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Beechcroft
DESIGNED WITH RETIREMENT IN MIND

July 2023

Landscape & Visual Appraisal



Caversham Park

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Foreword

We are pleased to provide this Landscape & Visual Appraisal to accompany the planning application for development at Caversham Park. This will comprise the conversion of the main Listed house and existing buildings along the main access road, together with the construction of a care home and the erection of new homes, both within and outside the Registered Park and Garden. The proposals provide an excellent opportunity to manage and enhance the parkland associated with the development, respecting its important historic legacy whilst providing opportunities for it to be enjoyed again for its recreational and aesthetic assets.

1. Introduction

1.1 Introduction

Savills has been commissioned by Beechcroft Developments Ltd to undertake a Landscape and Visual Appraisal and Landscape Strategy to accompany a planning application for:

- 65 assisted living units (Class C2) for the over 55's through the conversion of Caversham Park House,
- 64 bed care home (Class C2),
- 61 age-restricted retirement dwellings, including conversion of the existing Bursars House and The Lodge (Class C3)
- 27 affordable dwellings (Class C3), and
- refurbishment and extension of the existing pavilion to provide changing facilities, café/studio/interpretation hub and sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, refurbishment of the existing tennis court and associated parking.

The site is situated at Caversham Park, Peppard Road, Caversham, Reading, RG4 8TZ hereafter known as 'the Site.'

This report considers the potential landscape and visual effects of the development. It describes and evaluates any changes to landscape character, features and visual amenity that may arise due to development.

The main objectives of the appraisals are as follows:

- Establishment of the baseline landscape and visual conditions, including the sensitivity/value of receptors.
- Identification and assessment of the magnitude of any potential effects.
- Appraisal of the significance of any effects.

The report also includes a Landscape Strategy drawing, which illustrates how the external spaces will be conserved and enhanced. This pays particular attention to how the historic park and garden will be respected as well as creating new opportunities for biodiversity enhancement and informal exercise and recreation.

Figure 1: Aerial view of Caversham Park, looking south-west



1.2 Methodology

The appraisal has been informed by the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (*Landscape Institute and Institute of Environmental Management and Assessment, 2013*) ('GLVIA3'). The guidelines suggest that impacts are assessed from a clear understanding of the development proposed and any related landscape mitigation measures.

The GLVIA calls for an understanding of the visual form of the existing landscape, its quality and sensitivity to change, considering the nature of the development. It further calls for an evaluation of the value of the views and susceptibility to change (overall sensitivity) of the potential landscape and visual receptors (viewers). For there to be a visual impact, there is the need for a viewer (receptor). Visual receptors include users of residential properties, workplaces, recreational facilities and other outdoor sites used by the public, roads, railways and footpaths, which would be likely to experience a change in existing views as a result of the construction and operation of the proposed development.

Desk-based Surveys

The desk study included a review of the 1:25,000 Ordnance Survey maps for the area, GIS data, aerial photographs, and relevant landscape related designations and published landscape character assessments. The documents reviewed included:

- National Character Areas within the study area.
- Reading Borough Council Local Plan (November 2019)

Site Visits

Site visits were undertaken by a Chartered Landscape Architect and Urban Design Group Recognised Practitioner. The site visits confirmed the information arising from the desk study, produced a photographic record of the site, highlighted any landscape features not already apparent from the desk study and enabled views into and out of the site to be appraised.

A site visit was undertaken on 30th November 2021. The weather was bright and sunny. The visit enabled the site and wider area to be seen in early winter conditions (with very limited foliage on the trees and hedgerows). The visit confirmed the information arising from the desk study, produced a photographic record of the site, identified any landscape features not already highlighted by the desk study and appraised views into and out of the site.

Photography

Photographs were taken with a Canon EOS 5D digital full frame SLR camera with a 50mm lens and a Samsung mobile phone, as relevant. This is compliant with Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals. Photographs are presented as "Type 1" Visualisations, namely Annotated Viewpoint Photographs, together with associated panoramas to provide the wider context. Locational data was surveyed with a Garmin GPS.

Landscape Appraisal Evaluation Methodology

The appraisals are based on an evaluation of the 'sensitivity' of the landscape and visual receptors and the 'magnitude' of the changes. These are clearly defined within the tables set out in Appendix 1.

The sensitivity of the landscape receptor is based on an evaluation of their 'value' (Appendix 1, Table A) and their 'susceptibility to change' (Table B) caused by the proposed development, enabling their overall 'sensitivity' (Table C) to be gauged. The 'magnitude' of the impact of the proposals on the receptors is then judged (Table D). Finally, the overall 'significance' of the effects is judged by considering both the magnitude of the change and the sensitivity of the receptor together (Table E). As recommended by the GLVIA 3rd Edition, the rationale for this decision-making process is also based on professional judgement and the rationale described, rather than relying solely on matrices.

Once the potential landscape receptors were identified, the magnitude of change likely to result from the implementation and use of the development was identified and, in turn, the significance of these effects, based on the sensitivity of the receptors. For the purposes of this assessment, impacts of moderate and above are considered to be significant.

Visual Appraisal Evaluation Methodology

Like the landscape appraisal, the visual appraisal was based on the identification of potential visual receptors, evaluating their sensitivity, and considering this in combination with the magnitude of the changes to their views.

The preliminary survey work highlighted the main areas where impacts could occur. The 'value' of the views was judged, based on the definitions set out in Appendix 1, Table F and the 'susceptibility to accept change' of the visual receptors was based on the definitions set out in Table G. These were then combined to give an overall indication of the 'sensitivity' of the receptors, based on the matrix set out in Table H as well as professional judgement.

The anticipated magnitude of change to the views of the identified receptors, was then considered, based on the definitions set out in Table I which has been adapted from GLVIA methodology. Magnitude of change considers the extent of development visible, the extent of the existing view that would be occupied by the development, the influence of the development within the view and the viewing distance from the receptor to the development. The visual prominence of the proposals would vary according to weather conditions. The assessment has therefore been carried out in accordance with best practice, by assuming the "worst case" scenario; that is, on a clear, bright day in winter.

Consultation

The emerging design and the approach to the landscape and visual impact appraisal was discussed with Steve Vigor, Principal Planning Officer at of Reading Borough Council.

In an email dated 26th November 2021, Mr Vigor referred Savills to Policy EN5 of the local plan, and made reference to the following potential areas of visibility which should be examined:

- Policy EN5 – View 8 View towards Caversham Park House from the A329(M), railway and surrounding streets
- A329(M) actually A3290 at this point) – start of view north from point adjacent to Brighton Road.
- Railway" – clearest view 'worst case'
- Surrounding street such as the B3350 Church Road and Pitts Lane, roads such as Anderson Avenue, Eastcourt Avenue and Palmerstone Road. The top of Whitegates Lane (junction with Culver Lane)
- Upper Redlands Rd and Elmhurst Rd
- McIlroy Park
- Views across the cemetery immediately to the south
- Glimpses from Lowfield Road.
- Higher ground exists further out to the north east with open land between Dunsden Green/Littlestead Green offering views in the direction of Caversham Park.
- Thames Valley Park and the lakes to the north.

Further to the submission of the planning application, Savills met with planning and natural environment officers of Reading Borough Council Planning 10th October 2022 to discuss the approach to revising the scheme. This enabled the Council to visit the site and provided input on the management and protection of trees and the historic parkland. This included suggested enhancements to the orchard, the protection of veteran trees and importance of conserving a visual buffer to any development to the north-east of the listed house.

2. Planning Policy and Designations Review

2.1 Planning Designations

The planning policy context for the site is covered in depth in the accompanying Planning Statement and Environmental Statement. This section summarises policies and designations relating to landscape and visual amenity.

Figure 2 shows that the site lies within the Caversham Park Registered Park and Garden (NHLE UID: 1000524) and also includes four Grade II listed buildings:

- Caversham Park (BBC Records) + curtilage listed structures (thought at this time to comprise Nos. 1 and 3 Caversham Park Drive as well as an early twentieth century squash court) (NHLE UID: 1113560.)
- Entrance Gates and Gate Piers to Caversham Park (NHLE UID: 1113559)
- Inner Park Walls at Caversham Park (NHLE UID: 1113561)
- Temple to West of Caversham Park (NHLE UID: 1302853)

To the south-west the 'Walls at Former Kitchen Garden at Caversham Park' area also listed (NHLE UID: 1302854).
The Historic England Official List Entry (1000524) for Caversham Park is provided at Appendix 2 below.and further information on the heritage assets is provided in the Montagu and Evans Heritage Assessment.

All trees within the site are covered by an area Tree Preservation Order (22/16 'BBC Caversham Park'. This means it is illegal to:
(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or
(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any trees within the site.

In addition, consultation with the Reading Borough Council Arboricultural officer on 6th March 2017 (relating to a previous design for the site) highlighted a number of key trees that the Council particularly wished to see retained.



Figure 2: Heritage Designations

Caversham Park Registered Park & Garden

Listed Building

2.2 Planning Policy

Of relevance to landscape and visual matters, the site is covered by Policy EN5 'Protection of Significant Views with Heritage Interest' within the Reading Local Plan (Adopted 2019). This states that new development should not harm and where possible should make a positive contribution to views of acknowledged historical significance. In particular, it highlights View 8: 'Views towards Caversham Park House from the A329(M), railway and surrounding streets' (see Figure 3).

Caversham Park is also covered by Policy CA2: 'Caversham Park'. This described the house and gardens as 'key features of the heritage and landscape of Reading and that the assets will be conserved. The policy requires that 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. The policy also states that there may be scope for some limited development on previously developed land within the site, which 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.

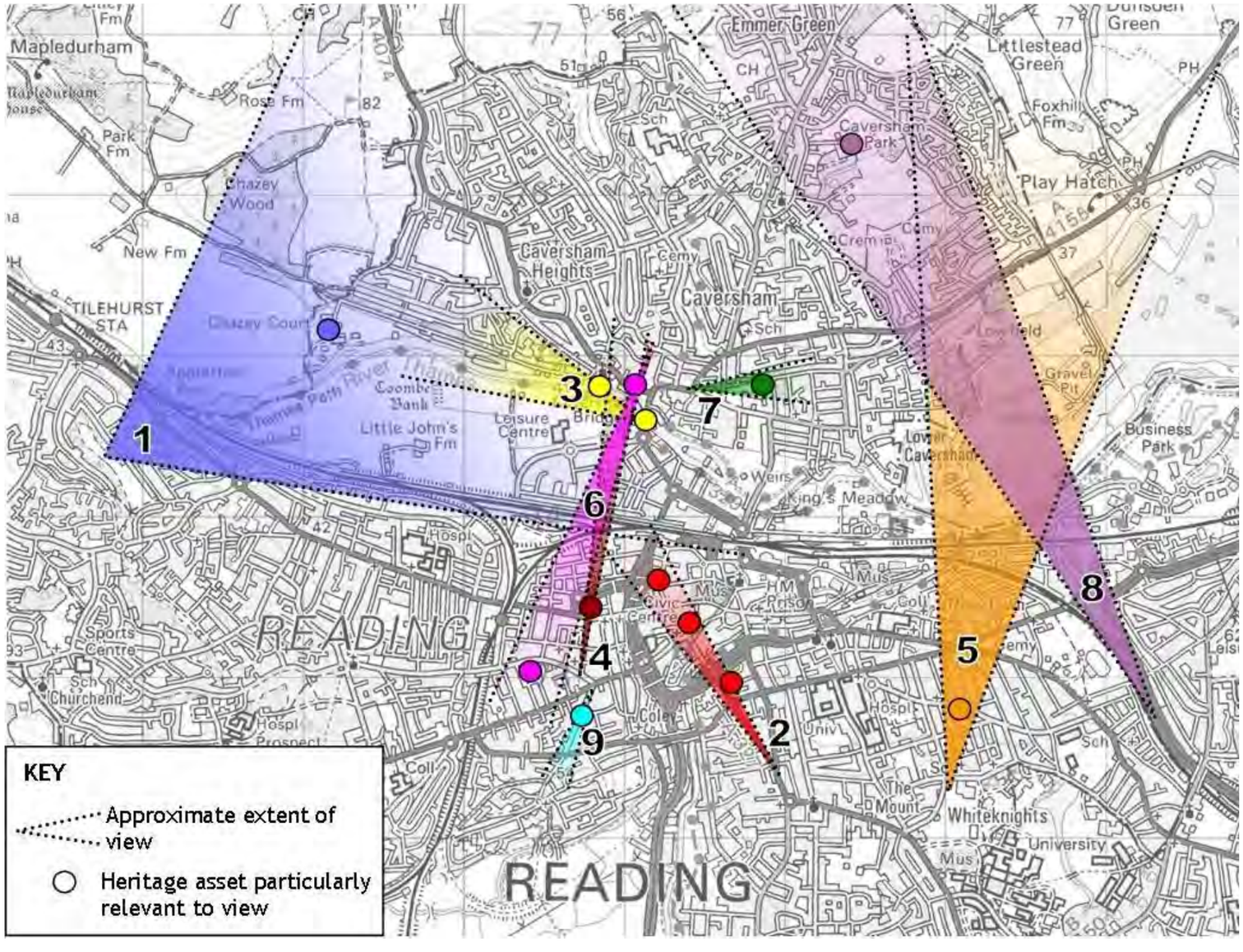


Figure 3: Reading Borough Council Local Plan: Figure 4.2 Policy EN5 Map

In addition the Local Plan also covers development in historic settings in Policy EN6 (see adjacent box). This requires that new development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development.

Whilst the Local Plan does not have a policy specifically relating to Historic Parks and Gardens, the supporting text for Policy CA2 states:

"8.3.9 Caversham Park is a Registered Historic Park and Garden. The Historic England website states that: "Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. Whether in town or country, such places are an important, distinctive, and much cherished part of our inheritance and we have a duty to care for them.

8.3.10 It goes on to say that: "The main purpose of this Register is to celebrate designed landscapes of note, and encourage appropriate protection. … Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character."

The Local Plan requires that 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." (Paragraph 8.3.11) In more general terms, landscape is covered in Policy CC7 'Design and the Public Realm'. This requires all development to be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The policy states that the various components of development form, including landscape, will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives: -

- *"Character - a place with its own identity and sense of place*
- *Continuity and enclosure*
- *Quality of the public realm and provision of green infrastructure and landscaping*
- *Ease of movement and permeability*
- *Legibility - clear image and easy to understand*
- *Adaptability – capable of adaptation over time*
- *Diversity – meets a wide range of needs.*

Developments will also be assessed to ensure that they: -

- *Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm; …*
- *Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping."*

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.

Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.

3. Concise History of Caversham Park

The history of Caversham Park is covered more fully in the accompanying Montagu Evans Heritage Statement and the Historic England Official List Entry (1000524), which is provided at Appendix 2 below. This list description summarises it as *"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."*

Caversham Park has been the site of a manor and park since the late Medieval period , and hosted a Medieval deer park for approximately 700 years, although this is no longer discernible. A house has existed on the Site since the 16th century and the current grounds includes remnants of the 18th century formal terraced garden (designed by Stephen Switzer) and the landscape parkland laid out by Capability Brown (1760s). Whilst the integrity of the features of the park and garden has eroded over time, its elements illustrate its past uses and design from the 18th century onwards.

The gardens are focussed on Caversham Park House, which is located at the top of the south facing hillside to benefit, at the time, from views towards the Thames. Wooded pleasure grounds, dating from the 1720s layout flank each side of the house, and a canal also dating from this period remains to the south-west of the house. Formal terraces in this area were removed by Lancelot 'Capability' Brown in the 1760s, illustrating the more naturalistic approach to landscape design at this times.

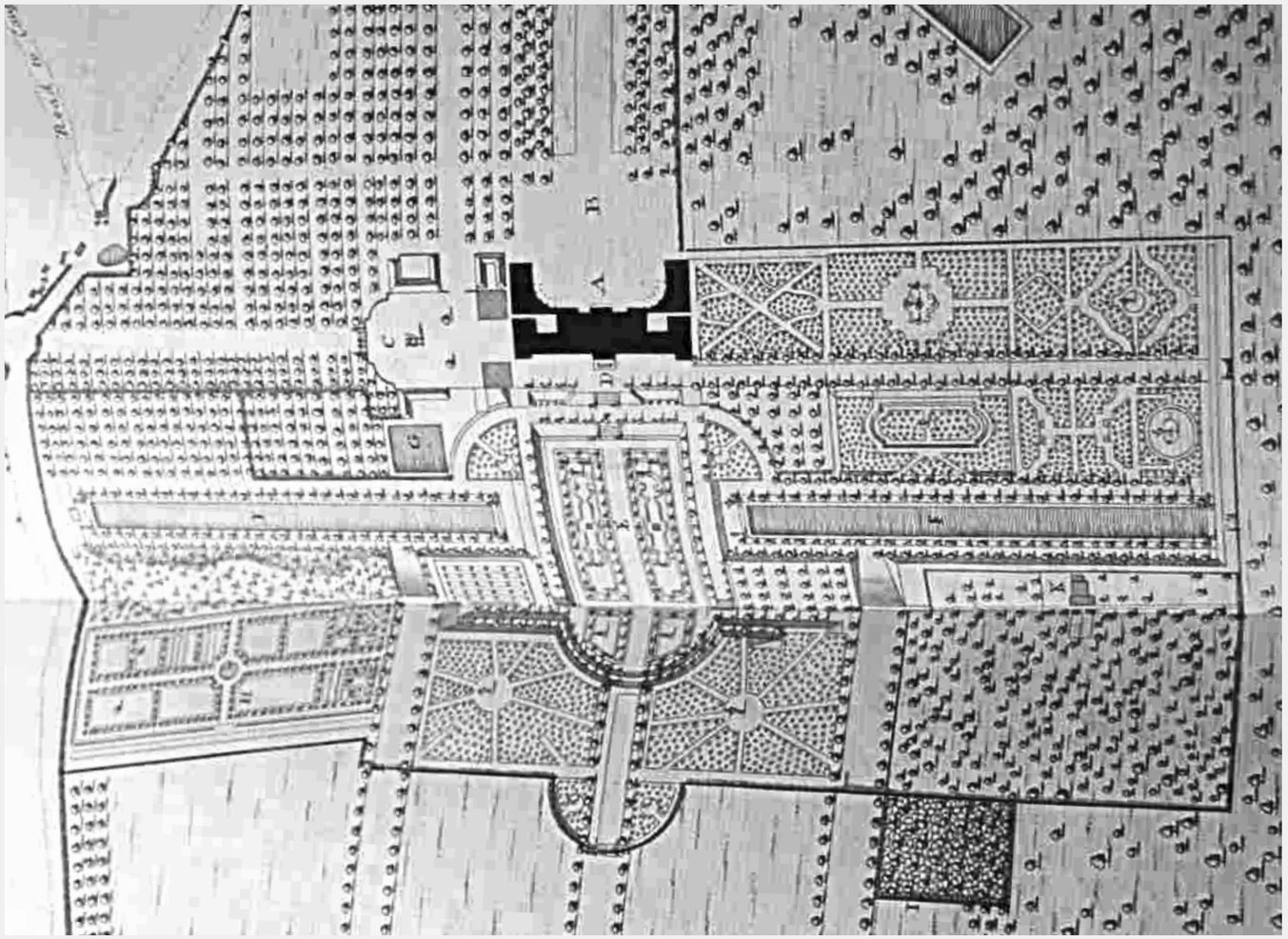


Figure 4: 1725 Vitruvius Britannicus Map

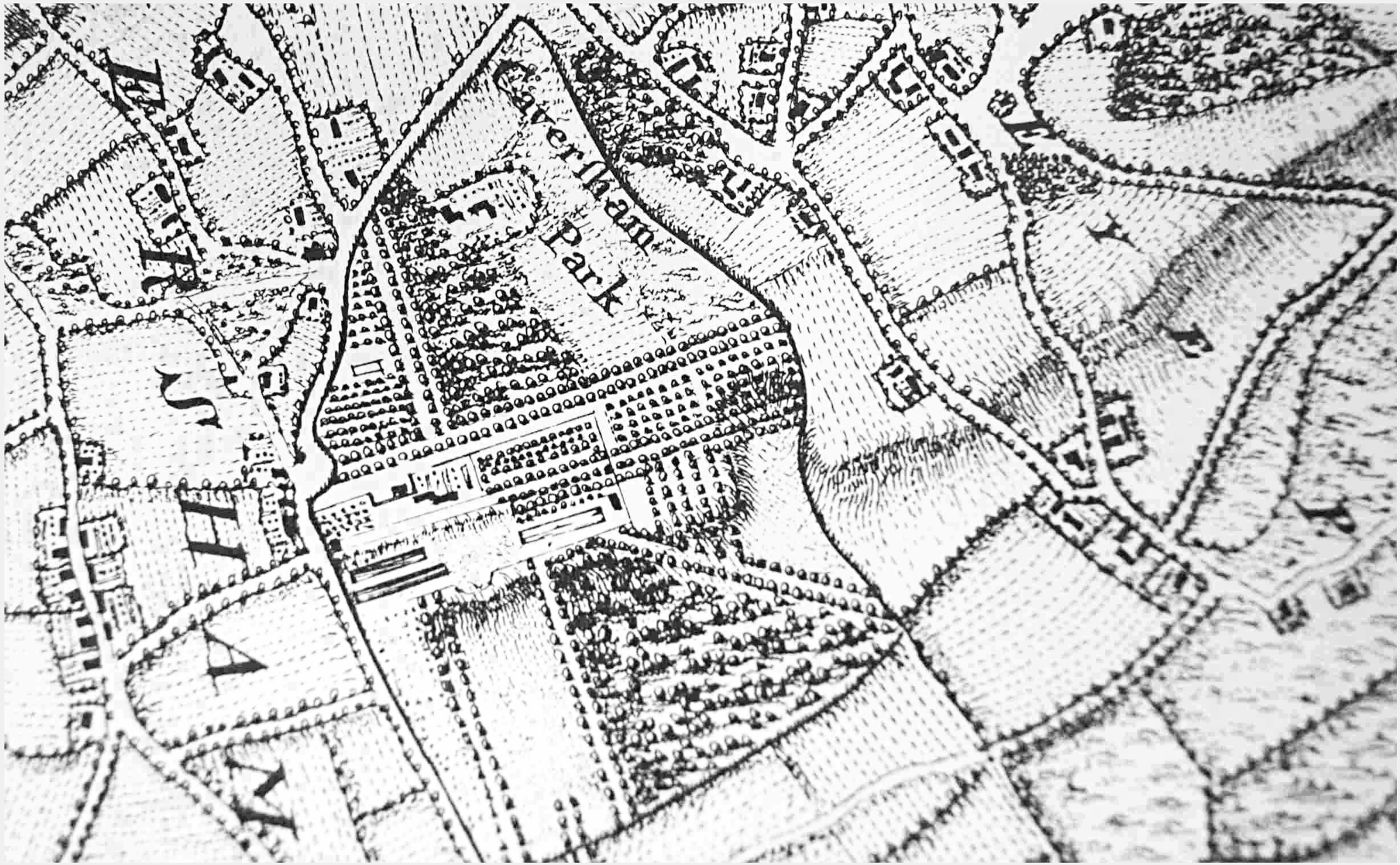


Figure 5: 1761: Map of Berkshire, John Rocque

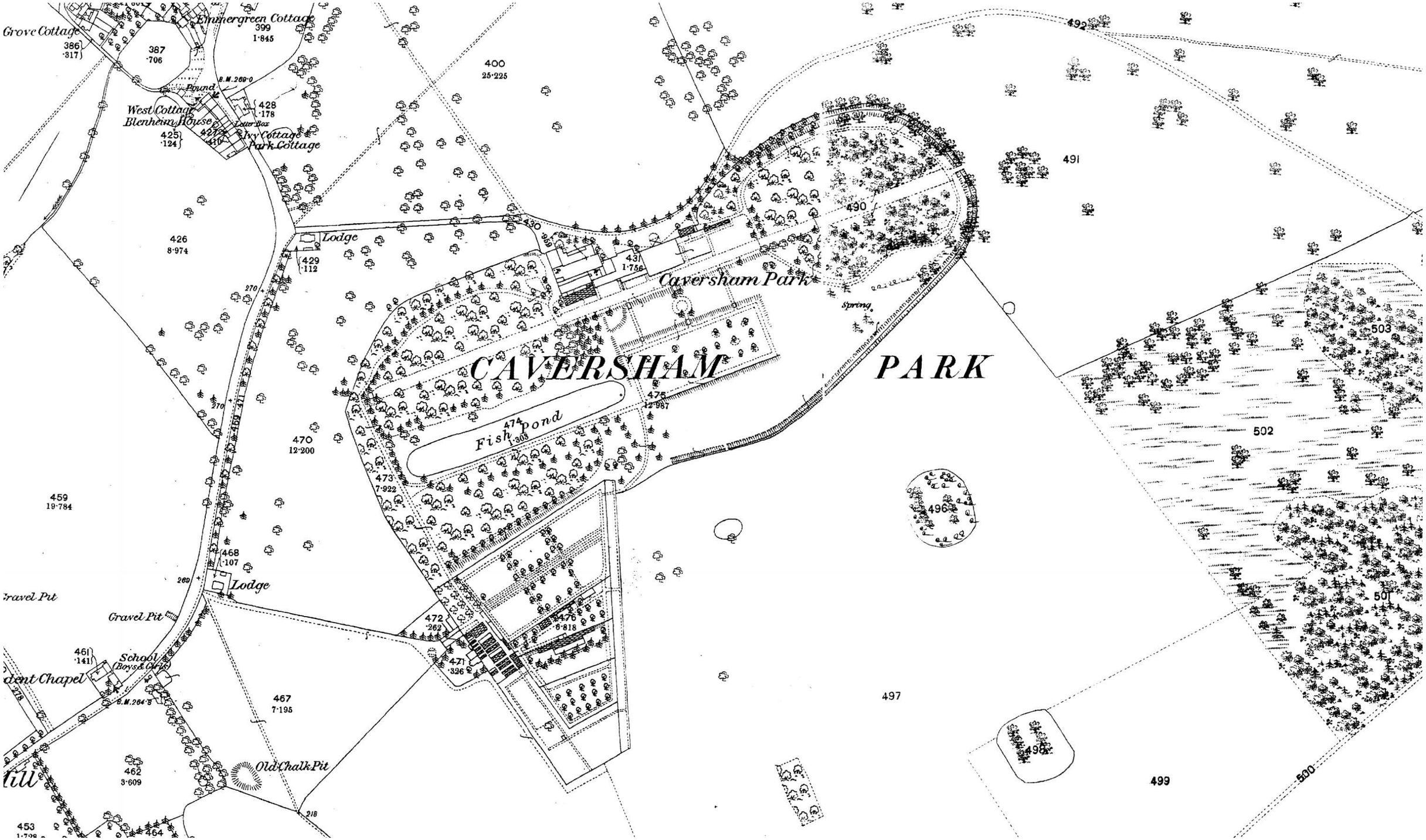


Figure 6: 1880 Map

During the twentieth century the wider parkland significantly reduced in size, with areas sold off to accommodate new housing at Caversham Park Village. The use of the house as a school (1920-WWII) and the BBC (WWII-early 21st century) resulted in alterations and additions, including a cricket pitch, ancillary buildings, satellite receivers and extensive areas of car parking. New buildings both adjacent to the site at Caversham Park Village and within Reading to the south have also altered the views out from the house and park during this time. These changes detract from the structure and features of the parkland and the ability to appreciate or experience the historic interest of this designed landscape.

4. Landscape Strategy: Mitgation Proposals

A landscape strategy for Caversham Park in its entirety has been prepared Savills Landscape Architects and Montau Evans Heritage Consultants. This illustrates how the grounds of the house and its wider parkland to the north and south will be enhanced. Key features and objectives are:

Northern Parkland

- The rationalisation of extensive areas of parking areas and removal of cycle stores and late 20th century shrub and tree planting to the north and north-east of the house and replacement with new tree planting and evergreen hedgerows, strategically located to minimise the visual impact of vehicles and allow clear views between the house and parkland to the north.
- The removal of hard standing and late 20th century shrub beds at the main entrance to the house and replacement with new lawns and planted areas around the northern elevation
- The creation of a new courtyard garden at the western end of the house.
- Manage the young woodland to the north and north-east of the parkland to enhance its wildlife value as well as a visual screen.
- The retention of the mown parkland to the north of the house and incorporation of new croquet and bowling lawns
- Enhance biodiversity of grassland to the north of the house through the creation of extensive areas of wildflower meadow

TARGET NOTES:

1. Orchard area restored and planted.
2. Proposed local area for play.
3. Existing deciduous woodland managed to maintain its longevity, including the removal of non-native species and unsafe limbs/trees. Opportunities will be taken to gradually expose the original Stephen Switzer terracing within the south-western woodland, allowing access and interpretation, and retaining the routes of the historic paths through the woodlands.
4. Existing young woodland/scrub area managed to enhance wildlife value and continue to provide a visual buffer.
5. Condition survey of the oversize urn at the west end of the fishpond to be comissioned and any recommended necessary works to be undertaken
6. Enhancements to 20th century pond garden, including new planting and seating.
7. Edwardian summer house to be refurbished.
8. Retention of largest satellite dish dating from BBC occupancy with interpretation board reflecting the importance of the corporation's important role at Caversham Park in WWII and later.
9. Potential reduction in tree height to allow views through to Caversham Park House, subject to agreeement with Reading Borough Council Natural Environment team.
10. Proposed seating area.

- Existing trees retained
- Proposed trees
- Existing orchard managed and enhanced including additional traditional orchard tree planting
- Proposed private gardens (including patios)
- Proposed ornamental shrubs
- Existing semi-improved grass managed as wildflower meadow
- Existing/ proposed amenity grass
- Proposed bowling & croquet areas
- Reinstated historic path linking the remaining three paths leading south off the main terrace walk
- Pedestrian paths (hard surfacing): residents access only
- Pedestrian paths (hard surfacing): public access during daylight hours
- Reinstated/managed woodland paths (hoggin): residents access only
- Existing/proposed path (hoggin): public access during daylight hours
- Proposed path (mown grass)
- Existing pool managed to enhance biodiversity
- Existing ditch retained and managed
- Existing and proposed buildings
- Existing wall restored and scrub vegetation removed



Figure 7: Landscape Strategy: North



- Existing trees retained
- Proposed native trees planted in 'Brownian-style' clumps and shelter belts
- Proposed native hedgerow
- Existing semi-improved grass managed as wildflower meadow
- Existing/ proposed amenity grass
- Existing/proposed path (hoggin): public access during daylight hours
- Proposed path (mown grass): public access during daylight hours
- Existing pool managed to enhance biodiversity
- Existing ditch retained and managed
- Existing wall restored and scrub vegetation removed

TARGET NOTES:

3 Existing deciduous woodland managed to maintain its longevity, including the removal of non-native species and unsafe limbs/trees. Opportunities will be taken to gradually expose the original Stephen Switzer terracing within the south-western woodland, allowing access and interpretation, and retaining the routes of the historic paths through the woodlands.

5 Condition survey of the oversize urn at the west end of the fishpond to be comissioned and any recommended necessary works to be undertaken

9 Potential reduction in tree height to allow views through to Caversham Park House, subject to agreeement with Reading Borough Council Natural Environment team.

10 Proposed seating area.

Figure 8: Landscape Strategy: South

- Management of existing woodlands to the west of the house to encourage understorey species.
- Built development to respect the alignment of the existing terrace/axis to the immediate south of the house.
- Restore, replant and extend the existing orchard area to the west of the house.
- Provide a circular walk around the northern and southern parkland. This would be accessible from Peppard Road/ Caversham Park Drive and be open to members of the public during daylight hours thereby allowing public access into an area that is currently restricted.
- Retain important parkland trees and supplement these with new groups of native parkland species around the edges of the former cricket square.
- The area of open grass to the north of the house would continue to form an integral part of the parkland setting, incorporating bowling and croquet leisure opportunities for residents. Similarly the associated pavilion would be retained, and extended to provide further space for a cafe and interpretation hub.
- The northern entrance to Caversham House and its associated parking area would be rationalised and softened, with new lawns, shrub planting and hedgerows.
- New housing would be associated with small open spaces, including a small play area (LAP) and extensive opportunities for formal shrub and hedgerow planting.

Western and Eastern Woodlands Area

- The restoration/enhancement of existing hoggin paths through the areas of woodland to the south-west and south-east of the house. The path through the western wood would also be available to members of the public during daylight hours.
- Woodland management/restoration within the western and eastern woodlands to the south of the house. This will include the removal of any unsafe elements as well as species such as laurel. Whilst the overall structure of the woodlands will remain, the management of the south-western woodland will seek to open up views of terracing that are believed to date from the Stephen Switzer parkland design. The precise aspects of this woodland management will be subject to a detailed proposal as a condition of planning consent.

Southern Parkland

- The introduction of a mown grass path around the southern parkland. This path will allow public access into a landscape that is currently inaccessible and will therefore be a beneficial landscape asset.
- Re-create an historic pedestrian path connecting the existing paths on the terrace to the south of Caversham Park House.
- Repair works to the 'ha ha' wall to the south of the parkland and removal of scrub species here to open up views.
- The management of the parkland and field to the south of the 'ha ha' as a wildflower meadow.
- The planting of new hedgerows around the southern part of the parkland, adjacent to the Cemetery. This will provide visual separation to both land uses and help restore the parkland character of the area.
- 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, the aim will be to reflect how the parkland may have been designed at this time. Tree species will be native, primarily comprising oak and beech. Figure 8 shows approximately 1.6ha of new native planting in this area. Based on an average of one new standard tree per 65 sq.m, this indicates a commitment to approximately 250 new parkland trees.
- The retention of the large satellite dish within the north-eastern corner of the southern parkland. This will reflect the history of the BBC's occupation of the site and will be accompanied by interpretation.

5. Landscape Appraisal

5.1 Published Landscape Character Assessments

Published Landscape Character Assessments
The site lies within National Landscape Character Area 110 'Chilterns'. Due to its designed parkland character and wider urban setting the site does not exhibit characteristics considered to be typical of the wider rural Chilterns landscape. Two of the 'key characteristics' for NCA110 however are 'Remnants of various historic land use types…. including Registered Parks and Gardens' and 'Numerous parkland landscapes define large, historic estates. Designs by Humphrey Repton and Lancelot 'Capability' Brown are represented, and the houses, follies and wooded features provide local landmarks.' Designed parklands and large gardens are described as being prominent, covering 3 per cent of the area and as a recognised characteristic of the area it is important that this is conserved. 'Statements for Environmental Opportunity 1' covers the management of wooded landscapes and parklands, and stresses the importance of enhanced management to these assets.

There is no locally produced landscape character assessment covering the site.

5.2 Site Landscape Character and Features

In terms of the detailed landscape character of the site, there are a number of distinct areas, relating to how the parkland has been used and evolved over time. These are described below, focussing on the areas that will be subject to change as a result of the proposed development.

South of Caversham Park House
To the south of the house, open lawns occupy a hillside location, with a terrace walk, formal lawns and beyond this a paddock and wider parkland separated from the lawns by a degraded haha. The majority of these areas have far reaching views towards the urban skyline of Reading, however mature trees within the parkland provide partial screening in some areas. Areas of mature woodland also flank the lawned area to both the west and east, screening views in and out of the parkland from these directions. To the south-west of the house, a canal extends to the west, with mature woodland to both the north and south. Lawned areas around this canal allow informal access and at its western end a statue contributes to its semi-formality.

The terrace immediately to the south of the house forms part of a longer axis that runs to both the west and east of the house. According to the Registered Park and Garden List description, an axial terrace has been present within the gardens since the early eighteenth century, and has remained as a visible element despite the construction of a succession of replacement houses and the re-design of the garden by Lancelot Brown in the mid eighteenth century. At its western end the path terminates at the listed temple, which is situated on the site of a previous building. At its eastern end, the path terminates in the belt of mature trees adjacent to Lowfield Road. Both of these extensions to the terraces comprise wide grass 'paths' and have clipped laurel hedgerows to both the north and south. Whilst these hedgerows probably dated from the 20th century, they contribute to the historic, more formal structure of this part of the garden.

The lawn to the south of the terrace includes three sets of steps connecting it with the terrace, a circular bed with seasonal bedding and an area with a pond and willow trees in its south-eastern area. The latter appears to be a late twentieth century addition that detracts from the wider structure of the lawns. The ha-ha along the southern edge of the lawns is in a relatively poor state of repair and has a regenerating hedgerow along its length, detracting from its original function to provide a seamless visual transition between garden and adjacent fields.

Figure 9: Site Character Areas


North of Caversham Park House
East of Caversham Park House
West of Caversham Park House
South of Caversham Park House

Images: South of Caversham Park House



View from canal to south of house.



Vista along terrace towards listed temple, looking west.



Twentieth century pond and willows to south-east of house.



Remnant Lancelot 'Capability' Brown parkland to south of house.



Vista along terrace away from listed temple, looking east towards proposed development area.

To the south of the lawns, grazing land within the park continues down to Reading Cemetery and Crematorium to the south. To the south-west, the site of an historic walled garden is occupied by a mobile home park (beyond the listed garden wall).

In summary, the area of parkland to the south represents an important open setting to Caversham House and is an important area of remnant parkland and gardens, however its quality and strength of character appears to have been continually eroding over recent decades (see Montagu Evans Heritage Assessment for further details).

From paddock to south of the lawns, with degraded ha-ha in foreground.

Images: West of Caversham Park House



Urn at western end of canal.



Canal to south-west of house, looking west towards woodland pleasure grounds.



Paddock to the south of the lawns, looking north-east towards woodland pleasure grounds.



Listed temple to south-west of the house.



Boundary of BBC Written Archives Centre, adjacent to western boundary of the site.



Site of proposed care home to the west of the historic house.





Woodlands to the west of the house and the proposed care home site.



Site of proposed housing to the west of the historic house. The roof of the BBC Written Archives Centre is visible beyond the hedgerow.



Site of proposed housing to the west of the historic house. The upper storeys of housing on Peppard Road can be seen beyond a mature boundary hedgerow.



Early twentieth century cottages on Caversham Park Drive will have their settings enhanced.



Southern elevations of early twentieth century cottages on Caversham Park Drive.

West of Caversham Park House

To the west of the house, the landform is more level than the sloping hillside to the south. Adjacent to Caversham Park House there is area of low rise buildings and associated parking dating from the 1980s century which detract from the visual setting of the house. Further west, an area of mature woodland is an attractive landscape area that also provides visual separation between the house and buildings to the west, including the BBC Written Archives Centre on Peppard Road and the proposed affordable housing area adjacent to Peppard Road. To the north of this woodland, and south of the access drive, there is an area of open grass with poorly managed orchard trees, together with an avenue of trees adjacent to the drive itself. West of this, also on the drive, are the lodge and early twentieth century houses.

The proposed development area lies adjacent to the western boundary of the park, with its western boundary comprising a hedgerow adjacent to Peppard Road. The area itself comprises semi-improved grassland with a mixture of scattered trees. Trees in this area are generally young and do not contribute to the historic character of the parkland.

In summary, the area to the west of Caversham House includes a mixture of land uses predominantly dating from the 20th century that do not contribute to the historic character of the park. Important areas for retention include the woodland to the west of the ancillary buildings and also the trees and buildings associated with the driveway that leads to the house. Visually, this area is relatively well concealed by the woodland to the west and south, Caversham Park House to the east and the lodge houses and parkland trees to the north.

North of Caversham Park House

To the north of the house, the landform is again more level than the hillside to the south and was set out as a cricket pitch during the twentieth century. The associated pavilion remains to the west of this area, together with associated car parking. To the west of the pavilion, and north of the access drive there is an area of open grass, with a variety of trees, including some veterans. Many of these are large specimens that contribute to the historic character of the parkland, although views through to 1960s housing on the edge of the park erodes the strength of its overall landscape character.

To the north of the house there is an open, grassed area occupied by the former cricket which complements the setting of the house to the south, and continues to appear as an integral part of the parkland.

To the north and east of the former cricket pitch there is an area of trees and rough grassland. These appear to date from the time of the adjacent 1960s development of Caversham Park Village to the north and comprise a mix of native and ornamental species. Whilst they are not an historic feature they form an important visual screen from the housing area immediately beyond.

To the immediate north and north-east of the house, the access driveway expands into a long parking area that extends almost to the site boundary. This is also associated with mid twentieth century landscape planting beds and cycle stores as well as scattered tree planting that also appears to date from the late twentieth century. These features all detract from the northern frontage of the house, although an area of scrub/young trees immediately to the north of part of the parking area does function as a visual screen.

At the eastern end of this parking area, mature trees provide further visual enclosure to the north, east and south and provide a more established leafy character to the area.

In summary, the area to the north of Caversham House is level in character and generally well enclosed by existing mature trees, although there are glimpses of the late twentieth century housing beyond. Features associated with the twentieth century uses of the park have eroded its integrity, especially adjacent to the house, including extensive areas of parking, a*d hoc* ornamental shrub and tree planting and buildings such as cycle stores. Whilst the area of the former cricket pitch dates from the twentieth century, its open grassy nature complements the parkland character.

Images: North of Caversham Park House



Northern approach to Caversham Park House, looking east.



Site of proposed housing to the north-east of the historic house, looking south-east.



Northern elevation of historic house. Entrance dominated by hard-standing.



Parking to north of Caversham Park House, looking north-east towards proposed housing area.



Mixed tree planting within parkland to north of Cavesham Park Drive screens views to/from adjacent housing.



Mixed tree planting on north-eastern side of park screens views to/from adjacent housing.



Former cricket pitch, to north of Cavesham Park House, looking south-east.



Former cricket pitch area to the north-east of Cavesham Park House, looking south.



Parkland to the north of Caversham Park House.







Images: East of Caversham Park House



Area for proposed development to east of house, looking south-west. Woodland to south provides visual enclosure.



Area for proposed development to east of house, looking south-west. Woodland to south provides visual enclosure.



Area for proposed development to east of house, looking east to mature vegetation adjacent to Lowefield Road



Mature planting to north of eastern development screens views



Area for proposed development to east of house, looking west.



Area for proposed development to east of house, looking west.



Area for proposed development to east of house, looking west.



From lawns to south of house looking north-east towards the eastern development area. Mature vegetation screens views.



Looking northeast along vista towards disused gate by Lowfields Road. The lefthand side of this path and hedge form part of the eastern development area.



Looking south-west from pathway to the south of the development area along axial path leading to the listed temple.



Looking northeast along vista towards the eastern development area. The hedgerow and adjacent trees woudl be removed.



From the eastern end of the terrace looking northeast along vista towards disused gate by Lowfield Road. Foreground trees partially screen the development area.

East of Caversham Park House

To the east of Caversham House, the landform is also generally level. This area comprises a grassed area surrounded by shrubs and large mature trees. Whilst the maturity of the trees contribute to its historic character and setting, the area includes tree planting that dates from the twentieth century as well as a series of satellite dishes, and a large twentieth century greenhouse that all erode its historic character. To the south of this grassed area lies the green pathway and associated hedges which forms the physical and visual axis which terminates with the temple to the west of the house. To the east, this pathway also leads towards a redundant gateway which joins Lowfield Road, however the presence of mature vegetation within this area shows that the connection of the path and gateway appears to have been overgrown for many years. Prior to the 1960s when Lowfield Road was laid out, this gateway would have led into the wider parkland beyond and historic mapping does not show it connecting to any footpaths or lanes in this area. South of the axial pathway lies an area of relatively dense scrub and woodland which extends down the hillside to the east of the lawns. Whilst this area lies in close proximity to both Caversham Park House and housing on Lowfield Road, the large trees around all of its edges provide a good degree of visual enclosure, giving the area a secluded feel.

5.3 Townscape Character of the Surrounding Area

Beyond the boundaries of the park itself, the built environment of Caversham and Reading forms an urban context which is very different from the rural setting that would have existed until the late twentieth century (see Figure 10). To the north, west and east, there is late twentieth century, low-rise housing that can be glimpsed from some parts of the northern area of the park.

Townscape Character to the West

At Peppard Road, to the west, housing predominantly comprises detached, low-density two storey properties set behind hedgerows and relatively generous front gardens. The eastern side of this road, comprises the large, low rise built form of the BBC Written Archives Centre and The Hill Primary School. These are set within generous grounds with mature trees along their road frontages, giving this part of the street a leafy character. The western frontage of Caversham Park also contributes to this street frontage, with a mature hedgerow along its western edge and the listed gate posts at the entrance to the park contributing to the street character. Whilst the Peppard Road area it is not a Conservation Area, however the setting of the listed gate posts are of importance. The western part of the Cavershamn Park site which fronts Peppard Road is not covered by the Registered Park and Garden designation (see Figure 2).

Beyond Peppard Road, the built form of Caversham extends to the north and west, with its medium density suburban housing within an undulating landform.

Townscape Character to the South

Whilst the parkland to the south of the historic house forms a more extensive open setting, the distant views towards the skyline of Reading town centre have compromised the original rural character of this part of the parkland as well as blocking views of the River Thames. In this wider area adjacent to the open parkland, there is a mobile home park (Harveys Nurseries, set within a walled Victorian garden associated with Caversham Park Registered Park and Garden), allotments (Henley Road Allotment) and a cemetery (Reading Cemetery and Crematorium). Whilst these land uses are open in character, they are all associated with an urban fringe location and form a transition zone between Caversham Park and suburban housing along the Henley Road corridor and Lower Caversham to the south.

Further south, the River Thames flood plain creates a distinct open corridor between Lower Caversham and Reading town centre. Here the landscape is dominated by extensive areas of disused gravel pits, now used for leisure purposes and bounded by business parks to the south. Beyond this, Reading town centre occupies an area close to the river, surrounded by a a relatively dense grid of residential streets



Low density residential and institutional uses along Peppard Road to the west of Caversham Park



Urban fringe uses to the south of Caversham Park: allotments, mobile home park and cemetery



Open Space, Parkland & Cemeteries

Low Density Residential

Medium Density Residential

Deciduous Woodland

Henley Road Allotment

Schools

Local shops

Filling Station

Golf Course

Figure 10: Townscape Context:



Caversham Park Village to the north and east of Caversham Park

Townscape Character to the North and East

To the north and east of Caversham Park, the 1960s/1970s suburb of Caversham Park Village wraps around the historic park. This area is characterised by two storey terraces and semi detached residential properties with driveway parking and small gardens, occupying an area with undulating topography.

Streets are curved, and include a high proportion of cul-de-sacs. The townscape also includes a number of *ad hoc* public green spaces. The character of this area is very representative of development across the UK at this time and does not specifically relate to the adjacent parkland or wider Berkshire vernacular. The estate does however, incorporate some mature trees and road alignments around its boundaries that reflect original tree planting and paths associated with the original Caversham Park.

5.4 Landscape and Townscape - Baseline Sensitivity

Site Landscape Features and Character Sensitivity: Western Development Parcel

The review of the site shows that the area proposed for the affordable housing development in the western part of the site is not covered by the Registered Park and Garden designation. The landscape here is typified by semi-improved grassland and relatively young trees that contribute little to the historic character of the wider park. Using the definitions set out in Appendix A: Table A, the overall value of the landscape character here is judged to be '**medium'.**

With regards to specific features, the hedgerow along its western boundary, on Peppard Road, provides an attractive frontage to the road, as well as a visual screen. This hedgerow is therefore judged to be of '**medium'** value.

Existing trees and hedgerows to the north and south of this development parcel are also of 'medium' value, giving visual enclosure to this area, especially when viewed from the existing parkland and lodges to the north and east.
Other trees and grassland within this part of the site are judged to be of '**medium-low'** value.

With regards to 'susceptibility to change', the enclosure that the boundary hedgerows and woodland provide to this area of the site means that its overall character will be partially tolerant to the proposed housing development and of 'medium' susceptibility to change (see Appendix A: Table B.) When considered with the 'medium' value of the landscape character, the overall landscape sensitivity of this area is therefore judged to be **'medium'** (see Appendix A: Table C).

Landscape Features and Character Sensitivity: Care Home Development Parcel

The proposed care home site is covered by the Caversham Park Registered Park and Garden designation and close to the Caversham Park House listed building. Overall, this area therefore has a **'high**' landscape value, according to the definitions set out in Appendix A: Table A.

This development area is predominantly occupied by late twentieth century buildings and yard areas and benefits from integrating with the wider area by mature tree planting to the north and west in particular. It does not contribute significantly to the wider parkland landscape character and is therefore considered in landscape terms to be tolerant of the type of proposed development. The presence of some large woodlands scale trees around the area would be susceptible to change if removed however, meaning that overall this area has a **'medium'** susceptibility to change (Appendix A: Table B). Overall, the sensitivity of this proposed development area in terms of its existing landscape character and features is therefore judged to be '**medium'**.

Landscape Features and Character Sensitivity: Northern Parkland & Development Parcel to the North-East of Caversham House

The Caversham Park Registered Park and Garden designation and listed buildings within its grounds, gives the parkland to the north of the listed house a **'high**' landscape value, according to the definitions set out in Appendix A: Table A.

This area includes a number of mature veteran trees as well as an area of younger woodland planting that wraps around the northern boundary of the park, planted at the time of the adjacent Caversham Park Village housing development. The former cricket pitch and associated pavilion and parking is also a 20th century addition, as is the *ad hoc* ornamental planting and extensive areas of car parking close to the main house. The overall character of the parkland has therefore evolved significantly over the past century and is judged to have a **'medium'** susceptibility to change (see Appendix A: Table B) based on its partial degradation and the presence of existing vegetation that can provide screening.

The development provides an opportunity for landscape enhancements to this part of the parkland (see Section 6), including habitat creation, tree planting, recreation and access opportunities.

Overall, the landscape sensitivity of the area of the parkland to the north of the house is therefore judged to be **'Medium'** (based on the definitions in Appendix A: Table C).

Landscape Features and Character Sensitivity: Development Parcel in Eastern Parkland

The proposed development area to the east of the listed house is also covered by the Caversham Park Registered Park and Garden designation and is therefore judged to have a **'high'** landscape value, according to the definitions set out in Appendix A: Table A.

This area includes a significant number of mature trees on all sides, giving it a visually enclosed, relatively remote character, despite its proximity to the listed building and housing in the Lowfield Road area. The character of this area predominantly reflects its twentieth century use by the BBC, with semi-improved grassland occupied by satellite dishes occupying the central area.

The overall character of much of this part of the park has therefore evolved significantly over the past century and any development here need not result in the loss of the important mature trees. This central part of the area is therefore is judged to have a **'medium'** susceptibility to change (see Appendix A: Table B.)

The southern part of this proposed eastern development parcel has a stronger character, begin located closer to the historic vista/terrace that runs along the southern elevation of the house towards the listed temple to the west. The susceptibility to change of this area is therefore considered to be 'high'.

Overall, the landscape sensitivity of the area of the proposed development parcel to the east of the house is therefore judged to range from **'medium'** to **'high'** (see Appendix A: Table C).

Landscape Features and Character Sensitivity: Southern Parkland

No development is proposed in the area of parkland to the south of Caversham House other than associated enhancements to the parkland, including the provision of a new footpath. As with the rest of the rest of the Caversham Park Registered Park and Garden this part of the site is judged to have a '**high'** landscape value (see Appendix A Table A.)

Given the presence of mature woodland to the south-west and south-east of the house, the proposed development will generally be screened form the wider parkland with only glimpses of the care home and proposed housing to the east of the house from the terraced lawns to the south of the house. This degree of screening and lack of development means that the terraced lawns to the south of the house will have 'medium' susceptibility to change, based on the definitions set out in Appendix A Table B, while further to the south, away from the proposed built development the susceptibility to change will diminish to **'low'.**

Overall, this gives the southern parkland a '**Medium'** to **'Medium-Low**' sensitivity, depending on the distance from the proposed development.

Townscape Character Sensitivity: West of Caversham Park
To the west of the site, the townscape of Peppard Road is judged to be of **'medium'** value (see Appendix A, Table A). Whilst it is not a designated townscape, it benefits from a leafy character with views towards the entrance to Caversham Park with its listed gates and curtilage listed buildings along Caversham Park Drive.

Whilst there would be the potential for views of the new housing within the western development parcel, the existing hedgerow along the Peppard Road frontage and built form of the lodges to the north and BBC archives to the south would help screen views from the wider area. Overall this would give this townscape a **'medium'** susceptibility to change (Appendix A, Table B) and overall, a 'medium' townscape sensitivity (Appendix A, Table C).

Townscape Character Sensitivity: South of Caversham Park

To the south of Caversham Park, the urban fringe character of the townscape including the allotments and cemetery is judged to be of '**medium-low'** value (see Appendix A, Table A).

The screening elements of Caversham House and its adjacent woodland mean that is unlikely that any proposed development would be visible from this area, giving this townscape a **'low'** susceptibility to change (Appendix A, Table B) and overall **'low'** townscape sensitivity (Appendix A, Table C).

Townscape Character Sensitivity: North and East of Caversham Park

To the north and east of Caversham Park, the 1960s/1970s estate of Caversham Park Village is not designated for its townscape character and has few distinct landscape features. It is therefore judged to be of **'medium-low'** value (see Appendix A, Table A).

The screening elements of the existing trees around the northern and eastern boundaries of the parkland mean that is unlikely that any proposed development would be visible from this area, giving this townscape a **'low'** susceptibility to change (Appendix A, Table B) and overall **'low'** townscape sensitivity (Appendix A, Table C).



Vista towards the listed temple at the western end of terrace.

5.5 Potential Landscape Effects

Western Development Parcel: Landscape and Townscape Appraisal

The proposed housing to the west of Caversham House is centred on an area that does not have a strong historic character, comprising an area of semi-improved grassland and trees adjacent to an area of late twentieth century to the west of the site on Peppard Road. It has no direct visual connectivity with Caversham House. A hedge running along the northern boundary of the proposed housing area provides a degree of visual and physical separation between this area and the existing houses at the western end of Caversham Park Drive.

As described in Section 5.4, this area is considered to have a 'medium' landscape sensitivity.

A total of 28 trees will be removed to accommodate the new housing in the western development parcel, however other than one tree, a non native Eucalyptus (T144), these are all Category C (low) or Unclassified trees, comprising young and semi-mature, non-native and/or short-lived species trees of average physiological condition. These are shown in the accompanying *Arboricultural Impact Assessment* (Aspect Arboricultural) and comprise two birch (T90, T12), three cherries (T110, T111, T113), seven Norway maples (T92, T145, T150, T151, T154, T155, T162), two narrow-leaved ash (T148, T160), five horse chestnuts (T143, T147, T152, T153, T167), two lime (T149, T158), a cherry plum (T159), a beech (T141), a red oak (T163), a field maple (T164), a sweet chestnut (T165) and an oak (T142).

The removal of this *ad hoc* collection of low value tree specimens will be more than compensated for by the provision of 32 new trees within this western development parcel, plus numerous additional trees within the wider parkland to the north of Caversham Park House. In addition, the existing orchard area to the north will be restored and enlarged, with appropriate pruning, and the planting of new trees to the south of the lodge houses. Whilst a detailed design has not been prepared for the area, the illustrative landscape strategy drawings are showing that approximately 44 new orchard trees will be provided.

No boundary hedgerows will be removed other than approximately 4m to accommodate two new pedestrian paths to provide links to Peppard Road.

Whilst the character of this area will change from an area of open grassland to a new residential area, the buildings and associated public open space will be sensitively designed to complement both Peppard Road and the adjacent parkland. New buildings will be similar in massing to existing properties to the west and will be set back a similar distance from Peppard Road, behind a generous corridor of communal green space, fronted by the existing hedgerow. The new homes will be clustered around a central leafy courtyard which will accommodate parking areas that form an integral part of the townscape. Generous areas of verge and grassed space provide space for the incorporation of new street tree planting within the central space as well as along the Peppard Road frontage. New shrub planting around parking areas and within the open spaces will also further soften the area and integrate the new buildings with the surrounding landscape.

Based on the definitions set out in Appendix A, Table D, the proposals would result in an effect of 'low adverse' magnitude and 'minor' significance (see Appendix A, Tables D and E) on the landscape character of this part of the parkland, but wider associated enhancements to the wider parkland, such as the restoration of the adjacent traditional orchard would provide further compensation for this (see Section 4).

Pavilion Extension and Parkland to the north of Caversham Park House

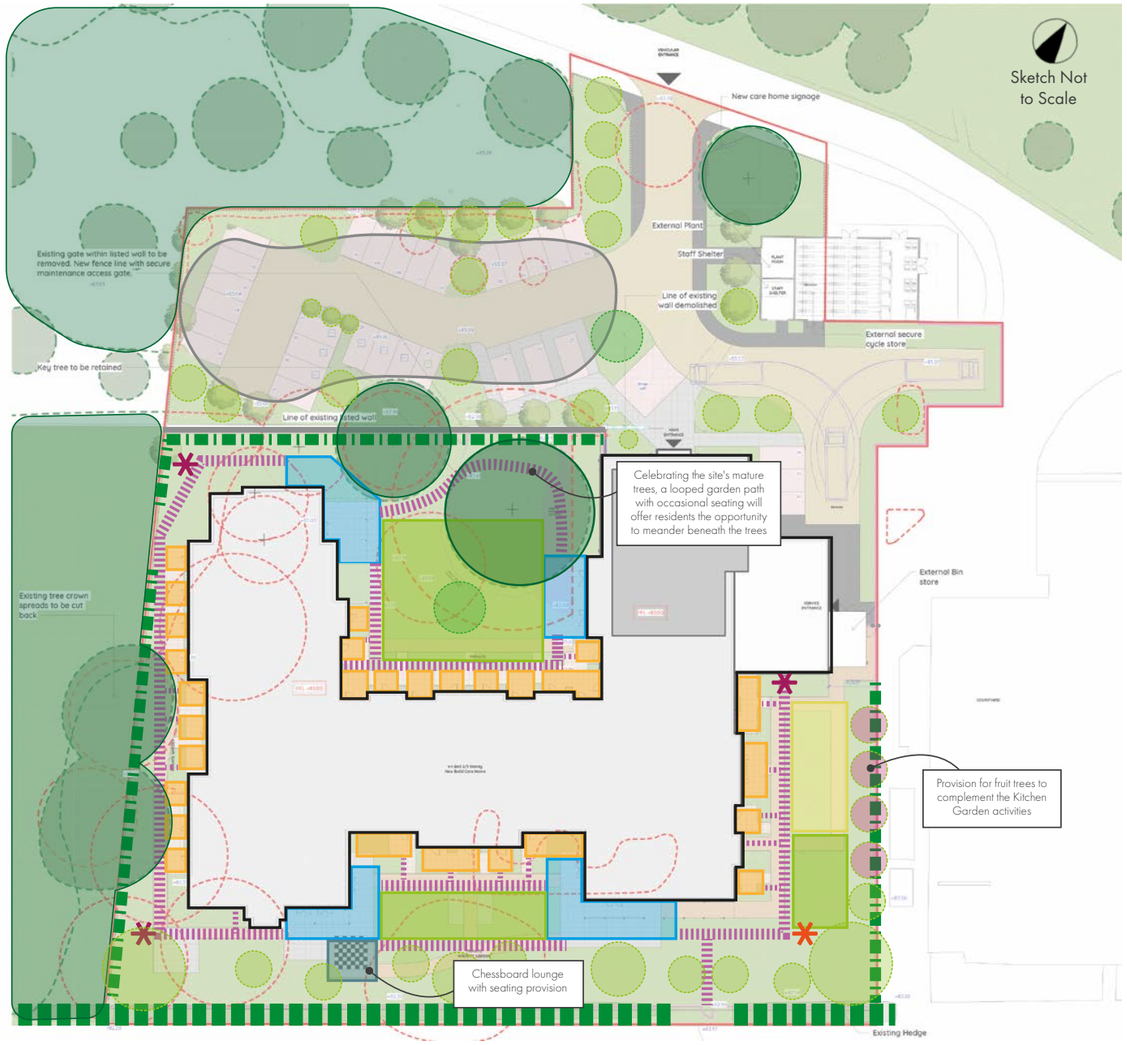
To the west of the existing pavilion there will be a small extension to include a cafe and Interpretation Hub. Visually this will sit behind the existing pavilion to the north-east and retained mature trees to the south and west, meaning that it will not form a dominant element in views from the surrounding area. The existing car parking in this area will be re-configured and include an additional area of spaces that will extend to the north, towards the retained tennis court. These spaces will also benefit from some screening by existing retained trees to the west and east, and also from additional new shrub, hedgerow



Key

- Existing trees retained
- Proposed trees
- Existing orchard managed and enhanced including additional traditional orchard tree planting
- Proposed private gardens (including patios)
- Proposed ornamental shrubs
- Existing semi-improved grass managed as wildflower meadow (Areas of reinstatement/new meadow to be seeded with Emorsgate EM4F 'Wild Flower for Clay Soils')
- Proposed amenity grass
- Existing driveway re-surfaced with tar and chip dressing (Golden Gravel/Buff colour)
- Existing/proposed path (Buff/golden colour self binding gravel): public access during daylight hours
- Car Parking: permeable block paving (Marshells Tegula Priora, Burnt Ochre, or similar agreed)
- Car Parking: permeable block paving (Marshells Tegula Priora, Burnt Ochre, or similar agreed)
- New access road: permeable block paving (Marshells Tegula Priora, Pennant Grey, or similar agreed)
- Pedestrian paths with tar and chip dressing (Golden Gravel/Buff colour): residents access only
- Existing and proposed buildings
- G1 Proposed gate

Figure 11 Landscape Strategy: Western Development



Parking Courtyard - Offering low level planting the parking court will be framed by formal hedge and tree planting that will compliment the wider parkland setting

Communal Lawns - Formal lawns with opportunities for seasonal events and informal recreation appropriate to the end user and care programme

Private Terraces - Formed by a series of private patio gardens, these will allow residents to gain access to the communal gardens from their individual suites

Communal Terraces - Aligned to the internal building design, the communal terraces will provide a series of outdoor activity areas allowing residents to interact and socialise

Kitchen Garden - Provision for a greenhouse and raised planters providing opportunities for residents to benefit from gardening / horticultural therapy

Sensory Walk - Surrounded by sensory planting, incorporating a mix of sizes, textures, colours, seasonal variation and scents, that will support the residents well-being and encourage them to interact with the natural environment. Pathways formed by block paving will create pleasant routes for residents to venture out into the garden. To alleviate the dementia residents who are more at risk, all pathways have focal furniture at the end to ensure that there are no dead ends, reducing the risk of dementia residents from becoming lost within the gardens.

Existing Hedge to be retained and enhanced

Existing Trees to be retained

Proposed Hedge

Tree Planting Provision

Focal Features

Arbour Seats Gazebo



PRECEDENT IMAGES

DEACON DESIGN

DOC. REF.: DD551101 REVISION B

CAVERSHAM PARK, READING

LANDSCAPE PROPOSALS SKETCH & PRECEDENT IMAGES

Figure 12: Care Home: Landscape Proposals Sketch (Courtesy of Deacon Design)

and tree planting around the car park extension. These works around the existing pavilion will necessitate the removal of eleven trees together with parts of several groups of Category C shrubs (G17). The trees to be removed comprise a Category C red oak (T36), tulip tree (T37) three ash (T40, T61, T62), a horse chestnut (T41) and two silver birch (T42, T60) and a Category B sycamore (T43) and a silver maple (T65). The Category C trees do not contribute to the historic character of the parkland and their removal would enable a more cohesive approach to be taken to the structure of the planting around this area. Thirteen new trees are proposed around the new car parking, pavilion extension and within the parkland immediately to the east of this area, together with an area of formal shrub beds and hedgerows around the car park. This new planting will create an attractive setting to the pavilion extension and car park and ensure that there will be no net decline in landscape character or features here. Overall the change here is judged to be 'neutral'.

To the immediate north of the house, 17 trees will be removed, together with an area of formal shrub planting appearing to date from the late 20th century. Some of these tree removals will be to accommodate new parking spaces, but the majority of the removals are to restore the historic character and open up views in this area of the park. The trees here predominantly date from the mid 20th century and were planted during the time of the BBC occupation. They are generally not native and comprise small ornamental species that were popular in garden planting during the 1950s to the 1970s. Species here are all Category C and comprise six cherries, (T68, T69, T72, T174, T179, T185), a rowan (T71), a weeping birch (T184), a Deodar cedar, (T183), a field maple (T180), two purple plum (T175, T177), a hornbeam (T176), three purple Norway maple (T170, T173, T178) and a black walnut (T171). A further black walnut (T172c) in this area will be retained however, given that it is Category A and has a memorial plaque. The rationalisation of trees in this area is beneficial in terms of the restoration of the historic parkland and setting of the house. To retain open views to and from the house only three new trees will be planted immediately close to its northern entrance, but instead a further 17 trees will be planted to the north-west and between the new parking bays to the east of the pavilion and a further four trees within the parkland to the south-east of the proposed bowling greens. Overall then, the removal of the 17 trees to the north of the house will be replaced by a total of 24 new trees, giving a net increase 7 new trees in this area.

Care Home Development Parcel: Landscape Appraisal

The proposed care home will occupy an area already occupied by buildings and parking areas dating from the late twentieth century. Whilst the development takes place in a registered park and garden the overall landscape sensitivity for this area is 'medium' given that it is currently occupied by areas of hard-standing and late 20th century buildings associated with the BBC occupancy of the property (see Section 5.4.)

The proposed development has been designed to minimise the removal of existing trees and will result in the removal of approximately 14 no. trees and potentially three small groups of trees. These are predominantly Category C trees or early mature Category A and B, including a Category B beech (T88) and two Category A beech (T513 and T518,) a Category C ash (T105) and three Category A ash (T511, T512 and T514) a Category A hornbeam (T517), and Category C Turkish hazel (T106), yew (T132) and sweet gum (T107). The groups of trees include to be removed would include a group of early mature Category B beech and ash (G16) together with part of a group of Category C apple, pear and cherry trees (G3).

To compensate for these removals 36 new trees will be planted around the proposed care home parking area, and gardens (see Figure 12 Sketch Landscape Proposals opposite) Additional orchard trees will be planted within the existing area of orchard to the west (see p.38 and Figure 11 above). This orchard will also be extended westwards, to ensure that there is no net loss of orchard area.

In summary, the majority of trees to be removed to accommodate the new care home are either of low quality or are relatively young. Whilst T511, T512, T513, T514 and T17 are all Category A trees, the Arboricultural Impact Assessment states that these are all 'early mature' trees of 'average or 'below average' physiological condition. The Assessment considers that their high value is conferred given their component of a wider collection only, rather than as individual specimens. Given that these trees lie adjacent to mature woodland to the west, the retention of this woodland beyond means that the overall contribution that the woodland makes to the backdrop of this part of the site will remain.

The care home has been carefully designed to retain 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. In addition, the new grounds will provide a green setting to the new building, including lawns, ornamental shrub areas and private patio spaces. The new building and grounds will be of a far higher quality than the existing *ad hoc* buildings and parking areas built for the BBC within this area and will be designed to respect the built form of the adjacent listed Caversham House. Based on the definitions set out in Appendix A, Table D, the change in the landscape character of this part of the site and its wider parkland as a result of this part of the development would be of 'low' beneficial magnitude and 'minor' beneficial significance, despite the removal of a small number of trees (Table E).

Development Parcel to the North-East of Caversham House: Landscape Appraisal

The conversion of Caversham House will be accompanied by significant enhancements to the grounds to both the north and south as set out in Section 4. These elements will all complement the country house character of the property, compared to the semi-institutional character that this external area currently has.

The proposed housing to the north-east of the house will also allow the rationalisation and removal of the large car parking area that currently occupies this area. Two new apartment blocks will be placed to the north of the existing belt of mature Category B oak trees here. These are set back from the adjacent historic house, ensuring that views of the property from the grounds to the north and east will not be compromised. The proposed buildings will be subservient to the main house in terms of their massing, but will appear as new, complementary elements to Caversham Park rather than an extension to the existing townscape of Caversham Park Village beyond.

To the north of the current parking area, there will be an access to mews style development enclosed by three further two storey apartment blocks. These will create a semi-formal courtyard. This area currently comprises grassland with semi-mature trees and does not have a strong parkland character.

To accommodate the new apartment block to the north-west of Caversham Park House, a number of trees will be removed. These are predominantly young or early mature scattered trees that are classified as Category C or U. These comprise a group of early mature goat willow (G1), two small groups of mixed group of semi mature native and non-native trees such as oak, beech, horse chestnut, hazel, hawthorn, whitebeam, alder, rowan, wild service, Norway Maple, poplar, hornbeam, cherry plum, cherry, field maple Lawon cypress, Scots Pine, cherry, holly and ash (G9 and G11), and a number of individual trees, namely two cherries (T278, T280), a western red cedar (T279), two goat willow (T282, T283), three silver birches (T284-T286), three limes (T287, T288, T292), three horse chestnuts (T289, T293, T298), four field maples (T290, T291, T294, T295), two ash (T297, T302) two whitebeam (T305, T310, T312) a Hybrid Cockspur thorn (T306) and a Lawson cypress (T308). Only two Category B (moderate) trees would be felled, T307, an early mature whitebeam and T309, an early mature variegated western red cedar.

To compensate for the removal of the 27 individual trees and three groups of trees to accommodate the apartments to the north-east of the house, their loss will be more than compensated for by the planting of a well-structured series of 53 no. garden and forest-scale specimens, which can include native species such as oak and beech. Some of these will be planted to the west of the new apartments and will further integrate the new homes with the parkland setting. In conjunction with both the conversion of Caversham Park House and the associated apartment blocks to the north-east, the proposals will make enhancements to the parkland to both the north and south of the house as set out in Section 4.

The landscape sensitivity of the area to the north-east of the house is judged to be 'medium' (see Section 5.4). Based on the definitions in Appendix A, Tables D and E, the proposed residential development to the north-east of the house would initially result in an effect of 'medium' adverse magnitude and 'moderate' significance on the landscape character of the this area. When considered with the associated landscape enhancements to both this area and the wider area of parkland to both the north and south of the house, the residual effects of the development within the north-eastern part of the parkland would be of 'medium beneficial' magnitude and 'moderate beneficial' significance. The overall effects on the northern parkland alone would be of 'high' magnitude and 'major' significance.

Development Parcel in Eastern Parkland: Landscape Appraisal

To the east of Caversham House, a courtyard development is proposed. This is inspired by an historic stable block and will occupy an area currently covered by semi-improved grass, a glasshouse and satellite dishes. The new buildings will be oriented to reflect the alignment of Caversham Park House itself, with the forming two semi-formal courtyards. Car parking areas will be situated within the courtyards, ensuring that no cars are visible from the surrounding parkland.

This area is well concealed by existing mature trees on all sides and this structure will be retained, helping to conserve the relatively remote feel to this part of the park, despite its proximity to both Caversham Park House and Lowfield Road. The layout has been designed to minimise the removal of trees and will retain and respect the historic vista and associated hedgerow to the south. Eight trees will be removed in association with the western apartment block, however some of these are Category U and should be removed for safety purposes in any event.

A Lawson Cypress (T235) would be removed to allow access to the parking area to the immediate east of the historic house, however this is a Category C tree of low historic importance. To accommodate the western block of apartments, two yews, T225 and T226 would be removed, however these are young, category C trees. A Category B horse chestnut (T196) would also be removed to accommodate the building, however this is of poor structural condition and appears to have low vigour

according to the Arboricultural Impact Assessment. A beech (T197) would also be removed to accommodate this building, however this is a Category C tree considered to be of reduced potential due to its proximity to adjacent tree cover. Two further Category C trees, semi-mature trees (T201 and T202) a Deodar Cedar and pin oak respectively, would be removed to accommodate a new car parking area to the east of this building.

The main courtyard building would also result in the removal of 19 trees. These are all Category C semi-mature or early mature trees that appear to date from the late 20th century. These comprise a hornbeam (T240), three English oak (T245 - T247), a Cedar of Lebanon (T249), five Norway maples (T250 - T52, T254, T255), a black walnut (T253) three limes (T260, T261, T486), a sycamore (T262), three horse chestnuts (T248, T263, T265) and an ash (T264).

The introduction of housing in this part of the Registered Park and Garden would initially have an effect that is of 'medium' adverse magnitude and 'moderate' adverse significance (see Appendix A, Tables D and E), with the area that is currently dominated by satellite dishes and twentieth century planting replace by two new courtyards. Whilst 24 existing trees will be removed to accommodate this, in general these are of low quality and not mature. The planting of 16 new trees in this area (and parkland enhancements in the wider area to both the north and south (see Section 4) would more than compensate for this, meaning that the overall negligible effects of the development are judged to be of 'medium beneficial' magnitude and 'moderate beneficial' significance.

Landscape Features and Character Appraisal: Southern Parkland

Whilst there will be no built development to the south of the house, the scheme provides a commitment to enhancing the parkland and grounds to the south, as set out in the Landscape Strategy (see Section 4). This will include:

- The restoration/enhancement of existing hoggin paths through the areas of woodland to the south-west and south-east of the house. The path through the western wood will be available to members of the public during daylight hours, thereby allowing public access into an area that is currently restricted.
- 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. This path will allow public access into a landscape that is currently inaccessible and will therefore be a beneficial landscape asset.
- The 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. This will provide visual separation to both land uses and help restore the parkland character of the area.
- 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, the aim will be to reflect how the parkland may have been designed at this time. Tree species will be native, primarily comprising oak and beech. Whilst detailed planting plans will be subject to a planning condition, the Illustrative Landscape Strategy is showing the potential for planting approximately 250 new trees in this area.
- Woodland management/restoration within the western and eastern woodlands to the south of the house. This will include the removal of any unsafe elements as well as species such as laurel. Whilst the overall structure of the woodlands will remain, the management of the south-western woodland will seek to open up views of terracing that are believed to date from the Stephen Switzer parkland design. The precise aspects of this woodland management will be subject to a detailed proposal as a condition of planning consent.
- The retention of the large satellite dish within the north-eastern corner of the southern parkland. This will reflect the history of the BBCs occupation of the site and will be accompanied by interpretation.
- 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. It can be enhanced to provide an attractive areas for residents to enjoy however.

Overall, the proposals provide the opportunity for a 'high beneficial' change to the landscape of the parkland to the south of the house. Given the 'high' sensitivity of the parkland, this would result in a 'major' landscape benefit to this area of the site based on the definitions set out in Table E.

5.6 Potential Townscape Effects

A landscape and townscape appraisal has been undertaken to ascertain potential effects on the landscape character and features of the site and surrounding townscape. This is not a heritage assessment, which is covered by the Montagu Evans Heritage chapter of the Environmental Assessment. Instead this appraisal focuses on changes to the existing landscape and townscape character and features.

Townscape Character Sensitivity: West of Caversham Park

When viewed from Peppard Road, the western development parcel is partially concealed by the built form of the BBC Written Archives Centre, buildings on Caversham Park Drive and a mature hedgerow along the site frontage. Whilst the upper parts of the proposed buildings may be glimpsed from Peppard Road they will form part of a logical leafy frontage that is typical of the built form elsewhere along the road. The new homes will front onto the street with a similar set-back to the existing housing on the eastern side of the street.
No boundary hedgerows will be removed other than a short strip to provide a pedestrian access. Whilst the character of this parcel will change from open grassland to a new residential area, the buildings and associated public open space will be sensitively designed to complement both Peppard Road and the adjacent parkland. The leafy frontage to Peppard Road will be conserved, with the proposed vehicular entrance to the housing coming from Caversham Park Drive to the north rather than adding a new entrance from Peppard Road for example.

Overall, the development will have 'negligible' adverse indirect effect on the townscape character to west of Caversham Park.

Townscape Character Sensitivity: South of Caversham Park

The proposed development will not be visible from the area to the south of Caversham Park and will therefore not result in any direct or indirect changes to the townscape character of this area. The introduction of new planting in the southern part of the adjacent to the cemetery will provide a leafier backdrop to this area.

Townscape Character Sensitivity: North and East of Caversham Park

The proposed development will be glimpsed from the Lowfield Road area during the winter months. Given the existing urban character of Lowfield Road and retention of the mature belt of trees around the park boundary, changes to the townscape character here will be indirect and of 'negligible adverse' indirect magnitude and significance.

5.7 Landscape and Townscape Appraisal Summary

The appraisal shows that whilst the introduction of new housing within and adjacent to the existing registered parkland has the opportunity to have an adverse effect on existing landscape character and features, the eroded character and low quality landscape assets of some of these areas and their secluded nature mean that the proposals need not result in a significant adverse effect on the existing landscape character. Instead some of the development provides the opportunity to replace existing low quality buildings and extensive parking areas with high quality buildings and associated circulation spaces and gardens.

Whilst the change from parkland to housing will have a 'moderate' adverse effect in the areas of parkland where new housing is proposed to the north-east and east of the house, when considered with the landscape enhancements within the wider parkland, the overall effects will be of significant benefit. Beyond these areas of proposed built development, the scheme will be accompanied by significant enhancements to the existing parkland to the north, including new parkland and orchard tree planting and ornamental garden areas around existing and proposed buildings. To the south of the house, the proposals will also introduce a new circular footpath route around the park which will provide public access to an historic landscape that is currently private, the restoration of the ha ha wall, the management of the woodlands, wildlife enhancements to the existing pond and the management of the parkland as a wildflower meadow. Additional planting of approximately 250 new forest scale trees within the southern parkland will help reinforce its character as a Capability Brown landscape and overall there will be a net increase of approximately 340 trees within the site area. Overall, the proposals will result in a 'major beneficial' effect on the parkland landscape to the south and 'moderate beneficial' effect on the landscape to the north. The proposed development will therefore result in a net beneficial landscape effect on Caversham Park.

Due to the existing woodland screening around the site and strategic positioning of the proposed development there will be no significant direct or indirect effects on the townscape or landscape character and features of the surrounding area.



'Overall there will be a net increase of approximately 340 trees'

6. Visual Appraisal

6.1 Potential Visual Effects

This section addresses issues relating to potential impacts upon the visual amenity of the study area likely to result from the proposals. It describes and evaluates the sensitivity of visual receptors, the magnitude of potential change in existing views and the significance of these effects.

Effects on Visual Receptors Within the Site

There is currently no public access to any part of Caversham Park and buildings. There would therefore be no potential visual receptors within the site who would experience changes to their views.

The setting of the listed house is covered by the Montagu Evans Heritage chapter within the Environmental Statement. View 1 (opposite) is included here for information only, given that it is a private view. This shows that whilst there are elevated, open views to the south from the listed building, there would be no new built infrastructure within this view. Instead, enhancements to the parkland such as new tree planting and the restoration of the 'ha ha' hedgerow would enhance views.

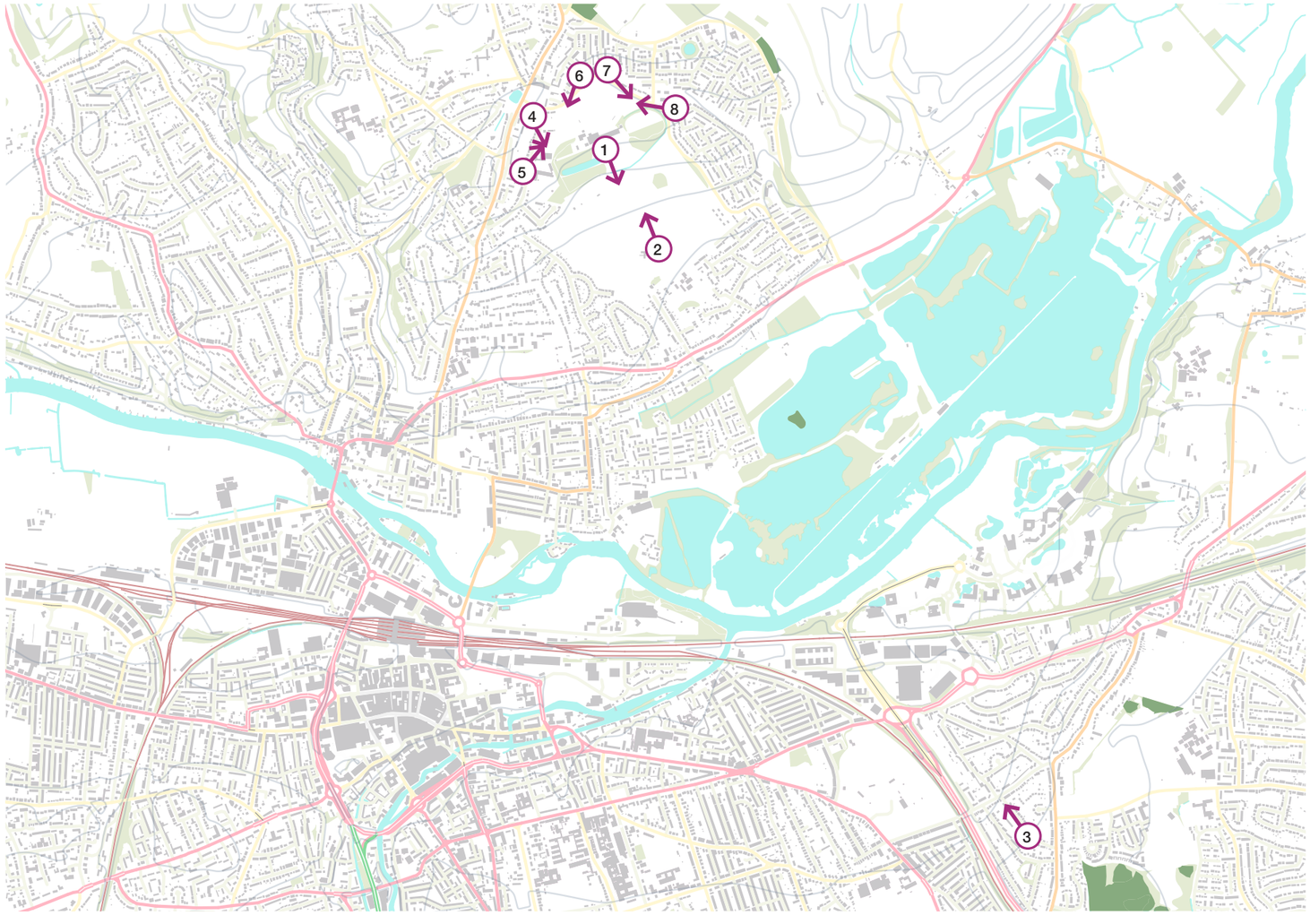


Figure 13: Viewpoint Locations



View 1: View from a first floor window of Caversham Park house, looking south. The town of Reading is visible in the distance, giving an urban context to the view. Reading Cemetery can be glimpsed beyond the park boundary showing its relationship with the northern edge of Reading. No new development will be visible in this view.

Effects on Visual Receptors to the South

A survey of views from the south including Reading Crematorium (see View 2) and streets within Reading (see View 3) showed that whilst the house and park can be seen as a distinguishable distant landmark on the hillside above the town (including from the railway line into Reading Station and the A3290), the mature woodland areas that flank its southern elevation will screen all of the proposed new-build development to the west and east of the house.

The proposed development to the north-east of the house would also be screened in views from this direction by mature trees along the southern edge of this area and also by the built form of Caversham House itself.

Whilst there area open views of Caversham Park House itself from the south, the conversion will not result in any significant external changes to its appearance.

The only changes to the view will be the planting of new trees and hedgerows around the parkland boundary and within the parkland itself, which will help restore the appearance of the 'Capability Brown' historic landscape.



View 2: From Reading Cemetery & Crematorium, looking north, whilst Caversham Park House can be clearly seen in the distance, parkland vegetation screens the proposed development areas. The proposals will therefore not result in any change to this view.



View 3: From Palmerstone Road, Reading, looking north. Caversham Park House is a distant landmark in an urban view. The areas proposed for the adjacent development are screened by vegetation to the south. The proposals will therefore not result in any change to this view.

Effects on Visual Receptors to the West

From the west, the built form of Peppard Road screens views from the wider area, meaning the only potential visual receptors will be residents of the properties immediately to the west of the site, visitors to the BBC Written Archives Centre and users of Peppard Road. Based on the definitions set out in Appendix A, Table F, this view is of 'low' to 'medium' value; being a glimpsed view of a suburban street, but benefiting from the leafy character of its frontage hedgerow and mature trees within the adjacent BBC archives and school buildings. Residents of the adjacent houses are defined as having a 'high' susceptibility to change whilst users of the road and the BBC Written Archives Centre have a 'low' susceptibility. Overall this gives residents a 'medium' to 'medium-low' sensitivity and road users a 'medium-low' to 'low' sensitivity.



View 4: From Peppard Road at entrance to Caversham Park, looking south. The proposed western development site will sit behind the existing mature hedgerow. The upper storeys and rooftops of new dwellings would be glimpsed beyond the retained hedgerow but not result in a dominant change to the view.

The only changes to views will be from the short stretch of Peppard Road adjacent to/slightly beyond the site's western frontage (See Views 4 and 5). Here, the existing hedgerow will be retained and continue to provide good visual enclosure, other than gaps to allow two pedestrian routes into the new housing. The upper storeys and roofs of new buildings will be glimpsed beyond this however. Given the existing leafy, suburban character of this street, the proposed buildings will visually integrate with the area, resulting in a 'negligible adverse' change to the view. This would be of 'negligible adverse significance to residents, road users and users of the adjacent BBC Written Archives Centre.



View 5: From Peppard Road at entrance to BBC Written Archive Centre, looking north. The proposed western development site will sit behind the existing mature hedgerow. The upper storeys and rooftops of new dwellings would be glimpsed beyond the retained hedgerow but not result in a dominant change to the view.

Effects on Visual Receptors to the North and East

To the north and east of the site, Caversham Park benefits from extensive areas of woodland tree planting together with mature parkland specimens which provide a good degree of screening.

To the north of the site, there are glimpses through this vegetation, from Lowfield Road and from a small number of residential properties immediately adjacent to the north-west boundary of the park (see View 6).

Any glimpsed views into the parkland from the north will not include the new areas of proposed development due to the screening provided by mature trees around the northern boundary of the park, trees within the park and the existing buildings on Caversham Park Drive.



View 6: From Lowfield Road adjacent to the northern boundary of Caversham Park, looking south-west. Mature and semi-mature woodland trees screen views into the park. There would be no discernible change to this view.

Similarly to the east of the site, mature vegetation around the park boundary provides good screening. Whilst there are glimpses of the parkland in the winter months (see View 7), the proposed care home and western development parcel will be screened by the numerous parkland trees. At the eastern side of the site, there will be glimpses of the new buildings proposed to the north-east of Caversham Park House, however these will not be seen in their entirety, and instead will be seen as partial elements behind the mature planting in the foreground. Similarly views of the new homes to the east of Caversham Park House will also benefit from screening by existing trees (see View 8) and will only be glimpsed.

Potential visual receptors to the east will be users of a short stretch of Lowfield Road ('low' susceptibility to change) and residents of housing on the eastern side of Lowfield Road here ('high' susceptibility to change). Given that this is a suburban view that benefits from the presence of the parkland on one side, it is judged to be of 'medium' value. This gives the visual receptors an overall sensitivity of 'medium-low' and 'medium' respectively.

The apartments to the north-east of Caversham Park House will result in a 'low adverse' change to both residents and users of this short stretch of Lowfield Road, which will be of 'negligible' and 'minor' adverse significance respectively. (see Appendix A, Tables I and J).

The introduction of new homes at the eastern end of the site will result in a 'negligible adverse' change to both residents and users of this short stretch of Lowfield Road.

The overall wooded character of views into the site will remain, and during the summer, the new homes may be scarcely noticed.



View 7: From Lowfield Road adjacent to the north-eastern boundary of Caversham Park, looKing south-west. Mature and semi-mature woodland trees screen views into the park. There would be no discernible change to this view.



View 8: From Lowfield Road adjacent to the eastern boundary of Caversham Park, looing north-west. Mature and semi-mature woodland trees screen views into the park. Whilst there may be glimpses of new homes through this foliage in winter, it would not result in significant changes to the view.

6.2 Potential Visual Effects - Summary

A visual appraisal has been undertaken which included visiting both the site and the surrounding area. In particular, views from the south were appraised to ensure that the proposals complied with Policy EN5 of the Reading Local Plan and did not result in effects on View Corridors 1 and 8.

The site visit showed that whilst Caversham Park House is a prominent local landmark, occupying an elevated position to the north of Reading, the mature woodland within its grounds provide good screening to all of the proposed areas for development when viewed from the south.

There are no public rights of way running through the site meaning that the proposals would not result in any changes to existing visual receptors within the site.

To the west of the site, the built form of Peppard Road, and existing woodland and hedgerows within the site provide a good degree of screening. The western development parcel would be glimpsed from a short stretch of Peppard Road adjacent to the site boundary, however given the built context and retained boundary hedgerow frontage, the proposed buildings would integrate well with the existing views of the street and would not result in a significant adverse effect on either users or residents of the street.

To the immediate north of Caversham Park, there are glimpsed views of the park from Lowfield Road, however the dense boundary vegetation and trees within the parkland would help screen views of the proposed areas of development from here again meaning that there would be no significant effects on visual receptors here.

To the east and north-east of Caversham Park, this parkland vegetation also provides a good degree of screening, allowing only glimpses into the parkland from the public highway. Adjacent to the proposed development area to the north-east of Caversham park House, it is likely that there will be glimpses of some of the new homes, especially in the winter months, from a very short stretch of Lowfield Road. Whilst the new homes may be partially visible they will not form a dominant element in the view and are likely to have a minor adverse effect only. To the east of the house, the existing vegetation is even thicker, meaning that effects on visual receptors within this part of Lowfield Road are likely to be negligible adverse only.

In summary, the proposals will not result in any significant adverse visual effects.

Figu

Appendix A

Assessment Definitions

Table A: Landscape Value Criteria

Landscape Value	Criteria
High	A landscape/townscape element or area of high scenic/perceptual qualities in good condition. Highly valued for its quality and/or Landscape character, and may be designated at international or national level, such as World Heritage Sites, Listed Buildings and Registered Parks and Gardens.
Medium	A landscape/townscape element or area of medium scenic/ perceptual qualities, in at least moderate condition. Valued at a local level, for example, Conservation Areas and Locally Listed Buildings. It may also include undesignated Landscapes with some of the following: ▪ High scenic quality ▪ Intact Landscape character ▪ Presence of distinctive elements/ features in the landscape ▪ Features of particular landscape or cultural heritage importance ▪ Recreation value ▪ Historical associations
Medium-low	An undesignated landscape/townscape that has some landscape features that contribute to its sense of place and are of value to the local community, but that may be in mixed condition and include some detractors that weaken its overall character and scenic quality.
Low	A landscape/townscape with few or no scenic/perceptual qualities and in poor condition, not particularly valued, and not designated.

Table B: Landscape Susceptibility to Change Criteria

Landscape susceptibility to change	Criteria
High	An area where landscape/townscape character would be noticeably changed by the proposed scheme, either due to the loss of important landscape features, or due to the introduction of new features that are not typical of the area. The potential for intrusive development may also be due to a relatively open character with few elements that could screen the proposed development.
Medium	A landscape/townscape which is partially tolerant to change of the type proposed. This may be due to the presence of existing landscape detractors or the relative lack of a strong concentration of typical landscape characteristics. The capacity of the landscape to accept change may also be due to the presence of some elements that may screen the proposed scheme, such as vegetation, buildings or landform features.
Low	An area that is tolerant of substantial change of the type proposed. This may be due to a lack of existing distinctive landscape elements or characteristics, the presence of a number of landscape detractors, or the presence of elements that may screen the proposed scheme.

Table C: Overall Landscape Sensitivity

Landscape susceptibility to change (from Table B)	Value (from Table A)			
	High	Medium	Medium-low	Low
High	High	Medium	Medium	Medium-low
Medium	Medium	Medium	Medium-low	Medium-low
Low	Medium-low	Medium-low	Low	Low

Table D: Magnitude of Landscape Effect

Landscape Scale/ Size of Change	Criteria
High adverse/ beneficial	The proposals would be at total variance (adverse) or totally accord (beneficial) with the key characteristics of the existing landscape, and/or there would be a very noticeable loss or change in landscape/townscape elements, features or characteristics. Beneficial effects would restore, recreate, or permanently benefit the condition or character of the landscape.
Medium adverse/beneficial	The proposals would noticeably be at odds (adverse) or fit well (beneficial) with the key characteristics of the existing landscape, would noticeably improve or harm the condition or character of the landscape, and/or would result in the partial loss or alteration to one or more key landscape elements, features or characteristics.
Low adverse/beneficial	The proposals would not quite fit (adverse) or have a degree of fit (beneficial) with the key characteristics of the existing landscape, and/or there would be minor loss or alteration of landscape elements, features or characteristics. Beneficial effects would go some way towards improving the condition or character of the landscape.
Negligible adverse/beneficial landscape impact	The proposals would create a just discernible loss/change, or improvement to the key characteristics of the existing landscape. The proposals may not be uncharacteristic of the existing landscape.
Neutral	Where the development would cause a change to the landscape, but would be in keeping with its existing elements, thus having neither an adverse or beneficial effect.
No change	The proposals would not cause any change to the key characteristics of the existing landscape/townscape.

Table E: Overall Significance of Landscape Effects

Sensitivity of Landscape Receptor (from Table C)	Magnitude of Landscape Change (from Table D)				
	High	Medium	Low	Negligible	Neutral
High	Major	Moderate	Minor	Negligible	Neutral
Medium	Moderate	Moderate	Minor	Negligible	Neutral
Medium-low	Moderate	Moderate	Minor	Negligible	Neutral
Low	Minor	Minor	Negligible	Negligible	Neutral

Table F: Visual Receptor – Value Criteria

Value	Criteria
High	Views with high scenic value, views to heritage assets or valued landscape features. Recognition of value shown through planning designations or in relation to heritage assets. Views may be referenced in tourist guides or maps and accompanied by facilities to facilitate their enjoyment, such as parking or interpretation boards.
Medium	Views of medium scenic value. Views not necessarily promoted widely for their value, but may be appreciated by the local community as a popular place to walk/visit.
Low	Views are of low value, for example, due to landscape detractors, and may only be seen for periods of shorter duration such as visibility from roads or railways.

Table G: Visual Receptor – Susceptibility to Change Criteria

Susceptibility to Change	Criteria
High	Residents at home. People engaged in outdoor recreation whose attention is likely to be focused on the landscape and particular views. Visitors to heritage assets or other attractions where views are an important contributor to the experience. Communities where views contribute to the townscape setting enjoyed by residents.
Medium	Travellers on road, rail or other transport, where travel involves recognised scenic routes. People at their place of work where views are an important contributor to the setting and quality of working life.
Low	Vehicle users on roads used principally for passage, where the attention is not necessarily focused on the view. People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the townscape. Occupants of places of work whose attention may be focused on the work and where the setting is not important to the quality of working life.

Table H: Visual Receptor – Overall Sensitivity

Susceptibility to change (from Table G)	Value (From Table F)		
	High	Medium	Low
High	High	Medium	Medium-low
Medium	Medium	Medium	Medium-low
Low	Medium-low	Medium-low	Low

Table I: Magnitude of Visual Change – Definitions

Size/Scale of Effect	Criteria
High	Where the development would cause a dominant or complete change to the composition of the view, and the appreciation of landscape/townscape character, contrasting in terms of form, scale and mass, height, colour and/or texture. Views of the scheme are unlikely to be screened to any extent.
Medium	Where the development would cause a clearly noticeable change in the existing view, which would have some effects on its composition, and/or the appreciation of landscape/ townscape character. It would not result in a dominant change to the view however and the overall effect is likely to be mitigated either due to distance from the viewer, complementary colours and textures, or the presence of some screening elements.
Low	Where the development would cause a perceptible change in the existing view, but would not materially affect its composition, or the appreciation of landscape/townscape character, either due to its distance from the viewer, the presence of screening elements or complementary colours and textures. Views of the proposals are more likely to be glimpsed rather than full.
Negligible	Where the development would cause a barely perceptible change in the existing view, either due to the presence of screening elements or distance from the viewer. Whilst the development would be visible, it would not result in a change to the overall composition of the view or landscape character of the area.
Neutral	Where the development would cause a change to the view, but would be in keeping with its existing elements thus having neither an adverse or beneficial effect.

Table J: Overall Significance of Visual Effects

Sensitivity of Visual Receptor (From Table H)	Magnitude of Visual Change (From Table I)				
	High	Medium	Low	Negligible	Neutral
High	Major	Moderate	Minor	Negligible	Neutral
Medium	Moderate	Moderate	Minor	Negligible	Neutral
Medium-low	Moderate	Moderate	Minor	Negligible	Neutral
Low	Minor	Minor	Negligible	Negligible	Neutral

Appendix B

Historic England List Description: Caversham Park Registered Park and Garden

Official list entry

Heritage Category: **Park and Garden**

Grade: **II**

List Entry Number: **1000524**

Date first listed: **30-Sep-1987**

Location

The building or site itself may lie within the boundary of more than one authority.

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU7257476164**

Details

This record was the subject of a minor enhancement on 7th April 2016.

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.

HISTORIC DEVELOPMENT

Lord Craven owned the Caversham Park estate during the mid to late C17, rebuilding the Elizabethan manor house after 1660, probably with William Winde as the architect. The estate was sold in 1697, passing by the 1720s into the hands of William, first Baron, and later Earl, Cadogan (d 1726). Cadogan, a soldier and friend of the Duke of Marlborough, rebuilt the manor house in grander style, probably on a new site. A detailed agreement of 1718 between Stephen Switzer (1682-1745) and the Earl of Cadogan (Berkshire RO) describes a proposal to make terraces, canals, fisheries and a great formal parterre, for £1394, which corresponds closely with a plan of 1723 published by Colen Campbell in Vitruvius Britannicus III, 1725 (Bisgrove and Stoneham 1993). Campbell's accompanying description mentions a Mr Acres, who was probably employed to lay out the extensive formal garden surrounding the house, which was constructed around an axis described as a 'noble terrace, which is twelve hundred feet long'.

In the mid 1760s Lancelot Brown (1716-83) was employed by the second Baron Cadogan to landscape the grounds, at which time the formal gardens, still present in the 1750s (Rocque, 1761), were largely swept away, although Brown incorporated major structural elements into his own designs. It appears that none of Brown's drawings survive, nor his account books for this period. The results of Brown's work are described by Thomas Whately in his Observations on Modern Gardening (1770), and again by Thomas Jefferson in his 'Memorandums Made on a Tour to Some of the Gardens in England' (1786). The house burnt down during this period, being replaced by a smaller building, enlarged by Major Charles Marsack following his purchase of the estate in 1784. William Crawshay bought the estate in 1838, following a period of some dilapidation (National Trust 1990) and in 1850 the house burnt down once more, to be rebuilt again, this time possibly by J T Crews. The Crawshays sold the estate in 1920, it being occupied by the Oratory School until the Second World War. During the War the BBC moved into the house, which remains the home of their

Monitoring Service. Large parts of the parkland were engulfed by Caversham Park Village in the 1960s and 1970s.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Caversham Park lies enclosed by the C20 development of Caversham, once a separate village but now a suburb of Reading. The c 40ha site is bounded largely by the mid to late C20 development of Caversham Park Village, with to the south the open spaces of allotments and Reading Cemetery and Crematorium. The house and park to the north lie on a plateau at the top of a south-east-facing slope. Panoramic views extend southwards from the house and garden terraces at the top of the slope across Caversham and Reading, towards low, distant hills, probably formerly with views of the Thames which lies 2km to the south.

ENTRANCES AND APPROACHES Caversham Park is entered at the north-west corner of the park, off Peppard Road, 250m west of the house. Here the drive is flanked by two stone gate piers, topped with ball finials, supporting iron gates, in turn flanked by iron pedestrian gates and beyond this iron railings terminated by a further pair of stone piers (c 1850, listed grade II). The drive passes a single-storey lodge standing adjacent to the south, continuing east through the park and passing to the north of the stuccoed former stables (now converted to accommodation) standing close to the west end of the house. The drive arrives at a tarmac carriage sweep adjacent to a porte-cochère on the north front of the house, overlooking the north park which is now maintained as playing fields.

Formerly, during the C19 and until the mid C20 (OS) and the development of Caversham Park Village, the drive continued from the north front north-east through the park, curving south-east past Milestone Wood to a lodge standing by the Henley Road 1.2km south-east of the house. Part of the course of this drive is now incorporated in a pedestrian path running parallel and to the east of Galsworthy Drive. In the early C18 (Vitruvius Britannicus) the house was approached directly from gates to the north via a straight avenue arriving at a formal forecourt on the north front.

PRINCIPAL BUILDING Caversham Park (1850s, possibly J T Crews, listed grade II) stands at the centre of the northern half of the site, at the top of a slope down to the Thames to the south-east, overlooking Caversham and Reading and beyond this a low range of wooded hills. The three-storey ashlar house replaced a series of houses , the last of which, dating from the late C18, burnt down in 1850. The house has been modified and extended for office use during the mid to late C20.

GARDENS AND PLEASURE GROUNDS The gardens consist of formal 1720s and mid C19 terraces descending south from the garden front of the house, flanked by wooded pleasure grounds containing further remains of the formal 1720s layout.

The south, garden front of the house opens onto a broad gravel path running along the top of an adjacent terrace. From here three flights of stone steps descend a grass bank to a rectangular lawn, from the south side of which three further flights of stone steps descend to a lower rectangular lawn bounded on the south side by an iron fence dividing the lawn from a paddock beyond. The paddock is now (1998) part of the parkland, but formerly (OS 1877; 1914) was part of the pleasure grounds, divided from the parkland by a ditch and bank, possibly part of a former ha-ha. The remains of the ditch, lying c 150m south of the house, are bounded by a sporadic, informal hedgerow.

The upper terrace extends 200m from the west end of the house, laid to grass flanked by clipped laurel hedges and beyond this woodland, and terminated at the west end by a stone temple (C19, on the site of an earlier structure, listed grade II) with a tetrastyle Doric portico overlooking the length of the terrace to the east. From here a path runs south-east down the hillside on which is situated the west arm of the wooded pleasure grounds. The path passes the west end of a 200m long canal situated 250m south-west of the house. Surrounded by a grass path, the canal is set within woodland, overlooking to the east the lower lawn lying south of the house. From the canal the grass path continues south-east along the west boundary of the pleasure grounds, turning north-east 300m from the house to run along the northern boundary of the former walled kitchen garden. Some 150m south of the house the path turns north to arrive at the east end of the canal from where informal lawns planted with specimen trees and shrubs extend north to the upper terrace by the house.

The broad gravel path on the upper terrace extends through the wooded eastern arm of the pleasure grounds,

terminating at the boundary, 250m east of the house. An informal path encircles this arm of the pleasure grounds, leading south-east off the gravel path at the east end of the house. A small, south-facing wooden pavilion stands within the southern half of the woodland, close to the southern edge, possibly having formerly overlooked the park sloping away to the south, before trees obscured the view. The area north of the west/east axial path has recently been replanted with specimen trees set in informal meadow, and also contains transmitting equipment. A brick wall (C18/C19, listed grade II) encloses parts of the boundary of this arm of the pleasure grounds to the north and east.

In the 1720s Switzer's grand garden surrounding the house (described and depicted in Vitruvius Britannicus 1725) contained parterres to the east and south. Two 200m long canals were constructed, possibly with cascades and amphitheatres at the outer ends as quoted for by Switzer (Berkshire RO: D/EX 258/9), on the hillside to the south-west and south-east of the house. The present canal appears to be one of these two, and was at that time flanked to the south by a wilderness containing a serpentine path. This area, now wooded, retains some mature yew trees and sculpted land formation. By the mid C18 (Rocque, 1761) the axial terrace walk was dominant in the garden, terminated at the west end by a garden building. A third canal appears to have been added by this time, lying adjacent to that lying south-west of the house, and several of the parterres seem to have been removed and others simplified. Brown's landscaping retained the axial terrace path and the canals. By the 1870s (OS 1878) the two terraced lawns had been constructed below the centre of the great axial terrace, the lower one being dotted with small, oval flower beds. Additionally, two of the canals had gone, leaving that shown on Switzer's plan lying to the south-west of the house, although in shorter and wider form than that advocated by Switzer, and more rounded in outline.

PARK The remains of the park are divided into two sections, the area north of the house, and that extending south from the garden and pleasure grounds. The northern section, occupying a plateau, is now largely given over to playing fields with trees planted around the northern perimeter. The north park is overlooked by the north, entrance front of the house, and enjoys views north towards a low, wooded hillside lying beyond Caversham Park Village. The Village occupies land that was formerly part of the park.

The southern section of the park, laid to pasture with two clumps of trees, occupies the south-facing slope overlooking Caversham, Reading and beyond this low, wooded hills. Formerly (before Caversham's C20 development) the park probably enjoyed views down to the Thames.

In the early C18 (Vitruvius Britannicus, plan of 1723) the broad entrance avenue extended from the north front across what became the north park, flanked by four rows of trees to either side. To the east lay open parkland containing a sequence of formal ponds and a farm complex. To the west of the avenue lay a formal arrangement of trees, possibly an orchard, and a further rectangular pond. Three parallel avenues extended from the gardens on the south front across extensive lawns which subsequently became the south park, flanked to west and east by belts of trees laid out in rows. In the description accompanying the Vitruvius Britannicus plan, the park beyond was mentioned as being well-wooded, watered and stocked with deer, with reference to an excellent pheasantry and a menagerie. This arrangement remained largely intact until the mid C18 (Rocque, 1761), Lancelot Brown landscaping the estate in the 1760s. The park retained much of Brown's work until the 1960s and 1970s, when it was much reduced on all sides by the construction of Caversham Park Village and associated items including Reading Crematorium, Cemetery and allotments, and a school.

KITCHEN GARDEN The brick-walled kitchen garden (C18/C19, listed grade II) lies 200m south-west of the house, at the south-west corner of the park, and is now (1998) largely filled with mobile homes. Brick cross walls divide the area into several compartments, connected by communicating arches, and support mid C19 potting sheds. The walled garden is reached via a straight lane from the Peppard Road to the west, the entrance being marked by a C19, two-storey lodge lying 500m south-west of the house.

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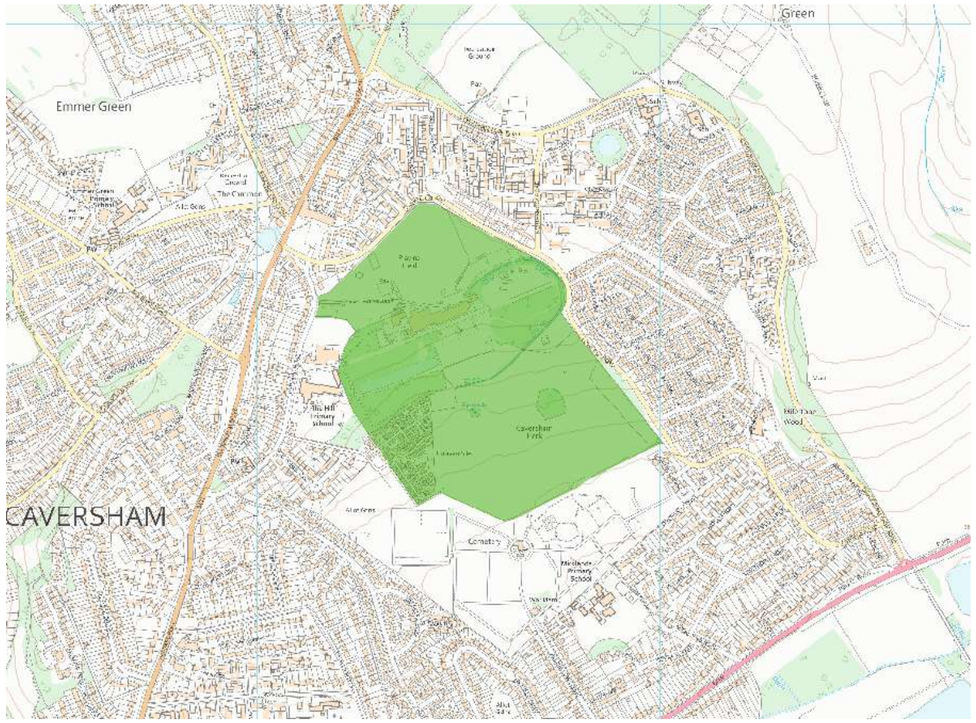
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