



Beechcroft
DESIGNED WITH RETIREMENT IN MIND

July 2023

Landscape & Visual Appraisal



Caversham Park

Contents

1. Introduction	6
2. Planning Policy and Designations Review	10
3. Concise History of Caversham Park	14
4. Landscape Strategy: Mitigation Proposals	18
5. Landscape Appraisal	22
6. Visual Appraisal	46
 Appendix A: Assessment Definitions	 57





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



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.

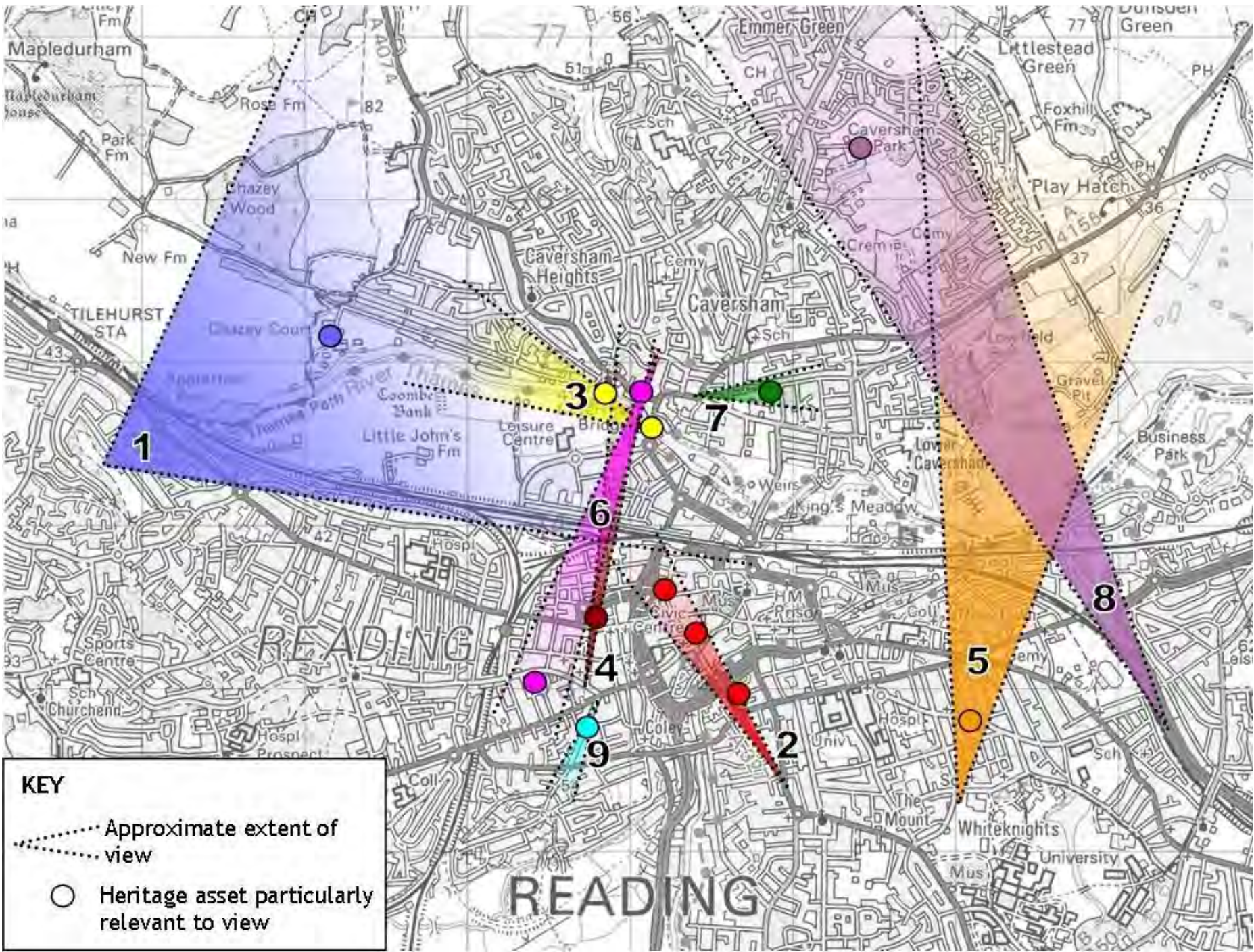


Figure 3: Reading Borough Council Local Plan: Figure 4.2 Policy EN5 Map

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 time.

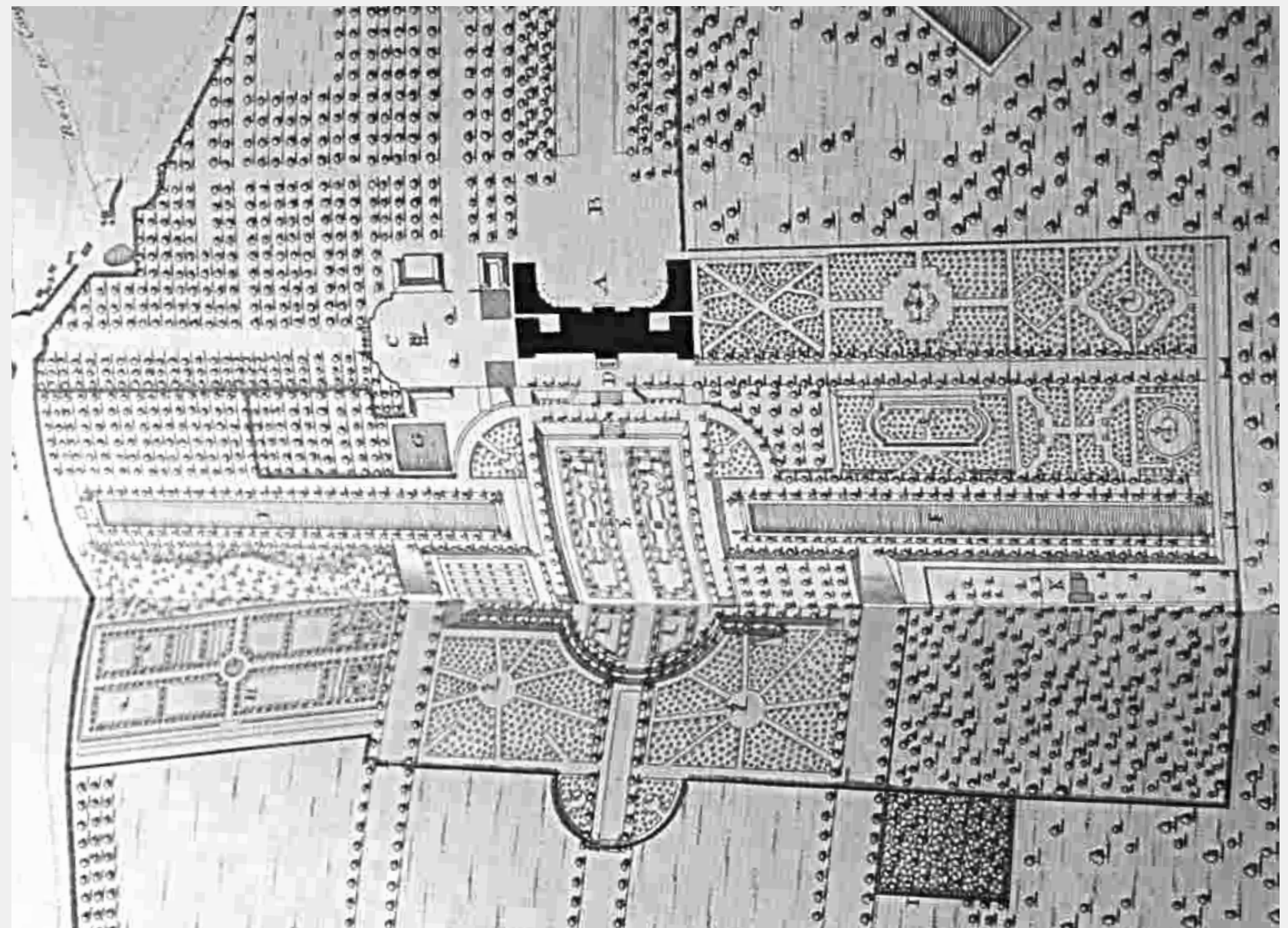


Figure 4: 1725 Vitruvius Britannicus Map

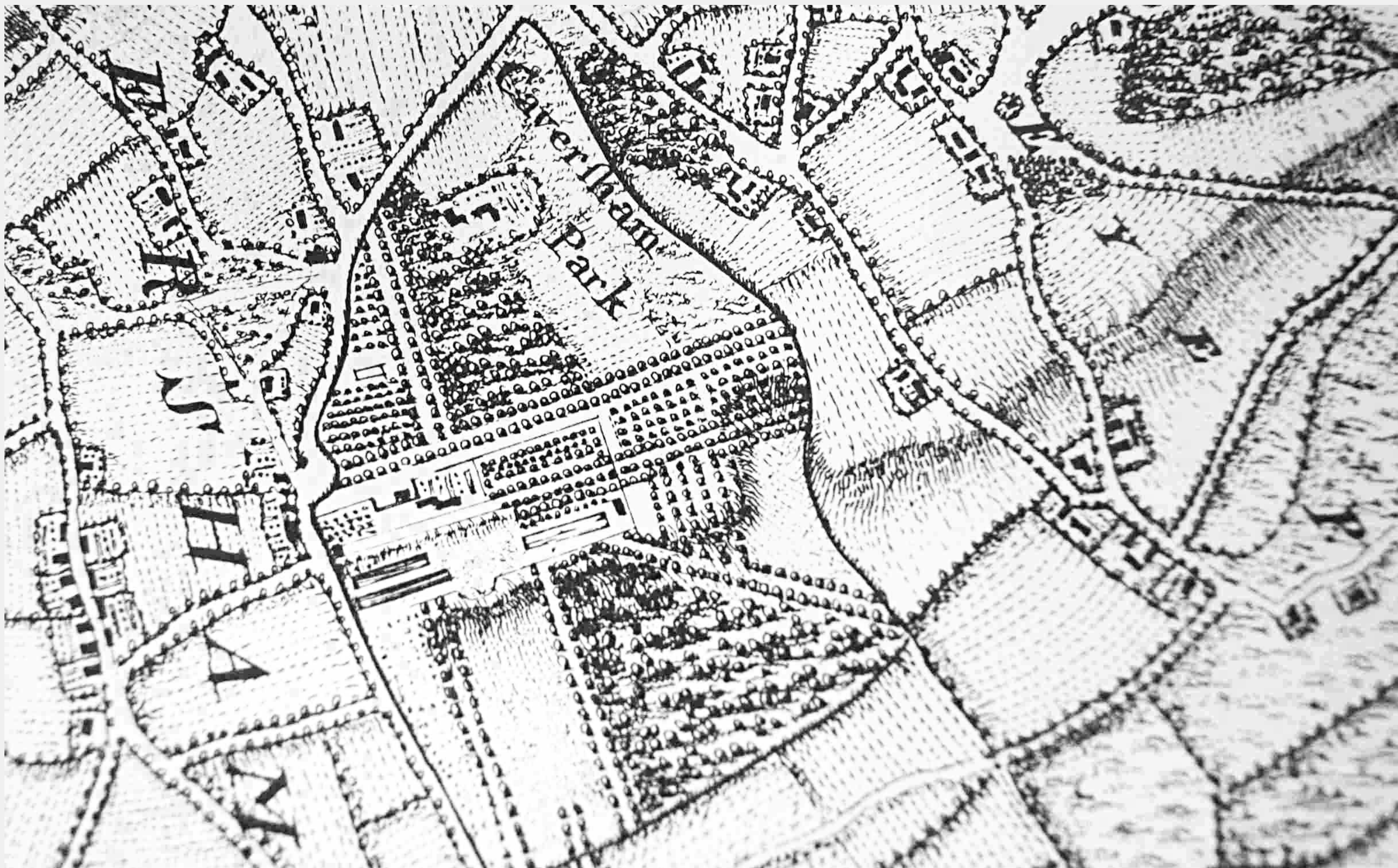


Figure 5: 1761: Map of Berkshire, John Rocque

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: Mitigation 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 commissioned 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 agreement 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 |  | Existing/proposed path (hoggin): public access during daylight hours |
|  | Proposed native trees planted in 'Brownian-style' clumps and shelter belts |  | Proposed path (mown grass): public access during daylight hours |
|  | Proposed native hedgerow |  | Existing pool managed to enhance biodiversity |
|  | Existing semi-improved grass managed as wildflower meadow |  | Existing ditch retained and managed |
|  | Existing/ proposed amenity grass |  | 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 commissioned and any recommended necessary works to be undertaken

- 9** Potential reduction in tree height to allow views through to Caversham Park House, subject to agreement 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.