the care home. Residents of the Assisted Living Units would also be required to undertake an independent care needs assessment and to live in the assisted living unit residents would need to enter into a care package comprising, as a minimum, 1.5 hours of care per week. The Applicant who specialises in assisted living and care facilities, advises that, in the majority of cases, as an individual's length of residency continues, so the levels of care required often increase.
- 7.31 It is considered that the proposed assisted living units would fall within Use Class C2 as a residential institution providing personal care to residents identified as being in need of such care. Because of the subtleties that exist

in defining developments in C2 use containing individual 'flats' for residents from those containing individual Class C3 dwellinghouses it is recommended that use of Caversham Park House as C2 assisted living units only is secured by way of section 106 legal agreement. The legal agreement would set out the parameters of the proposed C2 use and minimum care requirements, with only residents requiring a minimum of 1.5 hours care per week being able to occupy the assisted living units. The obligation would also specifically prevent occupation of the units as C3 accommodation and include a requirement for a register of occupiers and their care requirements to be available to the Council for review at any time.

- 7.32 It is considered necessary to secure the terms of occupation of the assisted living units via this route to ensure the development provides the type of accommodation it proposes and meets the need for such accommodation identified under Policy H6. It is also considered necessary to prevent the units from being occupied as C3 dwellinghouses, for this use would need to meet a number of additional policy requirements (such as unit mix, unit size and affordable housing), some of which the proposals would not adhere to.
- 7.33 The applicant has agreed to enter into a s106 agreement to confirm that the assisted living units would be occupied only in accordance with the above terms.

Proposed C2 Care Home

- 7.34 Similarly to the above the proposed 64 bed care home building would also provide Class C2 residential institution accommodation. The proposed care home use more clearly slots within the C2 use with the proposal for purpose-built care home accommodation and facilities for the frail and elderly and those living with dementia, including 24 hours on site nursing care providing specialist care tailored to the individual residents, the majority of which having acute physical and / or cognitive impairments. The care home would also include various ancillary facilities and space to support resident including communal lounge and dining areas, an activities suite, hair salon, private dining room, library, cinema, staff facilities and external gardens and seating areas, including a sensory garden. In this respect, in land use principles terms, the proposed care home use would also meet the identified need for such accommodation identified under part i) of Policy H6.
- 7.35 Parts ii) and iii) of Policy H6 also sets out that specialist accommodation for vulnerable people should fulfil a number of criteria (officer comments in italics):

- Developments will, where possible, locate accommodation close to, or incorporate, relevant community facilities, such as healthcare services, or day care for elderly people;

The proposed care home would incorporate a wide range of on-site facilities/services also available for use by residents of the assisted living units

- Where development would result in a loss of general housing, it must meet identified needs in the most up-to-date Housing Strategy and be able to accommodate at least an equivalent number of people;

The proposals would not result in the loss of housing

- Larger developments will include adequate provision for ambulance access;

Access is available via Caversham Park Drive from Peppard Road

- Development will incorporate areas of green space, which are particularly important for many groups of vulnerable people;

Communal landscape garden areas are proposed and residents would also have access to the surrounding park and garden on their door step

- Developments within residential areas will be designed to respect the residential character of their surroundings; and

The proposed care home and assisted living units are located centrally within the park and garden and as such their surroundings are not residential in character. Character and appearance of the proposals are discussed later in this report.

- Where a development requires a new physical link between buildings and where the gaps between buildings form part of the character of a street, the need for a linkage must be clearly demonstrated, and must avoid negative impacts on the character of the street.

Not relevant to this application. Character and appearance of the proposals are discussed later in this report

- Development catering for people with limited mobility will fulfil the following criteria:

- Developments should be located within 400 metres of an identified district or local centre and a bus stop on a strategic bus route; and

The proposed development, and specifically the proposed care home and assisted living units would be located within 400m of the Emmer Green District Centre between Peppard Road and Buckingham Drive

- Development should include secure storage for mobility scooters

The application proposes a flexible approach to mobility scooter parking would take place within the cycle store

- 7.36 Therefore, the proposed C2 care home and assisted living uses are considered to be acceptable land uses in this location.

Proposed C3 dwellings within the western, eastern and north eastern parcels of development

- 7.37 The provision of new housing would align with the broad objectives of Policy H1 (Provision of Housing) in assisting in meeting the Borough's annual housing targets. The site and proposed dwellings would be located within close proximity to the Emmer Green District Centre (as designated under Policy RL1 Network and Hierarchy of Centres) which is considered to be an appropriate location in accordance with Policy CC6 (Accessibility and the Intensity of Development) which seeks that new development is suitably located in relation to level of accessibility by walking, cycling and public transport to a range of services and facilities. Notably the proposed additional pedestrian access to the eastern boundary of the site would provide a significant enhancement of the site's accessibility from Lowfield Road. A further wide range of services and facilities are also easily accessible from the site via bus to Reading Town Centre.
- 7.38 The C3 dwellings proposed within the eastern and north eastern parcels of development are proposed to be retirement dwellings with occupancy restricted to those over 55 years of age. The supporting information submitted with the application sets out that by boosting the supply of and meeting the identified need for homes for older people identified under Policy H6 there is the potential to release more family housing to the market through people downsizing into retirement accommodation and therefore further contributing to meeting the Council's wider housing needs as identified under Policy H1. In this respect RBC Annual Monitoring Report (2023) outlines that: *'The assumption has been made that entirely self-contained units free up one dwelling, whereas in care accommodation with shared facilities, two new residential care spaces free up one new home'*.

Impact on Open Space

- 7.39 As set out above some aspects of the proposed development would not be located upon previously developed land. In the case of the western parcel of development the proposed dwellings would be located upon a small part of the application site which forms part of the estate and Policy CA2 site allocation area, but which is located outside of the designated historic registered park and garden. This land is open grassland containing trees and is located to the north of the BBC records building on Peppard Road. Like the rest of the site and registered park and garden this land is privately owned and not currently accessible to the public. In the case of the proposed eastern and north eastern parcels of development and pockets of new car parking these are, either in full, or in part, located upon areas of parkland within the registered park and garden.

7.40 Policy EN7 (Local Green Space and Public Open Space) designates a variety of areas of open space within the Borough as designated areas of Local Green Space and Public Open Space. The policy stipulates that there shall be no loss of such spaces and states that no development should erode the quality of or jeopardise the enjoyment of such spaces by the public. The open spaces forming part of the registered park and garden and wider Caversham Park estate are not designated under Policy EN7, which apart from a small number of allotment sites, only specifies publicly accessible open spaces as designated Local Green Spaces and Public Open Spaces.

7.41 However, the open spaces within the application site are protected by Policy EN8 (Undesignated Open Space) which states that:

There will be a presumption in favour of retention of undesignated open space, which will include allotments. Development should not result in the loss of or jeopardise use and enjoyment of undesignated open space. Development may be permitted where it is clearly demonstrated that replacement open space, of a similar standard and function, can be provided at an accessible location close by, or that improvements to recreational facilities on remaining open space can be provided to a level sufficient to outweigh the loss of the open space. The quality of existing open space should not be eroded by insensitive development on adjoining land

7.42 Neither Policy EN8 nor the glossary of the Local Plan give an official definition of open space. However, paragraph 4.2.30 clarifies that EN8 is required to protect important recreational and amenity resources wherever possible. Paragraph 4.2.28 (supporting policy EN7) gives further explanation of why open spaces are important, and this indicates how open space is to be interpreted in the context of the Local Plan:

“Open space policies contribute towards many of the goals of the Council’s Health and Wellbeing Strategy (2017-2020) by supporting residents to make healthy lifestyle choices and reducing social isolation through public open space. Additionally, these policies contribute to the delivery of many other Council objectives in terms of supporting an urban renaissance, defining the character of a town and place, promotion of social inclusion and community cohesion, health and well-being, climate change adaptation, and the promotion of sustainable development.”

7.43 Furthermore, the Council’s Open Spaces Strategy (2007), which helped to inform the Local Plan, defines open space within table 2.1 as follows:

“Any unbuilt land within in the boundary of a village, town or city which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect.”

7.44 Meanwhile, the NPPF last updated in December 2023 defines open space in its glossary as follows:

“All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.”

- 7.45 What is clear from these definitions is that open space is land which can or does perform a wide variety of functions and Policy EN8 does not differentiate in the protection it gives open spaces that serve different purposes. Paragraphs 4.2.30 and 4.2.31 of the Local Plan are also clear that Policy EN8 also covers land in public or private ownership.
- 7.46 In respect of the above it is clear that the elements of the proposed development that would not be on previously developed land would result in a loss of undesignated open space, and that policy EN8 therefore applies.
- 7.47 At this point is worth quantifying the loss of undesignated open space. Officers have compared the existing and proposed site plans and a basic comparison shows that of the 37.7ha application site area, there is currently around 2.4ha of developed land (that containing buildings structures and roads/car parking) which accounts for 6.5% of the total site. As a result of the proposed development there would be development of an additional 1.2ha of the site (new buildings and residential garden areas, structures, roads and car parking) resulting in a total of 3.6ha of developed land which would account for 9.6% of the total site. In short, currently 93.5% of the application site is undeveloped open space and as a result of the proposed development this would be reduced to around 90.4%, a reduction in the amount of open space by 3.1%.
- 7.48 It is not considered that private garden areas should be considered as retained undesignated open space. This is on the basis of Policy EN8, which states, ‘Development should not result in the loss of or jeopardise use and enjoyment of undesignated open space’. Garden areas within the development would be fenced in; thereby losing the visual amenity aspect of the current space.
- 7.49 Given the significant size of the application site the overall proportion of undesignated open space that would be lost as a result of the proposal is small. However, loss of any amount of undesignated open space needs to be considered against the following criteria, as set out in Policy EN8.

Development may be permitted where it is clearly demonstrated that replacement open space, of a similar standard and function, can be provided at an accessible location close by, or that improvements to recreational facilities on remaining open space can be provided to a level sufficient to outweigh the loss of the open space.

- 7.50 In this case it is considered that the key assessment in relation to Policy EN8 is whether the proposed granting of public access to the site and other improvements would outweigh the loss of undesignated open space.

- 7.51 The site, as a result of its previous uses and private ownership, has not been freely accessible to the public since the 18th Century. A small number of residents who surround the site overlook the land but have no access to use it. In terms of Policy EN8, the proposed provision of public access to the site and significant amount of retained undesignated open space, is considered to represent a significant improvement to the retained undesignated open space and public benefit of the proposed development. The provision of public access would allow for a rare opportunity within the Borough for public access to a previously inaccessible significant area of open green parkland. Access to such space is also considered to have associated public benefits in terms of health and wellbeing advantages of access to such spaces being available.
- 7.52 The RBC Open Spaces Strategy (2007) and subsequent Update Note (2018) also identifies the fringes of the suburban areas to the north of the Borough as an area where there are gaps in access to open spaces. The proposals would assist in plugging this identified gap in access to such spaces within this part of the Borough.
- 7.52 The proposals also include provision of on-site recreation facilities. A playground in the form of a Local Area of Play (LAP) is proposed to be provided within the western parcel of development fronting Peppard Road. This should also be considered in the context of Policy EN9 (Provision of Open Space) which requires that all new development should make provision for appropriate open-space based on the needs of the development, either through on or off-site provision or contributions towards provision of new or improvement of existing leisure or recreation facilities. The policy goes on to state that on sites of 50 dwellings or more, where the availability and quality of existing open space has been identified as deficient, new provision will be sought and that development should ensure satisfactory provision of children's play areas and neighbourhood parks.
- 7.53 As discussed above in the consideration of Policy EN8 the proposed development would provide for significant areas of green open parkland space through providing public access to the existing park and garden and wider site. Fields in Trust provide guidance on provision of open space for development and specifically recreational facilities. In accordance with this guidance the proposed development is required to provide an on-site Locally Equipped Area of Play (LEAP), which is a larger playground than the proposed LAP, as well as a financial contribution towards provision of Multi-Use Games Area (MUGA). However, the Field in Trust guidance is clear that the requirements relate to non-specialist residential uses and that where specialist residential uses are proposed (such as the proposed retirement dwellings) then the requirements should be reviewed based upon the needs of the development. In this respect the proposed development is based around provision of accommodation for older vulnerable people and therefore, the needs of the development in terms of playground and games facilities are not considered to be as acute.

- 7.54 The proposals also include provision of on-site sports and recreation facilities for use by occupiers of the development and for use/hire by the public. This includes the on-site cricket pitch, tennis court and croquet lawn. Notably the cricket pitch would meet an identified shortage of cricket facilities within the Borough as set out with the RBC Playing Pitch Strategy (2021). Sport England have also advised that they welcome the inclusion of the cricket pitch within the proposed development and raise no objection to the development in terms of impact on playing pitches, subject to conditions to secure submission and approval of details of the design and construction of the croquet lawn and cricket pitch and a management and maintenance scheme for the sports facilities.
- 7.55 Subject to securing public access to the significant open space within the site and community use of the on-site facilities, including pavilion, as discussed earlier in this report, then Officers are satisfied that the proposed development would adhere to Policy EN9 and provide for sufficient on-site open space for the needs of the development.
- 7.56 In terms of the wider EN8 consideration the proposed on-site recreational facilities are considered to be further improvements to the areas of retained open space.
- 7.57 The proposed development also incorporates a net gain in tree planting on the site, focused around the areas of open space to be retained, as well as a number of biodiversity mitigation measures. On-site tree planting and biodiversity matters are considered separately in the following sections of this report. Should these aspects of the proposed development be considered acceptable then they also would also be considered to represent improvements to the open space that is proposed to be retained on site.
- 7.58 Officers view is that subject to the application satisfactorily demonstrating that it also provides significant on-site benefits in terms of tree and landscape planting and biodiversity enhancements (assessment separately in this report) then the proposed improvements to remaining on site undesignated open space, most notably provision of public access would, on balance, outweigh the overall proposed loss of undesignated open space in accordance with Policy EN8.

B. Impact on Heritage Assets and Character the Area

- 7.59 The heritage assets within the application site area are:
- Caversham Park House - Grade II listed building;
 - Caversham Park Registered Park and Garden - Grade II listed
 - Doric Temple to West of Caversham Park - Grade II listed building;
 - Entrance Gates and Gate Piers to Caversham Park - Grade II listed building;
 - Inner Park Walls at Caversham Park - Grade II listed building;
 - Walls at Former Kitchen Garden at Caversham Park - Grade II listed building;

- Nos. 1 and 3 Caversham Drive - curtilage listed buildings.

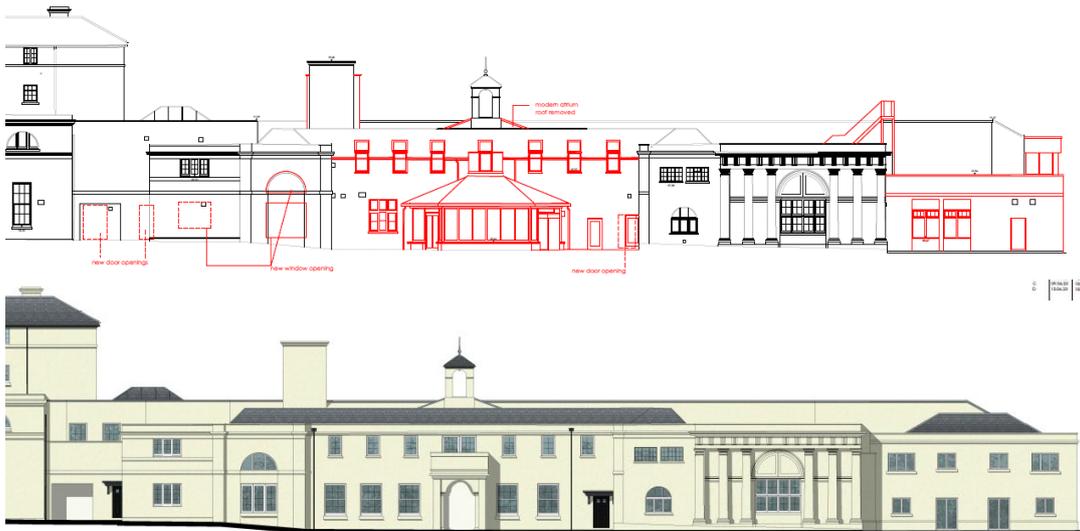
- 7.60 Paragraph 203 of the NPPF (2023) states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*
 - and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness*
- 7.61 Paragraph 205 of the NPPF (2023) sets out that *‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’*
- 7.62 In terms of identifying harm to heritage assets paragraph 206 of the NPPF (2023) states that *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.’*
- 7.63 Paragraph 208 of the NPPF (2023) is clear that *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.’*
- 7.64 Finally, paragraph 212 of the NPPF (2023) sets out that *‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’*
- 7.65 Policy EN1 (Protection and Enhancement of the Historic Environment) seeks to protect heritage assets and their settings and where possible, enhance them. Policy EN6 (New Development in a Historic Context) seeks that new development displays sensitivity to historic context.
- 7.66 Policy CC7 (Design and The Public Realm) states that “all development must be of high design quality that maintains and enhances the character and appearance of the area”. The NPPF (2023) in paragraph 135 c) states that planning policies and decisions should ensure that developments ‘are

sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.'

Proposed Conversion of Caversham Park House

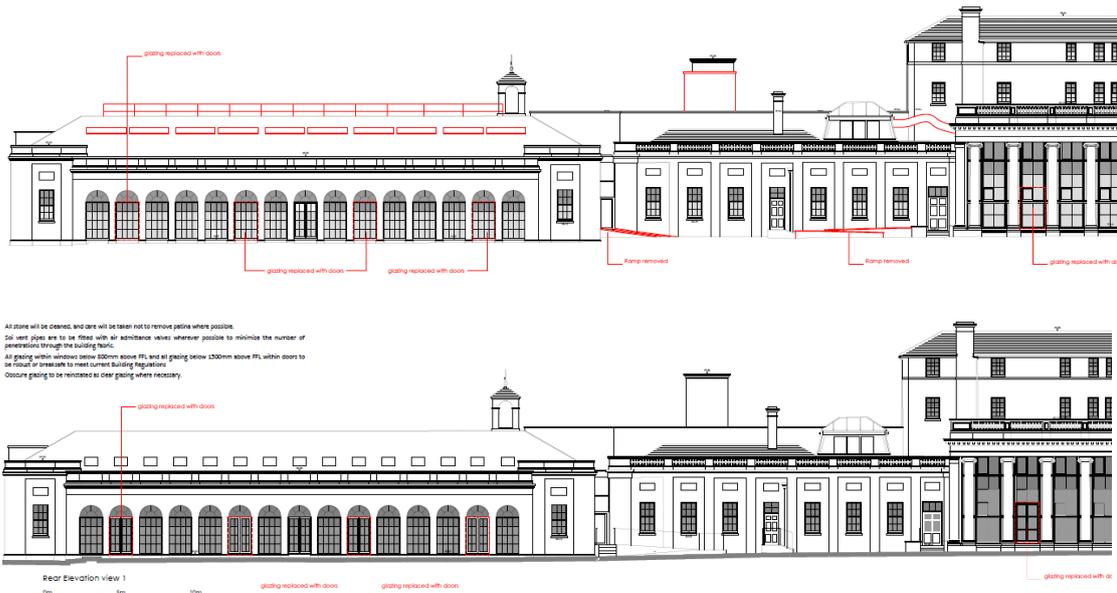
- 7.67 Caversham Park House is allocated for conversion to an alternative use, such as residential, subject to this being compatible with its heritage and sustaining the significance of the listed building, under the site allocation Policy CA2.
- 7.68 In summary the heritage significance of Caversham Park House can be derived from:
- The architectural interest of the remaining historic core of the 1850 house, including chapel and colonnaded wings. The front and rear elevations which retain the original classical articulation, details and proportions. The decoration in the chapel, currently hidden by later alterations.
 - Surviving plan form and layout, in particular the principal rooms at ground floor, albeit decoration has been lost and the original domestic character is diminished by the institutional fit out, including fire protection in the main hall atrium corridors, suspended ceilings and services, particularly at first floor.
 - The mid-late 20th Century extensions to the east and west end of the main house do not have architectural interest and have disrupted the overall plan form and decorative features of the building
 - The important historical figures who have owned, lived in or visited the house contribute to its significance, as do the associations with leading designers of the time, notably Capability Brown.
 - The 20th Century use by The Oratory School and BBC also adds to the historical interest of the building. In particular the BBC who based their monitoring operations at the site during the Second World and Cold Wars. Albeit the changes to the building and fabric that has been introduced largely detracts from the architectural interest and significance of the building.
- 7.69 Externally, proposed changes to the historic core of the building are limited to repair and refurbishment of the existing stone facades where these have been damaged or deteriorated over time. The RBC Conservation Officer recommends a condition to secure a methodology for repair of all stonework to ensure any repair is done so in appropriate manner. To the north elevation of the historic core of the building within the dining room a 20th Century door is proposed to be converted to a window which is considered to be beneficial as this would reinstate an original feature. The replacement window would be white painted timber sash reflecting the original proportions and appearance of the window.

7.70 The proposed demolition of 20th century unsympathetic and harmful single storey extensions and external stairs/ramps at the far end of the eastern wing of the building is welcomed and considered to be acceptable given these are modern additions to the building. No replacement extension is proposed to the eastern wing of the building. Similar demolition of 20th century unsympathetic parts of previous extensions and insertion of new windows and doors are proposed to the north elevation of the western wing of the building and a modest two storey extension is proposed at the end of the western wing of the building replacing a modern single storey element to be demolished. The Conservation Officer considers the proposed new openings and extension would integrate satisfactorily with the existing facades.



Elevation plans showing proposed demolition (top) and re-building/extension to north elevation of the west wing of the building

7.71 On the south elevation of the western wing of the building it is proposed to replace a series of modern roof lights and replace some window openings with doors. The proposed doors would be fully glazed and reflect the appearance of the window to be replaced such that the Conservation Officer considers these works to be acceptable. The application confirms that a detailed inspection of the condition and materials will be carried out by specialist contractors and that where repairs are necessary new timber will be fashioned to replace the defective materials and that all glazing will be retained as far as possible, however where damage is identified replacement glazing will be of similar aesthetic to existing and that there shall be no discernible differences between the original and new materials used. A condition is recommended to secure a full window and door condition schedule for all existing windows and details of any repair or alteration works proposed as well as full detailed plans and specification of all proposed new windows and doors.

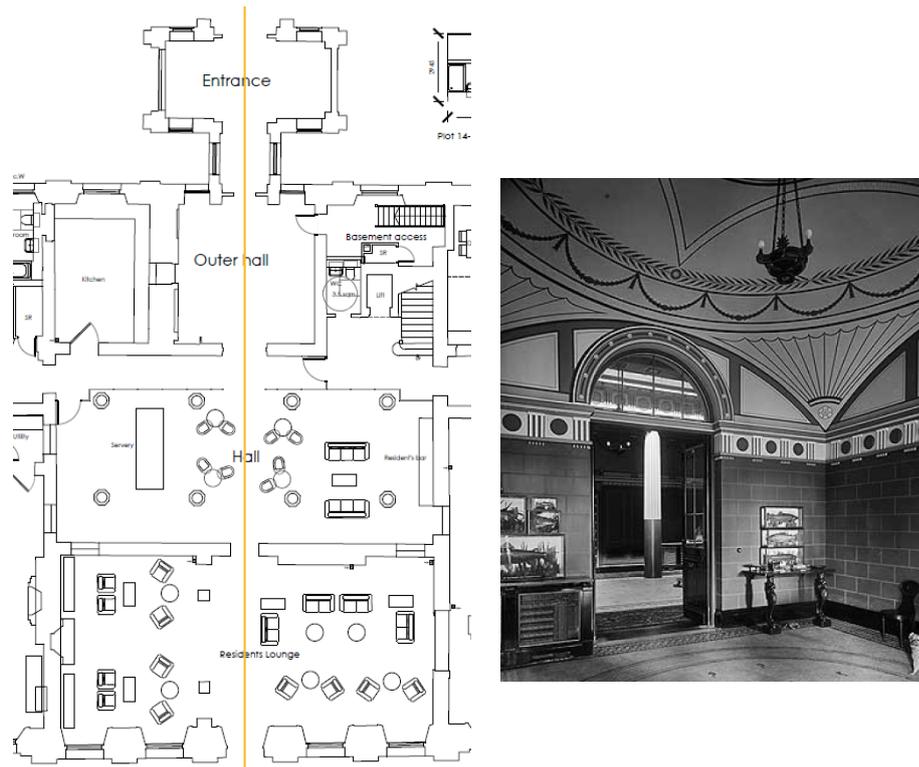


Elevation plans showing proposed demolition (top) and re-building/alteration (bottom) to the southern elevation of the west wing of the building

7.72 Internally, the proposed alterations to the building to accommodate the 65 assisted living units and communal spaces are more extensive. The Conservation Officer considers that given the original use of the building was as a single residence, the proposed residential use of assisted living units is a use that is more in keeping with the building’s history and significance than some of its more recent office and school uses.

7.73 As discussed above the part of the building of the highest heritage significance is the central core. It is proposed that a number of the larger communal spaces for the assisted living units would be located within the rooms within this part of the building. This allows for the form and layout of the some of the original larger rooms to be retained and preserved. This approach is supported by Historic England and the Victorian Society in their comments on the applications.

7.74 The proposals also include works to reuse and reinstate a number of original features of the building within the historic core. This includes to the original entrance hall of the building which would be retained whilst within the outer hall a modern dropped ceiling would be removed to reveal the dome shaped ceiling and volume of this room. It is known that the decorative moulded detail to the domed ceiling no longer survives, but the reinstatement of a domed ceiling would reinstate the volume and grandeur of this space within the building.



Proposed communal areas within central core of building and photo of the ceiling of the original outer hall to be reinstated/revealed

7.75 It is also proposed to reinstate a bay window in the former dining room as part of its conversion to an assisted living unit. This window has been blocked up and the proposed reinstatement would reveal the decorative ceiling in the bay which is known to survive.



Photo of original bay window in ground floor dining room

7.76 Outside of the historic core of the building the rooms are considered to be less sensitive (albeit they still contribute to the building's significance) and have been subject to extensive subdivision from previous uses of the building or are later modern additions to the building. However, one particular area of significance outside of the central core is the former chapel to the east wing

of the building which was built in the 1920s by The Oratory School. This part of the building has been extensively subdivided and subject to internal changes. The proposals would remove the extensive partitions and replace these with fewer and more sympathetically located partitions (i.e not obstructing any windows) to provide 6 of the assisted living units in this part of the building. Most notably one the units would be located within the double height domed part of the chapel where it is proposed to remove the current modern hanging ceiling and reinstate the double height of the space, as well as revealing the decorative domed ceiling which would be refurbished. Submission and approval of details of this refurbishment, and full schedule of works for matters such as stud wall installation and treatment of floors and ceilings for each room are proposed to be secured by way of condition.

- 7.77 The Conservation Officer considers the above reuse and reinstatement of original features of the building to be beneficial and be specific individual enhancements to the significance of the building together with the proposed removal of modern office fixtures and fittings throughout associated with the previous use of the building by the BBC.
- 7.78 More generally, it is also proposed that throughout the building, where original doors openings are proposed to be blocked off to facilitate the conversion works, that where these openings are of important to the historic circulation layout of the building then these doors would be retained but sealed shut to allow their preservation and for future reinstatement. Where new internal doorway openings are proposed to be provided this is largely outside of the historic core of the building. A number of rooms have original internal wood panelling present within them which will either be retained on view or will be concealed behind a plasterboard façade allowing retention of this original fabric and for the change to be reversible in future. The building contains a number of fireplaces which will also all be retained as part of the proposed conversion works.
- 7.79 The Conservation Officer has raised concerns with the number of assisted living units to be provided by way of conversion of the listed building and this is their principal reason for objecting to the proposals. Part of the concern raised is the number of partitions, both vertical (part mezzanines within double height spaces) and horizontal, required to provide this number of units within the building, which would result in loss of character and plan layout of the building, as well as load stress that this would put on the existing building structure. The Applicant submitted a short structural impact assessment of the proposed mezzanine floors which sets out that these structures would be demountable independent structures of lightweight construction which would only be fixed into the floor and not existing walls such that minimal intrusion or loading to the building fabric would be required. The Conservation Officer notes the findings of this assessment but considers the conclusion to be debateable.
- 7.80 The other significant concern of the Conservation Officer is regarding the extent of services and associated infrastructure that would be required to be

installed within the building for the number of assisted living units proposed, particularly for bathrooms and kitchens. The assisted living units are designed to allow occupiers to live as independently as possible so are all self-contained and include kitchens, bathrooms and WC's. The Applicant has submitted a services methodology report setting out basic principles for how services within the building would be provided. In short this sets out that existing service runs, and floor and ceiling voids would be used, albeit intrusions to the external walls or roof of the building would be required to provide outlet vents or grilles for each apartment. The Conservation Officer again notes this report but retains concern about the extent of services required to be provided throughout the building and considers further detailed studies of the how the services for each unit would be provided within the building is required provided prior to determination of the applications.

- 7.81 The heritage statement submitted by the Applicant does acknowledge and identify that some of the proposed partitioning required to convert the building to the assisted living units would result in a degree of harm to the significance of the listed building, by way of disrupting parts of its plan form and layout, but they consider this to be harm at a low level given the extensive previous internal alterations to the building layout. However, the Applicant's heritage statement does not identify the number of units and associated utilities and services required to be of notable issue or identify any harm to the buildings from this. The Applicant's view is that these details can be secured by way of condition. The Applicant's Heritage Statement concludes that the benefits of the proposals to the listed building in terms of bringing the building back to a viable use, removal of unsympathetic features and restoration of some original features would outweigh the harm they have identified and result in an overall enhancement to the significance of the listed building.
- 7.82 The Conservation Officer has acknowledged some of the specific individual benefits of the proposals referred to within the Applicant's Heritage Statement, but their view is that the impact of the proposals on Caversham Park House, particularly in terms of integrity of historic fabric and architectural interest and lack of details with regards to certain aspect of the proposals, would result in overall harm to the significance of the grade II listed building. The level of harm identified is 'less than substantial' at a moderate to low level. Their advice is that the number of assisted living units should be reduced from the current level to reduce the number of partitions required and level of intrusion by associated utility and service infrastructure.
- 7.83 At this juncture, it should be noted that there has been a change in Conservation Officer at the Council during the time in which this application has been under consideration. The professional opinion of the two different Conservation Officers with regard to the impact of the proposals on Caversham Park House and level of information required to accompany the application differs. Whilst the current Conservation Officer comments are set out within this report, the previous Conservation Officer was overall more

supportive of the proposals for Caversham Park House and accepting of the level of information submitted with the application. Whilst this makes for a challenging assessment for Officers and means that feedback from Officers to the Applicant has been inconsistent in respect of Heritage matters, an objective approach has been applied and comments from other heritage related bodies that have also been received (Historic England, Victorian Society and Berkshire Gardens Trust) have assisted in informing Officers in this process.

- 7.84 Officers', in terms of the impact on Caversham Park House, acknowledge that the latest comments from the Conservation Officer have not all been addressed by the Applicant. Notably, in terms of reducing the overall number of units to be provided and providing more detail of services and utility intrusions, albeit some basic additional information on services intrusion has been submitted, but not to the level of detail sought by the Conservation Officer. The Applicant's view is that they designed the scheme with the input of the Council's previous Conservation Officer and in any case, maintain their assessment that the proposals result in an overall enhancement to significance of the grade II listed building and therefore do not consider it necessary to reduce the number of units.
- 7.85 Officers are mindful that the building has been subject to extensive internal alterations as part of the previous BBC use of the site and that large parts of the building, whilst still forming part of the listing are, of more modern extensions and of lesser significance. It is considered that the proposals have been sensitively designed in terms of the historic core part of the building and would reinstate and reveal a number of significant features and in overall terms would sustain its significance as a grade II listed building.
- 7.86 Officers are also mindful that the building is allocated for conversion to a residential use under Policy CA2 and that given the size of the building this is only realistically going to be for smaller individual units within the larger building. For such a use utility and service intrusion is also going to be prevalent. The basic approach set out by the developer in terms of utilising existing service runs within the building and roof and wall voids is considered to be sound in principle and would assist in reducing the level of intrusion to the fabric of the building. It is considered that it would be necessary and reasonable to secure full details of service and utility plans and installation methodology for each of the assisted living units and communal spaces by way of detailed planning and listed building consent conditions, with details to be submitted prior to commencement of development.
- 7.87 The desired reduction in number of units and provision of more detailed information at this stage, as suggested by the Conservation Officer, could have the potential to reduce the level of harm identified albeit this would depend on the level of reduction proposed and nature of any information submitted. However, the Applicant has advised that they do not consider any further changes to be necessary. Therefore, Officers have to assess the application on the information currently submitted. Taking everything into

account the level of harm identified to the significance of Caversham Park House is considered to be less than substantial harm at a moderate to low level as advised by the RBC Conservation Officer. In accordance with paragraph 208 of the NPPF (2023), this harm would therefore fall to be considered and weighed against the public benefits of the proposed development. This weighing exercise is carried out in the conclusion of this report. Given the less than substantial harm identified the proposals are considered, in overall terms, to comply with Policy CA2 which seeks that the conversion works to the main house should sustain its significance as a listed building.

Impact upon the Registered Park and Garden and setting of Caversham Park House

- 7.88 Due to its unique nature Officers sought specialist independent heritage advice with regard to the impact of the different elements of the proposals upon the registered park and garden (with the RBC Conservation Officer comments covering the conversion of Caversham Park House and its setting).
- 7.89 Based upon the advice received in terms of the aspects of the park and garden that contribute to its significance the following are considered to be important:
- Caversham Park is a multi-period designed landscape, that has been subject to significant and repeated change over the last three centuries or so. The current landscape is not the product of a single design phase, and it contains elements and features that have their origins in different phases.
 - The basic underlying structure of the landscape is of open parkland to the north and south of the main house; and the “dumbbell” of pleasure grounds either side, linked by a broad path. This structure has evolved through numerous phases and contains elements of key phases in the landscape history of the site.
 - Surviving areas of open landscape to the north and south of the main house, in particular the landscape to the south with its more parkland character and longer distance views
 - Views from the southern façade of the main house over the open parkland landscape and remnant terraces
 - Surviving extents of the pleasure grounds to the west and east of the main house. The western area containing denser areas of mature woodland, the remnant of the early 18th century canal and the Doric Temple; with Eastern part retaining its broad external shape, with elements of planting removed.
 - Surviving remnant terraces to the south of the house, which probably have their roots (albeit altered) in the early 18th century Switzer landscape

- The broad walk to the south of the house that connects the two areas of pleasure gardens, a long-established feature of the designed landscape that has been re-used and incorporated into successive design schemes
- Grade II listed Doric Temple at the western end of the broad walk, forming a key architectural / aesthetic focal piece in the designs for the landscape
- Structured linear views along the broad walk (east and west) featuring the Doric Temple and the façade of the main house
- Surviving physical features of various landscape designs including, former canal, Doric temple, kitchen garden walls, drive and woodland planting to east and west of the house and in the southern park
- Key approaches to the main house from the east and from the west,
- Entrance gate and associate gatehouse, forming a key element of the approach to the house and park from Peppard Road
- The park and garden is the fundamental component of the setting of the Grade II Caversham Park House.

New Care Home

- 7.90 The proposed care home building would be located on land to the west of and directly adjacent to Caversham Park House. The relevant assessment in terms of heritage impacts is the setting of the adjacent Caversham Park House and the impact on registered park and garden and other listed structures within it.
- 7.91 The demolition of exiting modern outbuildings, service areas and car parking to west of Caversham Park House is welcomed. This part of the site is currently utilitarian in character and the structures, whilst modest in scale, do not contribute positively to the setting of the main house or park and garden.



Existing outbuildings to be demolished

- 7.92 The plans for the proposed care home have changed significantly during the course of the planning application. The application originally proposed that the care home would be a more traditional residential vernacular reflecting aspects of the appearance of the main house. Following feedback from Officers and consultees, amended plans were submitted which have changed the care home building design to one of a more contemporary aesthetic. This change is welcomed by Officers as a design approach that does not compete with the appearance and architecture of the main house

and allows the main house to retain its role as the landmark building within the registered park and garden.

7.93 Comments received from Historic England in respect of the proposed care home building are supportive of the contemporary design and consider the scale and massing of the care home to be appropriate in relation to the main house. Conversely comments received from Berkshire Gardens Trust and the Council's Conservation Officer consider the scale of the care home fails to appear subservient to the main house and recommend the footprint of the building is reduced to provide greater separation between the two buildings. The Conservation Officer also considers the use of materials with yellow/buff brick being the predominant choice for the care home would compete with the rendered finish of the main house. The Conservation Officer and Berkshire Gardens Trust object to the proposed care home building element of the development.

7.94 In terms of scale the proposed care home building would incorporate different elements from single to three storey in height. Due to the flat roof design, Officers view is that the building would appear suitably subservient when viewed in comparison with Caversham Park House. The care home building is proposed to incorporate a range of materials including buff brick and grey metal cladding and Officer view is that the contemporary design approach does not overly compete with Caversham Park House which would retain its prominence within the park and garden.



Site section plan showing the proposed care home (right) and Caversham Park House (left) when viewed from the south

7.95 A key consideration and impact of the care home building that has been identified by Historic England, Berkshire Gardens Trust, The Victorian Society and as part of the independent heritage advice received by the Council, is upon views looking east to west along the broad walk past the southern elevation of Caversham Park House and southern terraced garden area towards the grade II listed Doric Temple on the western boundary of the site. This view is considered part of the historic significance of the park and garden and contributes to the setting of the main house.

7.96 During submission of the amended plans the Applicant has attempted to address this issue by shifting the footprint of the care home building to the north to provide a greater set back from the south elevation of the main house so as to intrude less upon the view towards the Doric temple. The latest plans submitted also show extension of the existing hedgerow around this part of the site and new tree planting to the south elevation of the care home to soften its visibility. The existing and proposed visuals below show a snapshot of the view towards the Doric temple.

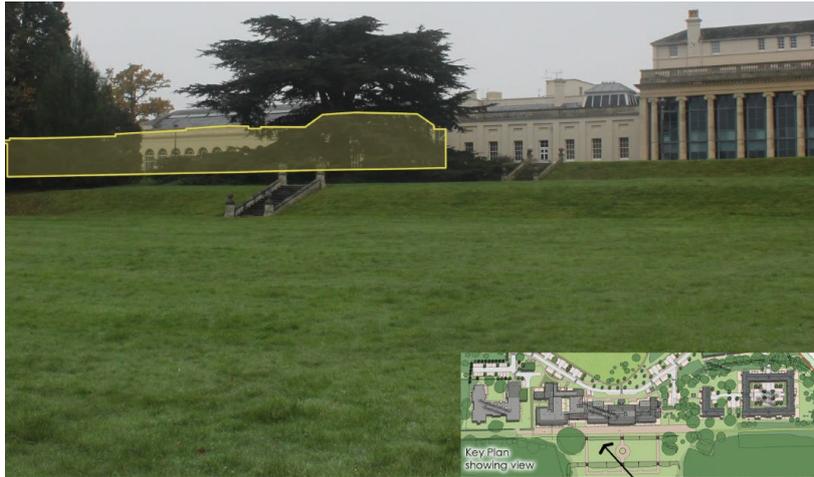


Existing view looking west towards the Doric Temple



Proposed view looking west towards the Doric temple (yellow dotted lines indicates existing outbuilding to be demolished and the blue dotted line indicates the visible part of the proposed care home building)

- 7.97 Following the changes to the siting of the care home and additional landscaping proposed the independent heritage advice received is that the proposed care home building would have a neutral impact upon view towards the Doric Temple given the modest additional impingement of the building upon the view compared to the existing situation. The Applicant's Heritage Statement also concludes a neutral impact. However, Berkshire Gardens Trust and the Victorian Society maintain significant concerns with the impact of the care home building in respect of this view.
- 7.98 The additional car parking area proposed to the front of the building is also considered to introduce a cluttered appearance to the front of the care home albeit this is not significantly different to the existing utilitarian outbuildings and services areas in this part of the site. To the south views from the terraced garden and looking west past the house towards the Doric temple are considered to be more limited due to the siting and natural screening.



Visual looking north from the terraced garden showing car home shielded by the existing building and woodland (to be retained)

- 7.99 Your officers opinion, taking into account the various comments and advice received, is that the whilst the care home building is greater in scale than the existing outbuildings to be demolished and therefore would appear more prominent to views from within the park, particularly from the north and as you enter the site along the main access drive, it is considered that the building would appear suitably subservient to the main house and adequately respect views of the Doric temple to the south and west. As identified by Berkshire Gardens Trust and the RBC Conservation officer it is clear that the care home building would result in a degree of harm to the registered park and garden and setting of Caversham Park House. In both respects Officers consider the harm directly as a result of the care home would be less than substantial harm at a low level.
- 7.100 Should the development be considered acceptable in other respects then conditions are recommended to secure samples of all external materials, boundary treatments and landscaping.

Proposed Western Parcel of Development

- 7.101 The proposed western parcel of development consists of 27 x new C3 dwellings and conversion of the existing gatehouse building near the entrance of the site to 4 x C3 dwellings.
- 7.102 The western parcel of land currently forms a green space that is largely concealed from direct views from Peppard Road due to dense hedgerow along the boundary of the site. This open space is, as result of existing tree cover, also subject to limited views from within the park and garden but is considered to compliment the open character and setting of the park and garden. Further to the south along Peppard Road there are examples of modern buildings sitting adjacent to the boundary of the park and garden with the BBC Records Office and The Hill Primary School. These buildings have a marginal negative impact upon the setting of the park garden as they are largely screened to views from within by dense woodland.

- 7.103 The proposed 27 new dwellings, would, as a result of retained tree groupings, not be seen within direct views of Caversham Park House and therefore any impact upon setting on the main house would very minimal. The proposed dwellings are however located directly on the boundary of the park and garden and form part of its wider setting, in particular how the park is viewed from Peppard Road and when entering the site along Caversham Park Drive. The proposed dwellings would also impact upon the setting of the grade II listed gatehouse buildings at the entrance to the site from Peppard Road which are also proposed to be converted to 4 x C3 dwellings.
- 7.104 A number of the public comments received refer to concerns about the scale of development proposed in this parcel and in particular refer to a three-storey block of flats proposed close to the Peppard Road boundary. This matter is considered to have been addressed by the Applicant through submission of the amended plans which now incorporate more modest two storey dwellings in a red brick Arts and Crafts style which are in keeping with the character and scale of dwellings found opposite the site on the opposite side of Peppard Road.



Proposed dwellings within the western parcel

- 7.105 A number of the proposed dwellings would front Peppard Road but would be set back from the road frontage in line with the front building line of the BBC records office and The Hill Primary School to the north. This set back allows for a green buffer, including tree planting to be provided between the front of the dwellings and Peppard Road. The existing dense hedgerow to Peppard Road would also be retained but with two small openings at the points of the two proposed pedestrian entrances to the development. The setback of these dwellings, provision of green buffer and retention of hedgerow provides a degree of screening to these dwellings when viewed from Peppard Road.



Proposed visuals from Peppard Road

- 7.106 The wider setting of the perimeter of the park and garden is surrounded by residential dwellings of similar scale to that proposed. Given the screened nature of the existing open space between the road and the park and garden the impact of the proposed dwellings in terms of how the park and garden and its setting is experienced from Peppard Road is considered to be limited.
- 7.107 From inside the park and garden the dwellings would be accessed via a new access drive leading south from Caversham Park Drive and within the setting of the grade II listed gatehouse buildings, gates and piers. The dwellings would be visible to some views looking south and southwest from Caversham Park Drive albeit existing and proposed tree planting between this part of the site and the pavilion building and new care home would provide a good degree of screening. In addition, the modest scale of the two storey dwellings and their landscaped layout is such that their impact upon the setting of the park and garden is also considered to be limited. The Arts and Crafts style design of the dwellings is also considered to be of good quality. However, built development in a suburban residential style layout so close to the park and garden boundary would have an impact upon how the setting of the adjacent open parkland is experienced, but Officers consider this impact to 'less than substantial' harm at a low level.
- 7.108 With regard to the grade II listed gatehouse buildings (no.s 1 and 3 Caversham Park Drive), entrance gates and piers which are to be retained, their setting is already experienced in the context of existing dwellings adjacent to the site along Peppard Road and, as above, the retained and proposed tree planting would provide screening from the new dwellings within the western parcel. In terms of the conversion works to the gatehouse buildings (no.s 1 to 3 Caversham Park Drive), the significance of these buildings is largely related to their external character, location and the entrance to the site park and garden and their group value together with the listed entrance gates to the site and main house. Very minor external alterations are proposed to facilitate the conversion to four dwellings, namely changes to a small number of windows and doors in a sympathetic manner. Overall, Officers identify less than substantial harm to significance and setting of the gatehouse buildings at a low level.

Proposed Eastern and North Eastern Parcels of Development

- 7.109 The relevant assessment in terms of heritage impacts is the setting of the Caversham Park House and the impact on registered park and garden and other listed structures within it.
- 7.110 As with many aspects of the proposals, these parcels of the proposed development have been amended during the course of the application. The independent heritage advice received by Officers related to an earlier iteration of the plans which proposed a greater level of development within both parcels.

7.111 In relation to the eastern parcel the earlier iteration of the plans proposed 37 age restricted dwellings set within 2 x two storey blocks of development following removal of existing satellite dishes and greenhouse. A rectangular block set around a courtyard parking area and an L shaped block sited further to the west were proposed. The current version of the plans has removed the L shaped block and reduced the number of dwellings proposed to 29.

7.112 In relation to the north eastern parcel the earlier iteration of the plans proposed 20 age restricted dwellings set within 5 x two storey rectangular block of development. The current version of the plans has removed two of the five blocks and reduced the number of dwellings proposed to 12 in the form of 3 x block of four terraced houses.

7.113 The comparative plans below show the changes to layout of the proposed eastern and north eastern parcels of development.



Previous proposed layout of the eastern parcel (now superseded)



Amended proposed layout of the eastern parcel (under consideration)

- 7.114 The advice received from the independent heritage consultant in relation to the previous iteration of the proposed plans was that the two parcels of development would fundamentally alter the character of this important part of the registered park and garden, which is also an important component of the designed landscape setting of the house.
- 7.115 In terms of the eastern parcel the advice received (in relation to the previous plans) noted that that this parcel would have been within the eastern part of the Pleasure Grounds of the park and garden and that the proposed area of major development would very significantly change the character and fabric of this important element of the historic park and garden. The advice goes on to consider that the scale of the proposals would compete with the main house and are situated in an area of historic designed landscape that never held or was designed to hold ancillary structures. In terms of the design approach the advice received was that whilst the proposed ancillary range / stable block may have been associated with a nominal 'country house' in the past it was not considered to respond to any historic precedent on this site nor lessen the impact of the proposal. The advice was that this part of the development should be removed completely or at least the level of development significantly reduced.
- 7.116 In terms of the north eastern parcel the advice received (in relation to the previous plans) noted that this would introduce a group of modern buildings in an area of previously completely undeveloped land that is currently lightly wooded with relatively recent plantings. It was advised that the proposals would significantly decrease the surviving extent of parkland in this part of the site and create a highly developed outlook and character for the parkland to the north of the main house. The advice goes on to consider that the five buildings proposed would dominate the immediate area, extending built form into a currently undeveloped location, creating a modern developed character for the northern part of the park, and even more so when considered in the context of the proposed increased car parking, extended pavilion, and associated sports/leisure uses. The advice was that this part of the development should be removed completely.
- 7.117 In overall terms the independent specialist advice received on the previous version of the plans considered that the proposed eastern and north eastern parcels were the most harmful elements of the development and resulted in 'less than substantial' harm to the registered park garden at a medium to high level, which they considered to be significant and notable level of harm. In terms of the setting of the Caversham Park House the advice was that this harm was also less than substantial but at a medium level.
- 7.118 Officers have not sought further independent specialist advice upon the latest amended plans that are under consideration as part of this report. This is because Officers consider that the advice received previously has provided sufficient background and detail on the significance of the park and garden and impacts of this type of development, and that the impact of the proposed

changes can be judged on this basis and using advice from other specialist consultees.

- 7.119 The Applicant's Heritage Statement assesses the impact of the latest amended plans and identifies a 'low to medium level of less than substantial harm' in terms of impact on the registered park and garden. In doing so they acknowledge that the introduction of development in the eastern part of the site would lead to loss of historic form of the park and garden but consider that this would impact upon only one part of the larger asset, and that the impact is mitigated by the historic precedence of the country range / stable block design approach. Furthermore, they consider that the removal of the L shaped block from the eastern parcel allows for greater separation to the main house, further tree planting, and for the parkland character to be retained. In terms of the north eastern parcel the Applicant acknowledges the proposals would lead to an urbanising character to this part of the site, but consider this location to be less sensitive, not being part of the Pleasure Grounds and an area that has been more recently planted. They also consider that the contemporary approach to design of the buildings and use of green roofs would anchor them into the landscape and that removal of the two southern blocks helps to maintain a sense of openness within the park and garden between the two eastern parcels of development.
- 7.120 In relation to the setting of Caversham Park House the Applicant's Heritage Statement identifies that the amended plans for the eastern and north eastern parcels of development would result in less than substantial harm at a limited level (Officers interpret this as being harm at a level less than low).
- 7.121 Historic England have reviewed the amended plans and in respect of the proposed eastern parcel they consider that the positioning of the courtyard block remains poor and historically unsuitable given this part of the site formed part of the Pleasure Grounds and is an important aspect of the landscape design which could be restored. They also consider that this part of the site makes an important contribution to the setting of the main house. They consider that the resultant harm is exacerbated by poor quality design which does not mitigate for the harm caused by developing this area of the park and garden for this intensity of residential development and that removal of the L shaped block achieves only the smallest reduction in harm.
- 7.122 In respect of the changes to the north eastern parcel of development Historic England do not identify any meaningful lessening in harm from the reduction in number of blocks of development from 5 to 3. They advise that whilst much of the tree planting in this part of the site is from the 20th Century it retains a parkland character which would be entirely destroyed by the proposals.
- 7.123 In overall terms Historic England object to the proposals and, in particular, consider that the proposed east and north eastern parcels of development would result in a high level of less than substantial harm to the registered park and garden and setting of the grade II listed Caversham Park House. Historic England's advice is that, in line with paragraph 208 of the NPPF

(2023) the Council will need to consider whether there is a clear and convincing case for the harm that would result from this scheme, and if the provision of the proposed benefits (including the proposed residential units in harmful locations) could be provided elsewhere within the borough and result in less harm to heritage assets than this scheme.

- 7.124 Similar concerns are raised by the Council's Conservation Officer in respect of the proposed north and north eastern parcels of development in terms of the harmful impact of these parcels upon the setting of the Caversham Park House. Berkshire Gardens Trust consider that both eastern parcels result in harm (no level specified) to the significance of the registered park and garden, which would need to be weighed against the public benefits of the proposals, but do not raise specific objection to these aspects of the development.
- 7.125 Based upon the advice received from the various consultees Officers conclude that the proposed north and north eastern parcels of development are elements of the proposals that have the potential to impact most upon the significance of the registered park and garden and, in turn, also the setting of Caversham Park House.
- 7.126 Officers' view is that the changes shown on the latest iteration of the proposed plans within the eastern parcel, which remove the L shaped block and allow a significant green buffer of parkland to be retained between the courtyard block and the main house, would assist in reducing intervisibility between the two buildings and is a beneficial change of its setting over the original proposals. The green buffer area and tree groups within it, as well as additional tree planting in this part of the site, would also allow for a degree of screening of this parcel of development to views looking south east from within the northern part of the park. Notwithstanding this, the proposals would still result in significant built form within a significant part of the park and garden site (upon the former Pleasure Grounds) and would clearly still erode some of the parkland character of this part of the site, significantly more so than the current satellite dishes in this location do. The proposed courtyard design of the building is considered to be of good quality and appropriate for a more general parkland setting, albeit not directly relating to Caversham Park's history. Officers acknowledge retention of one of the satellite dishes at the southern end of the satellite field as a feature within the site and nod to the former BBC use of the site which forms part of the significance of the park and garden. This is considered to be a minor heritage benefit of the proposed development.
- 7.127 With regard to the north eastern parcel, Officers concur with the advice from Historic England that the reduction of this part of the development from 5 x two storey blocks to 3 x two storey blocks does little to reduce the harmful impact of this parcel which is building on an entirely undeveloped part of the park and garden and would significantly alter the parkland character of this area.

- 7.128 Taking into account detailed advice received from a number of consultees and the changes to the plans made by the developer Officers conclude that the both the eastern and north eastern parcels of development are clearly harmful additions to the park and garden. The level of harm is considered to be less than substantial at a level between medium and high and in terms of the setting of Caversham Park House the level of harm is considered to be less than substantial at a medium level. As per the NPPF and advice from Historic England this harm will need to be weighed against the planning benefits of the proposals which will be considered in the conclusion section of this report.
- 7.129 Should it be concluded that the planning benefits outweigh the identified harm then conditions are recommended to secure samples of all external materials, boundary treatments and landscaping.

Other Development within the Registered Park and Garden

Pavilion and Sports Facilities

- 7.130 The proposed extension to the pavilion would extend upon the existing pavilion carpark to the west and whilst the extension is large when compared to the existing building in terms of footprint, its overall scale is still modest within the park and garden as a whole. The extension would be single storey with a flat biodiverse green roof that would sit below the roof height of the retained part of the existing pavilion building. As a result of the proposed extension the pavilion car park would be extended northwards into the park and garden towards the retained tennis court.
- 7.131 Officers considered that the enlarged pavilion and car park extension would impact upon the significance of the park and garden, most notably through views between the trees looking northwards when entering the site along Caversham Park Drive, albeit the modest scale of the extension is such that impacts would be limited. It is also acknowledged that this part of the park and garden has historically already been subject to changes with the addition of the pavilion and sports facilities such that the level of harm identified is considered to be less than substantial at a low level.
- 7.132 In terms of sports and leisure facilities the retention and refurbishment of the single tennis court, which is an existing feature located on the north boundary of the site, is not considered to have a material impact upon the significance of the park and garden. In addition, the proposed cricket pitch and croquet lawn, by way of their open and green character and absence of permanent structures, are such that they are also not considered to materially impact upon the historic significance of the park and garden or setting of Caversham Park House. Sport England comments on the application requested a condition to secure submission and approval of ball strike study to determine if fencing is required to protect the surrounding car parks. Given the heritage sensitivities of the site substantial fencing is likely to be problematic. Officers advised Sport England of this concern who have advised that their over-riding desire is for sport to continue at the site and therefore do not object if

a condition to secure fencing is not applied. Officers are therefore not recommending this condition is attached to any permission. It is unlikely that the cricket use would be intensive and the Applicant advises that cricket has taken place on site before without significant issue.

Car Parking along Caversham Park Drive

- 7.133 The proposals also include pockets of additional car parking located off of the existing main access road (Caversham Park Drive). There are two parking areas which would serve the proposed assisted living units within Caversham Park House located to the front of the east and west wings of Caversham Park House. These parking spaces have been relocated away from the front of the centre of the main house as part of the amended plans following feedback from Officers.
- 7.134 Historic England, Berkshire Gardens Trust and the RBC Conservation Officer have raised concerns about the impact of these parking areas on the setting of the Caversham Park House and views northwards from the house within the park which they note forms part of the historic significance of the main house. Officers acknowledge these concerns but do note that the parking area to the east is on the site of the existing car park and therefore additional impact and harm as part of development is more limited and considered to relate more to the western area of parking. Officers identify a low level of harm to the park and garden and setting of Caversham Park House as a result of the additional parking proposed along Caversham Park Drive and impact upon views north from the main house.

Access Gate and Piers

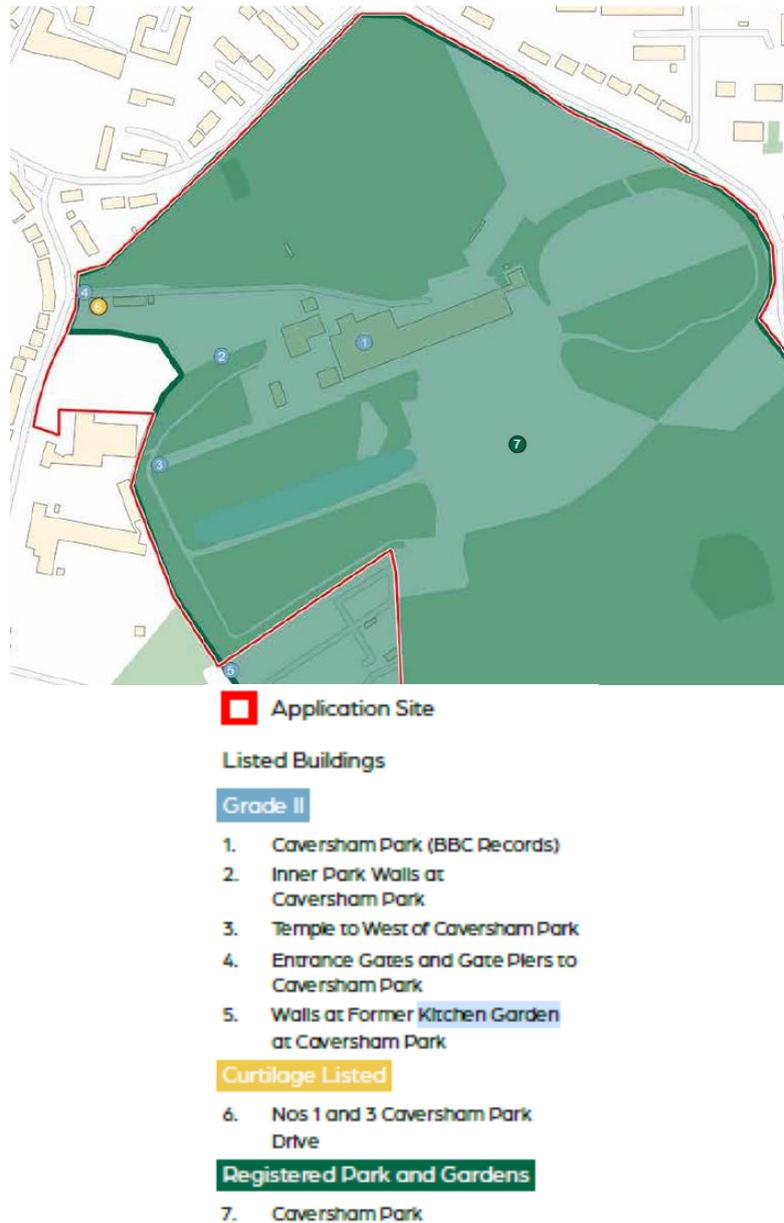
- 7.135 There is a single access point to the site from Peppard Road and to facilitate access to the site by larger vehicles during construction of the proposed development it is proposed that one of the grade II listed entrance gate piers is temporarily and carefully dismantled and removed from the site. It is proposed that the pier be then re-built and reinstated at a point when the widened access is no longer required for construction purposes. Subject to a condition to secure submission and approval of a methodology and timetable for dismantling and rebuilding and reinstatement of the gate pier, Officers are satisfied that any harm would be temporary and reversible.



Photograph of grade II listed entrance gates and piers

Grade II Listed Walled Kitchen Garden and Inner Park Walls

7.136 For reference the plan and key below show location of the various listed assets within the site.



7.137 The grade II listed walls of the former Kitchen Garden are located just outside of the application site in the south west corner of the estate. The walls date to the 18th and 19th century and are a remnant of an earlier domestic landscape within the park. The significance of the walls derives from their historic interest as features of the early landscape design. Given their distant location in relation to all parts of the proposed development there would be no impact on the walls, or their setting and their significance would be preserved.



Photograph of former Kitchen Garden walls

- 7.138 The grade II listed inner park walls are located in the north west part of the site and are located adjacent to the existing ancillary outbuildings and service areas associated with Caversham Park House. The walls date from the mid-19th Century and their significance is derived from their historic interest as features of the Victorian development of the landscape. They have group value with the other listed buildings and form part of the historic fabric making up the registered park and garden but their setting has been diminished by modern development.



Photograph of the Inner Park Walls

- 7.139 The inner walls are located in the part of the Site where the new care home is proposed and would be preserved as feature within the landscape of the care home and form a boundary between the care home and the car park. The car parking is set back from the wall by between 3.2m and 4.3m. A small section of the listed wall, of 5m in length, is identified for demolition to facilitate access to the care home from the north and Caversham Park Drive. The significant majority of the wall would be retained and seen from within the site of the care home, allowing people to experience its significance. Albeit there would be a limited level of less than substantial harm to the significance of the wall from the proposed demolition and loss of fabric. Submission and approval of a scheme for re-use of the bricks from the demolished section of the wall is proposed to be secured by way of condition.

Heritage Benefits

7.140 Whilst levels of harm have been identified as result of the various different elements of the proposals, a number of specific individual heritage related benefits have also been identified. These include:

- Appreciation of heritage and significance of heritage assets from public access to the registered park and garden
- Pathways encircling the park to both the north and south will include interpretation boards with relevant historical information about the park, (submission and approval of full details to be secured by way of condition)
- Provision of a museum/interpretation hub within the extended pavilion presenting information about the history of Caversham Park House and the Listed Park and Garden allowing for a better understanding of its history and importance



Proposed interpretation strategy showing location of museum and interpretation boards within the park and garden

- Retention, refurbishment and re-use of Caversham Park House securing its future in a viable use
- Enhanced and managed historic landscape through commitment to a 30 year Conservation Landscape Management Plan (CLMP). Full detail of the CLMP and timetables for works to be secured via section 106 obligations. Heads of terms and details that the CLMP would secure include the following:
 - Phased approach over the first several years of given the scope of works proposed and the delivery of the scheme overall in parallel with these works

Phase 1 (to take place within 1 year from first occupation)

- Reinstatement of footpath to the south of the planting bed area below the southern terrace. This path is evident on historic mapping and the work will therefore restore the structure of this part of the garden. It will also provide a missing link to a circular route connecting with the terrace along the southern side of the house at both ends, thereby enhancing access to new residents to enjoy the views available from this area.
- Condition survey of the oversized urn to the west of the canal and delivery of associated remedial works. This is a landmark feature which will benefit from retention and ongoing management to ensure its longevity. Similarly, a condition survey of a statue of Proserpine would be undertaken and associated remedial works undertaken as required. In both cases further research is needed to fully ascertain their date and significance.
- Edwardian summerhouse to be refurbished. This will restore an attractive asset within the woodland area to the south-east of the house enabling it to be enjoyed by the new residents
- Woodland survey and management plan of woodlands to the south of the house, together with preliminary understorey clearance to remove invasive species such as rhododendrons. This will help to reveal the historic terraces remaining from the Switzer period of the garden design, which will form part of a longer term process of woodland management.

Phase 2 (to take place within 3 years from first occupation)

- Restoration of orchard to the north-west of house, including pruning and planting. This will particularly provide ecological benefits as well as maintaining the longevity of the orchard. It will provide opportunities for food growing for both the new residents and wider community. This can be accompanied by associated community activities such as 'orchard days' and associated cookery, cultural and arts events for example.
- Woodland clearance as part of longer term management strategy for woodlands to the south of the house. This will form a continuation of the work identified under point 4 above, enabling the two areas of woodland to be thinned as required, to reveal the Switzer terracing and managing the woodland for wildlife. It will also identify any pruning/felling necessary for health and safety purposes.
- Restoration of 'ha ha' wall, including the removal of hedgerow species. This will ensure the long-term retention of the wall as well as opening up views to the south. A condition survey will be carried out in order to determine the extent of the works required.
- Detailed interpretation strategy, including design and erection of interpretation boards, heritage trail (with signage), interpretation hub and satellite dishes.
- Parkland and Meadow planting within the farmland to the south of the house. This will help replicate the previous Capability Brown character of the landscape here, with trees, native grassland and mown footpaths. This will also form part of a wider Heritage Trail around the

park, which includes information on the retained BBC satellite dish. This southern parkland will afford attractive open views to the south as well as back up towards Caversham Park House to the north. It will be open to public during daylight hours, thereby providing access to a recreational and heritage asset that is currently closed to the public.

Phase 3 (to take place within 4 years from first occupation)

- Enhancements to the 20th century pond garden to the south-east of the house. This area was implemented during the occupation by the BBC, appearing to date from the mid-20th century, and is a more intimate example of a garden area in the wider open parkland. This area can be enjoyed by the new residents with improvements including new planting, seating and management. This would retain the existing structure of the garden but also introduce new plant species, with particular wildlife and sensory characteristics for example.
- Condition survey and restoration works to temple
- Condition survey and restoration works to inner park wall
- Condition survey and restoration works to former walled kitchen garden
- Condition survey and restoration works to statue of Rape of Persephone

7.141 Consultees, notably Berkshire Gardens Trust and Historic England, welcome the proposals for a site wide CLMP, however their advice is that a full CLMP and timetable of works should be provided now for review and approval. They consider that this would allow for a clearer picture and greater certainty on the proposed enhancements and management proposals for the park and garden. Officers agree with this view and that a full CLMP would be preferable and allow for greater weight to be attributed to these benefits of the proposed development. However, the Applicant is of the view that it is reasonable for these details to be secured by way of condition.

7.142 Officers have reviewed the submitted heads of terms for the CLMP and consider these to be detailed and appropriate and that a full CLMP based upon these details should achieve the desired outcome of preserving and enhancing some aspects of the park and garden and listed structures within it. Therefore, it is accepted that a detailed CLMP can be secured as part of a section 106 agreement, albeit the level of weight which Officers attribute to it will be more limited than if the full document had been submitted with the planning application.

7.143 The wider public benefits of the proposed development are considered in more detail in the conclusion section of this report.

C. Wider Visual and Landscape Impact

7.144 The southern half of the application site and park and garden forms part of The North Reading dry valleys and Chilterns Escarpment Major Landscape Feature. This area spans north from the banks of the Thames within the Borough up beyond the Borough boundary towards the Chilterns. The areas within the Major Landscape Feature include non-built up areas of open

spaces, woodlands and wooded lanes and includes areas under public and private ownership of which the southern portion of Caversham Park is an important element. Policy EN13 (Major Landscape Feature) states that planning permission will not be granted for any development that would detract from the character or appearance of a Major Landscape Feature.

7.145 The site also lies within a designated significant view with heritage interest, as identified by Policy EN5 (Protection of Significant Views with Heritage Interest). Development within the site has potential to impact upon identified view 8 within Policy EN5, which refers to 'Views towards Caversham Park House from the A329(M), railway and surrounding streets'. The Policy requires that new development should not harm and where possible should make a positive contribution to the identified views of heritage interest.

7.146 A landscape and visual impact appraisal has been submitted with the application which considers the impact of the proposed development. In this respect the photograph below shows the view looking north towards Caversham Park House from Palmerstone Road which runs parallel to the A329(M) as referred to by Policy EN5.



View looking north towards Caversham Park House from Palmerstone Road

7.147 The landscape & visual impact appraisal concludes that there will be no notable change to this existing view or other longer range views of the site, given the significant on-site tree coverage within the woodland and parkland areas. Officers consider this be a fair conclusion and, in addition to the new planting proposed as part of the development, consider that there is, and would be, significant natural screening to the parts of the site surrounding Caversham Park House such that the additional development proposed would not unduly impinge upon the prominence of the main house within the identified view, other longer range views looking north towards the site or its wider landscape character. Furthermore, the proposed additional buildings

within the park are all subservient in scale to the main house such that it would remain the focal point with the view of interest. It is considered that the proposals would comply with Policies EN13 and EN5.

7.148 In terms of more localised views it is the new western and eastern parcels of development located close to the boundaries of the site along Peppard Road and Lowfield Road that have most potential to have a visual impact.

7.149 As discussed in the heritage section of this report above when considering the impact of the proposed western parcel of development upon the park and listed gates, piers and gatehouse buildings, just the upper floor of the proposed two storey dwellings would be visible behind the retained hedgerow along Peppard Road. The dwellings would be viewed within the existing residential character of Peppard Road, with similar scale and appearance dwellings located on the opposite side of the road, and in this respect are considered to integrated satisfactorily with the Peppard Road street-scene.

7.150 A similar hedgerow runs along the eastern boundary of the site with Lowfield Road, together with a bank of trees. The hedgerow here is also to be retained but is sparser than that found to Peppard Road such that there are views through and past the bank of trees to glimpses of the Caversham Park House. In this respect it is evident that the proposed eastern and north eastern parcels of development are also likely to be visible at certain points through the hedgerow.



View towards the site looking south west from Lowfield Road



View looking north west towards the site from Lowfield Road

7.151 The buildings proposed within the eastern parcels are modest in scale at two storeys and are not considered to be out of keeping with the scale or residential character of the dwellings found to the opposite side of Lowfield Road. Glimpses of these buildings through the hedgerow is not considered

harmful to or out of keeping with the visual amenity or character of the this area.

- 7.152 In terms of localised visual impacts the proposed are considered to accord with Policy CC7 (Design and The Public Realm) which requires that development maintains or enhances the character of the area in terms of layout, landscape, scale and architecture.

D. Unit Mix and Affordable Housing

- 7.153 The proposed development includes 41 x 2-bedroom Class C3 residential units as retirement accommodation for older people, with the occupation limited to those over 55 years of age. These units are located entirely within the proposed eastern and north eastern parcels of development. As per Policy H2, in an out of central area and defined district and local centre location such as this, the normal requirement is for 50% of the dwellings to include 3-bedrooms or more, having regard to all other material considerations. In this instance no 3-bedroom units are proposed. However, this is a result of the age-restricted nature of the accommodation proposed, meaning in practice the provision of larger units would not be appropriate to the type of accommodation proposed. Accordingly, the type of accommodation sought in this instance, as secured in perpetuity via legal agreement, means that officers consider it is not feasible, practical or realistic to insist on the provision of 3-bedroom accommodation in this instance. Accordingly, the non-provision of 3-bedroom accommodation is accepted on this specific occasion and the provision 2-bedroom units, as proposed, aligns with the anticipated needs of the future residents.

- 7.154 The proposals also seek to provide 31 x non age restricted Class C3 residential units. These units are located entirely within the proposed western parcel of development and consist of 27 new build dwellings and 4 dwellings provided by way of conversion of no. 1 and 3 Caversham Parking Drive (gatehouse buildings).

- 7.155 The 27 new build dwellings are proposed to be provided as affordable housing. The following unit and tenure mix is proposed:

- 14 x Reading Affordable Rent dwellings (2 x 2 bed flats, 6 x 2 bed houses & 6 x 3 bed houses)
- 8 x Shared Ownership dwellings (5 x 2 bed houses & 3 x 3 bed houses)
- 5 x Discount Market Sale dwellings (5 x 2 bed flats)

- 7.156 In terms of quantity of provision this accounts to a 37% provision of affordable homes within the development (as a proportion of all the C3 dwellings proposed, including those age restricted dwellings). This exceeds the 30% on-site provision of affordable housing required by Policy H3 (Affordable Housing).

- 7.157 In terms of tenure split, the adopted Affordable Housing SPD (2021) sets out that for on-site affordable housing to comply with Policy H3 tenure split will be:
- Affordable rented accommodation at 'Reading affordable rent' levels – at least 62%; and
 - Affordable home ownership (shared ownership or another product) – maximum 38%.
- 7.158 The tenure split of the proposals is 52% Reading Affordable Rent units and 48% Affordable Home Ownership units (both the Shared Ownership and Discount Market Sale units) which therefore does not meet the desired tenure split above. This sub-optimum unit mix must therefore be weighed against the overall quantity of affordable homes to be provided, which at 37% provision does exceed the policy requirement.
- 7.159 It should be noted that the Discount Market Sale (DMS) units were introduced to the development as part of the latest amended plans submission where, due to removal of proposed buildings in the eastern part of the site, there was an overall reduction in the number of C3 dwellings proposed and therefore the proportion of affordable housing required by Policy H3.
- 7.160 The Applicant's view is that the proposals should be considered as an above policy affordable housing offer and therefore a very significant benefit of the development.
- 7.161 Advice from RBC Housing Officers is that if the DMS units are to be considered as part of the overall affordable housing offer, then due to the resultant tenure split, this does not comply fully with the requirements of the SPD and Policy H3. However, they advise that if the recently added 5 x DMS units are discounted and considered as an extra, which are the least desirable affordable units proposed, this brings the quantity of provision down to 30% (and still compliant with Policy H3) and the tenure split is then 63% Reading Affordable Rent units and 37% Shared Ownership units, which complies with the tenure split sought by the SPD.
- 7.162 The Applicant suggests that the DMS units are considered as part of the affordable housing proposals for the development, but on the basis of the advice above, your officers view is that extremely limited weight should be attributed to the above policy level number of affordable homes proposed as part of the application.
- 7.163 In terms of unit mix the RBC Housing Officer welcomes the mix of affordable homes proposed, which is a mixture of 2 bedroom flats and 2 and 3 bedroom houses. Notably the proposals include provision of 6 x 3 bed houses within the Reading Affordable Rent tenure. The supporting text to Policy H3 under paragraph 4.4.25 is clear that family sized accommodation in the form of 2 and 3 bedroom houses are a priority in terms of affordable housing needs within the Borough. All the affordable homes proposed would 2 and 3 bedroom units and 20 of the 27 proposed would in the form of houses, with

the remaining 7 being flats. In this respect it is considered that the proposals assist in meeting the identified need for family sized affordable homes.



Proposed layout plan for the affordable housing within the western parcel

- 7.164 The layout of the affordable housing is considered to be acceptable with the dwellings set within a pleasant, landscaped setting. The houses within the western parcel would all be served by suitably sized private amenity spaces whilst also having access to the surrounding park and garden on their doorstep. The proposed playground (LAP) would also be located within this parcel of the development. All units would be served by allocated parking spaces.
- 7.165 Policy H3 is clear that affordable housing should be integrated within developments. In this instance it is acknowledged that all the affordable homes are set within a single parcel of the wider development. However, there is considered to be a clear rationale behind this approach given the purpose-built specialist and age restricted accommodation proposed elsewhere within the site, as well as the heritage sensitivities of building within the grade II listed registered park and garden (the western parcel is located outside of the listed part of the park and garden).
- 7.166 Provision and retention of the proposed affordable housing is to be secured as part of the section 106 legal agreement.
- 7.167 There is no objection to the provision of 4 x C3 dwellings (1 x 2 bed apartment and 3 x 2 bed houses) as age restricted retirement dwellings for the over 55's by way of the conversion of no.s 1 and 3 Caversham Park Drive (grade II listed gatehouse buildings). As per the age restricted dwellings within the eastern and north eastern parcels of development, their occupation by over 55's would be secured by way of s106 obligation.
- 7.168 In respect of unit mix and affordable housing the proposals are considered to comply with Policies H2 and H3.

E. Natural Environment

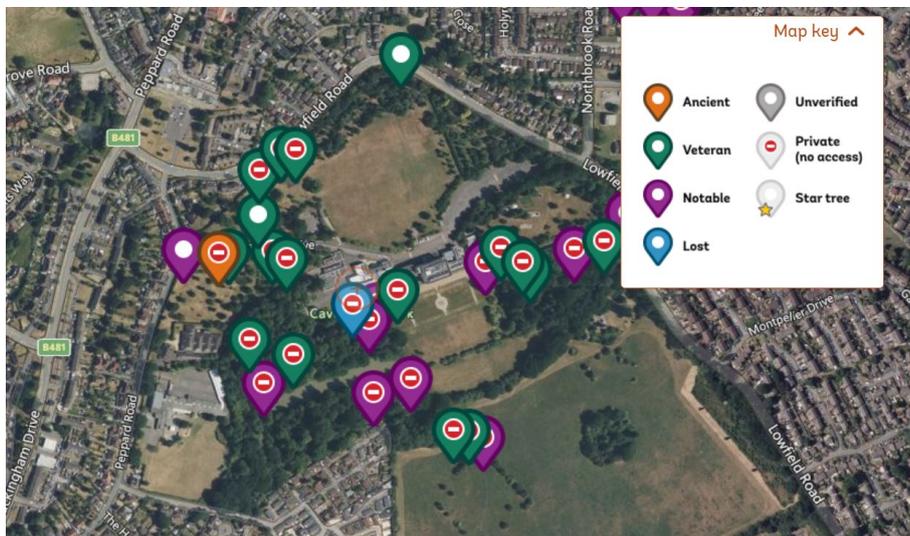
7.169 Policy CC7 (Design and Public Realm) states that all new development should be of high design quality that maintains and enhances the character and appearance of the area including by way of landscaping. Policy EN12 (Biodiversity and the Green Network) states that planning permission will not be granted for developments which would negatively impact on the 'green network' including 'Green Links' and that on all sites development should not result in a net loss of biodiversity and provide for a net gain in biodiversity where possible.

7.170 Policy EN14 (Trees, Hedges and Woodlands) seeks that individual trees, groups of trees and hedges will be protected from damage or removal where they are of importance, that Reading's vegetation cover is extended, and that the quality of waterside vegetation is maintained or enhanced. New development shall make provision for tree retention and planting to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change.

Trees and Landscaping

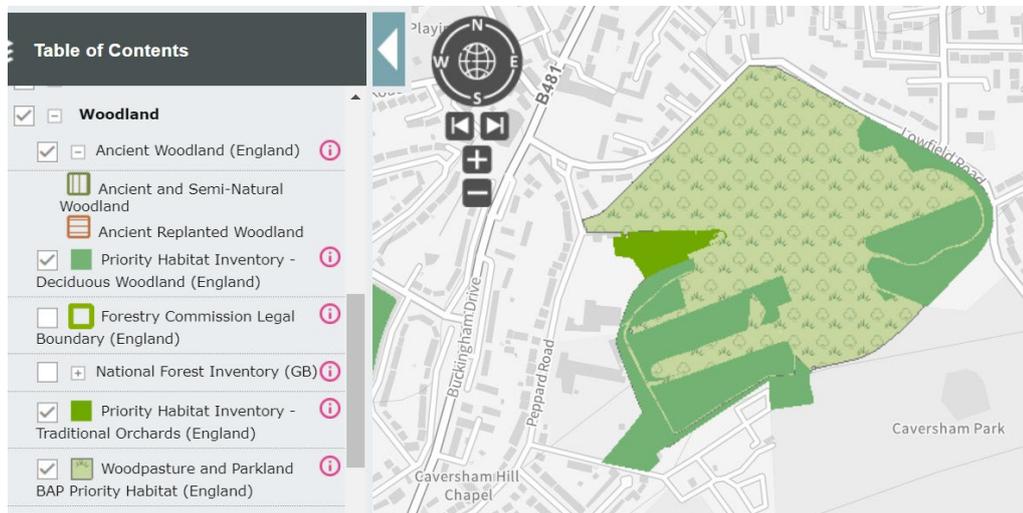
7.171 The site is subject to Area TPO (Tree Protection Order) 22/16 and includes all trees of whatever species over the whole of the site (within the red line). The TPO was served to reflect the importance of the trees on site for their amenity, historic and landscape value. The site is important for its landscape value in the Borough, being on an elevated position and locally the whole site is very important visually, including the green backdrop the development site provides along the southern edge of Caversham Park village. Any development will therefore need to avoid detrimentally affecting the current amenity provision of the site.

7.172 Numerous trees on the site are included on the Woodland Trust's Ancient Tree Inventory ('notable', 'veteran' and 'ancient' trees) and require particular consideration due to their historic and biodiversity value, in accordance with para 180 of the NPPF (2023), see plan below.



Plan showing location of notable trees within the site

7.173 The historic parkland character of the site, being a registered park and garden containing various listed buildings, means that due consideration is required to ensure that the setting of prominent trees is not detrimentally impacted. Natural England records show that the site includes priority habitats of 'deciduous woodland', a 'traditional orchard' and 'wood pasture & parkland' (a priority habitat).



Natural England Plan showing location of priority habitats within the site

7.174 In addition, the orchard on site is registered (as site BERK 0576) on the People's Trust for Endangered Species (PTES) Orchard's map and recognises it as in excellent habitat condition, mentioning the veteran Lime and Hornbeam within the area. The PTES promote traditional orchards due to the rare and endangered species which they can host. The orchard area is therefore considered to be a high biodiversity habitat.

7.175 A detailed Arboricultural Impact Assessment (AIA) has been submitted with the application. The tree survey submitted as part of the AIA identifies 532 individual trees, 17 tree groups, 12 hedges and 2 woodlands within the scope of the survey. It should be noted that the tree survey does not consider trees in the southern portion of the site where no development is proposed, albeit public access is proposed to this part of the site. The survey identifies the presence of 5 veteran trees which are 3 Lime trees towards the north west of the site and 2 Cedar trees to the south of Caversham Park House.

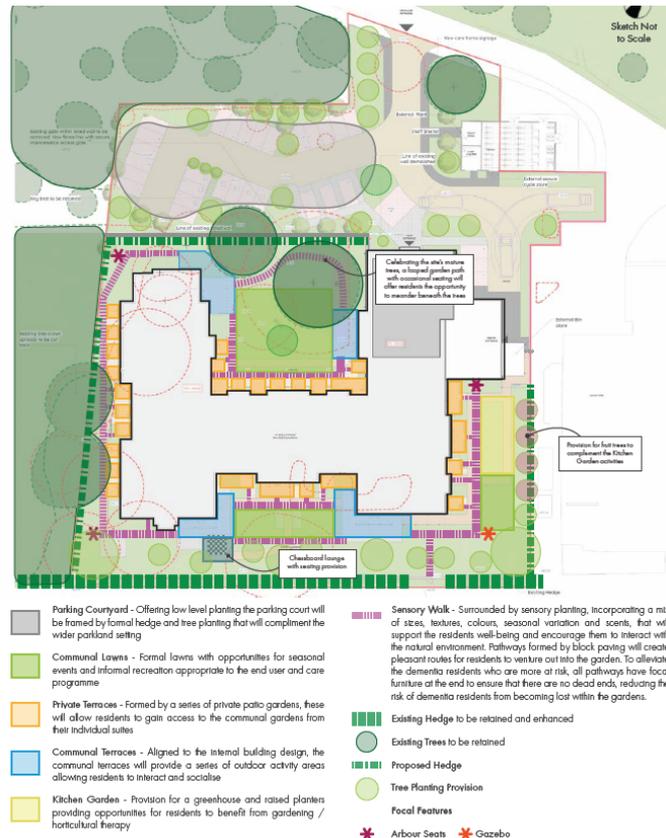
7.176 To facilitate the proposed development the application proposed removal of 119 individual trees, 3 whole tree groups, and 6 partial tree groups. Of these trees to be removed 6 are identified as being within high quality groups of trees, 6 are identified as being within groups of moderate quality trees. The remaining trees to be removed are all identified as being of low quality and account for 90% of the tree removals proposed as part of the development. No veteran or individual trees of high quality would be removed or detrimentally impacted as a result of the proposed development.

7.177 In terms of impact of the development upon retained trees the submitted AIA identifies that the development would result in incursions to the root

protection areas (RPA) of 27 trees within the site due elements such as buildings, driveway, car parks and footpaths. The AIA outlines that due to the significant tree cover on the site some incursion is inevitable but that this represents an overall small number of impacted trees. The AIA details the extent of incursion to individual trees and identifies where supervised excavation will be necessary. The RBC Natural Environment Officer considers the majority of the incursions identified to be fairly minimal in extent and is satisfied that the methodologies set out for works within the RPAs should ensure any damage to tree roots is minimised.

- 7.178 The submitted AIA also includes a tree protection plan and measures to protect retained trees from damage during construction works. This includes provision of tree barrier fencing and ground boarding for all trees within the vicinity of construction works. Pruning of a small number of existing trees is also identified as being necessary in situations where trees would significantly overhand new footways or buildings.
- 7.179 In relation to the new footpath proposed from the site to through to Lowfield Road, the RBC Natural Environment Officer notes that the route of this proposed path would sit close to one retained tree along the eastern boundary of the site and therefore detail of the construction of this path is required to be set out as part of a detailed Arboricultural Method Statement to be secured by way of condition.
- 7.180 The RBC Natural Environment Officer considers a shortfall of the current AIA is lack of detail regarding soil type on the site, noting that the area is well known for having clay soils and incidences of tree related subsidence are subsequently higher here. They advise that a plan is required for parts of the site where clay soils are identified to show zones of influence where subsidence could be a risk and that in these instances additional details is provided on the proposed foundations. The Natural Environment Officer is satisfied that these details could be secured by way of condition as part of a more detailed Arboricultural Method Statement which would be required to be submitted and approved by the Local Planning Authority prior to development commencing .
- 7.181 Subject to the above, recommended conditions the RBC Natural Environment Officer raises no objection to the impact of the development upon retained trees.
- 7.182 In terms of replacement planting within the development and landscaping proposals the planning application is accompanied by a landscaping strategy. Notably the proposals include the restoration and additional tree planting within the orchard area close to the western parcel of development and the addition of new groups of native parkland species to the north of Caversham Park House. Additional aspects of the landscaping proposals to note include:

- Additional tree planting within the green buffer/strip of land between the western parcel of development and Peppard Road and retention of hedgerow (apart from 2 small openings to provide pedestrian access points)
- New tree planting around the proposed extended pavilion and pavilion car park and green roof to the pavilion extension.
- Removal of small non-native 20th century trees and shrubs planted during the BBC occupation of the site from the north of Caversham Park House to restore views from the main house looking north to the parkland. Replacement planting proposed to the north west of the building to allow views to be retained.
- Retention of a mature Category A English oak tree (T131) and Category C sycamore (T133), which will both be retained as focal features within the northern parts of the gardens of the proposed care home.
- New tree planting around and care home, as well as lawns, ornamental shrub areas, private patio spaces and sensory walk route.



Proposed landscaping – care home

- Planting of forest scale trees to the west of the northern eastern parcel to assimilate with the existing park land character.
- Tree planting within the courtyard area of the proposed building within the eastern parcel of development.



Proposed landscaping – eastern and north-eastern parcels

- A commitment as part of the Conservation Landscape Management Plan (CLMP) for the wider park and garden to restore and enhance elements of the southern parkland. There is no development proposed in this part of the site which is the area of the registered park and garden of most landscape significance. Proposed enhancements include:
 - The restoration/enhancement of existing hoggin paths through the areas of woodland to the south-west and southeast of the house.
 - Repair works to the 'ha ha' wall and removal of scrub species here to open up views. The introduction of a mown grass path around the southern parkland. Management of the parkland and field to the south of the 'ha ha' as wildflower meadow.
 - The planting of new hedgerows around the southern part of the parkland, adjacent to the Cemetery.
 - The planting of clumps of forest-scale trees within the southern parkland. Whilst there is no known mapping of the Capability Brown designs for this part of the park,
 - Woodland management/restoration within the western and eastern woodlands to the south of the house to open up views of the garden terracing that are believed to date from the Stephen Switzer parkland design.
 - The retention of the large satellite dish within the northeastern corner of the southern parkland.
 - The restoration of the small pond garden to the south-east of the house. This dates from the BBCs occupation and does not contribute to the heritage value of the parkland but will provide an attractive areas for residents to enjoy.

7.183 The landscaping strategy for the development has been design to complement the existing important retained trees within the site and provide

'succession planting' to ensure that mature trees continue to be present on the site in the long term. In areas of the site adjacent to existing and proposed built form and hard surfacing, tree planting would comprise domestic scale ornamental species appropriate for more constrained settings to soften the visual impact of the development and provide seasonal interest.

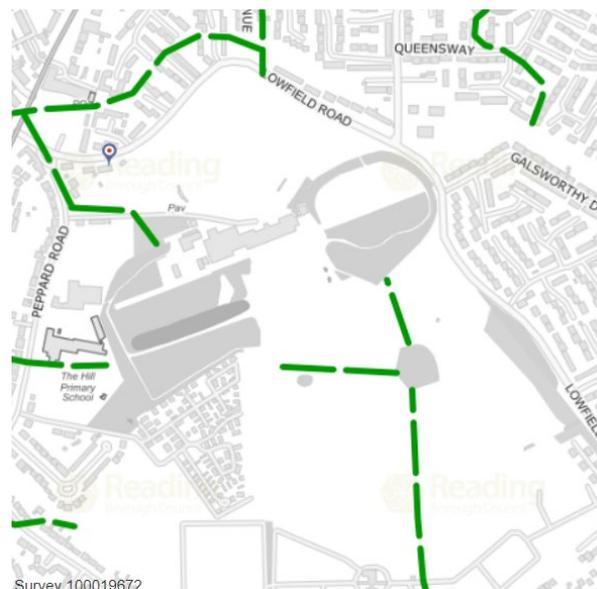
- 7.184 The landscaping proposals for the development would see 468 new trees planted on the site. Together with the proposed removal of 119 trees this would result in a net gain of 349 individual trees within the application site. However, the RBC Natural Environment Officer notes that the total number of trees identified for removal does not include the trees within the tree groups and partial trees groups identified for removal and therefore the actual net gain in trees is likely to be lower. The Applicant's Arboricultural Consultant has advised that it is difficult within tree groups to clearly confirm tree numbers to be removed as vegetation and trees to be removed are, in some parts, the understorey of the groups, so consists of not easily defined trees. The RBC Natural Environment Officer acknowledges this and is of the opinion that, given the level of tree planting proposed, Officers can be confident that there will be a net gain in trees on the site as a result of the proposed development. A condition is recommended to secure that prior to the commencement of works on site, a new tree survey which includes an assessment of the trees groups and partial tree groups identified for removal, is submitted and approved by the LPA, to confirm the overall number of tree removals as part of the development.
- 7.185 The landscaping proposals for the site are extensive and the RBC Natural Environment Officer consider the principles upon which they are based to be sound and of overall benefit to the site. It is required that submission and approval of full details of the landscaping proposals for the development, including a requirement to demonstrate a net gain in tree planting, are secured by way of condition, which would include exact species and genus of all proposed planting and landscaping. The RBC Natural Environment Officer is also broadly satisfied with the principles set out within the submitted Preliminary Landscape and Woodland Management and Maintenance Plan and recommends that submission and approval of a full and final version of this document is secured by way of condition.

Ecology and Biodiversity

- 7.186 An Ecological Appraisal, Habitat Survey and Biodiversity Net Gain Assessment have been submitted in support of the planning application.
- 7.187 The site is not subject to any statutory or non-statutory ecological designations. The nearest statutory designation is Clayfield Copse Local Nature Reserve (which is also a Local Wildlife Site) located approximately 0.3km northeast of the site which is physically well removed and separated from the site by existing residential development and are therefore unlikely to be adversely affected by the proposals.

7.188 The site comprises a variety of habitats, including buildings / hard standing, areas of semi-improved and amenity grassland, dense scrub and amenity planting. Features of ecological importance include areas of woodland, veteran and mature trees, a traditional orchard, hedgerows /tree lines and a matrix of trees / scrub / grassland, which are all of at least local ecological value. Notably Policy EN12 (Biodiversity and The Green Network) identifies woodland areas around the north eastern boundary of the site with Lowfield Road and within the central southern portion of the site as being of biodiversity interest.

7.189 A number of designated Green Links also run across parts of the application site, albeit the majority of these are located within the southern portion of the site and would not be impacted by the proposed development. Policy EN12 states that Green Links can include both public and private land and provide connectivity for wildlife between ecologically important areas. Green links are not precise lines but rather potential connection between areas and do not necessarily mean or imply public access. The policy goes on to state that opportunities should be sought to enhance the quality and integrity of the green network.



Plan showing Green Links across the site

7.190 The RBC Ecology Adviser notes minor proposed losses to the periphery of the woodland along the north east boundary of the site, but in overall terms considers that the proposed development will not have an adverse impact on statutory or not statutory designated sites and would not result any notable loss of any 'priority habitats' (as defined in the NPPF). Notably the major areas of woodland priority habitat are also located within the southern portion of the site and would not be impacted by the proposals. The significant majority of features and habitats of ecological important with the site are to be retained as part of the development.

7.191 In terms of protected species the submitted Ecology Appraisal identifies that the site offers numerous opportunities for bats, badger, other mammals,

amphibians and reptiles, as well as foraging and nesting opportunities for birds. However, survey work undertaken recorded the majority of protected species to be absent from the site. The RBC Ecological Adviser has reviewed the survey information and is satisfied that these have been carried out to an appropriate standard and that protected species would not be adversely impacted by the proposals. This is subject to a condition to secure submission and approval of full details of external lighting within the development which will need to be designed in a wildlife friendly manner to protect bats, which whilst not surveyed to nest on site, are known to commute over. Similarly, whilst no badger setts or bat roosts were surveyed on site a condition is recommended to secure submission and approval of further surveys of the site prior to starting works, to ensure that if setts or roosts are identified then appropriate mitigation can be put in place.

7.192 With regard to the Green Links across the site the only link considered to be impacted by the Proposals is one which covers the orchard area within the western part of the site and from there extends west along the northern side of Caversham Park Drive out of the application site and then further north along Peppard Road. Notably as discussed in Tree and Landscaping section of this report a significant part of the landscape enhancements proposed by the application is restoration and additional planting within the orchard area which is considered to benefit the integrity of the Green Link. No additional built development is proposed along this part of Caversham Park Drive to the west of the orchard. In this respect, together with the additional ecological enhancements proposed within the wider site, it is considered that the proposals would protect and enhance the identified Green Link.

7.193 The ecological enhancements proposed within the wider site as part of the development include the following, with submission and approval of full details to be secured by way of condition:

- Creation of new wildflower grassland in the southern area of the parkland
- Significant new tree planting and enhancement of woodlands
- New native hedgerows and shrub planting
- Bat and bird boxes on both trees and buildings
- Hedgehog domes within scrub areas and woodland
- Retention of deadwood on site for Stag Beetles and invertebrate species.
- Bee bricks

7.194 The Applicant has also submitted a biodiversity net gain assessment (BNG) as part of the application. Whilst it should be noted that the submission date of the application preceded the mandatory 10% BNG requirements, Policy EN12 requires proposals to provide for a net gain in biodiversity where possible. The submitted BNG assessment projects that the development would result in a significant 48.12% net gain in habitat units on the site. The RBC Ecology Adviser has reviewed the BNG assessment and is satisfied with the methodology applied. A condition is recommended to secure an

updated BNG assessment once the precise details of the landscape and ecological enhancements for the development have been finalised.

- 7.195 Further conditions to secure submission and approval of a Construction Environmental Management Plan (CEMP) to ensure environmental impacts of the construction of the development are managed appropriately as well as a Landscape and Ecological Management Plan are also recommended.
- 7.196 Subject to the recommended conditions above the proposals are considered to be acceptable in terms of tree, landscape, ecology and biodiversity matters and to comply with Policies EN12 and EN14. The proposed landscape, ecological and biodiversity enhancements to the site are considered to be significant benefits of the development.

F. Transport Matters

- 7.197 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking related matters for new development.
- 7.198 A Transport Assessment has been submitted with the planning application as well as an Addendum to accompany the amended plans.
- 7.199 The principal vehicular access into the site is gated entrance via a private road named Caversham Park Drive at the north-west corner of the site which connects with Peppard Road. The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. Typically, these areas are within 400m of a Reading Buses high frequency 'Premier Route', which provides high quality bus routes to and from Reading town centre and other local centre facilities.

Access

- 7.200 There are no changes proposed to the entrance of the site and RBC Transport Officers have confirmed that the width of the existing access road from Peppard Road, at 4.8m, is acceptable to provide vehicular access to the proposed development. The access road will be retained broadly in its current alignment to serve the different elements of the development. Temporary removal of one of the pillars located at the site entrance is required to ease access for larger vehicles during construction but will be reinstated when construction is complete.
- 7.201 Additional footpaths are provided throughout the site to enhance the pedestrian environment and to provide connections from the public highway via 2m width footways which are considered to be acceptable.

Traffic impact

- 7.202 The house and its grounds have been used by the BBC as its Monitoring Station since 1943 and a base for BBC Radio Berkshire. However, the Transport Statement states that there are no available records of the traffic generation of the site whilst it was fully occupied by the BBC, employing in the region of 800 staff. Given that the extant planning use of the site is for offices, the Transport Assessment has assessed the existing traffic generation potential of the site against office use. RBC Transport Officers consider this approach to be acceptable. To determine appropriate trip rates for the existing traffic generation potential of the site, the TRICS Database has been interrogated.
- 7.203 TRICS survey data is used to analyse individual or selected sets of survey counts to produce trip rate information based on user-defined development scenarios. The results provide an estimate of the likely activity at a development. The results for the proposed development show that the existing site could generate 161 two-way vehicle trips in AM peak and 110 two-way trips in the PM peak. Across the 12-hour period assessed between 07:00-19:00, there are estimated to be 1,272 two-way vehicle trips generated by the existing BBC site. However, it should be noted that if the site were utilised as a standard B1 office, it may generate more intensive trip generation to and from the site during the AM/PM peak hours than previously experienced as the BBC site.
- 7.204 RBC Transport Officers have reviewed the parameters selected by the applicant for the TRICS assessment and confirm that they are acceptable. Albeit it is noted that the parameters are based on a single comparative site which does not provide a good representative sample of data.
- 7.205 Within the Applicant's Transport Statement the trip rates for the proposed residential elements of the scheme have been broken down into residential mixed/affordable housing, residential assisted living, residential retirement units and care home. The proposed development is anticipated to result in a reduction in the traffic generation of the Site compared to its extant use. For context, it should be noted that the house and its grounds have been used by the BBC as its Monitoring Station, together with 257 Parking Spaces (extant use). The proposed uses would reduce the level of parking to 247 Parking Spaces.
- 7.206 Given that there would be no material increase in directional traffic flow to and from the site during peak hours, no junction assessments have been undertaken. In overall terms RBC Transport Officers, on behalf of the Local Highway Authority, has determined that the development would not result in a severe cumulative impact in the context of paragraph 115 of the NPPF (2023) which states that '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe*'.

Parking

Caversham Park House – C2 Use Class Assisted Living Units

- 7.207 A total of 81 spaces (65 allocated and 16 visitor) are proposed. There are no specific parking standards for assisted living units within the RBC Parking Standards and Design SPD so the Applicant has provided their own justification for the number of spaces within the submitted Transport Assessment. In short, they advise that such units are generally occupied by 1 or, at most 2 people, typically requiring only 1 car. The applicant has previously undertaken reviews of their similar existing developments which points towards a parking provision of between 1.1 and 1.3 spaces per unit being required. The proposed parking space provision equates to 1.25 spaces per unit which RBC Transport Officers accept and is considered to be acceptable.
- 7.208 In accordance with Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging) 10% of parking spaces are required to be provided with an Electric Vehicle charging point. The proposed provision for the assisted living units would provide 8 charging points which is considered to be acceptable.
- 7.209 There are also no guideline standards for cycle parking for assisted living accommodation within the SPD. In this instance 24 cycle storage spaces are proposed to be provide within a covered and secure storage unit. Taking into consideration the type of occupants that will take up residence in the building, it is unlikely that access to cycle storage will be priority, therefore RBC Transport Officers consider the proposed provision to be acceptable. It proposed that the estate management company would monitor usage of the cycle store to ascertain demand. Submission and approval of a cycle store management plan to include formal mechanism for reviewing supply and demand is recommended to be secured by condition.

Proposed Care Home – C2 Use Class

- 7.210 The transport statement identifies that the proposed care home would have 24 full time employees between the hours of 9am and 4pm each day and that there would be a brief crossover period during shift changes were staff numbers may reach 27. In accordance with the SPD the maximum permitted parking standard for a C2 care home is 1 space per full time employee and 1 space per 4 residents. For the proposed 64 bed care home the maximum parking provision would be 40 spaces. In this instance it is proposed that 30 parking spaces (including 3 disabled bays) would be provided for the care home which is below the SPD maximum standards.
- 7.211 The Applicant's Transport Statement acknowledges that the level of parking proposed is below the maximum permitted and advises that the number of spaces proposed is based upon the Applicant's extensive experience of care home developments. The Transport Statement also sets out that visitors to the Care Home would not be prohibited from using the spaces next to the Pavilion if additional visitor spaces are occasionally required. Given the RBC

standards in respect of care homes are for maximum provision, RBC Transport Officers accept the proposed parking provision in this instance.

7.212 The care home would be provided with 6 EV charging points which is considered to be acceptable. Based on the care home having 24 full time employees staff cycle parking of 1 per 3 staff is required, this would equate to a minimum of 8 cycle parking spaces. It is proposed that 16 secure and covered cycle storage spaces would be provided which this is in excess of the SPD standards and considered to be acceptable.

Conversion of no.s 1 and 3 Caversham Park Drive – C3 dwelling use

7.213 The vehicle parking requirement for this part of the development, as per the SPD, is 1.5 spaces per unit which is a total of 6 spaces. A total of 7 spaces (1 visitor space) are proposed which accords with the SPD requirements and is considered to be acceptable. 1 electric vehicle charging point per property is proposed which is also considered to be acceptable. Adequate cycle parking is proposed to be provided in a covered and secure store to the rear of the car parking spaces.

Proposed Eastern and North Eastern Parcels – C3 dwelling use (age restricted)

7.214 A total 51 parking spaces are proposed for the Eastern Parcel (36 Parking Spaces for Land to the East and 15 Parking spaces for Land to the North) which equates to 1.25 parking spaces/unit and therefore below the SPD standards as shown in the table below.

Type of Dwelling	Standard	Required provision	Proposed provision
Northern Eastern parcel - 12 x 2 bedroom units	1.5 spaces per dwelling	18	18
Eastern parcel courtyard Block - 29 x 2 bedroom units	1.5 spaces per dwelling	43.5	36
Total		61.5	54

7.215 The Applicants' Transport Statement justifies this level of parking on the basis that the proposals are for retirement accommodation with the minimum age of future occupiers to be 55 and that typically such dwellings are occupied by 1 or 2 persons only requiring 1 car. In this instance given the age restricted nature of the accommodation the proposed level of provision is accepted by RBC Transport Officers. Notably the 12 units within the north eastern parcel, which are all houses (compared to the eastern parcel which where the majority of units are flats), would be served by compliant number of parking spaces in line with the RBC adopted SPD standards.

- 7.216 Each of the parking spaces for the proposed houses within the north eastern parcel would be provided with an electric vehicle charging point whilst 13 of the spaces of the communal parking area within the courtyard block of the eastern parcel would be provided with charging points which exceeds the Policy TR5 requirement of 10% of spaces for communal parking areas. A total of 32 cycle spaces are proposed to be within secure stores for the eastern and north eastern parcels which is considered to be acceptable. A mechanism is proposed to be secured by condition to facilitate ongoing review of demand and usage of the cycle storage for these parcels.

Proposed Western Parcel – C3 dwelling use

- 7.217 A minimum of 45 spaces are required to serve the 27 (20 houses and 7 apartments) C3 dwellings located within this parcel. The application proposed to provide 47 spaces which is in excess of the adopted standards and considered to be acceptable. This parcel includes 20 electric vehicle charging points which equates to 1 per house and which is considered to be acceptable in accordance with Policy H5. Cycle parking cycle parking for each of the houses is provided via secure store within the private rear gardens. Cycle parking for the apartments is provided in a communal store which is deemed acceptable.

The Pavilion

- 7.218 A total of 38 car parking spaces are proposed to be provided to accommodate visitors, either using the café or sport facilities, the interpretation hub or accessing the pathways and the rest of the park during daylight hours. In principle RBC Transport Officer consider this to be acceptable but a condition is required to secure submission and approval of a car park management plan for full details of how the allocation of the car parking spaces for user groups will be provided and managed to ensure the demand does not exceed the level of provision during busy periods. 12 visitor cycle spaces are also proposed at the pavilion.

- 7.219 4 electric vehicle charging spaces would be provided within the pavilion car park which equates to 10% provision and accords with Policy TR5.

Servicing

- 7.220 The largest vehicle likely to access the site on a regular basis is a refuse vehicle. As part of the submitted Transport Assessment a swept path analysis has been carried out which RBC Transport Officers are satisfied demonstrates that a refuse vehicle and fire tender can access all necessary points within the site.

- 7.221 In terms of waste collection the application is accompanied by waste management strategy with identifies the location of bin storage for the various different elements of the proposed development. This includes communal bin stores for the care home, assisted living, retirement dwellings

and for the apartments within the western parcel of development with private storage proposed within the gardens of the houses within the western parcel. RBC Waste Officers have reviewed the waste storage proposals and are satisfied that there would be sufficient capacity for all parts of the development in terms of general waste, recycling and food waste.

- 7.222 With regard to waste collection the waste management strategy identifies waste collection points throughout the development and advises that the site will be managed by several estate managers who would be responsible for transferring bins between the communal stores and collections points on waste collection days. RBC Waste Officers are satisfied with the waste collection principles proposed and RBC Transport Officers are satisfied that a refuse vehicle can suitably access the waste collection points within the development. A condition is recommended to secure submission and approval of a more detailed refuse collection strategy for the development.

Proposed Footpath Connections

- 7.223 The proposals include the creation of new pedestrian access points to the site. Two entrances are proposed to the western boundary of the site from the public footway along Peppard Road leading into the western parcel of development.
- 7.224 Following submission of amended plans the development now also includes provision of an additional footpath connection on the opposite eastern boundary of the site to provide direct pedestrian access to the development from Lowfield Road. As per the pedestrian accesses from Peppard Road the eastern entrance would also be gated to provide for public access to the site during dusk to dawn hours. This access is considered to be of benefit in terms of accessibility of the development in providing direct access for future occupiers to Lowfield Road. Without this entrance and desire line to Lowfield Road residents would have to walk across the site to the accesses on the western boundary with Peppard Road to leave and enter the site on foot, which is a significantly longer journey.

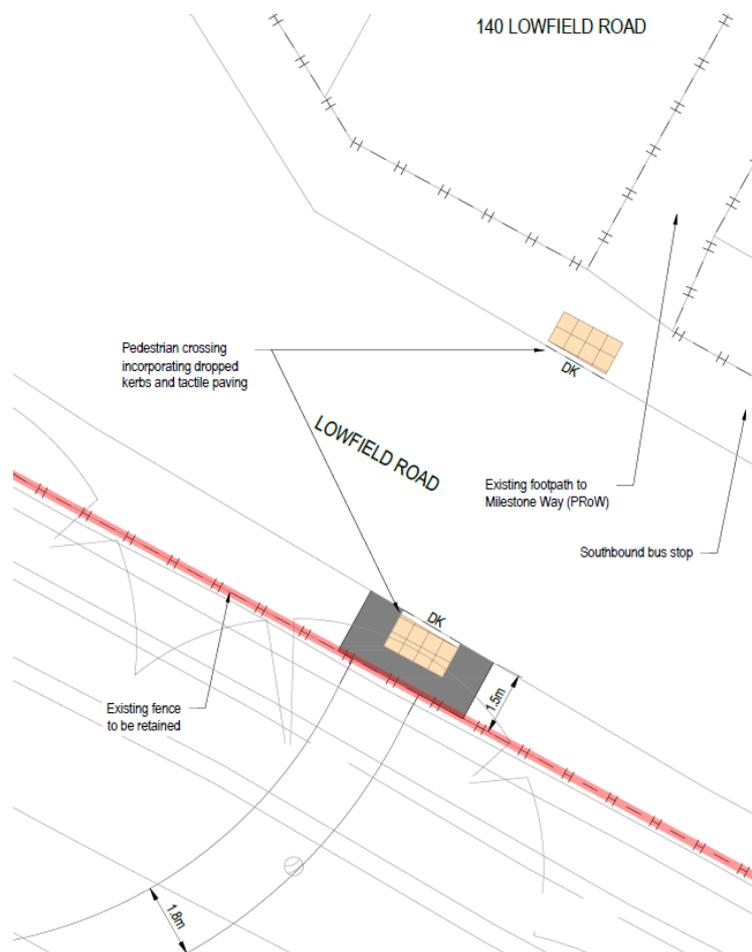


Proposed new pedestrian footpath link to Lowfield Road



Location of new pedestrian access on west side of Lowfield Road

7.225 There is no existing public footway to the west side of Lowfield Road where the proposed new pedestrian entrance/exit to the site would be located. Therefore, as part of the section 106 legal agreement a scheme of highway works is to be secured to provide a surfaced footway from the proposed new pedestrian entrance to the site on Lowfield Road to the carriageway edge, and tactile paving and dropped kerbs to provide a connection between the site and the opposite side of the road and the footpath which leads to the Public Footpath known as Milestone Way.



Proposed Highway Works Plan

Other Transport Matters

- 7.226 A significant concern raised in a number of objections to the proposed development is the overspill parking from the development onto Peppard Road, particularly given the proposals to provide public access to the park and garden and concerns that this will result in people parking on Peppard Road who are visiting the site.
- 7.227 To ensure that there is no significant increase in on-street parking on all surrounding roads as a result of the development, RBC Transport Officers require that a section 106 obligation is secured to require that a series of parking surveys are undertaken on surrounding roads, to include:
- An initial parking survey will be required to be undertaken and submitted to and approved by the LPA prior to implementation of the development.
 - Within 3 months of first occupation of the dwellings on the western parcel, a subsequent parking survey should be undertaken and submitted to and approved by the LP.
 - If an increase in on-street parking has occurred and/or overspilled onto the surrounding highway, the applicant is required to pay a contribution of £7,500 towards a review of the waiting restrictions on Peppard Road and/or new waiting and loading restrictions. All parking restrictions will require both statutory consultation and approval from the Highway Authority.
- 7.228 RBC Transport Officer advises that there would be significant transport implications from construction activities associated with the proposed development within this location, which is in a residential area. Therefore, a detailed construction method statement (CMS) would be required to be secured by condition to be submitted to and approved by the LPA prior to the development commencing. As well as demonstrating a commitment to ensuring the number of HGV movements are managed and controlled, the CMS will be required to demonstrate that appropriate measures will be implemented to ensure the safety of pedestrians and cyclists on the road network around the construction site.
- 7.229 Subject to the recommended s106 obligations and conditions it is considered that the proposed development is acceptable in terms of transport related matters and would comply with Policies TR1, TR3 and TR5.

G. Sustainability

- 7.230 The application is accompanied by a sustainability and energy strategy for the development.
- 7.231 Policies CC2 (Sustainable Design and Construction) and CC3 requires that new development is designed such that site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. In this respect

the submitted energy strategy proposes a number of active and passive measures across the development including high efficiency insulation and materials, passive solar gains as a result of orientation of buildings and solar shading from existing and proposed trees within the site, SuDS and use of low energy usage lighting and appliances.

- 7.232 In accordance with Policy CC2 the proposed new care home is required to achieve a BREEAM standard of Excellent (minimum BREEAM performance score of 70%). An initial BREEAM assessment for the care home has been submitted with the application which, based upon inclusion of the measures outlined above, is projected to achieve an Excellent standard and BREEAM performance of between 77.34% and 88.30% to meet the requirements of Policy CC2. Submission to and approval by the LPA of final, design stage and as built, BREEAM assessments is required to be secured by conditions.
- 7.233 Policy CC4 (Decentralised Energy) seeks that all major developments consider the inclusion of decentralised energy provision unless it can be demonstrated that the scheme is not suitable, feasible or viable. In addition, the policy states that where there is existing decentralised energy provision present within the vicinity of an application site developments will be expected to link into the existing decentralised energy network or demonstrate why this is not feasible.
- 7.234 The Applicant has assessed the site for potential to link into existing decentralised heat networks using the National Heat Network Planning Database. However, this has identified that there are no existing networks in the local area. In addition, they have assessed the site for presence of existing secondary heat sources to utilise (such as sewage treatment plants or data centers) which has also identified no such sources in the vicinity of the site.
- 7.235 In terms of on-site decentralised energy provision the applicant has reviewed a variety of options. A number of sources have been considered unacceptable for use on the site. Officers consider that options such as wind turbines and solar panels are unlikely to be suitable for this site given their additional visual impact upon the grade II listed registered park and garden and buildings. Similarly, the level of excavation required to provide a ground source heat pump system upon such a large site is also unlikely to be acceptable due to impacts upon the historic landscape. Notwithstanding this, the application proposes to provide each C3 dwelling within the development with an air source heat pump. The principle of which is considered to be acceptable in accordance with Policy CC4. Full details of the location of all air source heat pumps within the development will be secured by way of condition to ensure they are sited discreetly given the heritage sensitivities of the site.
- 7.236 The proposed C3 dwellings within the development are required to adhere to the higher water efficiency standard of Part L of the Building Regulations and achieve zero carbon homes standards in accordance with Policy H5

(Standards for New Housing). In accordance with adopted RBC Sustainability and Design SPD (2021) adherence to zero carbon homes standards requires a minimum 35% improvement in the dwelling emission rate over the Building Regulations standard, and a financial contribution towards carbon offsetting within the Borough to off-set the dwelling emission rate to zero.

- 7.237 The submitted energy strategy for the development provides a projected dwelling emission rate performance of the proposed dwellings, considering the various energy supply and efficiency measures outlined above. This projects that each dwelling would achieve a 36% improvement in the dwelling emission rate of the Buildings Regulations standard and therefore, exceed the minimum standards required by Policy H5.
- 7.238 The applicant has confirmed agreement to a s106 obligation for a carbon off-setting contribution to off-set the emissions of the proposed dwellings to zero. Conditions are required to secure submission and approval of final design stage and as built dwelling emission rate assessments (SAP assessments) of the dwellings by the LPA. The final design stage SAP assessment would be required to be submitted prior to development of the dwellings commencing and at this point, once the final design stage performance for the dwellings is known, the required financial contribution would be calculated. This would be secured via the standard calculation methodology outlined within the RBC Sustainable Design and Construction SPD.
- 7.239 Turning to the energy performance of the proposed assisted living units to be provided by way of conversion of Caversham Park House. As non C3 use class residential accommodation the proposals are expected, in accordance with Policy CC2, to achieve a minimum BREEAM Excellent standard, where possible. Paragraph 3.5 of the RBC Sustainable Design and Construction SPD sets out that applications affecting some heritage assets may have difficulty achieving required standards. This paragraph goes on to state that where there are proposals for conversions and refurbishments of listed buildings, scheduled ancient monuments or buildings in conservation areas where compliance with sustainability policies would unacceptably alter their character and appearance, appropriate measures that are sensitive to the heritage asset should be taken to achieve improvements to the performance of the building insofar as is possible.
- 7.240 The application does not outline what BREEAM standard the conversion to Caversham Park House is expected to achieve but given the complexities of application of BREEAM standards to listed buildings, a condition is recommended to secure a detailed design stage BREEAM assessment to be submitted prior to commencement of any works to the building. A further condition is then recommended to secure submission and approval of an as built BREEAM assessment prior to first occupation of the assisted living units to confirm compliance with the BREEAM standard approved under the design stage assessment.

- 7.241 A sustainable drainage (SuDS) scheme has been submitted within the application as required by Policy EN18 (Flooding and Sustainable Drainage Systems) which states that SuDS schemes must demonstrate that site run off rates as a result of development should not greater than existing.
- 7.242 The application site located entirely within flood zone 1 which is land at the very lowest risk of flooding from all water sources. The Environment Agency have been consulted on the planning application and advise that they do not wish to comment.
- 7.243 The submitted SuDS strategy concludes that ground conditions vary across the site. It is proposes that for the western parcel of development ground conditions support infiltration of run off and that the access road and parking areas will be constructed of permeable paving, whilst private soakaways are proposed in the gardens of the houses (shared soakaways for other buildings). Run off from the central area of the site, including Caversham Park House and the new care home, will follow the existing arrangements and drain into the pond in the south west corner of the site and then run off from the pond is discharged into the parkland south of the pond. Within the eastern parcels of the development run off would discharge into an existing ditch along the eastern boundary of the site at a controlled rate.
- 7.244 The RBC Lead Local Flood Authority Officer (Transport Development Control Manager) has reviewed the SuDs Strategy for the development and considers this to be acceptable and that it demonstrates that site run off rates as result of the development would be lower than existing and therefore comply with Policy EN18. A condition is recommended to secure implementation of the SuDS scheme as approved, including the specified management and maintenance details.

H. Residential Amenity

- 7.245 Policy CC8 (Safeguarding Amenity) states that development should not adversely harm the living environments of existing or new residential properties, including privacy, outlook and daylighting. Policy CC7 (Design and the Public Realm) seeks to create safe and accessible environments. Policy EN16 (Pollution and Water Resources) seeks to ensure development is not damaging to the environment and sensitive receptors by way of pollution. Policy EN15 (Air Quality) specifically seeks to protect existing occupiers from poor quality and EN17 (Noise Generating Equipment) from noise associated with plant equipment.
- 7.246 The application site is self-contained and as such separation distances to existing surrounding dwellings are generous. Even for the proposed western and eastern parcels of development in all instances a road and boundary vegetation would be located between new development within the site and surrounding dwellings. In this respect there are not considered to be any adverse impacts on surrounding dwellings as a result of the proposed development in terms of a sense of overbearing, overlooking or loss of light.

- 7.247 The residential nature of the uses proposed are also not considered to generate any concerns in terms of noise impacts upon existing surrounding dwellings. As above due to the self-contained nature of the site and separation distances no adverse impact as a result of the sports facilities within the development are considered to result.
- 7.248 RBC Environment Protection Officers recommend a condition is attached to require submission and approval of a plant noise assessment in relation to all air source heat pumps proposed to be installed at the site to ensure that the specifications and siting of these does not have an adverse cumulative noise impact on existing surrounding occupiers or future occupiers of the proposed development, in accordance with Policy EN17 (Noise Generating Equipment).
- 7.249 It is considered that is potential for the proposed playground (LAP) to result in some noise disturbance to the proposed dwellings within the western parcel, with the LAP to be located 7-8m from the closest new dwelling. However, the LAP would, as per the public access arrangement for the rest of the site, only be publicly accessible between dusk to dawn hours each day. On this basis is it considered that significant disturbance from the LAP to future occupiers would be unlikely.
- 7.250 The application is also accompanied by an Air Quality Impact Assessment which has been reviewed by RBC Environment Protection Officers who are satisfied that there would be no worsening in air quality as a result of the proposed development once built.
- 7.251 The proposals have the potential to result in adverse impacts on existing surrounding occupiers during the construction activities. This including noise, dust and vibration impacts. Therefore, RBC Environmental Protection Officers recommend a condition to secure submission to and approval by LPA of details of mitigation measures for these possible impacts as part of a construction method statement.
- 7.252 In terms of standard of accommodation to be provided for future occupiers the within the proposed development, it is welcomed that all the proposed C3 dwellings would meet the nationally prescribed space standards as required by Policy H5 (Standards for New Housing). The layout of all dwellings within the site is considered to be acceptable and provide for a good standard of outlook and access to daylight. The character of the site, containing extensive areas of park and woodland, is considered to provide a very high standard of residential amenity and setting for all the new residential dwellings, care home and assisted living accommodation.
- 7.253 Policy EN10 (Private and Communal Outdoor Space) requires that dwellings are provided with functional private or communal open space, wherever possible and that houses are provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens. The policy goes on to state that design of outdoor areas will respect

the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces.

- 7.254 The proposed C3 affordable houses and those to be provided by way of conversion of no.s 1 and 3 Caversham Park Drive (gatehouse buildings) within the western parcel of development would be served by adequately sized private rear garden amenity spaces. The few apartments would have access to the communal green spaces within this parcel as well as the extensive surrounding grounds of the park and garden which is considered to be acceptable.
- 7.255 The C3 age restricted retirement dwellings within the two eastern parcels of development would be served by a mixture of small private garden amenity spaces, where houses are proposed, and private balconies, where apartments are proposed. Again, given the direct access to the extensive park and garden grounds this arrangement is considered to be acceptable.
- 7.256 Private garden areas in this part of the site are proposed to be enclosed via 1.2m high railings which is considered to adequately delineate between public and private spaces, whilst respecting the open character of the surrounding park and garden. Whilst the garden railings are not as high or secure as would be expected for a normal garden this is not a normal setting given the heritage sensitivities of the site. The entire estate would also be managed by on-site estate managers and would be secured during night-time hours in line with the proposed access arrangements for the wider site.
- 7.257 A number of the ground floor units within the proposed assisted living accommodation to be provided by way of conversion of Caversham Park House would be served by small private amenity garden terrace areas to the front and rear of the building. Again, these areas would be delineated by 1.2m high railings. Residents of the assisted living units would also have access to communal garden areas within this part of the development, including a courtyard garden and the wider site. The proposed care home also contains extensive communal garden areas, including sensory garden and large first floor terrace area. These arrangements are considered to be acceptable in terms of access to outdoor amenity spaces.

Accessibility

- 7.258 The application confirms that all new C3 residential dwellings would have level access for wheelchair user from ground floor and accessible ground floor bathrooms. Nonetheless, a condition to secure a minimum 5% of the new C3 dwellings as adaptable wheelchair user dwellings is recommended in accordance with Policy H5 (Standards for New Housing). The proposed care home, and assisted living units, by their nature would provide inclusive access throughout where possible and include lifts for access to upper floors within the buildings.

7.259 Comments from the RBC Access Officer note that the presence of a spiral staircase within one of the mezzanine units within the main house, however this is the only spiral stair and overall, the building provides for a high level of accessibility. Comments are also raised as to whether the interpretation strategy would include any Braille, details of this can be secured as part of the recommended condition to secure a detailed interpretation strategy for the site. The Access Officer also queries waste collection arrangements and how this would be put out for collection. In this respect the site would be managed by a team of estate managers who would be responsible for transferring bins back and forth from stores to the collection points and a condition is recommended to secure a detailed waste management strategy.

I. Other Matters

Archaeology

7.260 An archaeological assessment has been submitted with the application and has been reviewed by Berkshire Archaeology who advise that there is potential for post medieval remains be present across the site associated with the use and activity within the park (likely first occupied as the seat of the manor of Caversham in the late 16th Century) and its development and landscaping. The submitted assessment also identifies '2.6 m of made ground' found in geotechnical groundworks around the main house, which is a relatively deep deposit of anthropogenic material, likely created prior to the construction of the current house in the 1850s and it is possible that this deposit contains archaeological material, perhaps associated with the demolition of the earlier manor houses previously located on the site.

7.261 Given the above Berkshire Archaeology recommend that a condition is attached to the planning permission to secure submission and approval of a written scheme of archaeological investigation which is to be implemented and completed, and report detailing the findings of the investigations submitted for approval, prior to commencement of development on site in accordance with Policy EN2 (Areas of Archaeological Significance).

Fire Safety

7.262 Matters of fire safety are not a material planning consideration for an application of this nature. However, Berkshire Fire and Rescue have reviewed the proposals on a basic level and commented on the they would appear to meet the basic principles in terms of means of escape in case of fire. Adherence to detailed fire safety precautions would be required as part of the Building Regulations process.

Contaminated Land

7.263 A desk-based contaminated land assessment has been submitted with the application. This concludes that the site has potential to contain contaminants from areas of made ground across the site, historical tanks,

satellites dishes and electricity substation buildings, pesticides and other contaminants from the on-site green house and possible asbestos containing materials within the main House. RBC Environmental Protection Officers have reviewed the desk-based assessment and recommend conditions to secure submission, approval and implementation of an on-site contaminated land assessment and mitigation scheme.

Employment Skills and Training

- 7.264 Policy CC9 (Securing Infrastructure) seeks that development that would result in employment should provide mitigation in line with its impacts on labour and skills. As a major category residential development and in line with the adopted Employment Skills and Training SPD (2011), the development is expected to provide a construction phase employment and skills plan to demonstrate how it would benefit the local employment market or an equivalent financial contribution (£51, 085) towards local skills and training. This obligation would be secured as part of the proposed section 106 legal agreement.

Matters Raised in Public Representation

- 7.265 Concern has been raised that there are too many large planning applications in this area and the surrounding roads cannot cope. In this respect it should be noted that the development would result in an overall reduction in traffic movements compared to the existing lawful use of the site and therefore there is not anticipated to be a worsening of the traffic situation as a result of the proposed development. Management of construction traffic associated with the development in conjunction with any other developments taking place in the local area, such as at the former Reading Golf Club site, will be managed by way of condition to secure an appropriate construction method statement for the development in consultation with RBC Transport Officers.
- 7.266 A number of objectors are unhappy that the applications were submitted over the Easter Holidays making it difficult for neighbours to comments and reviews. In this respect the LPA cannot control when an application is submitted. There have also been two amended plans submission and re-consultation periods during the course of the application, as well as the Applicants own public consultation events, and Officers are satisfied that there has been suitable public notification with regard to the applications.
- 7.267 As with all new development CIL payments will contribute to the future provision of local infrastructure within the Borough.
- 7.268 All other issues raised are considered to have been addressed in the Appraisal section of this report above.

Equality implications

7.269 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7.270 The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

8. CONCLUSION

8.1 Considering solely planning application 220490/FUL first, the application is required to be determined in accordance with the Development Plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.

8.2 As such, the harmful impacts of the development need to be weighed against the public benefits. Based on the above assessment, the harmful impacts of the development are the harm identified to the heritage assets within the site.

8.3 The level of harm identified to the heritage assets within the site is not insignificant within Officers concluding that the proposals would result in less than substantial harm of a moderate to the high level to the significance of the grade II listed registered park and garden and setting of the grade II listed Caversham Park House, and a moderate to low level of less than substantial harm to the significance of the grade II listed building of Caversham Park House. In this respect the objections from Historic England, Berkshire Gardens Trust (in respect of the proposed care home only) and the RBC Conservation Officer should also be noted. Therefore, there would need to significant and extensive public benefits of the proposals to outweigh the identified level of heritage harm.

8.4 A number of public benefits, many of which have been referenced within the appraisal section of the report above, have been identified as a result of the proposed development and are summarised below:

Social Benefits

- Provision of policy compliant level and tenure mix of on-site affordable housing, providing a good number of 2- and 3-bedroom properties meeting an identified need under Policy H3

- Provision of care home, assisted living accommodation, retirement dwellings meeting identified need under Policy H6 in a sustainable location and potential to release family housing stock elsewhere within the Borough
- Opening up the RPG to public access (dawn to dusk) – public access to significant area of open space to which historically public access has not been made available. Associated health and wellbeing merits, including community use and access to enlarged pavilion, new sports facilities and LAP
- Provision of new pedestrian access to the eastern park of the site from Lowfield Road, providing a significantly more direct and shorter route to access bus services on Lowfield Road for future occupiers and visitors to the park and garden
- Creation of a new and extended community within the park and potential for interaction between people who may not otherwise come in to contact (care home/assisted living accommodation) due to the integrated nature of the proposal

Economic Benefits

- Short term benefits of construction jobs and investment
- Longer term benefits of creation of end user jobs (primarily as part of the care homes/assisted living units)
- Expenditure on existing local services during construction and end user stages
- Delivery of a Community Infrastructure Levy (estimated to be £1,057,452)

Environmental

- Re-use of existing building stock by way of conversion
- Reduction in traffic and associated pollution to surrounding roads compared to existing lawful use of the site.
- Providing a viable use and ongoing upkeep of a vacant grade II listed building
- Specific enhancements to small number of key rooms of Caversham Park House – such as re introduction of domed ceiling to main entrance, restorative works within the Chapel and revealing original bay feature of the dining room
- Repair and restoration of stone façade of Caversham Park House
- Replacement of modern extensions to the west wing of Caversham Park House within an extension of higher design quality
- Removal of modern plant equipment from Caversham Park House
- Appreciation of heritage through providing public access to the park and garden allowing residents and the wider public to experience the significance of the grade II listed park and garden and listed structures within. The proposed interpretation strategy (information boards around the park) and interpretation hub/museum would further contribute to this benefit

- Securing a significant net gain in on-site biodiversity
 - Securing extensive enhancements to, and long-term management and maintenance, of the historic landscape within the park and garden by way of Landscape Management Plan and Conservation Landscape Management Plan. Including tree trail information boards around the park, identifying significant trees within the site.
- 8.5 It is recognised by Officers that there are an extensive range of public benefits which would be delivered by the proposed development and therefore the exercise of weighing the heritage harms of the proposals against the public benefits is considered to be very finely balanced.
- 8.6 Overall, Officers conclude in the context of paragraph 208 of the NPPF (2023), that the public benefits of the proposed development would, on balance, finely outweigh the identified less than substantial harm to the grade II listed registered park and garden and grade II listed Caversham Park House and its setting. In particular, Officers attribute significant weight to the benefit of provision of public access to the open spaces within the park and garden, which due to previous ownership have been inaccessible to the public. The proposed Conservation and Landscape Management Plans are also considered to be noteworthy significant benefits of the proposed development in securing an extensive range of enhancements to, and ongoing maintenance and management of, the registered park and garden and landscape. Most notable, are the enhancements proposed to the larger southern portion of the park and garden where no development is proposed and where the significant Switzer terraced garden is located and overlooked by the primary southern elevation of Caversham Park House.
- 8.7 Therefore, the Officer recommendation is to grant full planning permission subject to the recommended s106 obligations and conditions. Separate Listed Building Consent is also recommended for approval, subject to conditions.

Submitted drawings and documents considered include:

3251.P.100	Location Plan A0 C
3251.P.101	B&W Site Plan sheet 1 of 2 A1 AF
3251.P.102	B&W 1:500 LTE Site Plan Extract A1 Q
3251.P.103	B&W 1:500 LTW Site Plan Extract A1 Q
3251.P.104	Colour Site Plan A0 AL
3251.P.105	Demolition site Plan A1 K
3251.P.106	B&W sheet 2 of 2 A1 G
3251.P.107	Refuse Strategy A1 F
3251.P.108	LTE Enclosures A1 L
3251.P.109	LTW Enclosures A1 L
3251.P.110	Existing Elevations A0 X
3251.P.111	Existing GFP (1 of 2) A0 X
3251.P.112	Existing GFP (2 of 2) A0 X
3251.P.113	Existing FFP (1 of 2) A0 X

3251.P.114	Existing FFP (2 of 2)	A0	X
3251.P.115	Existing UFP & SFP	A0	X
3251.P.116	Existing Roof Plan (1 of 2)	A0	X
3251.P.117	Existing Roof Plan (2 of 2)	A0	X
3251.P.118	Existing Basement	A3	X
3251.P.121	Topo Data Survey	A1	C
3251.P.122	Bike Store Plans and Elevations	A2	D
3251.P.123	Bin Store Plans and Elevations	A2	F
3251.P.124	Bin & Bike Store Plans and Elevations	A2	H
3251.P.125	Materials Plan	A1	J
3251.P.126	LTW Parking Plan	A1	R
3251.P.127	MH Parking Plan	A1	L
3251.P.128	LTE Parking Plan	A1	P
3251.P.131	Ancillary bldgs plans & eles sheet 1	A0	X
3251.P.132	Ancillary bldgs plans & eles sheet 2	A0	A
3251.P.133	Ancillary bldgs plans & eles sheet 3	A1	A
3251.P.134	Typical conversion details- partywalls	A1	X
3251.P.135	Typical conversion details- partitions	A1	X
3251.P.136	MH front elev. Front (North)	A0	X
3251.P.137	MH front elev. Rear(South)	A0	X
3251.P.140	ex. Block plan sht 1 of 2	A1	X
3251.P.141	ex. Block plan sht 2 of 2	A1	X
3251.P.142	Ancillary bldgs demo plans sht 1 of 3	A0	X
3251.P.143	Ancillary bldgs demo plans sht 2 of 3	A0	A
3251.P.144	Ancillary bldgs demo plans sht 3 of 3	A0	A
3251.P.145	Gates and railings plans & eles	A1	E
3251.P.156	Existing Pavillion Floor Plans & Elevs	A1	X
3251.P.157	Pavillion Prop Plans and Elevations	A1	F
3251.P.158	Bursars/Gate House Demo plan elev	A1	A
3251.P.159	Bursar /Gate house Prop Plan & elev	A1	D
3251.P.160	Bursars & Gate Hs Exist Plan & elev	A1	A
3251.P.164	Prop Conversion Elevs Sheet 1 1:100	A1	E
3251.P.165	Prop Conversion Elevs Sheet 2 1:100	A1	F
3251.P.166	Prop Conversion Elevs Sheet 3 1:100	A1	D
3251.P.167	Prop Conversion Elevs Sheet 4 1:100	A1	E
3251.P.168	Prop Conversion Elevs Sheet 5 1:100	A1	E
3251.P.169	Prop Conversion Elevs Sheet 6 1:100	A1	D
3251.P.170	Prop Conversion Elevs Sheet 7 1:100	A1	D
3251.P.171	Prop Conversion Elevs Sheet 8 1:100	A1	D
3251.P.172	Proposed Fire Strategy GF 1:250	A1	K
3251.P.173	Proposed Fire Strategy FF 1:250	A1	N
3251.P.174	Proposed Fire Strategy UF, SF 1:250	A1	H
3251.P.175	Proposed Ground Floor Sheet 1	A1	M
3251.P.176	Proposed Ground Floor Sheet 2	A1	S
3251.P.177	Proposed Ground Floor Sheet 3	A1	N
3251.P.178	Proposed First Floor Sheet 1	A1	M
3251.P.179	Proposed First Floor Sheet 2	A1	M
3251.P.180	Proposed First Floor Sheet 3	A1	N

3251.P.181	Proposed Upper Floor Plan A1 J	
3251.P.182	Proposed Second Floor Plan A1 J	
3251.P.183	Proposed Roof Plan Sheet 1 A1 H	
3251.P.184	Proposed Roof Plan Sheet 2 A1 M	
3251.P.185	Proposed Roof Plan Sheet 3 A1 J	
3251.P.186	Proposed GF Demo Plan (1 of 2)	A1 J
3251.P.187	Proposed GF Demo Plan (2 of 2)	A1 J
3251.P.188	Proposed First Demo Plans (1 of 2)	A1 H
3251.P.189	Proposed First Demo Plans (2 of 2)	A1 H
3251.P.190	Proposed UF & SF Demolition Plans A1	G
3251.P.191	Proposed Roof Demolition Plans	A1 H
3251.P.192	Proposed Demolition elevations A0	E
3251.P.194	Mezz Section Plot 21	A1J
3251.P.196	Proposed Basement Plan	A3 X
3251.P.213	LTE - Southern Courtyard Bldg GFP	A1 G
3251.P.214	LTE - Southern Courtyard Bldg FFP	A1 G
3251.P.215	LTE - Southern Courtyard Bldg RP	A1 D
3251.P.232	A1	
3251.P.233	LTE - Courtyard elevations	A1 F
3251.P.234	LTE - Courtyard elevations sheet 2	A1 F
3251.P.237	LTN Plots 66-77	A1 C
3251.P.242	LTW Tenure Plan	A3 D
3251.P.243	LTN Fire Plans	A1 X
3251.P.244	Courtyard Fire GFP	A1 E
3251.P.245	Courtyard Fire FFP	A1 E
3251.P.247	A1	
3251.P.248	A1	
3251.P.249	A1	
3251.P.250	Site Wide Contextual Section	A1+ F
3251.P.251	Scheme Comparison	H
3251.P.300	LTW Plots 1-5	A1 A
3251.P.301	LTW Plots 6-7	A1 B
3251.P.302	LTW Plots 8-11	A1 A
3251.P.303	LTW Plot 12	A1 B
3251.P.304	LTW Plots 13-14	A1 B
3251.P.305	LTW Plots 15-17	A1 A
3251.P.306	LTW Plots 18-20	A1 B
3251.P.307	LTW Plots 21-22	A1 A
3251.P.308	LTW Plots 23-27	A1 B
3251.P.309	Section From Peppard Road	A1 D
3251.P.310	Section B_B	A1 C
3251.400	Main House Proposed Plans 1	A1 X
3251.401	Main House Proposed Plans 2	A1 X
3251.402	Main House Existing Plans 1	A1 X
3251.403	Main House Existing Plans 2	A1 X
3251.404	Main House Sections A_A	A1 B
3251.405	Main House Sections B_B	A1 X
3251.406	Main House Sections C_C	A1 X
3251.407	Main House Sections D_D	A1 X

3251.408 Main House Sections E_E A1 X
 3251.V01 NE On Peppard Road A3 C
 3251.V02 SE On Peppard Road A3 D
 3251.V03 LTW Plots 23-25 A3 B
 3251.V04 LTW Entrance A3 B
 3251.V05 LTW Plots 18-22 A3 B
 3251.V06 LTW Plots 23-28 A3 B
 3251.V07 LTW Plots 15-18 A3 B
 3251.V12 Care Home View from South A3 X
 3251.V14 LTW Plot 6-7 8-11 A3 A
 3251.V16 LTE Courtyard Visual 2 A3 X
 3251.V17 LTE Courtyard Visual 3 A3 X
 3251_SK022401 View North East from Main House A1 X
 3251.P.409 Rev B – Public Open Space Plan
 Drawing no. 8210894/6103 A – Proposed Footway Link

- Planning Statement (and Addendum) prepared by Savills
- Environmental Statement (and update) prepared by Savills
- Transport Statement (and update) prepared by Glanville Consultants.
- Framework Travel Plan (and update) prepared by Glanville Consultants
- Construction Traffic Management Plan (and update) prepared by Glanville Consultants
- Foul Drainage & Utilities Assessment (and update) prepared by Glanville Consultants
- Landscape & Visual Appraisal (and update) prepared by Savills.
- Ecological Appraisal (and update) prepared by Aspect Ecology.
- Arboricultural Impact Assessment (and update) prepared by Aspect Arboriculture
- Flood Risk Assessment (and update) prepared by Glanville Consultants.
- Air Quality Assessment (and update) prepared by Aether Ltd.
- Heritage Assessment (and Addendum) prepared by Montagu Evans.
- Design and Access Statement (and Addendum) prepared by BHP Harwood Architects.
- Habitat Survey & Biodiversity Net Gain (and update) prepared by Aspect Ecology;
- Statement of Community Involvement prepared by TFA (reviewed but no update required)

Selection of Proposed Plans Shown Below:

N.B (Please note the proposed plans are extensive and not all plans are shown, below. All plans and documents submitted can be accessed via the application search function on the Council website and using the planning and listed building consent application reference numbers –

https://planning.reading.gov.uk/fastweb_PL/welcome.asp)



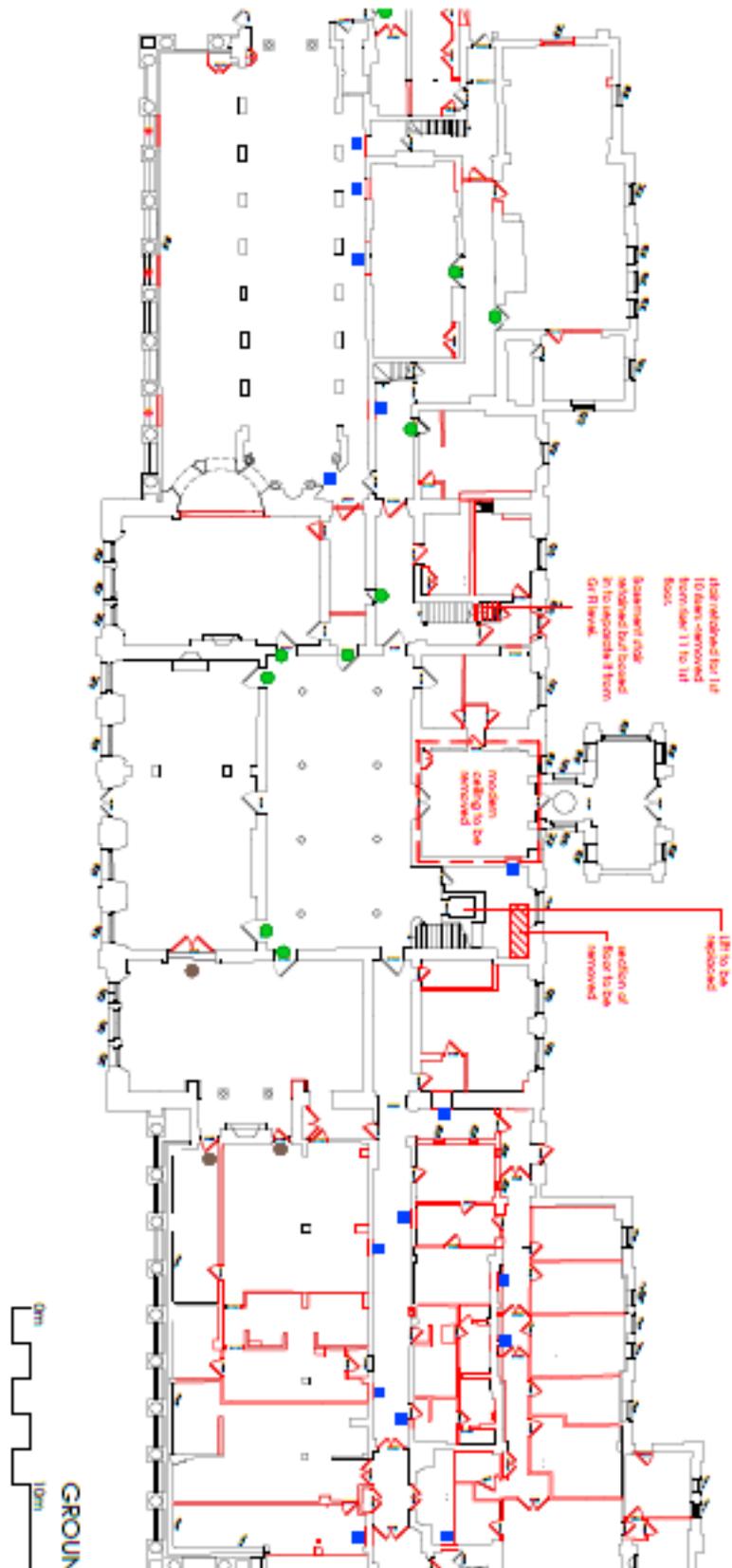
Proposed Site Plan



Proposed site plan zoomed in showing development areas in the north part of the site



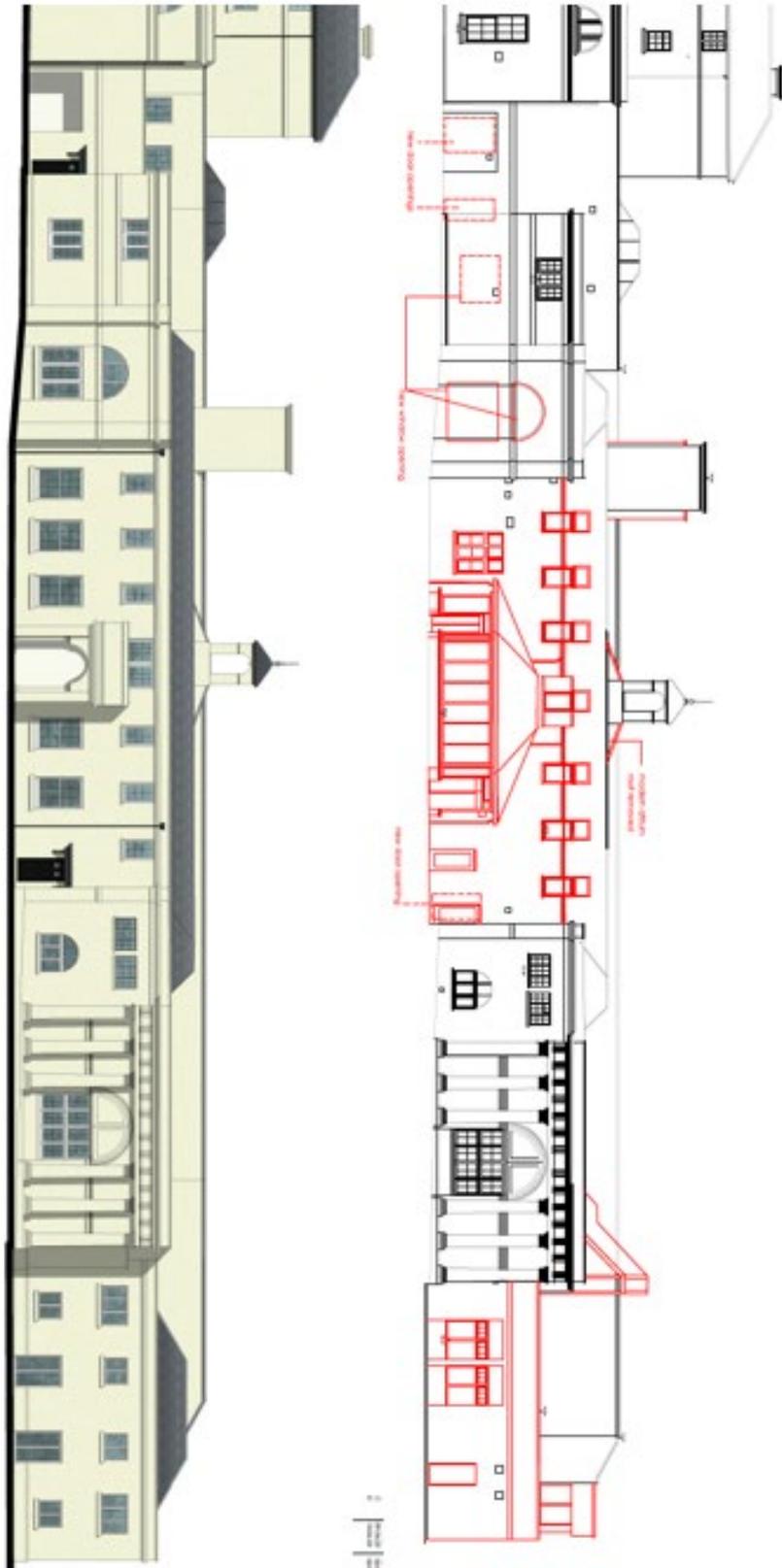
Existing ground floor plan of central part of Caversham Park House



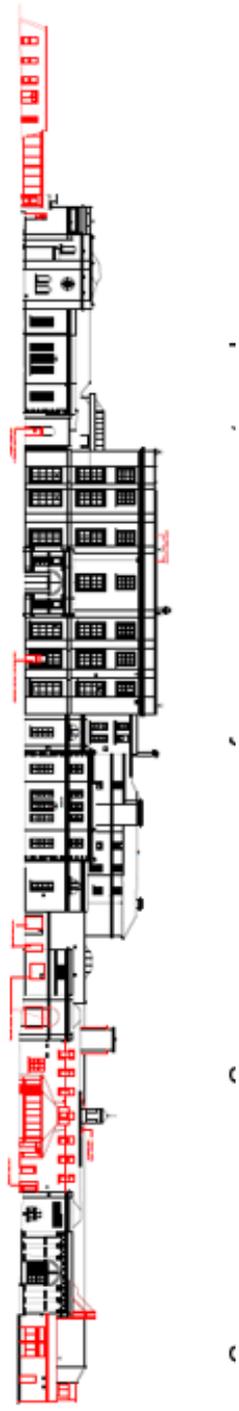
Proposed Ground Floor Demolition Plan of central Part of Caversham Park House



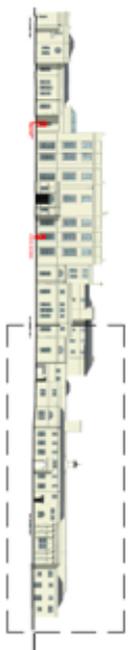
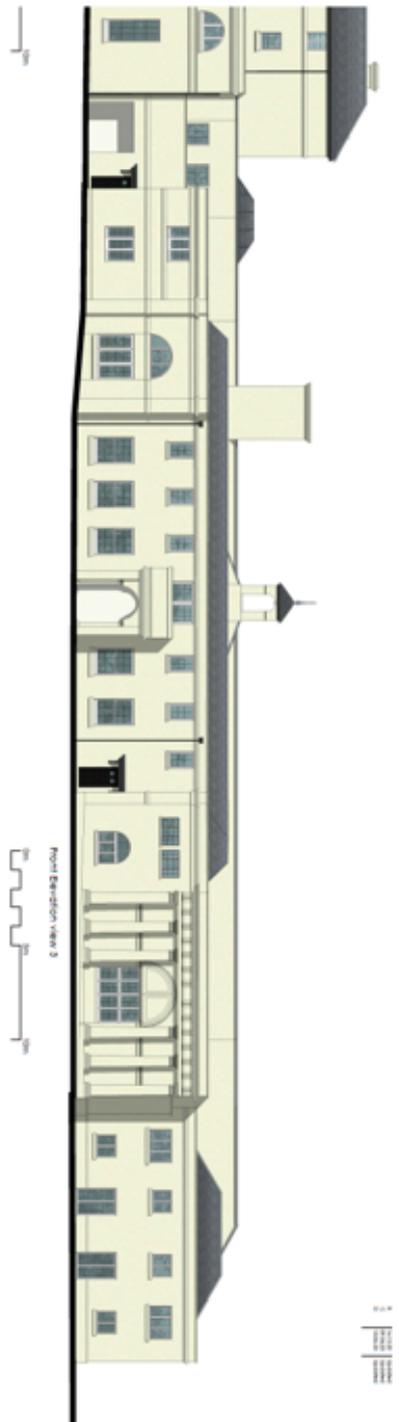
Proposed Ground Floor Plan of central part of Caversham Park House



Elevation plans showing proposed demolition (right) and re-building/extension to north elevation of the west wing of Caversham Park House (left)



Existing north elevation of Caversham Park House - proposed demolition shown in red



Proposed north elevation of Caversham Park House – showing replacement new build extensions

Client:
 SHEFFIELD
 DEVELOPMENT LTD
 Job:
 CAVERSHAM PARK
 REBUILD

Elevation plans showing proposed demolition (right) and re-building/alteration (left) to the north elevation of Caversham Park House



Proposed Care Home



Proposed Western Parcel



Front Elevation

Side Elevation



Front Elevation

Side Elevation



Front Elevation

Side Elevation

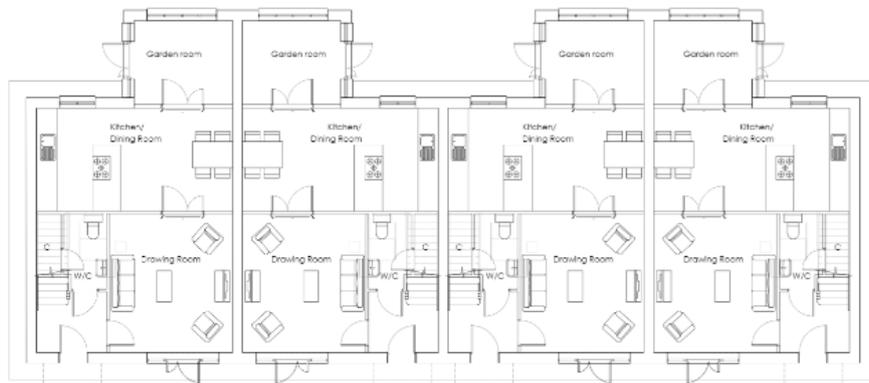


Front Elevation

Side Elevation



Examples of dwelling style within the western parcel



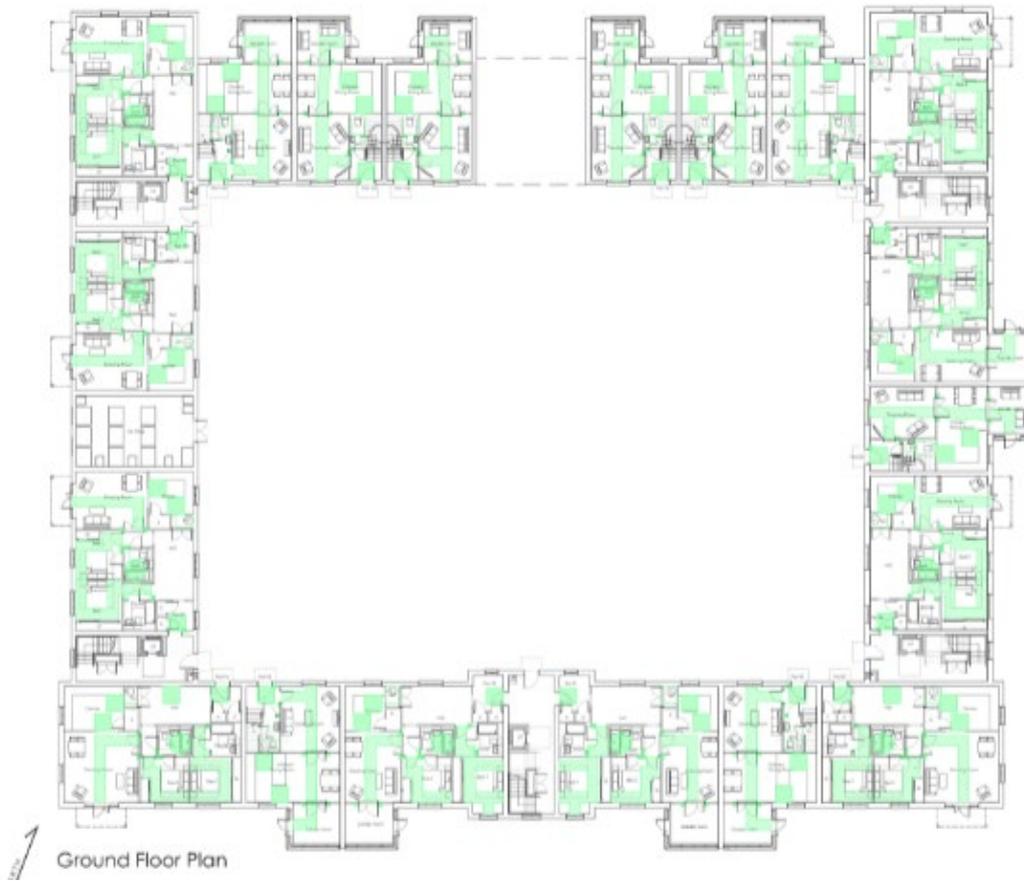
Ground Floor Plan



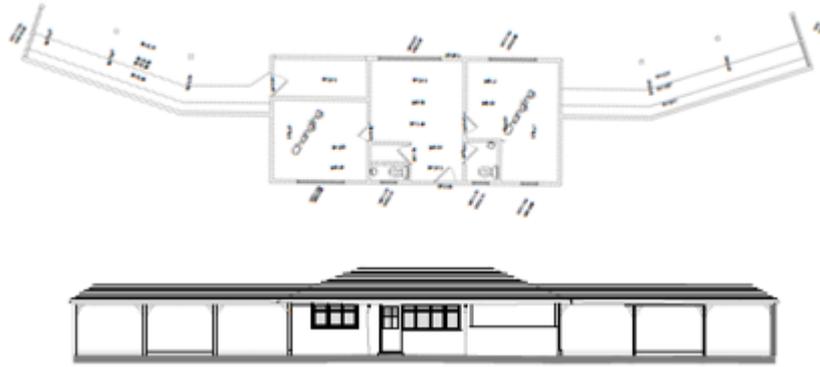
First Floor Plan



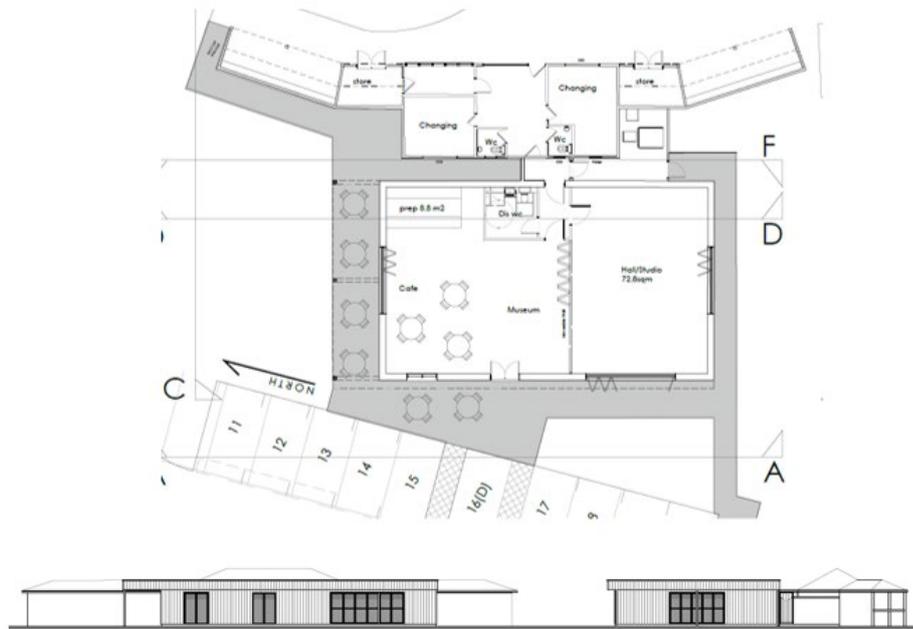
Proposed north eastern parcel of development



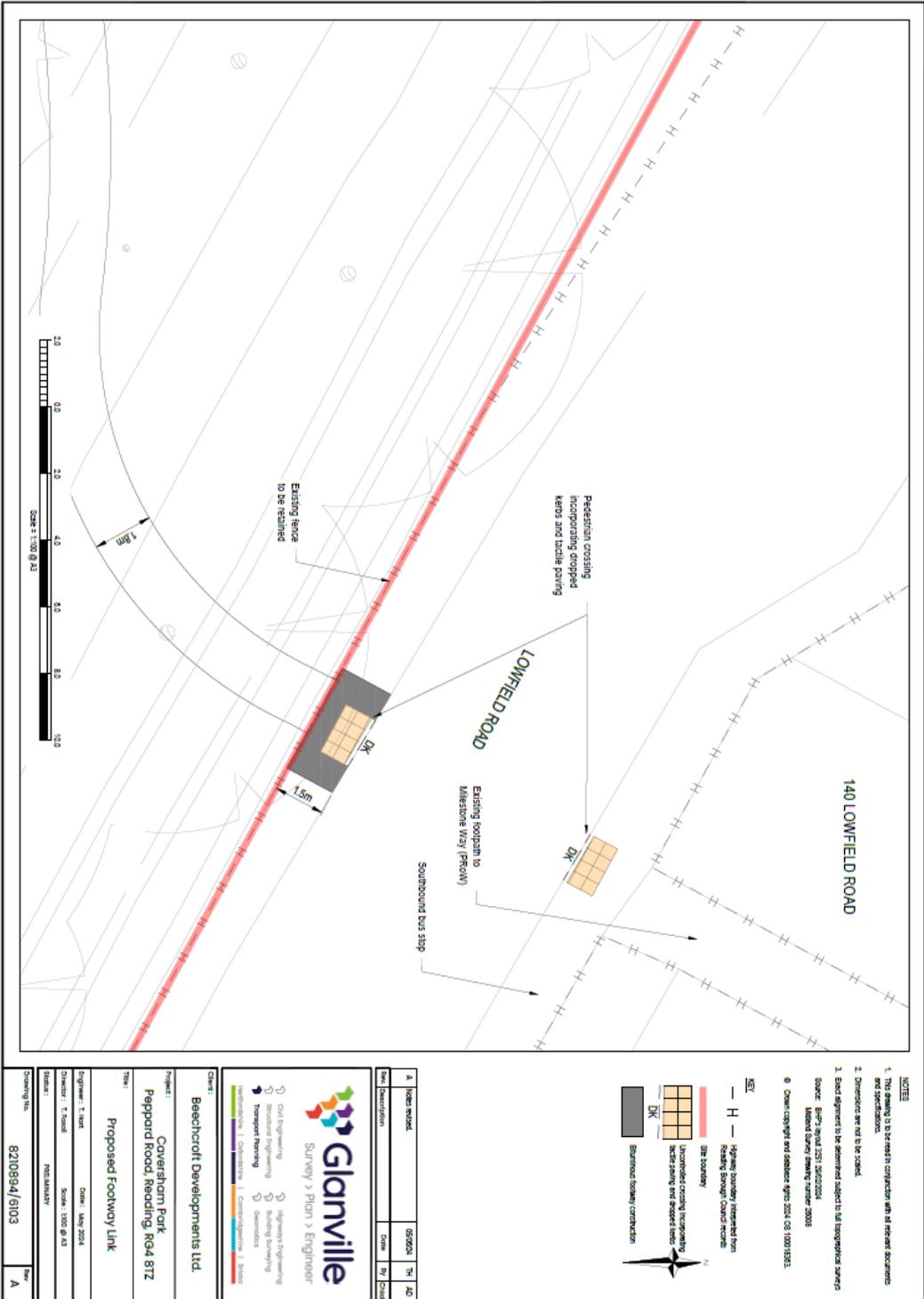
Proposed eastern parcel



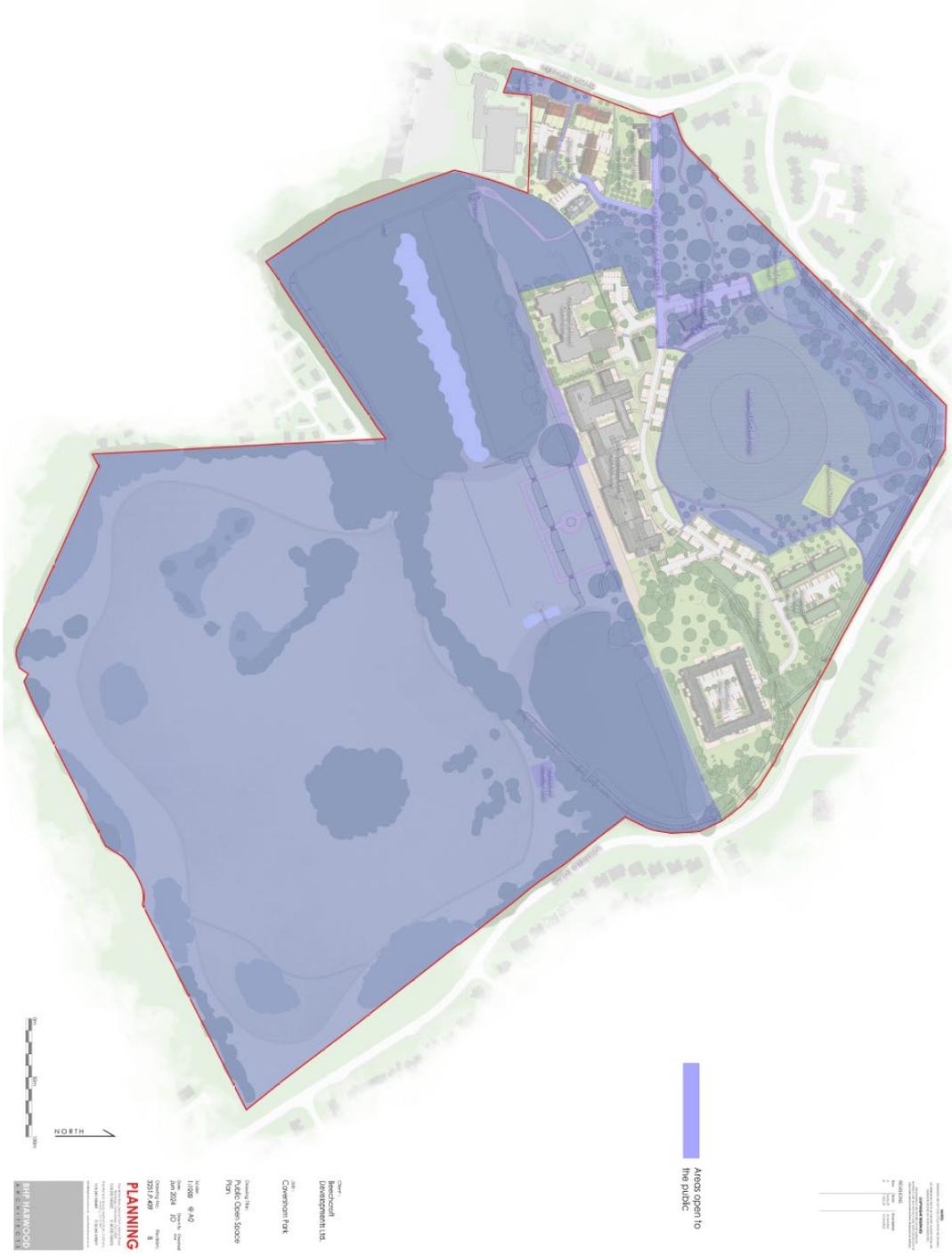
Existing pavilion floor plans and elevation



Proposed pavilion floors plans and elevation



Highway works plan for Lowfield Road



Plan showing parts of the site (shaded blue) proposed for controlled public access

11008 9th St
 Suite 2024
 32517-498
PLANNING
 11008 9th St
 Suite 2024
 32517-498
 407-253-1100
 www.cityofhialeah.com

Prepared by:
 Environmental
 Development, LLC
 11008 9th St
 Suite 2024
 32517-498

Client:
 City of Hialeah
 11008 9th St
 Suite 2024
 32517-498

Drawing Title:
 Public Open Space
 Plan

Date:
 11/10/2016

Scale:
 1" = 50'

Project:
 11008 9th St
 32517-498

Drawing No.:
 11008 9th St
 32517-498

Drawing Date:
 11/10/2016

Drawing By:
 Environmental
 Development, LLC

Drawing Check:
 Environmental
 Development, LLC

Drawing Appr.:
 Environmental
 Development, LLC

Drawing Date:
 11/10/2016

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 Development, LLC



East to West Site Proposed Site Section