

CHAPTER 5: HERITAGE

5.1 INTRODUCTION

- 5.1.1 This chapter has been produced by Savills Heritage and Townscape to assess the Proposed Development in relation to the effects it would have upon Caversham Park (hereafter 'the Site'), a Grade II listed Registered Park and Garden, among which are situated a number of statutory listed structures, including the principal mansion and ancillary buildings. This assessment has been heavily informed by the Landscape Assessment and Strategy also conducted by Savills, alongside a Heritage and Landscape Note as well as Heritage Statement, all of which are included as separate appendices and which this chapter should be read in conjunction with.
- 5.1.2 The Heritage Statement provides a brief summary of the historic development of the Site and surrounding area, to establish the broad historical context for the Proposed Development. It then identifies the designated and non-designated heritage assets that have the potential to be affected by the Proposed Development on this Site; and sets out a proportionate statement of significance for each, with reference to the contribution of setting (including the Site) to that significance. This understanding of heritage significance establishes a robust basis on which to review the Proposed Development and its likely impact on the identified heritage assets, also included within the Heritage Statement. The Heritage and Landscape Note identifies the relative significance of a number of identified landscape character areas. The Landscape Strategy and Analysis (**Appendix 5.3**) report summarises the existing baseline landscape and visual receptors and considers the potential effects that the proposals may have on them.
- 5.1.3 Caversham Park House was built during the mid-nineteenth century to the designs of Horace Jones and, although it has been subject to a number of later alterations and extensions, is an excellent example of a country house built in the classical style. Alongside a number of ancillary structures, all of which are listed as Grade II, the house is situated within the Grade II listed Caversham Park, a registered park and garden. As outlined within previous assessments and consultations the Grade II listed House and associated structures naturally interrelate heavily with the setting of the Registered Park and Garden.

5.2 ASSESSMENT CRITERIA & METHODOLOGY

Previous Assessment

- 5.2.1 In relation to Cultural Heritage, with the exception of Savills current input, to date the only other assessment of this nature is a pre-application Heritage Statement produced by Turley in March 2017 to support the change to residential use. This Heritage Statement, in relation to the current

proposals, has been superseded by the Heritage Statement attached at **Appendix 5.1** and does not need to be consulted.

Legislative Context, Technical Guidance and Best Practice

5.2.2 This assessment has been undertaken with reference to relevant legislation and guidance, which is listed in brief below:

Legislative Context

- Planning (Listed Buildings and Conservation Areas) Act, 1990.

Guidance and Best Practice

- The Landscape Institute and Institute of Environmental Management and Assessment, Guidance for Landscape and Visual Impact Assessment (GLVIA) Third Edition, 2013;
- Ministry of Housing, Communities & Local Government (MHCLG), Planning Practice Guidance, On-line Resource, 2016, latest updated in October 2019;
- Photography and photomontage in landscape and visual assessment, Landscape Institute Advice Note 01/11, 2011;
- Historic England's Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment, March 2015;
- Historic England's Advice Note 3 (2nd Ed.) – The Setting of Heritage Assets, December 2017;
- Historic England's Advice Note 12 - Statements of significance, October, 2019;
- Historic England, Heritage at Risk Register, 2017;
- Historic England's Listed Buildings Register;
- ClfA [Chartered Institute for Archaeologists], Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment, December 2014; and
- ClfA [Chartered Institute for Archaeologists], Standards and guidance for historic environment desk-based assessment, December 2014.

Baseline Data Collection

5.2.3 A broad range of documentary and cartographic sources and historic environment datasets were examined in order to determine the likely nature, extent, preservation and significance of any known or possible heritage assets that may be present within or in the vicinity of the Site. Sources consulted have included:

- Historic England's National Heritage List for England (NHLE);
- the Historic Environment Record of the local authority where the Site lies;
- conservation area appraisals;
- locally listed building records of the local planning authority and neighbouring local planning authorities (where necessary);
- regional and local archives and libraries; and
- online digital records and historic maps. among other sources.

5.2.4 To inform the assessment, Site visits were undertaken in November 2021, as well as January and February 2022. A walkover of the Site was completed, to study the existing buildings on the Site, to identify any built heritage assets and their settings within the Site or its vicinity.

Assessment Methodology

5.2.5 The methodology in this chapter follows the general methodology set out in Chapter 4 with some adaptations. These are set out in Tables 5.1, 5.2 and 5.3 below. The modifications take into account relevant guidance and best practice in the assessment of impacts on heritage assets. The following section explains the methodologies employed for both the assessment of baseline conditions and the effect of the Proposed Development on heritage receptors. The term 'receptor' is used in this assessment to mean an element or assemblage of elements that will be affected by the Proposed Development.

5.2.6 The methodology is the product of legislation, policy and best practice guidance, and broadly follows the staged approach set out in Historic England's GPA3 – The Setting of Heritage Assets (GPA3). However, in this assessment, the Baseline section combines GPA3's steps one (identifying heritage assets likely to be affected by development) and two (identifying the contribution made by their settings to their significance) into a single baseline section. Within the baseline section, the staged process is followed for each individual asset or group of assets. In the assessment section, the methodology then proceeds to GPA3 step three, assessing the likely effects of the Proposed Development on the identified baseline.

5.2.7 A separate Heritage Statement accompanies this Chapter at **Appendix 5.1** and assesses the Proposed Development against the relevant planning policy and statute.

Likely Effects

- 5.2.8 Likely heritage impacts on these receptors include direct effects on heritage assets, such as physical changes to listed buildings, and also indirect impacts that may result in changes to a heritage asset's setting and significance.
- 5.2.9 The direct impacts on heritage assets are likely to include changes to the listed buildings and structures within the Proposed Development Site. Outside the geographical scope, the impacts of the Proposed Development on heritage assets are likely to be indirect and relate only to changes to their setting.

Significance Criteria

- 5.2.10 The assessment of likely significant effects as a result of the Proposed Development has taken into account both the demolition and construction phase and once the Proposed Development is completed and occupied. The significance level attributed to each effect has been assessed based on the magnitude of change due to the Proposed Development and the sensitivity of the affected receptor / resource to change, as well as a number of other factors. Magnitude of change is assessed on a scale of major, moderate, minor, negligible, whilst the sensitivity of the affected receptor / resource is assessed on a scale of very high, high, medium, low, and very low (as shown in **Tables 5.1 and 5.2**).

Sensitivity of Receptor

- 5.2.11 The baseline assessment includes a consideration of the significance of the asset(s) in question using the values set out in the NPPF and broadly following the staged approach set out in GPA3.
- 5.2.12 This is a qualitative assessment about the contribution that the setting makes to this significance, and where a proposal may affect the surroundings or setting in which the receptor is experienced, a qualitative assessment is also made of whether, how and to what degree setting contributes to the overall significance and value of individual heritage assets. The overall heritage value is assessed against the criteria contained in **Table 5.1**. This is a professional judgement made separate from the context of the specific Proposed Development.

Table 5.1 Table of sensitivity

Sensitivity	Criteria	Examples
Very high	Building/site/area of international significance.	Likely to be World Heritage Sites, Areas of Natural Beauty and National Parks. Sometimes listed Buildings Grade I and II* and their settings, Scheduled Monuments with upstanding remains, registered Historic Parks and Gardens Grade I and II* and their settings.
High	Building/site/area of international significance.	May be Listed Buildings Grade I and II* and their settings, Scheduled Monuments with upstanding remains, registered Historic Parks and Gardens Grade I and II* and their settings.
Medium	Building/site/area of international significance.	Often Listed Buildings Grade II and their settings, Conservation Areas and their settings, Scheduled Monuments without upstanding remains, and registered Historic Parks and Gardens Grade II and their settings.
Low	Buildings/sites/areas of national and/or regional significance, or local assets of particular significance.	May be Listed Buildings Grade II and their settings, Conservation Areas and their settings, Scheduled Monuments without upstanding remains, registered Historic

		Parks and Gardens Grade II and their settings, and buildings of local interest.
Very Low	Buildings/sites/areas with some evidence of significance but in an incoherent or eroded form of local interest and generally with no statutory protection.	Often buildings of local interest and dispersed elements of townscape merit. Assets may be so badly damaged that too little remains to justify inclusion into a higher grade.

Magnitude of Effect

5.2.13 Following the identification of baseline conditions, the effect of the Proposed Development on each of the identified receptors is then considered and a judgement formed as to the duration, extent and magnitude of effect. Direct impacts on heritage assets and their value are likely to result from changes to the physical fabric of the asset, or in the case of conservation areas, through change within the defined area of the asset.

5.2.14 Indirect effects are likely to result from changes to the setting of an asset. As set out above with regard to the baseline conditions, the setting of a heritage asset may contribute to its significance. Therefore, changes to the setting of a heritage receptor (asset) may have a beneficial or adverse effect on its heritage value or significance in NPPF terms.

5.2.15 In considering the likely magnitude of an effect, a professional judgement is made about the receptor's susceptibility to change from the Proposed Development. Susceptibility to change is the ability of the receptor to accommodate proposals without undue consequences for the maintenance of the baseline situation. For heritage receptors, susceptibility to change also considers the setting of the receptor in conjunction with its value and the particular nature of the proposals.

Table 5.2 Table of Magnitude of Change

Value	Criteria	Examples
Major Adverse	Considerable negative change to the value of the receptor. The proposals are a new and very noticeable component, ranging from a notable change in receptor characteristics over an extensive area to intensive change over a more limited area. Loss of or major alteration to key elements, features, or characteristics of the baseline. The duration of this effect may be permanent and non-reversible.	Considerable negative change to the value of the receptor through a deterioration of its setting. The proposals are a new and very noticeable component of the setting of the heritage receptor, ranging from a notable change in receptor characteristics over an extensive area to intensive change over a more limited area. Loss of or major alteration to key elements, features, or characteristics of the setting baseline. The duration of this effect may be permanent and non-reversible.
Moderate Adverse	A clearly discernible negative change to the value of the receptor. The proposals are dissimilar to a main component of the receptor but may be similar to other components.	A clearly discernible negative change to the value of the receptor through a deterioration of its setting. The proposals are dissimilar to a main component of the receptor's setting but may be similar to other components.

	Partial loss of or alteration to one or more key elements, features, or characteristics of the baseline. The duration of this effect may be semi-permanent and partially reversible.	Partial loss of or alteration to one or more key elements, features, or characteristics of the setting baseline. The duration of this effect may be semi-permanent and partially reversible.
Minor Adverse	Slight negative change to the value of the receptor. The proposals would not be readily noticeable. Minor loss of or alteration to one or more key elements, features, or characteristics of the baseline. The duration of this effect may be temporary and reversible.	Slight change to the value of the receptor through a deterioration of its setting. The proposals would not be readily noticeable. Minor loss of or alteration to one or more key elements, features, or characteristics of the setting baseline. The duration of this effect may be temporary and reversible.
Negligible / Neutral	No change or barely discernible change to the value of the receptor. No change or very minor alteration to a limited number key elements, features, or characteristics of the baseline. The duration of this effect may be temporary and reversible.	No change or barely discernible change to the setting and value of the receptor. No change or very minor alteration to a limited number key elements, features, or characteristics of the setting baseline. The duration of this effect may be temporary and reversible.

Minor Beneficial	Slight positive improvement in the value of the receptor. The proposals would not be readily noticeable. Minor improvement of one or more key elements, features, or characteristics of the baseline. The duration of this effect may be temporary and reversible.	Slight positive improvement in the value of the receptor through an improvement of its setting. The proposals would not be readily noticeable. Minor improvement of one or more key elements, features, or characteristics of the setting baseline. The duration of this effect may be temporary and reversible.
Moderate Beneficial	A clearly discernible positive change to the value of the receptor. The proposals are similar to a main component of the receptor but may be dissimilar to other components. Some key elements, features, or characteristics of the baseline improved and other elements, features and characteristics retained in their baseline condition. The duration of this effect may be semi-permanent and partially reversible.	A clearly discernible positive change to the value of the receptor through an improvement of its setting. The proposals are similar to a main positive component of the receptor's setting but may be dissimilar to other components. Partial improvement of one or more key elements, features, or characteristics of the setting baseline, with other elements, features and characteristics retained in their baseline condition. The duration of this effect may be semi-permanent and partially reversible.

Major Beneficial	Considerable positive change to the value of the receptor. The proposals add a major and very noticeable positive component to the receptor, ranging from a notable change in receptor characteristics over an extensive area to intensive change over a more limited area. The majority of the key elements, features, or characteristics of the baseline are retained and/or enhanced. The duration of this effect may be permanent and non-reversible.	Considerable change to the value of the receptor through an improvement in its setting. The proposals add a major and very noticeable positive component to the setting of the receptor, ranging from a notable change in setting over an extensive area to intensive change over a more limited area. The majority of the key positive elements, features, or characteristics of the baseline are retained and/or enhanced. The duration of this effect may be permanent and non-reversible.
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5.2.16 The likely significant effects are determined through combining judgements of sensitivity and magnitude using the matrix at **Table 5.3**.

5.2.17 The matrix-driven judgements are supported by qualitative assessment text describing the effects, and a final professional judgement about their significance is drawn. This is necessary because this is not a strict quantitative process and some of these considerations will depend on expert judgements. Essentially, the strict application of the matrix can lead to adverse impacts, to some degree. That initial sift of impact, producing an adverse effect, requires qualitative assessment to ascertain whether effects arising from the matrix are genuinely negative.

5.2.18 Accordingly there is an emphasis on narrative text throughout this chapter to describe the receptors and the judgements in regard to the significance of the identified effects. The text also

draws out the key issues and ensures that the chapter is accessible to the public and to the competent authority or decision maker.

5.2.19 Ratings of significance are independent of ‘acceptability’ of the Proposed Development as a whole, which is a judgment above and beyond that of significance. Acceptability is about the overall balance of benefits and harm from the proposals as viewed or weighted by national policy and development plan policies.

5.2.20 It is generally considered that moderate to major effects are considered ‘significant’ in the context of the EIA Regulations, and so potentially attracting greater planning weight.

Table 5.3 Effect Significance

Sensitivity / Value	Magnitude of Effects			
	Major	Moderate	Minor	Negligible
	<i>Beneficial, Adverse, Neutral</i>	<i>Beneficial, Adverse, Neutral</i>	<i>Beneficial, Adverse, Neutral</i>	<i>Beneficial, Adverse, Neutral</i>
Very High	Major <i>Beneficial, Adverse, Neutral</i>	Major <i>Beneficial, Adverse, Neutral</i>	Moderate <i>Beneficial, Adverse, Neutral</i>	Minor <i>Beneficial, Adverse, Neutral</i>
High	Major <i>Beneficial, Adverse, Neutral</i>	Moderate- <i>Beneficial, Adverse, Neutral</i>	Moderate <i>Beneficial, Adverse, Neutral</i>	Neutral <i>Beneficial, Adverse, Neutral</i>
Medium	Moderate- <i>Beneficial, Adverse, Neutral</i>	Moderate <i>Beneficial, Adverse, Neutral</i>	Minor <i>Beneficial, Adverse, Neutral</i>	Neutral <i>Beneficial, Adverse, Neutral</i>
Low	Minor <i>Beneficial, Adverse, Neutral</i>	Minor <i>Beneficial, Adverse, Neutral</i>	Neutral <i>Beneficial, Adverse, Neutral</i>	Neutral <i>Beneficial, Adverse, Neutral</i>
Very Low	Neutral	Neutral	Neutral	Neutral



	<i>Beneficial, Adverse, Neutral</i>	<i>Beneficial, Adverse, Neutral</i>	<i>Beneficial, Adverse, Neutral</i>	<i>Beneficial, Adverse, Neutral</i>
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Geographical Scope

5.2.21 The scope of the cultural heritage assessment was specific to the heritage concerns. The assessment therefore relates to the potential effect upon all heritage assets within and including the Registered Park and Garden (Caversham Park; Grade II listed). In addition, as part of the consideration of the potential impact of the proposals on the immediate and extended setting, the impact upon views of local importance was considered, specifically view 8 outlined within local policy EN5.

Temporal Scope

5.2.22 The temporal scope will assess the likely impacts (and the magnitude of change arising from these impacts) that the Proposed Development will have on heritage receptors during the demolition/construction and occupational stages. The Proposed Development will be assessed in isolation and also cumulatively, in combination with other relevant emerging schemes in the context of the Site. It should be noted that, as part of this adopted methodology, the cumulative effect will follow on from the residual effect. The matrix allows for the determined residual effect to be exceeded i.e. minor-neutral to minor-beneficial, but not to decrease.

Assumptions & Limitations

5.2.23 This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. There is always some degree of uncertainty in relation to these sources. In considering the effects of the Proposed Scheme on the significance of the identified built heritage assets the assessment will be based on the plans submitted for approval, as well as the illustrative material that accompanies the Application. Mitigation measures to reduce the significance of construction effects will be agreed and implemented through the creation of a Construction Environmental Management Plan (CEMP) to address the construction phases of the development. Conditions would be applied on any consent to minimise any disruption to amenity, including visual amenity, generally.

5.3 CONSULTATION

- 5.3.1 In relation to cultural heritage, those concerned include representatives from the Local Planning Authority (Reading Borough Council), Historic England, the British Broadcasting Corporation, as well as the architects (BHP Harwood) and the client (Beechcroft Homes Ltd). The consultation topics were discussed on Site on 12th January 2022, after which a written response was issued by Historic England on 10th February 2022; subsequent meetings were held on 11th February 2022, as well as virtually on Wednesday 27th October 2021, 11th and 17th November 2021 as well as Friday 28th January 2022. These principally related to the nature and design of the proposals, with subsequent modifications made, based upon heritage advice given by Savills, Historic England via their pre-application advice response as well as comments made by the conservation officer. Discussions held between Beechcroft Homes, BHP Harwood Architects and Savills Heritage related to evaluating the proposals, both in terms of built heritage and landscape, against an understanding of the significance of the Grade II listed House, its associated Grade II listed structures and the Registered Park and Garden. As a result the scheme remained largely unchanged, owing to, as outlined within the appended Heritage Statement, the Proposed Development, being considered contextually appropriate in relation to the assets in question.
- 5.3.2 The most recent revisions were made following on Site discussions with Historic England on 12th January 2022, after which it was agreed a more detailed assessment of the significance of the Registered Park and Garden was needed and was subsequently completed in the form of the Heritage and Landscape Note (**Appendix 5.2**). Historic England stated the importance of the retention of the 'alley' to temple vista to the rear of the house being retained as part of the Proposed Development. On site discussions held at this date, as well as on 11th February, focused on determining the acceptability of the design proposals by consultation with Savills Heritage, the conservation office, BHP Harwood Architects and Beechcroft Homes; the result of which it was that the internal alterations, namely the addition of mezzanines within a number of principal rooms, the re-exposing of original plasterwork and oriel windows were deemed acceptable. As assessed and discussed from both on-site meetings and desk based analysis (derived from drawings and previous plans); the potential impact of these proposals on the heritage assets and areas was evaluated within the geographic scope concerned. Further historic research and attaining of source material in relation to the development site were attained during these meetings. As a product of these various consultations, the proposals relating to the Site were modified and finalised.

5.4 BASELINE ENVIRONMENT

- 5.4.1 The Site constitutes Caversham Park (Registered Park and Garden): This section sets out the existing heritage conditions of the Site. This includes an outline of the historical development of the study area and Site, followed by the identification of heritage receptors within the study area. The identification of heritage receptors has been based on the methodology detailed in earlier sections of this Chapter of the ES. The grounds of Caversham Park comprise the remains of an eighteenth century garden, with earlier, although non-discernible, seventeenth century origins. (The Heritage and Landscape Note, attached at **Appendix 5.2** further illustrates and details this). The development of the grounds following this period is detailed below.
- 5.4.2 Caversham Park House was purchased by William Cadogan following the death of his brother. William commissioned Lancelot 'Capability' Brown to reconfigure the gardens during the mid-eighteenth century. Landscape gardens of the latter eighteenth century, particularly those designed by Capability Brown, used artificial embankments to retain an 'invisible' separation between the gardens and surrounding land. At Caversham Park this was partially achieved through the establishment of a ha-ha to the south east of the house, comprising a hidden wall that blended the gardens and fields. As evident on the John Rocque map of 1761, the new landscape garden is most clearly seen to the south-west of the house, indicated through the prevalence of the sloping open space and woodland that proceeded down to the ha-ha (**Appendix 5.4: Figure 1**). Elements of the previous gardens are still highly evident on this map, illustrated through the presence of tree lined avenues to the south, east and north as well as a number of ornamental gardens.
- 5.4.3 Shortly after its purchase by William Crawshay in 1838, the eighteenth century house burned down and was subsequently rebuilt by Crawshay to the designs of Horace Jones in 1850. The new house was characteristic of early Victorian architecture, still heavily reliant on classical elements but adapted to accommodate later nineteenth century socio-cultural values, particularly the physical separation of servants within differing wings of the house and circulation routes; as well as a vast number of rooms for varying purposes: the billiard rooms, smoking rooms, dressing rooms and library are notable examples of this extensive internal subdivision. The elevations of the building represent an extensive use of classical motifs, specifically in relation to the hierarchy of classical orders; utilising the Doric, Ionic and Composite orders within the design. In addition, the building represents an early use of the iron frame within England.
- 5.4.4 The new house can be seen on Ordnance Survey mapping from both 1870 and 1890 (**Appendix 5.4: Figures 2 and 3**). The various sections of the building are however more clearly depicted on the former map: the symmetrical principal block can be seen flanked by an unsymmetrical wing to the south west. To the west a number of the ancillary buildings evident

on the previous tithe map had been either removed or augmented, the latter can be seen to have occurred upon the stable block to the north. Glasshouses are also depicted within the grounds to the east and west, with the garden area immediately surrounding the house bisected and divided with pathways.

- 5.4.5 With the exception of the inner park walls which are considered to have been constructed at an earlier date, possibly as part of the works commissioned by Lancelot Brown, all of the statutory listed ancillary structures within the grounds of Caversham Park are considered to be of this nineteenth century date, with the classical style temple adjacent to the house being perhaps the most notable example, having been constructed prior to or after 1844 as evident on the tithe map from this date (**Appendix 5.4: Figure 4**). The entrance gates and walls within the garden date to 1850 or after.
- 5.4.6 It was during the early twentieth century, following the subdivision of land ownership to various parties, that the site would be further developed. An oratory school moved to the park in 1922 and as a result new ancillary accommodation was provided, a new chapel wing was constructed, and a large sanatorium was built adjacent to the main building. All of which are evident on Ordnance Survey mapping dated to 1930 (**Appendix 5.4: Figure 5**). In 1926 a fire within the house caused substantial damage to the first and second floors as well as the roof; all of which were shortly repaired afterward.
- 5.4.7 Caversham Park was sold to the BBC in 1941 when the oratory school moved elsewhere. The BBC initially used the building as a headquarters for their monitoring station during the Second World War. As can be seen on Ordnance Survey mapping dated to the 1950s and 1960s, the building appears to have been further extended following its purchase (**Appendix 5.4: Figure 6**). This is most clearly shown to the east and west; the latter seen through the expansion of the chapel and additional building to the south, both of which appear to have been merged as a result.
- 5.4.8 Any additional changes to the built environment at the Site relate to the construction of Caversham Park Village to the east during the 1960s. Two schemes of refurbishment and subsequent augmentation of the house and grounds were enacted after this, initially during the 1990s and later in 2007. The former, consented after 1990, resulted in the extensive remodelling of the eastern wing, involving the demolition of sections of 1940s fabric behind the colonnade façade. Subsequent to this, a new two storey wing was constructed with the aim of providing a new kitchen, dining rooms, editorial area and office space. As part of a scheme in 2007 a large number of interior refurbishments took place.

- 5.4.9 This section considers all heritage receptors (assets) within the study area. The heritage receptors are identified below with a description of their significance and the contribution made by their settings to their significance. A Heritage Asset Plan has been prepared, which details the location of relevant heritage receptors (see **Appendix 5.4: Figure 7**) within the study area relating to the Site.

Caversham Park BBC Records (Grade II listed)

- 5.4.10 Caversham Park (BBC Records) was assigned Grade II listing status in 1978 and there have been no amendments or alterations to this designation since (hereafter known as 'Caversham Park House'). The building is considered to be of architectural and historic interest for a varied number of reasons which will be expanded upon below. Caversham Park House was built in 1850, replacing almost entirely the eighteenth century mansion complex that previously existed on the site. The new building was constructed in the classical style to the designs of Horace Jones and has been subject to a number of alterations since construction, many of which would form part of the curtilage listing and have had an impact on the historic-architectural legibility of the building.

Architectural interest

- 5.4.11 The factors that contribute to the architectural interest of Caversham Park House are numerous. As has been the aim of the above historic assessment, it is the surviving sections of the building that make the largest contribution to this special interest. The southern façade was clearly designed in the classical style and is adorned with the motifs associated with this popular early-mid nineteenth century architectural style. The southern elevation of the central three storey wing is broken by Corinthian composite pilasters, between which are situated sash windows. Above the first floor windows are semi-circular and triangular pediments laid in repeating patterns. The roof of this wing is lined by a stone balustrade. Although refaced with modern glazing after the twentieth century, the two flanking wings adjoining the southern elevation, both through their symmetry and design also heavily contribute to the overall architectural interest of the building through their clear classical layout, principally evidenced by the Ionic order columns and stone roof balustrade lining them. All of these contribute to a distinct and legible set of facades.
- 5.4.12 Owing to the later augmentations and alterations, the architectural interest of the northern elevations is less clear. The principal face of the 1850 building, as well as that of the adjoining block to the west is evident, followed further to the west by the surviving sections of the original stable blocks and outbuildings. It is the design and plan form of these surviving sections, namely the adherence to classical proportions and motifs, evidenced through the pilasters and

fenestration styles, that make a contribution to the overall architectural interest of the building. Although of a later date, the extended chapel also factors into this, an important surviving feature dating to when the building was used as an Oratory School. The mid-late twentieth century extensions, many of which are associated with the BBC, cannot be said to make a strong contribution to the architectural interest of the building; while it can be said that they played an important role in the story of Caversham Park House, their presence has resulted in the disruption of the original plan form and historic fabric. The 1990s remodelling to the east of the building, while sympathetic in appearance, does not make a contribution to the overall architectural interest.

Historic interest

- 5.4.13 The historic interest of Caversham Park House is manifold. Initially it is the historic association that the building shares with the development of the site and wider area since the Late Medieval period. A manor and deer park, although now lost, existed on the site for almost 700 years following the thirteenth century and as such can be considered to contribute heavily to our understanding of how Caversham Park, as well as in its relationship with the surrounding area, developed over time.
- 5.4.14 Secondly, Caversham Park House has been the dwelling and visiting place of a number of nationally important figures. William Marshal, Richard de Clere and Francis Knolly were all important in the founding and consolidation of the manorial complex at Caversham during the late Medieval as well as early modern period. During the eighteenth and nineteenth centuries the building and grounds would be altered significantly, with the changes commissioned formatively by William Cadogan and later William Crawshay. These would be enacted by Horace Jones and Lancelot Brown, both considered highly influential architects and landscape architects.
- 5.4.15 Caversham Park House foremost owes its historic interest to the evidential value of the fabric seen today. The planning history of the building is extensive and it is clear that the house has been subject to a number of changes and reconfigurations since the mid-nineteenth century, the majority of which came after the building was acquired by the Oratory School during the early twentieth century. The colour coded floorplans (**Appendix 5.4: Figure 8**) attempt to outline the areas of the building which retain elements of original fabric and configuration. Within the ground floor the majority of the original plan form and surviving fabric can be found within the principal wing of the building, with the dining, conference rooms and foyer still retaining their original plan form and layout. The eastern wing is also considered to retain the majority of its original fabric and form, both on the interior as well as exterior. This retention of plan form and fabric is less prevalent within the western wing which has been subject to internal

reconfigurations and reads less legibly by comparison with its eastern symmetrical counterpart that would have been designed with a similar layout. The internal subdivision of walls between the servery, storage and washing up areas is evident of this. The southern façade of the west wing appears to be a later replacement.

5.4.16 The section of the building in which the chapel is situated makes a mixed contribution to the overall historic evidential value of the building. The chapel itself constitutes an important part of the later history of Caversham Park House, associated with the extensions and changes made by the oratory school during the early twentieth century. However, although sections of original fabric survive within, the chapel has clearly been unsympathetically altered and its internal plan form eroded. Furthermore, this eastern section of the building has been extended numerous during the twentieth as well as twenty-first centuries and the modern fabric here cannot be said to make a contribution to the significance and special interest of the Grade II listed building. This equally applies in relation to the eastern wing of the house, the majority of which, with the exception of the southern garden facing elevations and sections of original walling to the north part of the nineteenth century stables and outbuildings – date to the later twentieth century and cannot be said to meaningfully contribute to the historic evidential value of the Grade II listed house.

5.4.17 The pattern of fabric significance is similar within the first floor of the building. This is to say the principal historic interest lies within the central wing and the surviving fabric and internal configuration that it hosts. While there have been a number of unflattering subdivisions within the principal rooms, the plan of the building remains largely legible here. Original external walling survives lining the flanking wings to the east and west. Within the second floor the prevalence of historic fabric is mixed. The external walls are original features, as are a certain number of the internal partition walls. However, this is interspersed with later additional walling flanking the central atrium, reducing the legibility of the historic floorplan to a certain extent. Overall, the historic interest of Caversham Park House is attributed to the historic association with the development of the area, as well as with nationally important figures instrumental in its development. In addition, it is the surviving fabric and evidential value of this that also makes a contribution to the historic interest of the building.

Archaeological interest

5.4.18 Whereas Caversham Park may contain material relating to various phases of development since the Medieval period or earlier, any archaeological interest that it possesses relates to any areas of original fabric, which may in future provide the opportunity for further understanding of the original construction techniques used and greater insight into the lives of the property's original users or inhabitants. Owing to its subsequent adaption and extensions over time, any

archaeological interest would likely relate to the surviving exterior fabric and interior fabric as well as plan form of the ground, first and second floors.

Setting

5.4.19 The extent to which Caversham Park House derives importance from its setting is mixed. The building is the principal focal point of the registered park and garden in which it is situated, as well as the Grade II listed ancillary structures that form part of the wider setting. The setting of the building is still overwhelmingly characterized by Caversham Park, but the extended setting is defined largely by suburban residential development. It should be considered that the setting of the house has been eroded to a certain extent by respective twentieth century developments that have resulted in the disruption of the legibility of both the building and its immediate as well as extended setting. It is the changes within the most immediate setting that have made this detrimental contribution, namely the additional wings, both attached and detached, that were added during the twentieth century that have disrupted the ability to read Caversham Park House within its historic context.

5.4.20 To the south west, the large caravan site which is encompassed within the boundaries of the registered park and garden, has similarly resulted in the reduction of the size of the original setting. Although clearly delineated from the encroaching suburban setting by woodland, these later developments have cumulatively resulted in the reduction in size of the original park. In addition the grounds of the house were later interspersed with satellite dishes and various technical equipment. As such, while Caversham Park House can still be understood within its setting which is largely retained, particularly so to the south where the landscape garden is clearly identifiable, alongside the Grade II listed ancillary structures, the immediate and extended setting of the building has been eroded to a certain extent by later twentieth century developments which have had an adverse impact upon the legibility of the building within its context and do not make a contribution to its heritage importance.

5.4.21 With reference back to Table 5.1, the value and subsequent sensitivity of Caversham Park (BBC Records) is considered to be **medium**.

Caversham Park (Grade II listed: Registered Park and Garden)

5.4.22 Caversham Park was assigned Grade II listing status as a registered park and garden in 1987 and there have been no amendments to the listing status since this time. In its current form Caversham Park has existed since the eighteenth century, although small sections of the seventeenth century tiered garden remain. The site also hosted a Medieval deer park for approximately 700 years although this is no longer discernible. It should be noted that the park

encompasses a number of ancillary structures associated with the house and grounds, specifically Nos. 1-3 Caversham Park Drive and the early twentieth century Squash Court (c. 1910-1930). It is likely that these buildings would form part of the curtilage listing and subsequently have been scoped in for analysis during this section. However, it is worth highlighting that Nos. 1-3, as well as the Squash Court, are considered of very limited value, associated purely with the later development of the Site and not thought to make a material contribution to the significance of the park.

Architectural interest

- 5.4.23 The architectural interest of Caversham Park relates to its importance as a landscape feature. Today the grounds of the house are largely defined by the open parkland setting and sections of the remaining eighteenth century formal garden which were later built upon by William Crawshay, although to a lesser extent. To the north the grounds constitute a playing field, originally open parkland, delineated from the abounding road by woodland. It is to the south and west where the architectural / landscape interest of the park principally lies in the form of the early eighteenth and nineteenth century terraces that define the gardens to the south. These are flanked by woodland that formed part of the pleasure grounds. The landscape here overall represents a blend of the various phases of development, with the footprints of the seventeenth and early eighteenth century garden still evident, mellowed somewhat by the open parkland and surviving sections of ha-ha associated with the Capability Brown period. As such the architectural / landscape interest of Caversham Park is associated with the craftsmanship, plan form and remaining fabric of the nineteenth and pre-nineteenth century park as well any features associated with the later Oratory School.
- 5.4.24 Nos. 1 and 3 Caversham Park Drive as well as the Squash Court may be considered of limited architectural interest for differing reasons. No. 1 Caversham Park Drive is a mid-nineteenth century lodge house, thought to have been built after 1844. The style and plan form of the building is closely intertwined with that of Caversham Park House, namely echoed through its originally symmetrical plan form and sash windows. No. 3 Caversham Park Drive, originally Nos. 2 and 3, is an early nineteenth century set of lodge houses associated with the Oratory School phase of Caversham Park. Any architectural interest that these buildings possess relates to their plan form and layout, as well as any design features associated with a high level of craftsmanship. The Squash Court was constructed in a loosely classical style, mirroring the architectural interest of the principal house and is indicative of the extensions and styles associated with the Oratory School.

Historic interest

5.4.25 The historic interest of Caversham Park is closely intertwined with that of the Grade II listed Caversham Park House. This is to say that the Grade II listed registered park and garden can be considered of importance for its historic association with the development of Caversham since the late medieval period, as well as for its links with historically significant figures. The park can also be considered of strong evidential value for largely retaining its original layout. Caversham Park has been the site of a manor and park since the late Medieval period, shortly after the principal village of Caversham was established. Following this the land came under the ownership of the Knolly family during the early modern period and later the Marsac, Cadogan and Crawshay families. All these individuals played an important role in landscaping the grounds of the house, particularly evident today through the surviving Lancelot 'Capability' Brown landscape and mid-nineteenth century ornamental gardens and associated listed structures to the rear of the house. Additionally, the 'footprint' of the seventeenth century tiered garden is still considered evident in some places.

5.4.26 In relation to the curtilage listed Nos. 1-3 Caversham Park Drive and Squash Court, these buildings were constructed at different dates. No. 1 is a mid-late nineteenth century building, thought to have been built between 1844 and 1870, as such likely to have been associated with the reconstruction of the house after 1850 by Horace Jones. The building can subsequently be considered of very limited historic evidential value for these reasons, as a largely well preserved structure associated with this phase of development. No. 3 Caversham Park and the Squash Court are later additions, most likely associated with the Oratory School owing to its early nineteenth century date of construction. No. 3 originally formed two smaller attached houses prior to their amalgamation.

Archaeological interest

5.4.27 It is not the purpose of this report to extensively comment on any features of archaeological interest at Caversham Park as this will be done separately. However, as a preliminary consideration any archaeological interest that Caversham Park possesses would relate to the future potential and insight into the way in which the park developed and the lives of its inhabitants since the late Medieval period; this can be found in both the fabric of the various historic buildings contained within, namely the Grade II listed ancillary structures as well as curtilage listed Nos. 1 and 3 Caversham Park Drive as well as Squash Court.

Setting

- 5.4.28 The immediate and extended setting of Caversham Park cannot be said to meaningfully inform its heritage importance. The significance of the park is self-contained in nature and derived from those features of special historic and architectural interest that comprise it, namely the landscape garden as well as ancillary structures. To the north Lowfield Road and the woodland lining it acts as a clear physical barrier separating the park from the low rise twentieth century houses above this. This similarly comprises the immediate and extended settings to the east and west, with Caversham Park enclosed by a number of twentieth century houses, a number of which were built on the original estate land after 1960. The caravan park to the south west which sits within the boundaries of the registered park and garden has also contributed to this erosion of original setting.
- 5.4.29 To the south Caversham Park borders the Reading Crematorium and beyond this a number of twentieth century houses. Overall, while the setting of Caversham Park has been compromised to a certain extent by later developments that have encroached upon the registered park and garden, its heritage importance is largely self-contained and relates to the surviving landscape as well as historic-architectural features of interest within. The Squash Court as well as Nos. 1 and 3 Caversham Park Drive only derive heritage importance from their immediate setting: the way in which they interrelate with the Grade II listed Caversham Park House, with the latter two informed by the surviving driveway which they line. As such Nos. 1 and 3 still read legibly within their setting and derive a certain level of heritage importance from this as curtilage listed structures.
- 5.4.30 The value and subsequent sensitivity of Caversham Park is considered to be **medium**.

Structures within Caversham Park (Grade II listed: included for group assessment)

- 5.4.31 This section has included the following structures for group assessment (Entrance Gates and Gate Piers to Caversham Park; Inner Park Walls at Caversham Park; Temple to West of Caversham Park; Walls at Former Kitchen Garden at Caversham Park). These structures were all assigned Grade II listing status on 14th December 1978 alongside Caversham Park House. With the exception of the inner park walls which may date to the eighteenth century, the majority of the structures relate to the mid-nineteenth century development of Caversham Park. These are shown in **Appendix 5.4: Figure 7**.

Historic interest

- 5.4.32 The historic interest of the inner park walls, kitchen walls and entrance gates is attributed to their historic evidential value. They evidence the original layout of the house and grounds during

the mid-nineteenth century and are subsequently illustrative of the continued evolution of the site over time. This equally applies to the Grade II listed temple, however the well preserved nature of this building allows for it to be 'read' within its context to an enhanced degree, namely as an important example of mid-nineteenth century classical folly architecture indicative of popular English social culture during this period.

Architectural interest

- 5.4.33 The inner park walls, kitchen walls and entrance gates are considered to be of architectural interest as nationally important examples of nineteenth century design, plan form, building types and techniques. Their placement within the grounds, both in relation to the house and park, evidences the important role of ornament and landscape architecture during the eighteenth and nineteenth centuries. The Grade II listed temple echoes this interest, but the special interest of this structure is increased by the well preserved nature of the fabric which is indicative of popular nineteenth century classical architectural styles. The craftsmanship of the design is also intricate, namely the entablature, bucrania, columns and ashlar stone.

Archaeological interest

- 5.4.34 Any archaeological interest that these structure possess relates to their surviving fabric which may in future provide opportunities for further understanding of the original construction techniques used and greater insight into their role within the landscape.

Setting

- 5.4.35 The setting of these ancillary structures is most important in its immediacy, this is to say that they all draw their heritage importance from the registered park and garden, as well as Grade II listed house, that form part of their setting. Despite later infill, particularly those sections of the park that were sold off and re-developed, the setting of most of these structures remains largely unchanged, meaning their historic-architectural legibility has not been adversely affected. However, the walls to the former kitchen garden have had their setting significantly eroded by their absorption into the caravan park that now occupies a portion of the registered park and garden.
- 5.4.36 The value and subsequent sensitivity of the Structures within Caversham Park is considered to be **medium**.

5.5 INHERENT DESIGN MITIGATION

- 5.5.1 As a product of the previous consultations and thorough assessment of plans, the Proposed Development has been sensitively designed and is contextually appropriate, specifically in

relation to the appropriate handling of a heritage sensitive context, where a number of original features, plan form elements and structures still survive within the site. Those areas of the building that are to be removed are not deemed to be features that contribute to its special architectural-historic interest, for example those sections within the western wing of the building which are of a later twentieth century date. Despite some proposed internal subdivisions and reconfigurations within the historic core of the building, the areas of importance, including any surviving fixtures and fittings, will be retained in their entirety.

- 5.5.2 The interior of the building is generally considered to be of less historic-architectural interest than the exterior, the latter of which would be entirely preserved as part of proposals. Where the Proposed Development will result in changes to the fabric of the building itself, for example the addition of mezzanines or other forms of subdivision, these will counterweight alterations to the plan form by the restoration of original features: examples of this include the re-exposing of the chapel roof, oriel windows, bay windows and sections of original plasterwork. The special architectural-landscape interest of Caversham Park is derived from the craftsmanship, plan form and remaining fabric of the nineteenth and pre-nineteenth century park as seen today, namely that the park is understood via the surviving features of the eighteenth and nineteenth century landscape. Owing to later alterations and erosion of setting, the surviving portion of the grounds that best illustrates their special interest is located to the south-east alongside the remains of the canals, various landscape earthworks and listed structures. The Proposed Development will result in the retention of the features that contribute to this special interest regardless of the inevitable change in setting as a result.

5.6 POTENTIAL ENVIRONMENTAL IMPACTS & EFFECTS

- 5.6.1 This section considers the likely impacts of the Proposed Development both during demolition and construction stage and when the Proposed Development would be completed. A full description of the Proposed Development is included in Chapter 3: The Proposed Development of the ES. The retained elements of Caversham Park (BBC Records) would be restored and converted to bring them back into a sustainable and viable use. The grounds of the building will be augmented with a number of houses.

Construction Impacts and Effects

- 5.6.2 Direct and/or indirect effects to heritage receptors may arise from the Proposed Development during the demolition and construction stage of the Proposed Development. Likely effects would primarily relate to demolition of existing structures and built fabric, construction hoarding, materials and machinery (including cranes) and include potential increases in activity affecting the local road network, and the potential for noise, dust and vibration associated with demolition

and site preparation works required to facilitate the restoration and alteration to existing buildings and the construction of new buildings

- 5.6.3 Demolition and construction effects involving physical change to existing buildings within the Proposed Development Site are a requirement of the Proposed Development. These direct effects are required to enable the repair and restoration and conversion of the main house, restoration where applicable of original features and the sustainable re-use of underused parts of existing buildings and the construction of new buildings.
- 5.6.4 Demolition and construction effects are generally treated as less significant in relation to indirect effects to heritage receptors, subject to there being no physical change to built fabric or due to lateral effects of the demolition and construction process. This approach is consonant with established best practice. Heritage values, being enduring, are accepted as capable of sustaining temporary impositions without any loss of intrinsic value.
- 5.6.5 Areas of the construction site and associated infrastructure may be visible from heritage receptors outside of the site boundary. This would have a **minor-neutral** effect on the appreciation of these receptors for the duration of the construction period, but these would generally be over distances, and screened by surrounding development and vegetation.
- 5.6.6 As mentioned, landscape and built environment configurations within the Grade II listed Registered Park and Garden as part of the need to adapt the principal building and provide the residential units and ancillary buildings. As part of this, the operation of plant or machinery and heavy good vehicles, giving rise to noise with the potential to disturb nearby residents, will be required. As all materials and plant storage will occur on the Site and no off-site compounds are necessary, the setting up of temporary compounds, will be required alongside the erection of hoardings to screen parts of the construction site.
- 5.6.7 These effects will predominantly be localised, however the construction works will be visible alongside Caversham Park House, its associated ancillary buildings within the Registered Park and Garden. The construction period of the Proposed Scheme will be temporary. As the programme of construction continues, the associated effects will lessen as the Proposed Scheme nears completion and occupation. The phase will be short term and, in terms of the effects on built heritage assets, the demolition and construction magnitude of effects are deemed to be **minor-neutral** in nature. The former relates to the effects upon the Grade II listed Caversham Park House and the Registered Park and Garden. No material changes are proposed in relation to the Grade II listed structures that form part of the wider Site setting, therefore the verdict of **minor-neutral** has also been reached.

- 5.6.8 The effects resulting from construction are identified as such based upon the understanding of the significance and setting of the heritage assets. Where these effects are experienced, they are either: at sufficient distance not to impact on the significance of built heritage assets by virtue of setting; or, closer but the elements of the setting of the built heritage assets which are altered provide little or no contribution to their significance and therefore the impact is temporarily and would not exceed medium-negative. If construction phases are enacted to a heritage asset, or evident / experienced within the setting of a heritage asset, this doesn't automatically mean they result in an adverse effect. The significance of built heritage assets can remain appreciable or unaltered in these circumstances if based on the understanding of the significance and setting of the built heritage assets remaining appreciable.

Occupation Impacts and Effects

- 5.6.9 Sections of the Grade II listed Caversham Park House, within the Proposed Development Site would be altered and/or demolished and areas of the encompassing grounds infilled by new development. The alterations and provision of new buildings and resulting change in form, height and massing, together with new open space and landscaping within the Proposed Development Site, would permanently alter the existing character and appearance of the existing Proposed Development Site.
- 5.6.10 Views to, from and through the Proposed Development Site, including the setting of heritage receptors, would potentially be altered as a result of the Proposed Development. The Proposed Development would introduce new residents and visitors to the Proposed Development Site who would benefit from the new residential led development and improved landscaping and new public realm.
- 5.6.11 The occupation impacts of the proposed development principally relate to the change of use, with the currently unoccupied Grade II listed Caversham Park House and Registered Park and Garden being converted for residential purposes. The impacts of this include the increased presence of traffic as well as presence of residents / pedestrians within the grounds of the Registered Park and Garden. It is judged that the occupation effect, owing to the medium sensitivity of the receptor, in combination with the minor-neutral magnitude of change is **minor-beneficial** in direction and will not result in the legibility or understanding of the heritage assets in question being hindered. In relation to the Grade II listed ancillary buildings and structures, this verdict equally applies owing to no change to their fabric, the impact / effect is considered **minor-beneficial** in direction. These conclusions have been reached based upon the future sustained use of the listed building, registered park and garden as well as listed structures within. Concurrently, while a viable future long term use will be sustained, areas of historic-architectural importance within the Grade II listed Caversham Park (BBC Records) will be

restored and subsequently preserved, constituting a heritage benefit and the considered beneficial effect.

5.7 ADDITIONAL MITIGATION, COMPENSATION & ENHANCEMENT MEASURES

Construction

- 5.7.1 As set out above, it is envisaged that direct and indirect impacts arising from the demolition and construction stage would be controlled through the implementation of a Construction Environmental Management Plan (CEMP) subject to planning condition, whose purpose would be to reduce the risk of adverse impact of construction on sensitive environmental resources and to minimise disturbance to local residents and workers throughout the demolition and construction work. It is anticipated that the planning permission and listed building consent will be conditional on an agreed CEMP and implementation of an agreed Historic Building Recording or similar mitigation measures being prepared and approved by the Council before the demolition and construction work begins for relevant phases of development.

5.8 RESIDUAL ENVIRONMENTAL IMPACTS & EFFECTS

Construction

- 5.8.1 Following the adoption of the identified mitigation measures, the presence of hoardings and construction activity is likely to still result in minor adverse effects depending on the extent of the role of the Proposed Development Site in relation to heritage receptors and the setting of heritage receptors. The presence of hoardings and construction activity would however be temporary and are considered to be an expected part of a development site.
- 5.8.2 These effects are the necessary first steps to enable the Proposed Development and would be removed following completion. In heritage impact assessments generally, construction effects, being short to medium-term, are treated as less significant and long-term conservation is of paramount importance in making any judgement.
- 5.8.3 Direct effects to heritage receptors include the demolition of structures and the alteration and restoration of structures and features. The implementation of measures set out in the in the CEMP, alongside the approved design of the Proposed Development, would minimise the direct impact of alterations to existing heritage receptors and these effects are required to enable the restoration and conversion of the existing main hospital building and sanitary tower, the sustainable re-use of underused parts of existing buildings and the construction of new buildings. The residual effects are subsequently considered **minor-beneficial**.

Operation

- 5.8.4 The residual effects are anticipated to remain the same following the construction phases, as such the residual effects are considered **minor-beneficial**.

5.9 CUMULATIVE EFFECTS

- 5.9.1 Table 5.2 in Chapter 5 of the ES details existing or approved schemes of a significant size (e.g. 80+ units) within approximately 1km of the Proposed Development Site. These committed scheme form the basis for the assessment of likely cumulative effects so far as is reasonable taking into account the availability of information at the time of assessment. The only cumulative development included as part of this assessment is the Reading Golf Club, Kidmore End Road, Emmer Green, RG4 8SQ, submitted November 2021, which it is proposed will accommodate 223 residential units. No other cumulative developments are present / expected to have an effect. This location of this development is situated at an approximate distance of 730 metres from Caversham Park. The distance of this development, factoring in intervening built form and vegetation, is not anticipated to have any cumulative impact upon the setting or significance of the heritage receptors.
- 5.9.2 The potential for type 1 cumulative effects, the combined effects of individual effects on identified receptors, have also been considered within the assessment as appropriate. The effects considered include dust generation, noise, traffic, and visual effect. These are considered to be the effects which have the greatest potential for adverse effect and are associated with the demolition and construction phases of the Proposed Development. A Construction Environmental Management Plan (CEMP) will be agreed and implemented. This will provide a mechanism to minimise the effects of demolition and construction work to reduce the potential effects on receptors.

5.10 IMPACT OF CLIMATE CHANGE

Caversham Park (BBC Records)

- 5.10.1 This assessment accords that there will be no effect other than that previously stated, factoring in the outlined climate predictions.

Caversham Park (Grade II listed: Registered Park and Garden)

- 5.10.2 This assessment accords that there will be no effect other than that previously stated, factoring in the outlined climate predictions.

Structures within the grounds of Caversham Park (Grade II listed: included for group assessment)

- 5.10.3 This assessment accords that there will be no effect other than that previously stated, factoring in the outlined climate predictions.

5.11 ASSESSMENT SUMMARY

- 5.11.1 This Chapter of the Environmental Statement (ES) describes the significant direct and indirect effects of the Proposed Development on cultural heritage assets. The purpose of this summary is to identify the significant effects, that is, the ones which bear most on the decision making process. The relevant sections of this Chapter of the ES should be consulted for the full range of effects.
- 5.11.2 The design of the Proposed Development has been informed by an iterative design process and consultation with the Council, the general public and Historic England. As well as the work done in connection with the previous scheme and a clear understanding of the significance of relevant heritage assets and their settings. The Proposed Development has also been the product of careful consideration with the benefit of visual testing throughout the design process, both from a heritage and landscape perspective, from inception leading up to this submission.
- 5.11.3 As a result, the architectural and consultant team have been able to mitigate potential harmful impacts, through the use of good design and countervailing heritage benefits. Concurrently, as outlined within the Heritage Statement, the proposed works would cause no harm Caversham Park House (Grade II listed), Caversham Park (Grade II listed: Registered Park and Garden), its ancillary structures (Grade II listed: Entrance Gates and Gate Piers to Caversham Park; Inner Park Walls at Caversham Park; Temple to West of Caversham Park; Walls at Former Kitchen Garden at Caversham Park) as well as curtilage listed buildings.
- 5.11.4 Benefits included within the scheme include the heritage value of Caversham Park House being enhanced such as returning a currently underused listed building that is in a fair condition, being maintained as required, to a viable use and securing its future maintenance, restoration of original features, such as the chapel roof and re-exposing of original plasterwork. Mitigation measures within the design, orientation and massing of the new buildings proposed within the grounds allow the landscape setting to retain its heritage importance. In addition to the beneficial effects to the heritage value of the Caversham Park, the public benefits of the Proposed Development include economic and social benefits such as the provision of new and affordable homes and significant investment in the local area.

- 5.11.5 This Assessment concludes that in respect of Caversham Park House (Grade II listed), Caversham Park (Grade II listed: Registered Park and Garden), its ancillary structures (Grade II listed: Entrance Gates and Gate Piers to Caversham Park; Inner Park Walls at Caversham Park; Temple to West of Caversham Park; Walls at Former Kitchen Garden at Caversham Park) as well as curtilage listed buildings the net effect on the whole of these heritage assets would be **minor beneficial**. The grant of any consent on this Proposed Development Site would, then, completely accord with statutory provisions and relevant planning policy.
- 5.11.6 The Proposed Development will remove sections of Proposed Development Site that do not contribute to the significance of the building, particularly those later twentieth century wings to the east and west that currently detract from the value of this receptor, improve the landscaping and boundary treatment of the Proposed Development Site, restore the retained buildings, as well as re-expose and restore any original fixtures and fittings, as well as return them to a viable use, finally allowing views of the Proposed Development Site to be entirely retained. All these are considered to be beneficial, therefore the residual significance of effect would be **minor beneficial**.
- 5.11.7 The Proposed Development will not restrict the ability to understand or appreciate the value of heritage receptors, contained within the Proposed Development Site, including the Entrance Gates and Gate Piers to Caversham Park; Inner Park Walls at Caversham Park; Temple to West of Caversham Park; Walls at Former Kitchen Garden at Caversham Park and curtilage listed buildings. Their settings, and those subsequent aspects of this that inform their importance, will be preserved; therefore, they will remain legible. This ES Chapter has concluded no other harmful impacts on heritage receptors, designated or non-designated: the Proposed Development would have a **minor beneficial** effect.

Table 5.4 Heritage Assessment Summary

Heritage Receptor (Asset)	Environmental Effect	Sensitivity / Value of Receptor	Nature of Impact	Impact Magnitude	Significance	Additional Mitigation	Residual Impact Magnitude	Residual Significance of Effect
Construction Effects								
Caversham Park (BBC Records)	Demolition and construction effects on the character and appearance of the receptor.	Medium	Direct, permanent, long term	Minor-neutral	Minor-neutral	CEMP	Minor-neutral	Minor-beneficial
Caversham Park	Construction effects on the character and appearance of the receptor.	Medium	Direct, permanent, long term	Minor-neutral	Minor-neutral	CEMP	Minor-neutral	Minor-beneficial
Entrance Gates and Gate Piers to Caversham Park	Construction effects in the setting of the receptor.	Medium	Indirect, permanent, long term	Minor-neutral	Minor-neutral	CEMP	Minor-neutral	Minor-beneficial
Inner Park Walls at Caversham Park	Construction effects in the setting of the receptor.	Medium	Indirect, permanent, long term	Minor-neutral	Minor-neutral	CEMP	Minor-neutral	Minor-beneficial
Temple to West of Caversham Park	Construction effects in the setting of the receptor.	Medium	Indirect, permanent, long term	Minor-neutral	Minor-neutral	CEMP	Minor-neutral	Minor-beneficial
Walls at Former Kitchen Garden at Caversham Park	Construction effects in the setting of the receptor.	Medium	Indirect, permanent, long term	Minor-neutral	Minor-neutral	CEMP	Minor-neutral	Minor-beneficial
Curtilage listed structures	Demolition and construction effects on the character and appearance of the receptor.	Low-Medium	Direct, permanent, long term	Minor-neutral	Minor-neutral	CEMP	Minor-neutral	Minor-beneficial
Operation Effects								

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Caversham Park (BBC Records)	Demolition and construction effects on the character and appearance of the receptor.	Medium	Direct, permanent, long term	Minor-neutral	Minor-neutral	N/A	Minor-beneficial	Minor-beneficial
Caversham Park	Demolition and construction effects on the character and appearance of the receptor.	Medium	Direct, permanent, long term	Minor-neutral	Minor-neutral	N/A	Minor-beneficial	Minor-beneficial
Entrance Gates and Gate Piers to Caversham Park	Construction effects in the setting of the receptor.	Medium	Indirect, permanent, long term	Minor-neutral	Minor-neutral	N/A	Minor-beneficial	Minor-beneficial
Inner Park Walls at Caversham Park	Construction effects in the setting of the receptor.	Medium	Indirect, permanent, long term	Minor-neutral	Minor-neutral	N/A	Minor-beneficial	Minor-beneficial
Temple to West of Caversham Park	Construction effects in the setting of the receptor.	Medium	Indirect, permanent, long term	Minor-neutral	Minor-neutral	N/A	Minor-beneficial	Minor-beneficial
Walls at Former Kitchen Garden at Caversham Park	Construction effects in the setting of the receptor.	Medium	Indirect, permanent, long term	Minor-neutral	Minor-neutral	N/A	Minor-beneficial	Minor-beneficial
Curtilage listed structures	Construction effects in the setting of the receptor.	Medium	Direct, permanent, long term	Minor-neutral	Minor-Neutral	N/A	Minor-beneficial	Minor-beneficial
Cumulative Effects								
Heritage Receptor (Asset)	Effect	Description				Mitigation		Significance
Caversham Park (BBC Records)	Construction effects in the extended setting of the receptor at distance of over 700 metres.	Residential development of 223 units: Reading Golf Club, Kidmore End Road, Emmer Green, Reading RG4 8SQ				N/A		Minor-beneficial
Caversham Park	Construction effects in the extended setting of the receptor at distance of over 700 metres.	Residential development of 223 units: Reading Golf Club, Kidmore End Road, Emmer Green, Reading RG4 8SQ				N/A		Minor-beneficial

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Entrance Gates and Gate Piers to Caversham Park	Construction effects in the extended setting of the receptor at distance of over 700 metres.	Residential development of 223 units: Reading Golf Club, Kidmore End Road, Emmer Green, Reading RG4 8SQ	N/A	Minor-beneficial
Inner Park Walls at Caversham Park	Construction effects in the extended setting of the receptor at distance of over 700 metres.	Residential development of 223 units: Reading Golf Club, Kidmore End Road, Emmer Green, Reading RG4 8SQ	N/A	Minor-beneficial
Temple to West of Caversham Park	Construction effects in the extended setting of the receptor at distance of over 700 metres.	Residential development of 223 units: Reading Golf Club, Kidmore End Road, Emmer Green, Reading RG4 8SQ	N/A	Minor-beneficial
Walls at Former Kitchen Garden at Caversham Park	Construction effects in the extended setting of the receptor at distance of over 700 metres.	Residential development of 223 units: Reading Golf Club, Kidmore End Road, Emmer Green, Reading RG4 8SQ	N/A	Minor-beneficial
Curtilage listed structures	Construction effects in the extended setting of the receptor at distance of over 700 metres.	Residential development of 223 units: Reading Golf Club, Kidmore End Road, Emmer Green, Reading RG4 8SQ	N/A	Minor-beneficial
Impact of Climate Change				
Heritage Receptor (Asset)	Effect	Description	Mitigation	Significance
N/A	N/A	N/A	N/A	N/A

Table 5.5 Mitigation Implementation

Mitigation Measure	Implementing Agent(s)	Legal Instrument	Compliance Target	Implementation Timescale
Environmental Management Plan (CEMP)	Appointed Contractor	Appropriate condition and/or Section 106 Agreement.	N/A	Prior to commencement of demolition.