



Figure A1.79 1930s Oratory School archive kitchen



Figure A1.81 1930s Oratory School archive library 2



Figure A1.83 1940s (2)



Figure A1.80 1930s Oratory School archive library 1



Figure A1.82 1930s Oratory School archive museum



Figure A1.84 1940s (3)



Figure A1.85 1940s

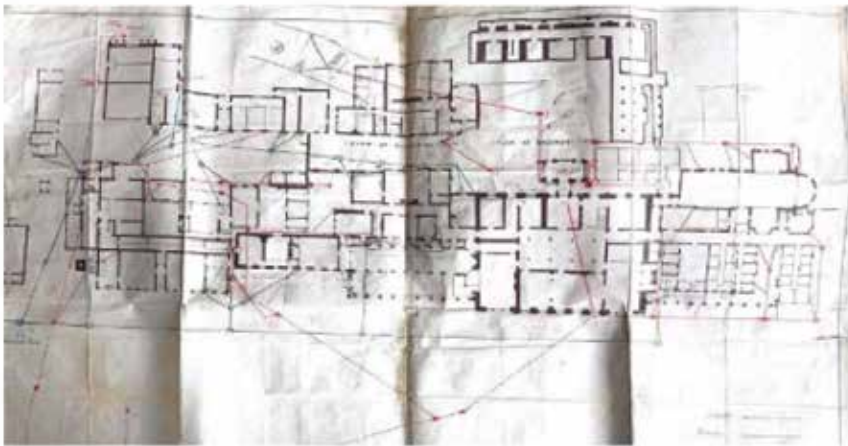


Figure II: Configuration of Caversham Park (1941)

Figure A1.86 1941 plan

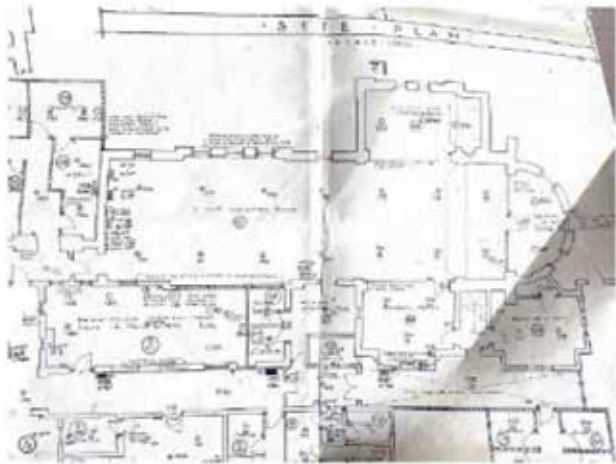


Figure III: Proposed configuration of Caversham Park Chapel as part of BBC acquisition (1942)

Figure A1.87 1942 floor plan



BBC Monitoring, Caversham park, 1945

Figure A1.89 1945 monitoring <https://www.bbc.co.uk/blogs/aboutthebbc/centries01033590-a956-4841-8eca-7a5d095b99fd>

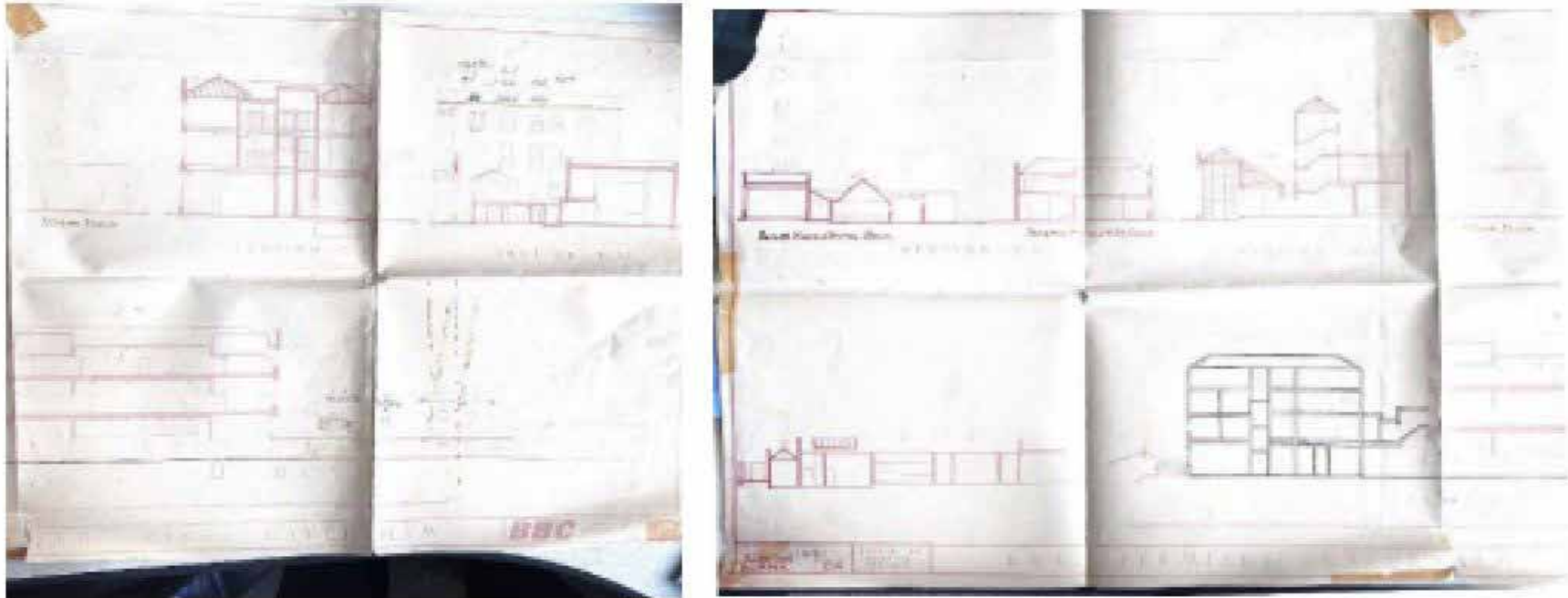


Figure IV: Configuration of Caversham Park shown through building sections (1942)

Figure A1.88 1942 floor plan_2

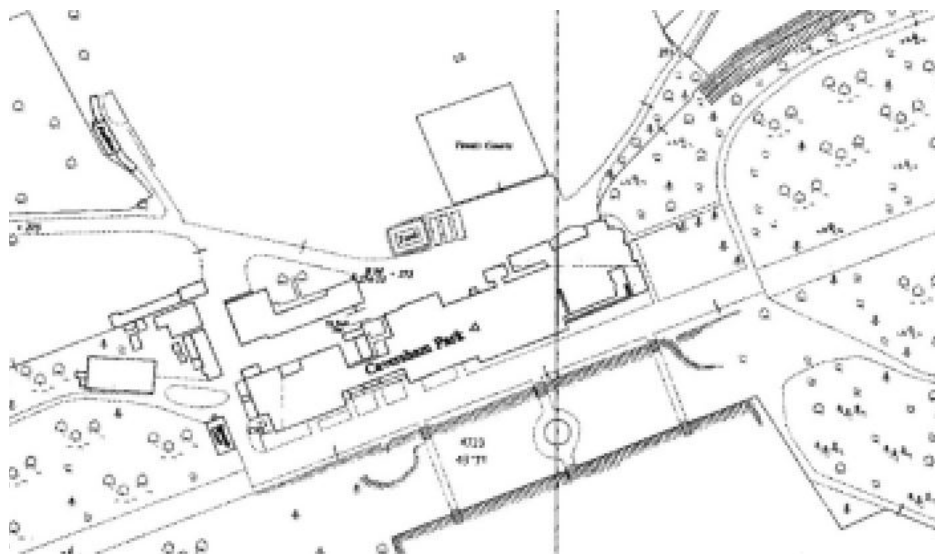


Figure A1.90 1950 OS map



Technical operators, like the one above, pictured in 1953, would have to ensure that translators could monitor up to 3,000 media outlets a day

Figure A1.91 1953 monitoring



Figure A1.92 1960s aerial photos



Figure A1.94 1970 aerial photo



By the 1960s, Monitoring's attention had moved towards the Soviet Bloc, and about 500 members in Caversham monitored the propaganda from the Soviet Union

Figure A1.93 1960s monitoring



Figure 10.95 Caversham1

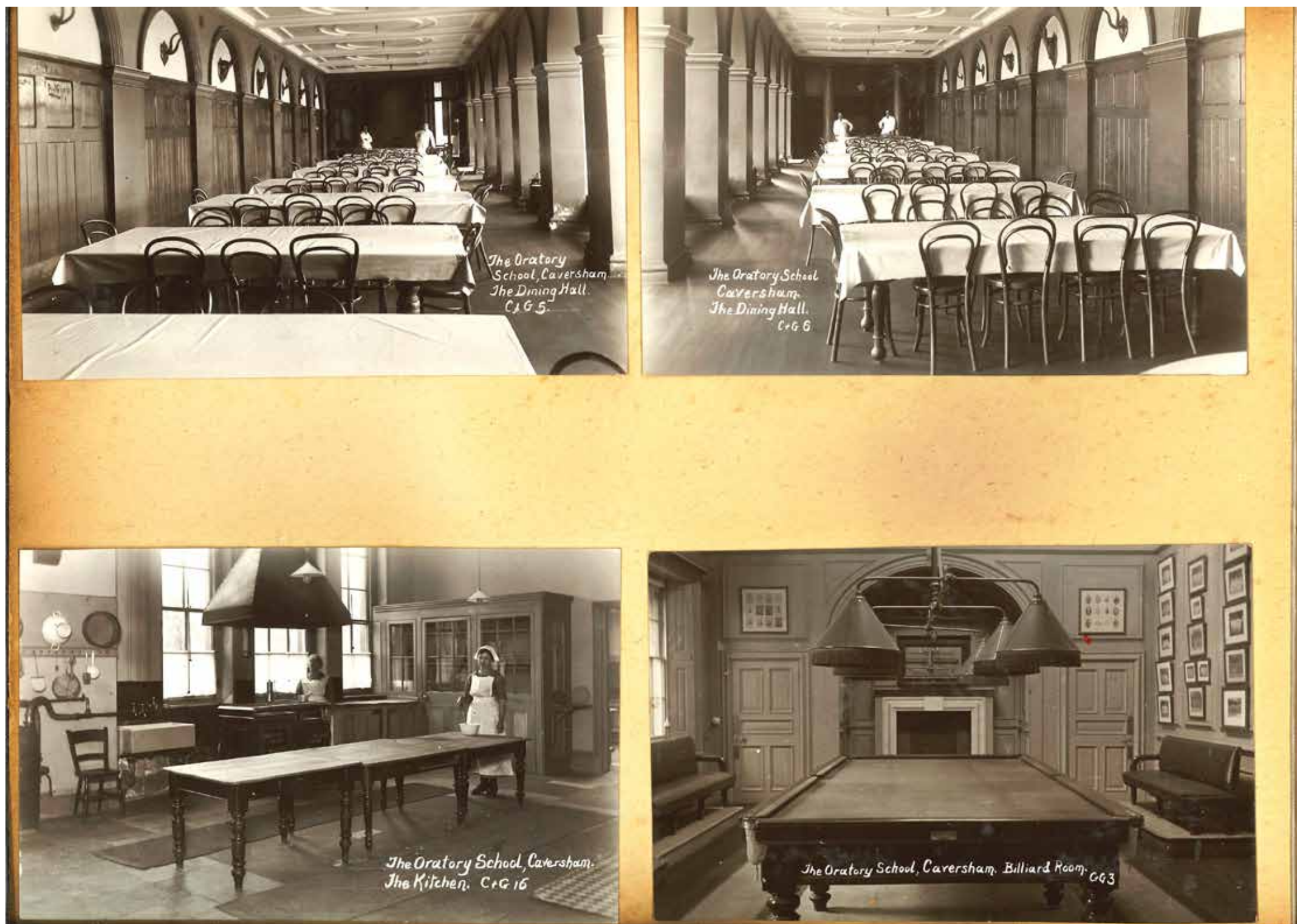


Figure A1.96 caversham2



Figure A1.97 Caversham3

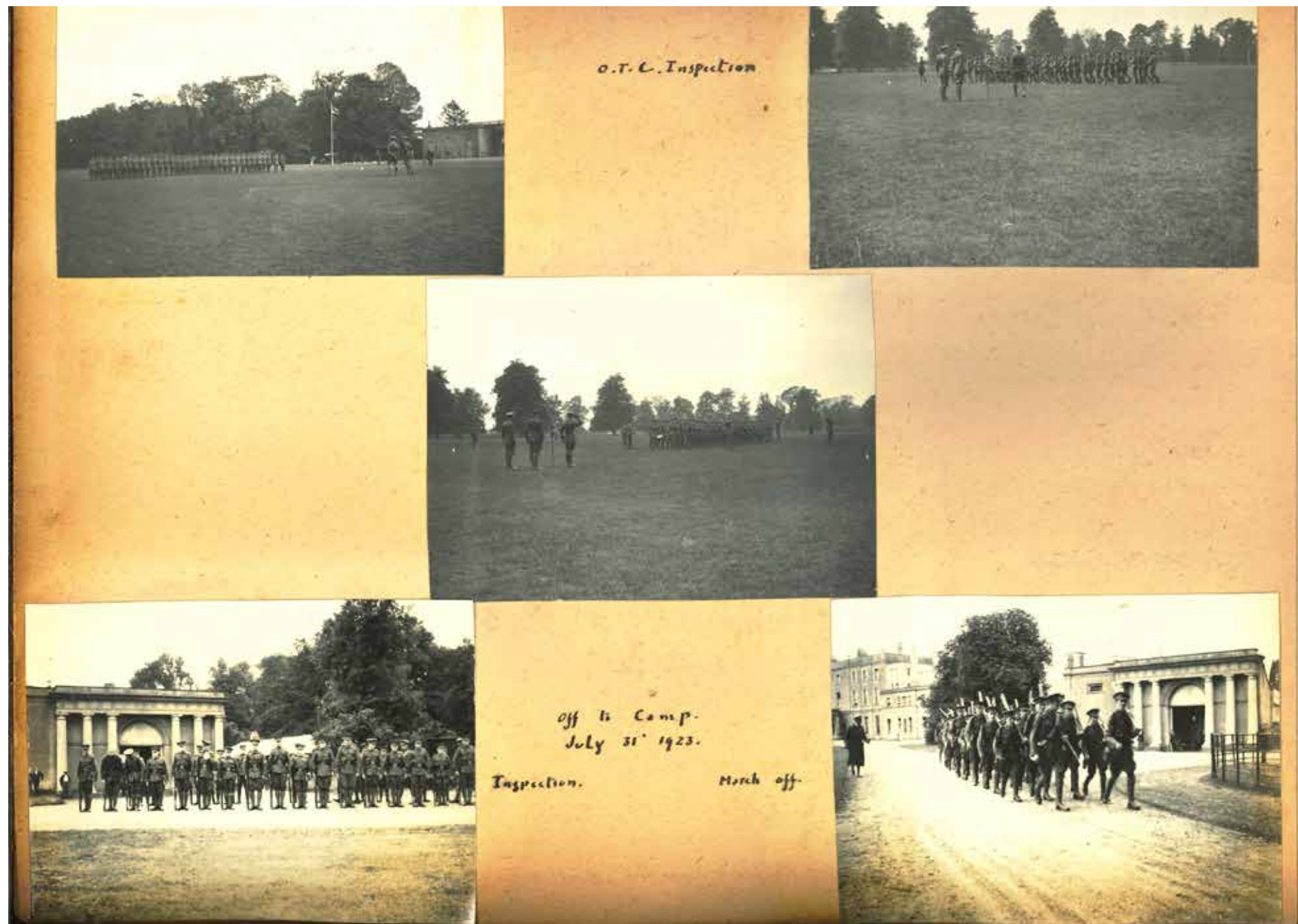


Figure A1.98 Caversham4



Figure A1.99 Maybe Caversham Park National Museum Wales 19th century

APPENDIX 2: BIOGRAPHY FOR HORACE JONES

CAVERSHAM PARK

APPENDIX 2.0 – HORACE JONES (1819-1887)

Jones was articled to John Wallen, architect and surveyor, of 16 Aldermanbury, London and then studied ancient architecture in France, Italy and Greece 1841–2. In 1843 he started practice as an architect at 16 Furnival's Inn, Holborn, London, initially in partnership with Arthur Ebdon Johnson.

Early in his career Jones was mainly employed as a quantity surveyor. He acted as surveyor for the Duke of Buckingham's Tufnell Park estate, for the Barnard estate, the Bethnal Green estate, and others.

In the early period of his career he worked on many commercial buildings. His designs included Cardiff old town-hall (1853, now destroyed), a shop for Marshall and Snelgrove in Oxford Street, the Surrey Music Hall (drawings exhibited at the Royal Academy in 1856), the Sovereign Assurance office in Piccadilly (exhibited at the RA 1857), and British and Irish Magnetic Telegraph Company office in Threadneedle Street (exhibited at the RA 1859). Further commercial work included designs for the growing number of department and drapery stores in London, for example Lewis & Allenby, silk mercers of Regent Street; Benjamin Hyams & Co, Liverpool, tailors with premises in Oxford Street; and Marshall & Snelgrove.

Jones was elected in 1864 as architect and surveyor to the City of London. This was a turning point in his career and led to many more prominent commissions in the City of London.

He designed a series of highly impressive and renowned London markets, including Smithfield, built in three sections: the central meat market (1866–7), the poultry and provision market (1873–5; burnt, 1958), and the fruit and vegetable market (1879–83). He converted the Deptford Dockyard into a foreign cattle market (1871), reconstructed the wholesale fish market at Billingsgate (1874–8; converted into offices, 1985–9), and rebuilt the retail Leadenhall market (1880–81).

Jones also built several City police stations, of which only 1 College Hill (1885–6; converted) survives, and municipal housing, including St Andrew's House (1874) in Charterhouse Street. He completed the City Lunatic Asylum at Dartford in 1864 and the Metropolitan (now Royal Free) Hospital in Grays Inn Road. At the City of London Guildhall, he designed a new roof in 1864–8, a library and museum in 1870–72, the new council chamber in 1883–4 (destroyed 1946) and the old Guildhall School of Music (1885–87). He also prepared the Griffin memorial to mark the site of Temple Bar (1880).

Perhaps his most prominent commission was the designs of Tower Bridge in conjunction with the structural engineer Sir John Wolfe-Barry. Erected mostly after his death, in 1886–94, it became one of London's most famous landmarks. Jones's last important work was the Guildhall School of Music (1885–7) on the Victoria Embankment.

Jones was an active member of the Institute of British Architects, of which he became an Associate in 1842 (at 23 years old), a Fellow in 1858, Vice President, and then served as President in 1882–4. Jones was knighted in 1886. Jones was also a Freemason and successful enough in this organisation to be appointed Grand Superintendent of Works.

An obituary in the RIBA Journal for Jones declared that

His is the record of a busy life and a successful one; yet whatever eminence Sir Horace Jones attained, was due neither to any special advantages of birth or connections, nor to what is called good luck but was won by hard work and personal ability.

At its first meeting after his death, the City of London Corporation's Court of Common Council unanimously adopted a Resolution

to place on record its high appreciation of his [Jones's] ability as an architect and of the faithfulness and integrity with which he always discharged the duties of his office.

A PhD research project in progress at the University of Cambridge on the subject of Jones notes the following:

As a private practitioner and later the Architect and Surveyor of the City of London (1864–1887) Jones was an accomplished designer both in the classical and gothic style, with an eclectic appropriation of architectural details. At the same time, his buildings demonstrate skilful manipulation of planning and programming challenges and enthusiastic consideration of the technological advancements of his time.

APPENDIX 3: INTERIOR PHOTOGRAPHS BY B. LEMERE

CAVERSHAM PARK



Figure A3.1 1892_billiard room_HE archive_BedfordLemere_later blue room



Figure A3.2 1892_dining room_HE archive_BedfordLemere



Figure A3.3 1892_dining room_HE archive_BedfordLemere_now conference room



Figure A3.4 1892_drawing room_HE archive_BedfordLemere_now doors thru to canteen



Figure A3.5 1892_gallery_HE archive_BedfordLemere_later orangery



Figure A3.6 1892_library_HE archive_BedfordLemere



Figure A3.7 1892_saloon from first floor_HE archive_BedfordLemere



Figure A3.8 1892_saloon with organ_HE archive_BedfordLemere_now organ where the TV is



Figure A3.9 1892_vestibule_HE archive_BedfordLemere_now reception

APPENDIX 4: EXTRACTS FROM THE MAY 1920 SALE CATALOGUE

CAVERSHAM PARK

By direction of Jack Crawshaw, Esq.

CAVERSHAM PARK, OXON.



Solicitors:
Messrs. PRADOGG & GODDARD,
4, Bishop Square,
Gray's Inn,
London, W.C.1.

Land Agents:
Messrs. LOFTY & WARREN,
135, Mount Street,
London, W.1.

Auctioneers:
Messrs. HEMMONS & SONS,
Brudenell Chambers,
Reading and Basingstoke.

D/EX 1775/1/1

Particulars.

LOT 1.—(Coloured Red on Plan).

The Massively-Built & Stately Residence
known as

CAVERSHAM PARK,

occupying a commanding position on the crest of the Oxfordshire Hills, which rise from the River Thames in a northerly direction from the Sonning Reach, forming a sky-line landmark familiar to travellers on the Great Western Railway.

Re-built in 1850, after a disastrous fire which destroyed the main part of the former Mansion, which occupied this extremely beautiful site, the style of that part of the House, which may be called the garden front and which commands views to the South & South-East of exceptional scope, would be termed as classical of the composite order, the windows of the first floor having pediments. The top storey is surrounded with a handsome balustrade, while, flanking the main block of the building, there are IONIC COLONNADES EACH WITH 10 COLUMNS, both having balustrades corresponding with that on the higher portion of the Mansion; the whole composition makes a dignified and imposing elevation worthy of

The Beautiful and Interesting Surroundings.

The design of the North side of the Mansion is more severe, though relieved by a handsome "Porte Cochère"; the adjacent entrance to the Stable Yard, Doric in character with its massive columns and entablature, add materially to the interest of the approach.

The accommodation of the Ground Floor of this Noble Mansion is as follows:—

The Main Entrance

is from a massive vaulted "Porte Cochère" and enters into a VESTIBULE, thence to

The Outer Hall,

20ft. 6in. × 21ft., with Tessellated Paving and Ceiling, leading to

The Great Inner Hall,

55ft. × 26ft. 9in., with similar paving to that above mentioned, the whole of this flooring being remarkable for the excellence of the work as well as beauty of design, and evidently inspired by various specimens of Roman work unearthed during the last half century at Silchester and other places.

7

The accommodation of the First Floor includes:—

Six Principal Bedrooms & Guest Chambers,

ranging in size from 25ft. × 20ft. to 14ft. × 23ft.,

Four Dressing Rooms,

A Large Boudoir,

24ft. 6in. × 20ft., and fitted with a Fireplace with carved mantel and overmantel of Jacobean character.

Two W.C.'s., etc.

On the Second Floor there are

Seven Large Secondary Bedrooms,

Four Dressing Rooms, 2 W.C.'s., &c.

There are in addition

Eleven Large Servants' Bedrooms, Three Housemaids' Pantries,

HOUSEMAID'S SINK & 4 W.C.'s.

The Principal Servants' Offices

include:—A Large and Well-lighted Kitchen with four windows facing North, fitted with "Eagle" Range, Bread Oven, Scullery, Larder; a fine Servants' Hall, with three West windows; Housekeeper's Room; Large Butler's Pantry, well-equipped with suitable fittings, including a Plate Safe; Housemaid's Sitting Room, Boot Room, Cook's Parlour, Butler's Room, etc.

The Outside Premises,

which immediately adjoin the Mansion, and are surrounded by an Enclosed Yard, include a Well-equipped Laundry, Coal, Coke & Wood Houses, Gun Cleaning Room, a Range of Stabling providing Five Stalls, Three Loose Boxes and Harness Room, Two Hay Lofts, and extensive Coach-house; a Large Garage with Motor Pit and three pairs of Double Doors; a Smaller Ditto with two pairs of Double Doors; a Spacious Span-roofed Washing Down Yard, etc.

A Very Fine Fernery

occupies a position on the East side of the Mansion. The distinguishing characteristics of

9

Supported by Eight Doric columns, a GALLERY, 6ft. 3in., runs round this noble Hall, which has an ALCOVE where the

Main Staircase,

5ft. 6in. wide, is placed—this is admirably planned and easy of ascent. Above the Gallery runs another similar in construction, with a Staircase leading to the Second Floor. A CORRIDOR from the Hall leads to the Eastern Exit to the Garden Terrace and also to the

Morning Room or Study,

24ft. 9in. × 19ft. 9in., which has two windows looking North, and Fireplace with White Marble Mantel which may be a relic of the former mansion, as it is very suggestive of the Eighteenth Century style.

The Dining Room,

37ft. 9in. × 27ft., is an exceptionally well proportioned and beautiful apartment with a principal door lined on the inside with Mahogany and a fine pedimental overdoor. There are two other doors and an Alcove which leads to the WINTER GARDEN, forming, together with the adjoining Gallery and Orangery which altogether occupy a space of 91ft. × 32ft. 6in., the enclosure of the Western Colonnade.

The Dining Room Mantel-piece is a remarkably fine piece of work, and was formerly in Chesterfield House, Mayfair. Superimposed on this is a magnificent Over-Mantel which forms a picture frame. The Fireplace itself has a margin of highly fossiliferous marble and is lined with Dutch tiles. The lighting of this room is by a large three-light Window commanding the beautiful Southern view. Adjoining the last named, but entered from the Large Hall is

The Library,

53ft. 6in. × 24ft. 3in., having five windows also looking South. This is a noble room with many striking characteristics, including two handsome Oak Mantelpieces with plaster enrichments in relief, very fine doors with black and gold architraves and pendants, also a classical frieze and two columns handsomely decorated. From the Library, through double doors, is the chief access to the

Stately Drawing Room,

44ft. × 23ft. 9in.; This exceptionally beautiful room, in common with the Dining Room and Library, has Oak Parquetry Flooring, the window being similar to that of the Dining Room. The Fireplace is in an Alcove, 16ft. 9in. × 7ft. 6in., with two handsome columns of the composite order. The walls are hung with Damask Silk in richly moulded and gilded panels.

SECRETARY'S ROOM, 19ft. 6in. × 13ft. 6in.

THE BILLIARD ROOM, 26ft. 9in. × 20ft. 6in., with three windows facing South, and a large "Lantern" Light in roof, and the

SMOKING ROOM, 26ft. × 15ft. 9in., with adjoining

GUN ROOM, 20ft. × 16ft., and an up-to-date

SET OF GENTLEMEN'S LAVATORIES.

are all approached through the Gallery, which runs parallel with the WINTER GARDEN and has a lovely oak floor.

8



CAVERSHAM PARK.—THE DRAWING ROOM.



CAVERSHAM PARK.—THE LIBRARY.

The Ancient and Beautiful Grounds

are

The Broad Gravel Terrace,

which flanks the Southern front of the House with turfed extensions from the CLASSIC DORIC TEMPLE on the extreme Western end of the Gardens to the CEDAR BEDECKED PLANTATION beyond the Eastern Colonnade. The Small but

Picturesque Lake,

with thickly-timbered banks, which, apart from its beauty, provides good sport as a fishery and as a skating rink in times of frosts; there are also 2 Artificial Curling Rinks and the

Extensive Walled-in Kitchen Gardens

renowned for their great wall space with complete occupation by attractive fruit trees in full bearing.

The Glass Houses

include:—A block of five Greenhouses with two lean-to ditto, two large Vineries, an excellent Peach House and a Range of five lean-to Greenhouses.

Other Premises include

AN EXCELLENT NINE-ROOMED GARDENER'S COTTAGE, Four-Stall Stable; Cart, Hay, Root & Potato Sheds; a Three-roomed Bothy, Two Pig-Styes, etc.

The whole of the premises are supplied with Water and Electric Light from the Reading mains. The Sanitary arrangements are up-to-date and connected with the Reading main drains. The Water Supply for the Gardens is from the Fish Lake.

Guarded by

Three Well-Built Lodges

conveniently placed at the North-West and South-East corners of the grounds and lying between the upper and lower Henley Roads,

The Beautifully-Timbered Park

and
10



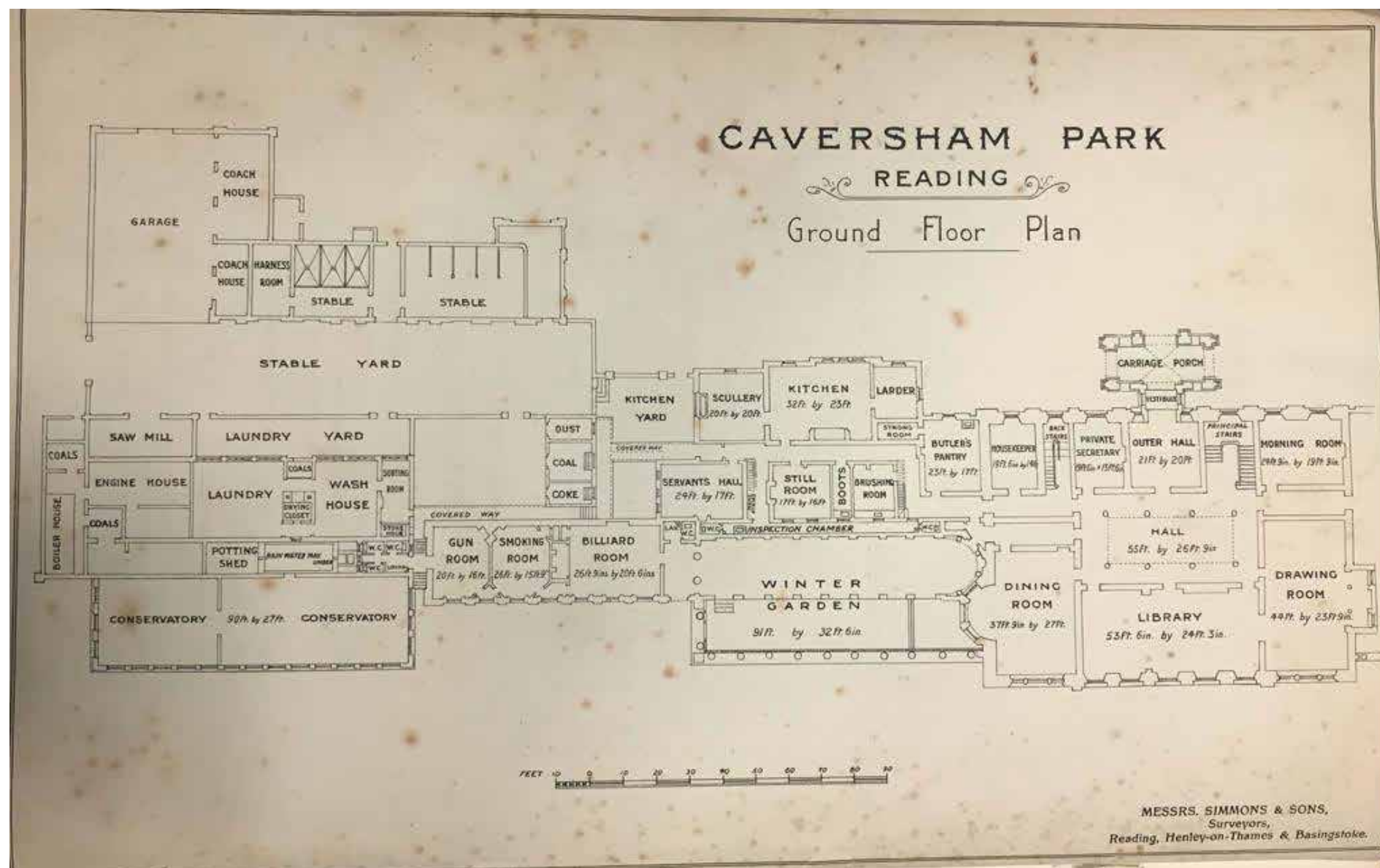
CAVERSHAM PARK.—THE TERRACE.



CAVERSHAM PARK.—THE KITCHEN GARDEN.



THE HOME FARM.



The Ancient and Beautiful Grounds

are

The Broad Gravel Terrace,

which flanks the Southern front of the House with turfed extensions from the CLASSIC DORIC TEMPLE on the extreme Western end of the Gardens to the CEDAR BEDECKED PLANTATION beyond the Eastern Colonnade. The Small but

Picturesque Lake,

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Guarded by

Three Well-Built Lodges

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The Beautifully-Timbered Park

and
10

THE CAVERSHAM PARK ESTATE.

Historical Notes.

OF THE many Estates that are at the present time, or have been during recent years, offered for sale few, if any, have so many notable associations with the history of this country as the demense variously called in bygone times Caversham Castle, Caversham Manor House, or Caversham Lodge and known for several generations immediately past as Caversham Park and Manor. There has been a most misleading statement attached to engravings and descriptions of the Mansion to the effect that the last named "stands near the Thames," which in the case from which the quotation is taken distinctly refutes itself as it goes on to say that there were in front of the house avenues 2200 feet long; a glance at the map attached to these particulars shows that the mansion is at the nearest point 1½ miles from the river as the crow flies. There are no remains of the ancient Manor House nor do the available maps and records give any indication of its position, but the latter show very clearly that the Mansion, built by the celebrated General, afterwards Earl Cadogan of Queen Anne's day, the colleague and friend of John Duke of Marlborough, stood on the site of the present house and this is corroborated by what may be called "Bucks" Panoramic Prospect of Reading published in 1734, which includes the house and the river at a very respectful distance from each other, the statement referred to is one of those numerous "myths" which have in course of years gathered round old family seats, and another equally false legend is that there once existed a subterranean passage leading from the Manor House to Reading Abbey; obviously tunnels through a long width of water-charged gravel and under the Thames were unknown in the middle ages.

In order to condense these notes so far as possible, it will be best to state briefly the various changes of ownership through which the estate has passed. At the time of Domesday Walter Giffard, a distant relation of the King, was Lord of the Manor, he was afterwards created Earl of Buckingham and his possession descended to the Earl of Pembroke (Marshal). This great and powerful nobleman, Regent of the Kingdom during the minority of King Henry III., died here in 1219, his five sons were successively Earls, the last of them dying without issue. The Manor of Caversham reverted to Richard Earl of Hertford, who was fighting at times on either side and eventually marrying Joan of Acre, daughter of King Edward I., to whom he surrendered all his possessions which were settled on the Earl and his wife jointly. Their son Gilbert de Clare became 8th Earl of Hertford and 4th Earl of Gloucester and was killed at Bannockburn (1314). His manor of Caversham was granted in dower to his widow, Matilda, on whose decease it passed to Eleanor, wife of Hugh Despencer the younger whose horrible execution is a matter of history. There does not appear to have been an "attainder" or if there was it did not apply to Caversham, which was held successively by his son Edward and grandson Thomas, the latter being executed during the troublous times of Richard II. Caversham Manor remained with the widow who was Constance daughter of Edmond Duke of York and grand-daughter of King Edward III., as part of her dower. There were two children of the marriage, a boy who died a minor and a daughter, Isabel, who married Richard Beauchamp, Earl of Warwick, and became the mother of Anne Nevill wife of Richard Nevill, Earl of Salisbury, who by right of his wife took the title of Earl of Warwick, and is known in history as "The King Maker," and to readers of Bulwer Lytton as "The last of the Barons." Richard Beauchamp made his last will and testament at Caversham, his daughter was born there and it is evident that the Manor or Castle must have been a house of considerable importance as the residence of so important a Nobleman. After the fatal battle of Barnet, Warwick's widow sought sanctuary at Beaulieu Abbey her possessions were confiscated and afterwards settled so far as Caversham was concerned on her daughter Isabel wife of George, Duke of Clarence, but after that unhappy and misguided Prince was executed the Estate passed into the hands of the Crown and the accounts for a considerable period of the reigns of Edward IV and Henry VII are still preserved in the record office showing "inter alia" that the Park then contained deer. Caversham Manor was from 1471 to 1493 actually a Royal holding during which period the House was first called Caversham Lodge. The place was afterward leased to Nottley Abbey which institution ceased to exist at the dissolution of the Monasteries and the original house having fallen into decay in 1542 another lease was granted to "Francis Knowlles, gentleman" the statesman of Elizabethan days who was father of Sir William Knollys the Earl of Banbury. It must have been one of the two Knollys who having presumably acquired the freehold built the mansion which existed until early in the 18th century and the position of which is now a matter of conjecture. William Earl of Banbury who was comptroller to Her Majesty entertained Queen Elizabeth at Caversham and in the next reign gave a sumptuous entertainment to Queen Anne of Denmark. After the death of Lord Banbury the Estate came, probably by purchase into the hands of William Lord Craven and he in turn entertained Royalty in the person of King Charles I, who had an interview here, when he was practically a prisoner, with his son the Duke of York as proved by a letter dated "Cawsham" July 4th, 1647.

After the restoration Lord Craven sold the property to John Earl of Kildare (a dignity now merged with the Dukedom of Leinster) who, by the way, left a still existing charity to the Parish of Caversham. The first Earl Cadogan, mentioned in the early part of these notes, purchased the Manor in 1718 possibly to accentuate his new dignity, as that was the year of his advance from a Barony to an Earldom. The Earl died after a residence at Caversham which extended to little more than 7 years and was buried in Westminster Abbey. He had two daughters but no son and was followed in the Barony and the ownership of Caversham Manor by his brother Charles, known as Lord Cadogan of Oakley, who although a soldier at one time actively employed, had a long and peaceful career at Caversham, having married in 1717 Elizabeth daughter of Sir Hans Sloane, Bart. and it was through that alliance that the Chelsea estates became vested in the Cadogan family. Charles Lord Cadogan died in 1776 and his remains with those of his wife rest in Caversham Church where, however, no tablet to their memory is visible. The next Baron Cadogan (who was afterwards created an Earl) sold the property between 1783 and 1784 "lock, stock and barrel," i.e. with all it contained to Major Charles Marsack with whose name is associated an interesting romance and who lived here until 1820 when the property passed to his son, Col. H. R. Marsack, until its purchase in 1844 by William Crawshaw, Esq., of Cyfartha Castle, Glamorgan-shire, great grandfather of the present owner.

Reverting to the Mansion it is notable that it was twice destroyed by fire, once during the tenure of Charles Lord Cadogan of Oakley and again in 1850. The front of the main block was then renewed in its present form but judging from a contemporary woodcut in the Illustrated London News the colonnades existed before the fire and escaped destruction. As to the grounds they appear to have reached their zenith of grandeur during the ownership of the first Earl Cadogan and are fully described in a book called Vitruvius Britannicus published in 1731 the concluding sentences being as follows:—"This noble Lord from a place that could pretend to nothing but a place capable of improvement with vast labour and expense has now rendered it one of the noblest seats in the Kingdom. These gardens were formed by Mr. Acres where he left lasting monuments of his capacity Anno 1723." Alas! for fame and the lasting monuments, his work at Caversham was practically swept away in the next generation by the so-called Capability Brown whose ideas were utterly at variance with those of his predecessor but it may be fairly assumed that the fine cedars which happily remain were planted under the direction of Acres. In any case the gardens at Caversham have always retained a high reputation and their beauty is enhanced by the sheet of water variously called a "Canal," a "lake" and a "Fishpond." There was during the Cadogan and Marsack tenures some very fine tapestry in the mansion which according to several writers was a replica of that at Blenheim of which J. N. Brewer in the Beauties of England and Wales wrote as follows in 1813 "The sides are hung with the original tapestry, and contain representations of the March to Bouchain, and the siege of that place. In this latter piece General, afterwards Lord Cadogan, is a conspicuous figure; nor is the dog forgotten which attended that General through his perilous campaigns and returned to end his days in ease at Caversham." At the sale in 1826 there was an item described as "Gobelin tapestry from a design by Tuccarelli" but when Mrs. Lybbe Powis visited the Park in 1776 she wrote of the tapestry in her diary as depicting a pilgrimage to Mecca, and a later writer in the middle of the last century maintained apparently the same work of art as "superb Gobelin tapestry (a present from Louis XIV to Lord Cadogan)." One can only wonder where is that tapestry now?

The fine view from the terrace remains what it must always have been, the chief ornament of a truly beautiful and historical property.

GENERAL REMARKS.

1. The Estate is freehold.
2. SITUATION. In the Parishes of Caversham and Eye and Dunsden a portion on the Western side being in the Borough of Reading. Reading Stations (from whence London can be reached in 43 minutes) are about 1 mile from this end. The Estate is intersected by good roads including the Main Reading to Henley Road while the well-known Bath Road is within a mile of the East portion of the property. Most of the land slopes to the South and is in a first rate position for agricultural and residential purposes.
3. Sporting facilities are excellent. The shooting afforded by the Estate is good. Hunting may be enjoyed with the Garth and South Berks Hounds. The Caversham Golf Course is close to the property, while the Huntercombe, Henley, Sonning and Temple Golf Courses are within easy reach. Excellent boating can be enjoyed at the picturesque village of Sonning or at Caversham. Newbury, Ascot and Windsor are within easy motoring distance.
4. WATER SUPPLY. The Reading Water Company's Water is laid on to or available for the lots on the West portion of the Estate while the remainder of the property is in the area served by the South Oxfordshire Water Company.
5. THE GAS or ELECTRIC LIGHT mains are also available for several Lots on the Western portion.

STIPULATIONS.

(To be deemed part of the Conditions of Sale).

6. The plans attached to these particulars are prepared—and the quantities derived—from the Ordnance Survey Map, with the sanction of the Controller of H.M. Stationery Office; they have been carefully revised by the Auctioneers, and are believed to be correct, and shall be so accepted by both the Vendor and Purchasers.
7. The Land Tax and Tithes have been carefully apportioned by the Auctioneers to the various Lots, as stated in the particulars, but the accuracy of such apportionments are not guaranteed and no further or legal apportionment shall be required by any Purchaser.
8. In the cases of Property held under one tenancy and comprised in more than one Lot the rents have been apportioned by the Auctioneers, as stated in the Schedules attached to each lot, and such apportionments shall be so accepted by the Purchasers and no further or legal apportionment shall be required by any Purchaser.
9. All timber, timber like trees and young plantations standing on the various Lots on the day of Sale, and all fixtures generally denominated as Landlord's fixtures, which belong to the Vendor, will be included in the purchase price except in the case of Lot 1 where the Purchaser will have to pay for the timber based on a valuation made by Messrs. Simmons & Sons previous to the Sale. The purchasers of timber or tops at present lying in any of the woods to have the right to remove same.
10. In case of Lots comprising either wholly or in part Land now "in hand," and so described in the said Schedules, possession of such Lands and Premises will be given on completion of purchase; the other Lands and Premises are sold subject to existing tenancies and to the rights of the present tenants, including the tenant right Valuation and all rights under the Agricultural Holdings Acts, 1908 and amending Acts, the right of removal of Tenant's Fixtures, and any buildings claimed by them.
11. The Estate is sold subject to all Rights of Way, including Towing Path Rights, Rights of Water, and Drainage and other Rights and Easements (if any) that may affect the same or separate Lots, and all outgoings of every description that may be subsisting or chargeable thereon, whether mentioned in the particulars or not.
12. The Vendor reserves the right to hold sales by Auction on any portion of Lot 1 at present in hand at any time up to August 11th, 1920.
13. The cultivations given in the Particulars are believed to be correctly stated, but a Purchaser must satisfy himself as to the same and as to any claims a tenant may be entitled to for laying down land for permanent pasture, buildings, or other improvements during his tenancy.
14. Sporting Rights are in hand and will pass on completion of purchase to the buyers of the several lots.
15. The Auctioneers reserve the right to alter the order of lotting or offer two or more Lots together or to withdraw any Lot or Lots at or before the sale.
16. Any question or dispute that may arise with reference to Boundaries, Fences, Hedges, Party Walls, or other matters connected with this Sale shall be referred to the Auctioneers whose decision shall be final.



CAVERSHAM PARK.—THE ENTRANCE FRONT.



CAVERSHAM PARK.—THE LIBRARY.

APPENDIX 5: BIOGRAPHY FOR STEPHEN SWITZER

CAVERSHAM PARK

APPENDIX 5.0 – STEPHEN SWITZER (BAP. 1682 D.1745)⁵⁷

L Switzer was among England’s leading landscape designers and writers on landscaping and agriculture in the earlier 18th century. Specializing in water gardens, he described himself as a ‘hydrostatician’. He was an early advocate of naturalistic gardening and of opening views to the surrounding landscape.⁵⁸

Born in Hampshire, the teenage Switzer was apprenticed in 1699 to George London, senior partner of the remarkable enterprise known as the Brompton Park Nurseries, which was founded in the late 1680s by four gardeners to the greatest estates. London and his newly established partner, Henry Wise, were responsible for laying out many thousands of acres of landscape gardens throughout England in the early eighteenth century. Switzer rose to be lieutenant to the two men in their projects, and also formed a congenial relationship with the architects Vanbrugh and Hawksmoor, working with the former at Blenheim c.1705. His own first essays in what is now known as the English landscape garden began when he moved to Lincolnshire to work on the major property of the Berties, dukes of Ancaster. Over 1711–1718, he transformed Grimsthorpe by encircling the existing gardens (which he remodelled and extended) with a broad, earthen-banked walk or terrace from which views of the adjacent, improved and tidy, landscape were a principal object and feature. The motif of wood–terrace–landscape first appeared in this form at Castle Howard (and he was probably responsible for the transformation there of Wray Wood), but once discovered it made the expansion of great gardens into landscape easy, agreeable, and exciting.

Switzer's experiences at Castle Howard, Grimsthorpe, and Blenheim, coupled with his extensive learning, appeared as *The Nobleman Gentleman and Gardeners Recreation* in 1715, followed three years later by second and third volumes—fully illustrated—under the general title *Ichnographia Rustica*, in which the perhaps recently commissioned Caversham appears. Lord Bathurst, whose estate at Cirencester, Gloucestershire, extended 5 miles from the house to its boundary on

the Severn, followed Switzer's advice and the estate is the most intact survivor of his style and ideas: the terrace still encloses but long stretches of woodland with fruitful arable on one side and more pastoral parkland on the other lead from Cirencester House, past ‘gardens’ of vast size but conventional shape, to a great circle made up of forest plantation punctuated by estate buildings with avenues terminating on neighbouring parish churches. Some estate buildings were in the Gothic style, as recommended by Switzer for their beneficial and poetic association of ideas. He had conjured up an imaginary but potent place at Grimsthorpe by realizing in a secretive out-of-the-way spot (with, however, good views over rolling land) the exploits of King Grime of the Danelaw. At Cirencester it is Alfred's Hall which gives sense of place, history, and an agreeably gloomy resonance to the landscape.

The 1720s saw a wide but smaller-scale practice, marriage, and the establishment of Switzer's very lucrative trade as a seedsman with premises at Westminster Hall. There he became a public figure from the mid-twenties, corresponding widely about improvements in the various aspects of landscape making—fertilizers, hydraulics, or beneficial legumes—and issuing a series of informative pamphlets. His great *Introduction to a General System of Hydraulicks and Hydrostaticks*, in two extensively illustrated volumes, appeared in 1729. It is his major and most scientific work, and was clearly of great importance to him; as a milestone in the development of industrial processes, especially the creation of the network of canals from mid-century, it deserves an honourable place. For his reputation as an artist, however, it became too intimately associated with a garden style which became first unfashionable, then anathema after 1745.

Sensing this change in the late twenties and early thirties, Switzer protested that he had begun the revolutionary changes, but his contributions were ignored by Horace Walpole whose version of events has been established since the 1750s. Although at Nostell Priory in the

West Riding of Yorkshire, in the works of 1733, there are elements that form familiar aspects of the English landscape garden, for example a serpentine river and an informal park, there are also great geometric features, as essential for Switzer as the more naturalistic ones because they represented that emblem of Newtonian nature—an incomprehensible regularity.

Switzer died a rich man at his home in Millbank on 8 June 1745.

⁵⁷ This appendix closely based on Brogden, W. Switzer, Stephen (bap. 1682, d. 1745), landscape designer and author. Oxford Dictionary of National Biography. Retrieved 27 Jun. 2022, from <https://www.oxforddnb.com/view/10.1093/ref:odnb/9780198614128.001.0001/odnb-9780198614128-e-26855>. See too P. Taylor (ed), *The Oxford Companion to the Garden* (2006), 459–60 and T. Mowl, *Gentlemen and Players: Gardeners of the English Landscape* (2000), 79–92.

⁵⁸ As far as I am aware no up-to-date list of gardens associated with Switzer has been published. One does appear in P. Willis, *Charles Bridgeman and the English Landscape Garden* (revised edn. 2002), page 14, n.52.

APPENDIX 6: BIOGRAPHY FOR LANCELOT 'CAPABILITY' BROWN

CAVERSHAM PARK

APPENDIX 6.0 – LANCELOT ‘CAPABILITY’ BROWN (1716-83)

Lancelot ‘Capability’ Brown was England’s leading landscaper in the mid- to late 18th century. From 1750 while working as gardener at Stowe (Buckinghamshire) Brown established himself as an independent designer and contractor with a number of major landscaping commissions, more than forty before 1760. His turnover, as recorded by his account at Drummond's Bank, rose to an average of over £8,000 per year, with over £10,000 in 1759. His reputation was already such that his nickname, ‘Capability’ – given him for his habit of referring to the capabilities of the places at which he was consulted – already had wide currency. In July 1764 he secured the posts of master gardener at Hampton Court and Richmond, and gardener at St James's. From 1764 he lived at his official residence, Wilderness House at Hampton Court. In the 1760s Brown undertook more than 65 commissions including Blenheim, Oxfordshire (from 1764), which is generally regarded as his masterpiece. During this decade his turnover at Drummond's fluctuated considerably, but still averaged over £15,000 per annum [roughly £2.5M today]. In terms of how he operated, after an initial and sometime brisk site visit by Brown the actual landscaping work was overseen by one of his trusted foremen, several of whom went on to set up as landscape designers in their own right. Although the number of major commissions fell to about fifty in the 1770s, giving him an average turnover of £9,000 per annum, there is no evidence that his style had fallen out of fashion. By the time his career ended – and he was working until his sudden death in 1783 – he had upwards of 300 commissions to his name.

Although best known for his rolling arcadian parks with serpentine rivers, Brown’s landscapes ranged from town houses to palaces, and about 25 per cent of them were. As noted above, some 300 Brown commissions are recorded, but the varied and incidental nature of much of the documentation means it is impossible to be definitive about where he worked or, if he did have an engagement, what it amounted to: whether a flying visit, a full landscaping contract, or perhaps work on the house in his role as architect. Stroud, Phibbs, and others have produced lists of commissions, real and possible.⁵⁹

⁵⁹ See J. Gregory, S. Spooner and T. Williamson, Lancelot ‘Capability’ Brown: A Research Impact Review (English Heritage, 2013)

APPENDIX 7: LIST ENTRY DESCRIPTIONS AND RPG ENTRY

CAVERSHAM PARK

CAVERSHAM PARK

Official list entry

Heritage Category: **Park and Garden**

Grade: **II**

List Entry Number: **1000524**

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

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

Understanding registered parks and gardens
(<https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

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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C Campbell, Vitruvius Britannicus III, (1725), pl 96 N Pevsner, The Buildings of England: Berkshire (1966), p 111 D Stroud, Capability Brown (1975), p132, pl 35a M Kift, Life in Old Caversham (1980), pp 56-9 M Kift, Look Back at Caversham (1983), p19 J D Hunt and P Willis (eds), The Genius of the Place (1988), pp 299, 334 In Search of English Gardens: The Travels of John Claudius Loudon and his wife Jane, (National Trust Classics 1990), p110 R Bisgrove and J Stoneham, History of the Caversham Park Landscape (1992) [copy on EH file] J Malpas, Caversham Park and its Owners (1997)

Maps J Rocque, Map of Berkshire, 1761 T Pride, A topographical map of the Town of Reading and the County adjacent to an extent of 10 miles, 1790

OS 6" to 1 mile: 1st edition surveyed 1877 2nd edition published 1914 3rd edition published 1938 OS 25" to 1 mile: 1st edition surveyed 1878 2nd edition published 1913 3rd edition published 1932

Description written: September 1998 Register Inspector: SR Edited: March 2000

Legacy

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Legacy System number: **1503**

Legacy System: **Parks and Gardens**

Legal

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[Back to top](#)

CAVERSHAM PARK (BBC RECORDS)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1113560**

Date first listed: **14-Dec-1978**

List Entry Name: **CAVERSHAM PARK (BBC RECORDS)**

Statutory Address 1: **CAVERSHAM PARK (BBC RECORDS), PEPPARD ROAD**

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Location

Statutory Address: **CAVERSHAM PARK (BBC RECORDS), PEPPARD ROAD**

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: **SU 72404 76265**

Details

PEPPARD ROAD 1. 5128 Caversham Park (BBC Records) SU 77 NW 15/551 II 2. Rebuilt, possibly by J T Crews, after the fire of 1850 for William Crawshay, a Welsh iron master, who had bought the estate in 1838. Of the early C18 house of the Earl of Cadogan nothing remains, and very little remains of the works by Mr Acres and Capability Brown in the Park. 3 storeys and basement. Ashlar with iron frame. Ground floor rusticated with Doric frieze over. Piano nobile above. 7 bays, outer wider with tripartite windows, divided by engaged Composite columns (end piers). Dentil cornice, balustraded parapet. Glazing bar sash windows with raised surrounds and bracket cills, pedimented on piano nobile (alternately triangular and segmental). Flanking set back Ionic colonnades of 1840 by J T Crews. 9 bays each with balustrade over, returned to east, orangery to west. Various extensions to east (including chapel) and west (former school rooms etc) and also to north-west which has a classical Doric portico to linked lodge dated 1890. To rear of main house is an Ionic Porte Cochere (now a reception room). Interior retains considerable decoration of the post-1850 house. Large central hall with 2 balustraded galleries, Doric on ground floor, Ionic on 1st floor. The best room is behind Crews West colonnade - arcaded with columned screen to west and apse colonnade to east. Elaborate decoration in the principal drawing room with enriched doorpieces and so on. Chapel altered. A landmark for the railway.

Listing NGR: SU7240476265

Legacy

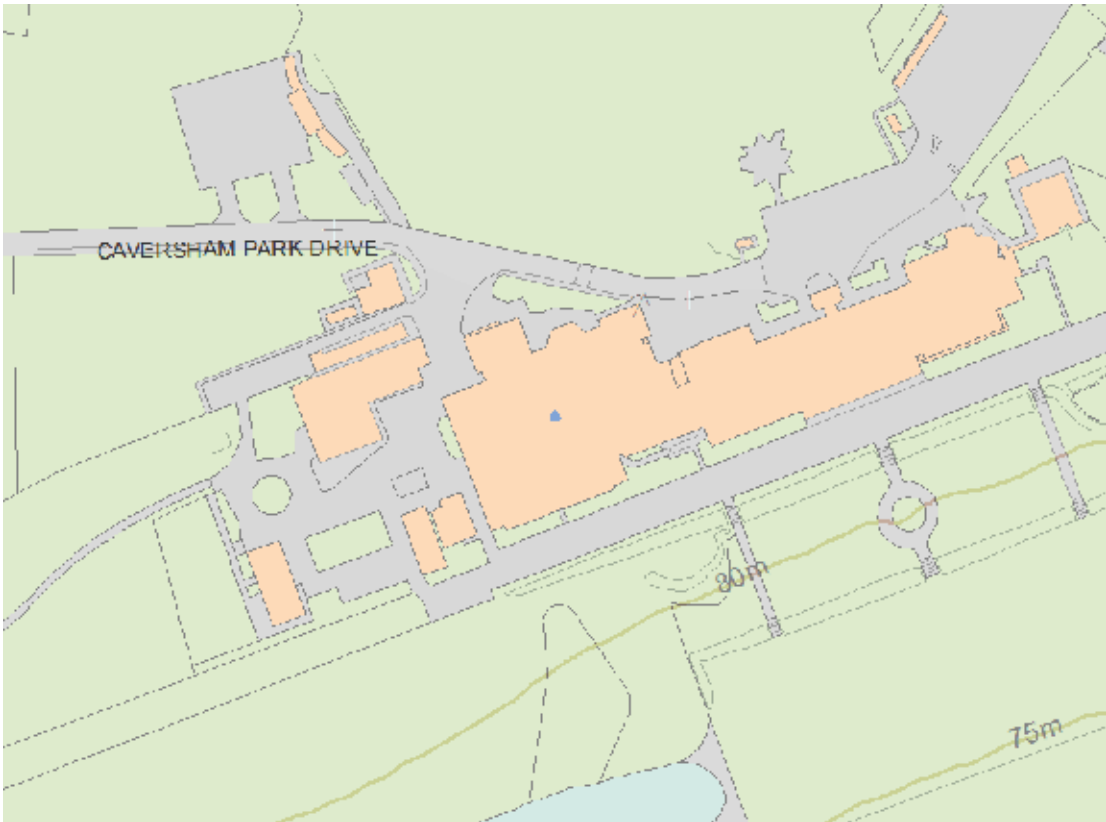
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Legacy System number: **39126**

Legacy System: **LBS**

Legal

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← [Previous - Overview](#)

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[Back to top](#)

INNER PARK WALLS AT CAVERSHAM PARK

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1113561**

Date first listed: **14-Dec-1978**

List Entry Name: **INNER PARK WALLS AT CAVERSHAM PARK**

Statutory Address 1: **INNER PARK WALLS AT CAVERSHAM PARK, PEPPARD ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

Statutory Address: **INNER PARK WALLS AT CAVERSHAM PARK, PEPPARD ROAD**

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: **SU 72278 76253**

Details

PEPPARD ROAD 1. 5128 Inner Park walls at Caversham Park SU 77 NW 15/554 II 2. Mid C19, or possibly retained from the C18 by Capability Brown. Oval plan. Ditch to outside. More oval to east than to west. Red brick with buttresses about 4-5 ft high.

Listing NGR: SU7227876253

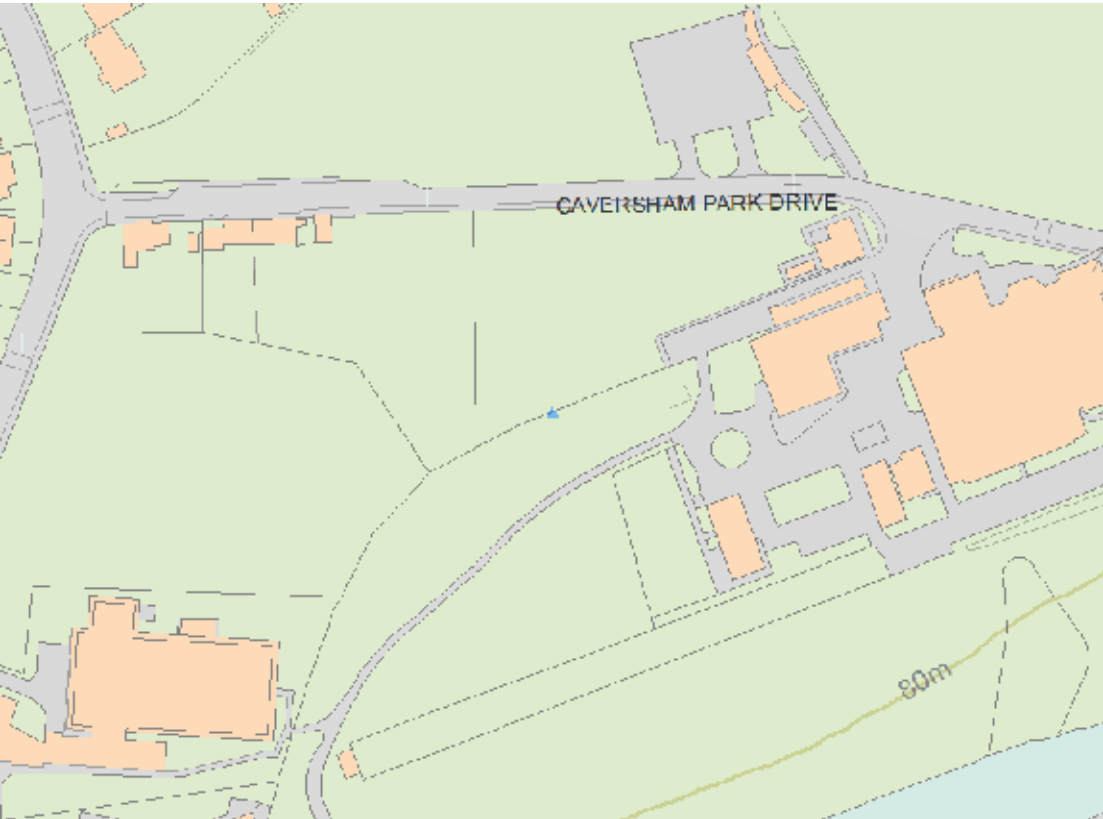
Legacy

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Legacy System: **LBS**

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[Back to top](#)

TEMPLE TO WEST OF CAVERSHAM PARK

Overview

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1302853**

Date first listed: **14-Dec-1978**

List Entry Name: **TEMPLE TO WEST OF CAVERSHAM PARK**

Statutory Address: **TEMPLE TO WEST OF CAVERSHAM PARK, PEPPARD ROAD**

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WALLS AT FORMER KITCHEN GARDEN AT CAVERSHAM PARK

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1302854**

Date first listed: **14-Dec-1978**

List Entry Name: **WALLS AT FORMER KITCHEN GARDEN AT CAVERSHAM PARK**

Statutory Address 1: **WALLS AT FORMER KITCHEN GARDEN AT CAVERSHAM PARK, PEPPARD ROAD**

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Location

Statutory Address: **WALLS AT FORMER KITCHEN GARDEN AT CAVERSHAM PARK, PEPPARD ROAD**

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: **SU 72286 75974**

Details

PEPPARD ROAD 1. 512 Walls at former Kitchen Garden at Caversnam Park SU 77 NW 15/555 II 2. Probably mostly mid C19 but incorporating older work. 8-12 ft high, red brick. Communicating arches between separate sections of garden. Mid C19 potting sheds.

Listing NGR: SU7228675974

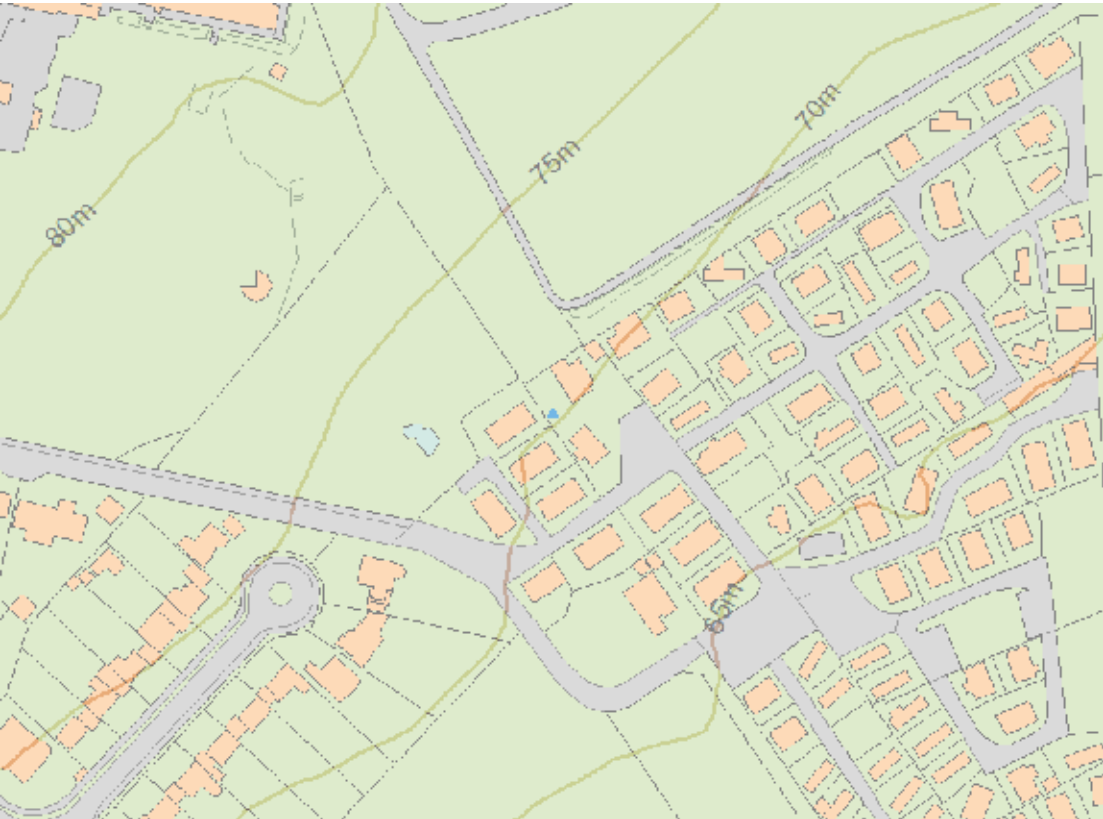
Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **39129**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 16-May-2023 at 10:48:18.

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End of official list entry

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→ Next - [Comments and Photos](#)



[Back to top](#)

ENTRANCE GATES AND GATE PIERS TO CAVERSHAM PARK

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1113559**

Date first listed: **14-Dec-1978**

List Entry Name: **ENTRANCE GATES AND GATE PIERS TO CAVERSHAM PARK**

Statutory Address 1: **ENTRANCE GATES AND GATE PIERS TO CAVERSHAM PARK, PEPPARD ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **ENTRANCE GATES AND GATE PIERS TO CAVERSHAM PARK, PEPPARD ROAD**

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: **SU 72157 76310**

Details

PEPPARD ROAD 1. 5128 Entrance gates and gate piers to Caversham Park SU 77 NW 15/550 II 2. Circa 1850 probably. Possibly designed by J T Crews. Tall square ashlar gate piers with ball finials. Good ornamental wrought and cast iron gates. Flanking pedestrian gates with outer cast iron standards. Reverse quadrant railings with end piers capped by ball finials.

Listing NGR: SU7215776310

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **39125**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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[Back to top](#)

APPENDIX 8: EXTRACT FROM PREVIOUS HERITAGE STATEMENT (SAVILLS, MARCH 2022)

CAVERSHAM PARK



5.0 Significance and Setting of Heritage Assets

5.1 Introduction

5.1.1 The following section sets out the significance of the heritage asset(s) identified using written analysis and, in relation to the Grade II listed Caversham Park House, annotated plans (see below). This is based on an understanding of historic development and the significance criteria or ‘interests’ set out in the NPPF and Historic England guidance to allow for a fuller understanding of those areas of the principal building that inform / contribute to its significance. As such this is proportionate to the potential impact of the proposals and sufficient to understand potential impact.

5.2 Significance – Caversham Park (BBC Records)

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

Architectural interest

5.2.2 The factors that contribute to the architectural interest of Caversham Park House are numerous. As has been the aim of the above historic assessment, it is the surviving sections of the building that make the largest contribution to this special interest. The southern façade was clearly designed in the classical style and is adorned with the motifs associated with this popular early-mid nineteenth century architectural style. The southern elevation of the central three storey wing is broken by Corinthian composite pilasters, between which are situated sash windows. Above the first floor windows are semi-circular and triangular pediments laid in repeating patterns. The roof of this wing is lined by a stone balustrade. Although refaced with modern glazing after the twentieth century, the two flanking wings



adjoining the southern elevation, both through their symmetry and design also heavily contribute to the overall architectural interest of the building through their clear classical layout, principally evidenced by the Ionic order columns and stone roof balustrade lining them. All of these contribute to a distinct and legible set of facades.

5.2.3 Owing to the later augmentations and alterations, the architectural interest of the northern elevations is less clear. The principal face of the 1850 building, as well as that of the adjoining block to the west is evident, followed further to the west by the surviving sections of the original stable blocks and outbuildings. It is the design and plan form of these surviving sections, namely the adherence to classical proportions and motifs, evidenced through the pilasters and fenestration styles, that make a contribution to the overall architectural interest of the building. Although of a later date, the extended chapel also factors into this, an important surviving feature dating to when the building was used as an Oratory School. The mid-late twentieth century extensions, many of which are associated with the BBC, cannot be said to make a strong contribution to the architectural interest of the building; while it can be said that they played an important role in the story of Caversham Park House, their presence has resulted in the disruption of the original plan form and historic fabric. The 1990s remodelling to the east of the building, while sympathetic in appearance, does not make a contribution to the overall architectural interest.

Historic interest

5.2.4 The historic interest of Caversham Park House is manifold. Initially it is the historic association that the building shares with the development of the site and wider area since the Late Medieval period. A manor and deer park, although now lost, existed on the site for almost 700 years following the thirteenth century and as such can be considered to contribute heavily to our understanding of how Caversham Park, as well as in its relationship with the surrounding area, developed over time.

5.2.5 Secondly, Caversham Park House has been the dwelling and visiting place of a number of nationally important figures. William Marshal, Richard de Clere and Francis Knolly were all important in the founding and consolidation of the manorial complex at Caversham during the late Medieval as well as early modern period. During the eighteenth and nineteenth centuries the building and grounds would be altered significantly, with the changes commissioned formatively by William Cadogan and later William



Crawshay. These would be enacted by Horace Jones and Lancelot Brown, both considered highly influential architects and landscape architects.

5.2.6 Caversham Park House foremost owes its historic interest to the evidential value of the fabric seen today. The planning history of the building is extensive and it is clear that the house has been subject to a number of changes and reconfigurations since the mid-nineteenth century, the majority of which came after the building was acquired by the Oratory School during the early twentieth century. The colour coded floorplans seen below attempt to outline the areas of the building which retain elements of original fabric and configuration. Within the ground floor the majority of the original plan form and surviving fabric can be found within the principal wing of the building, with the dining, conference rooms and foyer still retaining their original plan form and layout. The eastern wing is also considered to retain the majority of its original fabric and form, both on the interior as well as exterior. This retention of plan form and fabric is less prevalent within the western wing which has been subject to internal reconfigurations and reads less legibly by comparison with its eastern symmetrical counterpart that would have been designed with a similar layout. The internal subdivision of walls between the servery, storage and washing up areas is evident of this. The southern façade of the west wing appears to be a later replacement, however it has been highlighted amber (below) owing to its complimentary appearance.

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



Grade II listed house.

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

Archaeological interest

5.2.9 Whereas Caversham Park may contain material relating to various phases of development since the Medieval period or earlier, any archaeological interest that it possesses relates to any areas of original fabric, which may in future provide the opportunity for further understanding of the original construction techniques used and greater insight into the lives of the property's original users or inhabitants. Owing to its subsequent adaption and extensions over time, any archaeological interest would likely relate to the surviving exterior fabric and interior fabric as well as plan form of the ground, first and second floors.

Setting

5.2.10 The extent to which Caversham Park House derives importance from its setting is mixed. The building is the principal focal point of the registered park and garden in which it is situated, as well as the Grade II listed ancillary structures that form part of the wider setting. The setting of the building is still overwhelmingly characterized by Caversham Park, but the extended setting is defined largely by suburban residential development. It should be considered that the setting of the house has been eroded to a certain extent by respective twentieth century developments that have resulted in the disruption of the legibility of both the building and its immediate as well as extended setting. It is the changes within



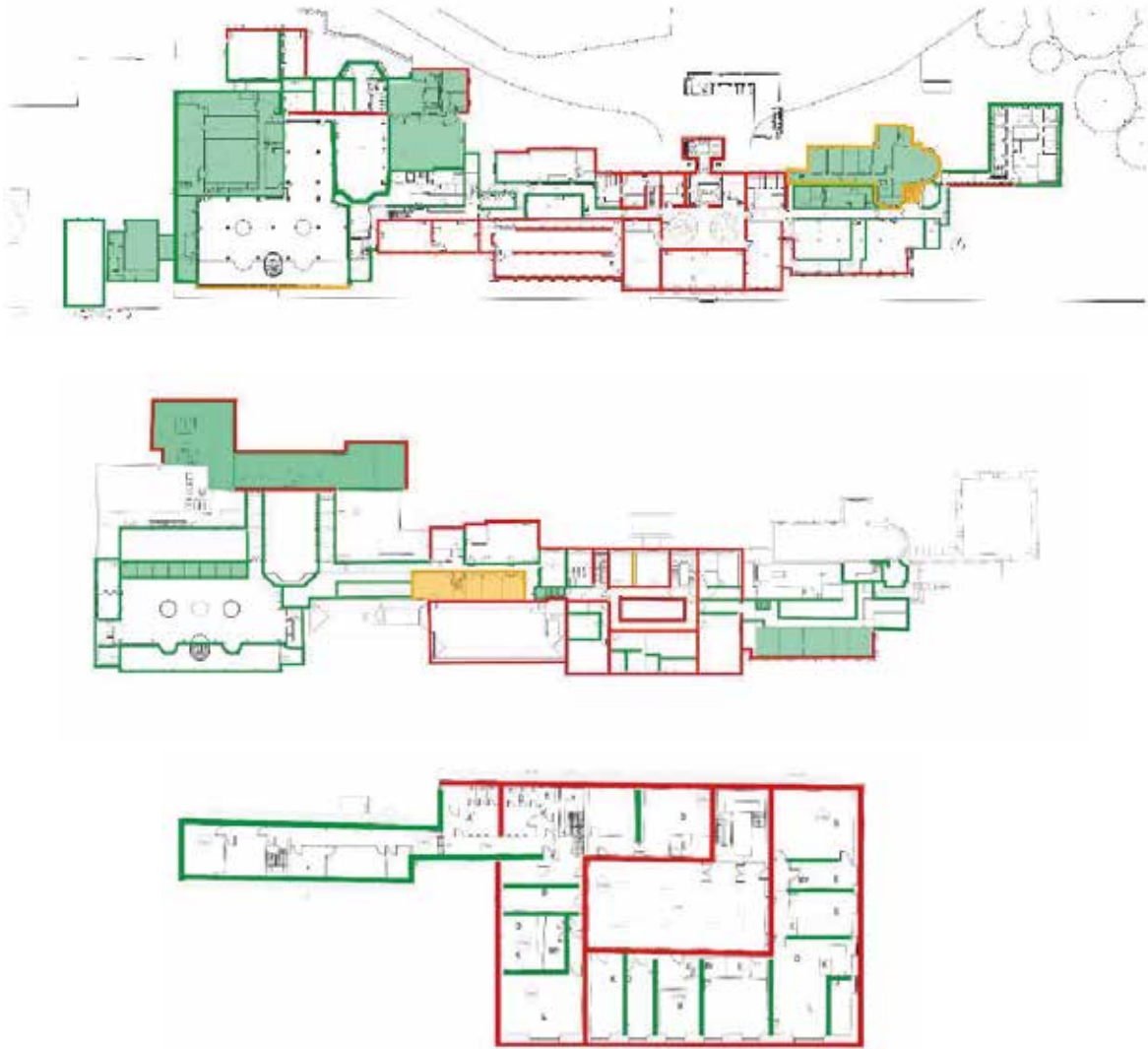
the most immediate setting that have made this detrimental contribution, namely the additional wings, both attached and detached, that were added during the twentieth century that have disrupted the ability to read Caversham Park House within its historic context.

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

5.3 Caversham Park (BBC Records): Fabric significance assessment

5.3.1 The colours on the following plans show relative importance of fabric within the listed building, as follows:

- Red: high importance – principal parts of the building
- Amber: medium importance – subsidiary aspects with some value
- Green: fabric that makes no contribution to value of building (eg. modern alterations)
- Dark purple: intrusive/ detracting – alterations that inhibit an appreciation of significance.



Figures A-C: Colour coded plans of Caversham House identifying principal areas of significant fabric

A Above: Ground floor plan
B. Centre: First floor plan
C. Below: Second floor plan



5.4 Significance – Caversham Park

- 5.4.1 Caversham Park was assigned Grade II listing status as a registered park and garden in 1987 and there have been no amendments to the listing status since this time. In its current form Caversham Park has existed since the eighteenth century, although small sections of the seventeenth century tiered garden remain. The site also hosted a Medieval deer park for approximately 700 years although this is no longer discernible. It should be noted that the park encompasses a number of ancillary structures associated with the house and grounds, specifically Nos. 1-3 Caversham Park Drive and the early twentieth century Squash Court (c. 1910-1930). It is likely that these buildings would form part of the curtilage listing and subsequently have been scoped in for analysis during this section. However, it is worth highlighting that Nos. 1-3, as well as the Squash Court, are summarily considered of very limited value, associated purely with the later development of the Site and not thought to make a material contribution to the significance of the park.

Architectural interest

- 5.4.2 The architectural interest of Caversham Park relates to its importance as a landscape feature. Today the grounds of the house are largely defined by the open parkland setting and sections of the remaining eighteenth century formal garden which were later built upon by William Crawshay, although to a lesser extent. To the north the grounds constitute a playing field, originally open parkland, delineated from the abounding road by woodland. It is to the south and west where the architectural / landscape interest of the park principally lies in the form of the early eighteenth and nineteenth century terraces that define the gardens to the south. These are flanked by woodland that formed part of the pleasure grounds. The landscape here overall represents a blend of the various phases of development, with the footprints of the seventeenth and early eighteenth century garden still evident, mellowed somewhat by the open parkland and surviving sections of ha-ha associated with the Capability Brown period. As such the architectural / landscape interest of Caversham Park is associated with the craftsmanship, plan form and remaining fabric of the nineteenth and pre-nineteenth century park as well any features associated with the later Oratory School.
- 5.4.3 Nos. 1 and 3 Caversham Park Drive as well as the Squash Court may be considered of limited architectural interest for differing reasons. No. 1 Caversham Park Drive is a mid-nineteenth century



lodge house, thought to have been built after 1844. The style and plan form of the building is closely intertwined with that of Caversham Park House, namely echoed through its originally symmetrical plan form and sash windows. No. 3 Caversham Park Drive, originally Nos. 2 and 3, is an early nineteenth century set of lodge houses associated with the Oratory School phase of Caversham Park. Any architectural interest that these buildings possess relates to their plan form and layout, as well as any design features associated with a high level of craftsmanship. The Squash Court was constructed in a loosely classical style, mirroring the architectural interest of the principal house and is indicative of the extensions and styles associated with the Oratory School.

Historic interest

- 5.4.4 The historic interest of Caversham Park is closely intertwined with that of the Grade II listed Caversham Park House. This is to say that the Grade II listed registered park and garden can be considered of importance for its historic association with the development of Caversham since the late medieval period, as well as for its links with historically significant figures. The park can also be considered of strong evidential value for largely retaining its original layout. Caversham Park has been the site of a manor and park since the late Medieval period, shortly after the principal village of Caversham was established. Following this the land came under the ownership of the Knolly family during the early modern period and later the Marsac, Cadogan and Crawshay families. All of these individuals played an important role in landscaping the grounds of the house, particularly evident today through the surviving Lancelot 'Capability' Brown landscape and mid-nineteenth century ornamental gardens and associated listed structures to the rear of the house. Additionally the 'footprint' of the seventeenth century tiered garden is still considered evident in some places.
- 5.4.5 In relation to the curtilage listed Nos. 1-3 Caversham Park Drive and Squash Court, these buildings were constructed at different dates. No. 1 is a mid-late nineteenth century building, thought to have been built between 1844 and 1870, as such likely to have been associated with the reconstruction of the house after 1850 by Horace Jones. The building can subsequently be considered of very limited historic evidential value for these reasons, as a largely well preserved structure associated with this phase of development. No. 3 Caversham Park and the Squash Court are later additions, most likely associated with the Oratory School owing to its early nineteenth century date of construction. No. 3 originally formed

two smaller attached houses prior to their amalgamation.

Archaeological interest

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

Setting

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

they line. As such Nos. 1 and 3 still read legibly within their setting and derive a certain level of heritage importance from this as curtilage listed structures.

5.5 Significance – Structures within Caversham Park (included for group assessment)

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

Historic interest

- 5.5.2 The historic interest of the inner park walls, kitchen walls and entrance gates is attributed to their historic evidential value. They evidence the original layout of the house and grounds during the mid-nineteenth century and are subsequently illustrative of the continued evolution of the site over time. This equally applies to the Grade II listed temple, however the well preserved nature of this building allows for it to be 'read' within its context to an enhanced degree, namely as an important example of mid-nineteenth century classical folly architecture indicative of popular English social culture during this period.

Architectural interest

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



Archaeological interest

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

Setting

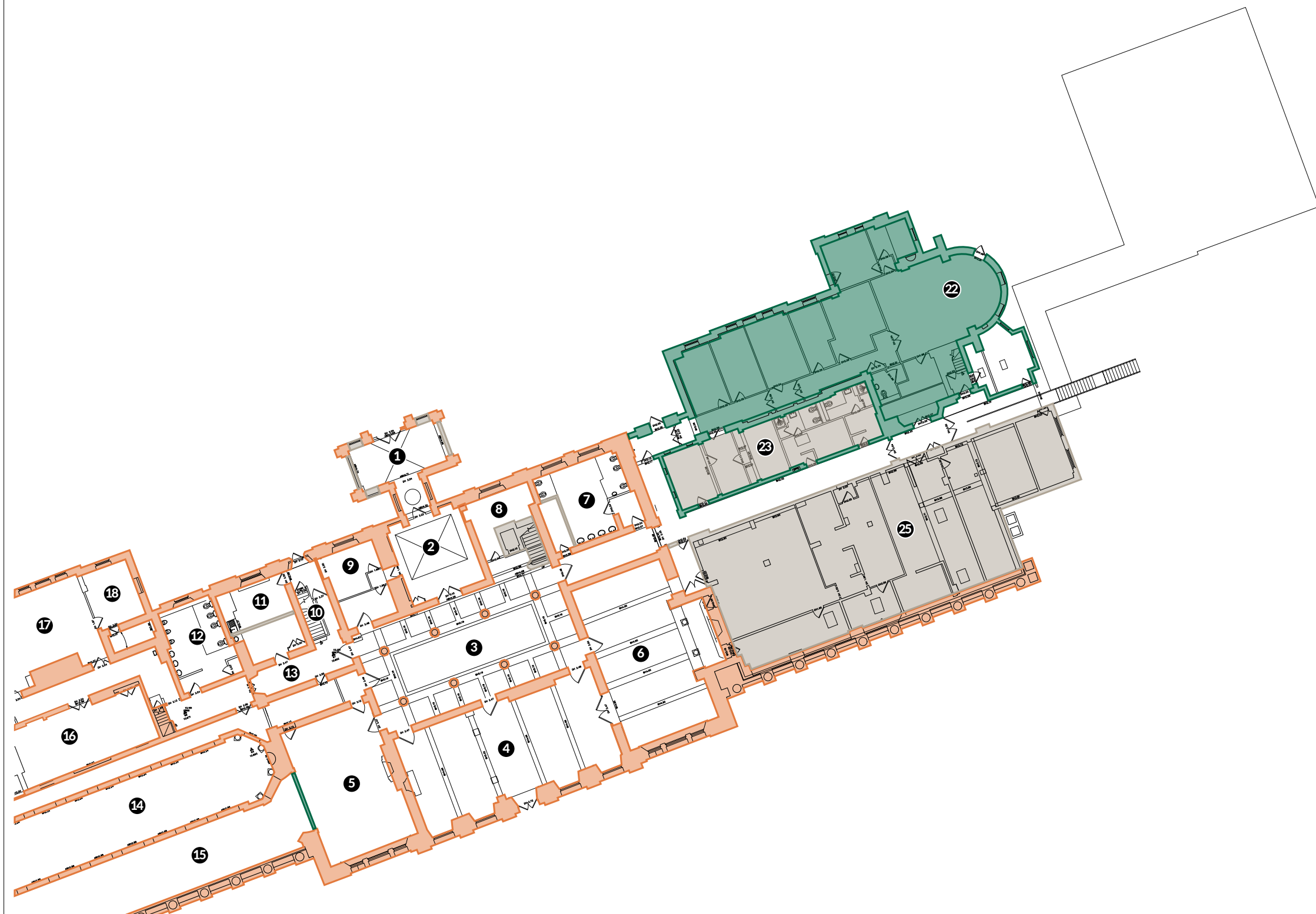
- 5.5.5 The setting of these ancillary structures is most important in its immediacy, this is to say that they all draw their heritage importance from the registered park and garden, as well as Grade II listed house, that form part of their setting. Despite later infill, particularly those sections of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

APPENDIX 9: PHASING PLANS

CAVERSHAM PARK

PHASING PLAN GROUND FLOOR EAST

- 1850s House
- 1920s School
- 1990s–2000s BBC
- 1 Please refer to key at the end of this document



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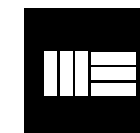
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Caversham Park, Reading

DATE:
November 2022

SCALE:
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FIGURE:

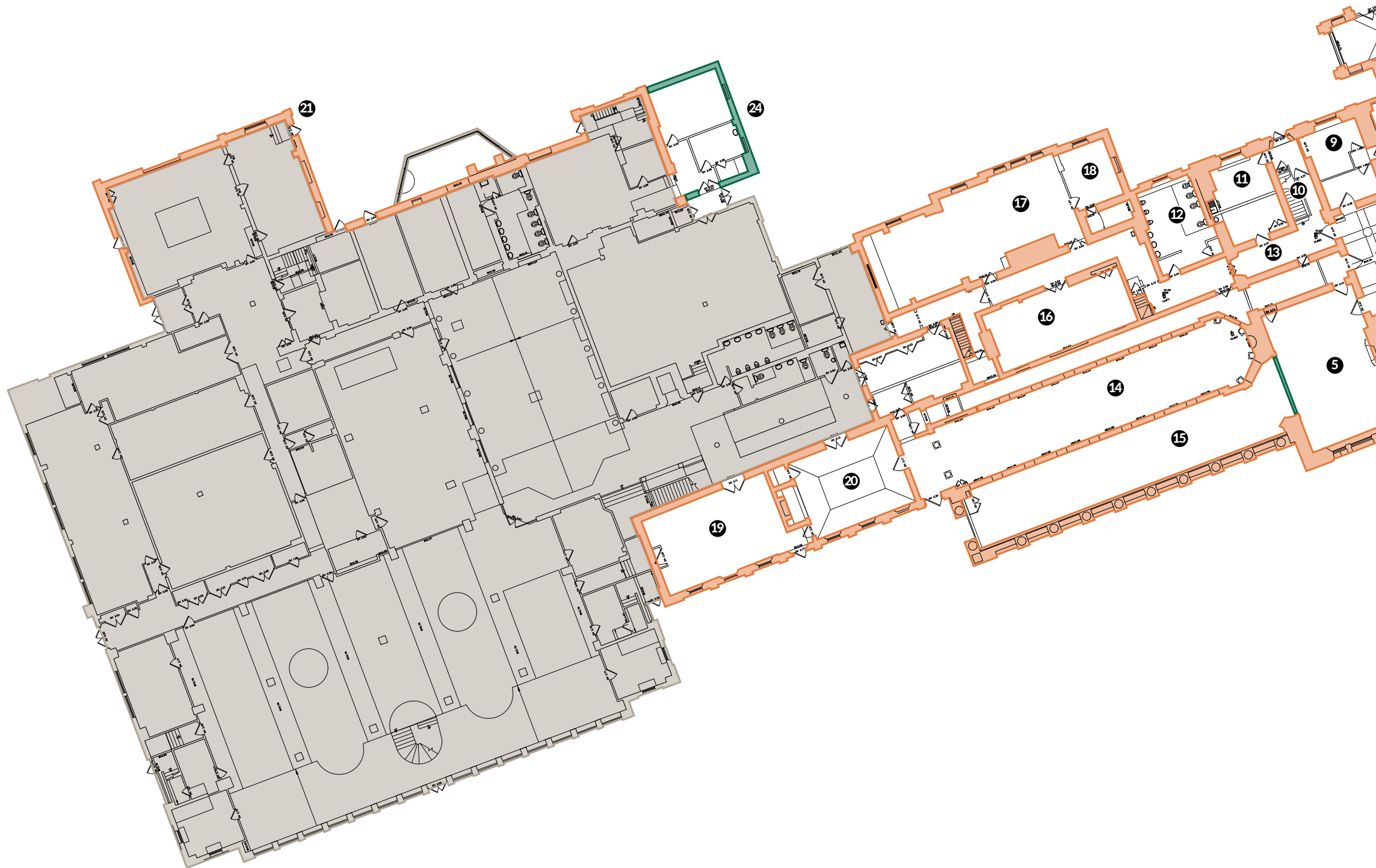
▲ NORTH



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PHASING PLAN GROUND FLOOR WEST

- 1850s House
- 1920s School
- 1990s–2000s BBC
- 1 Please refer to key at the end of this document



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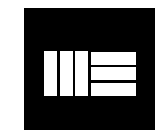
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DATE:
November 2022

SCALE:
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FIGURE:

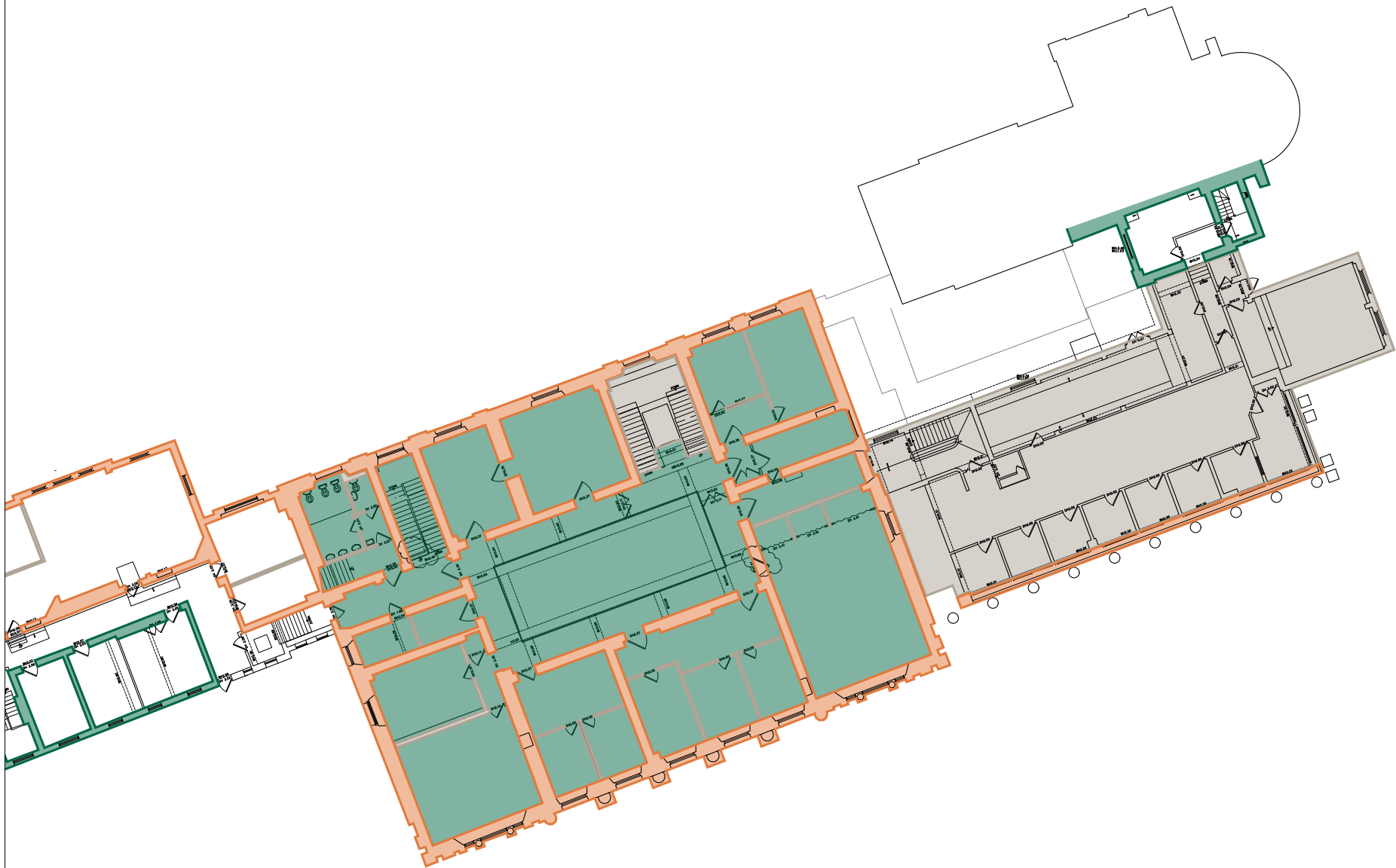
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**PHASING PLAN
FIRST FLOOR EAST**

- 1850s House
- 1920s School
- 1990s–2000s BBC



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LOCATION:
Caversham Park, Reading

DATE:
November 2022

SCALE:
NOT TO SCALE

FIGURE:

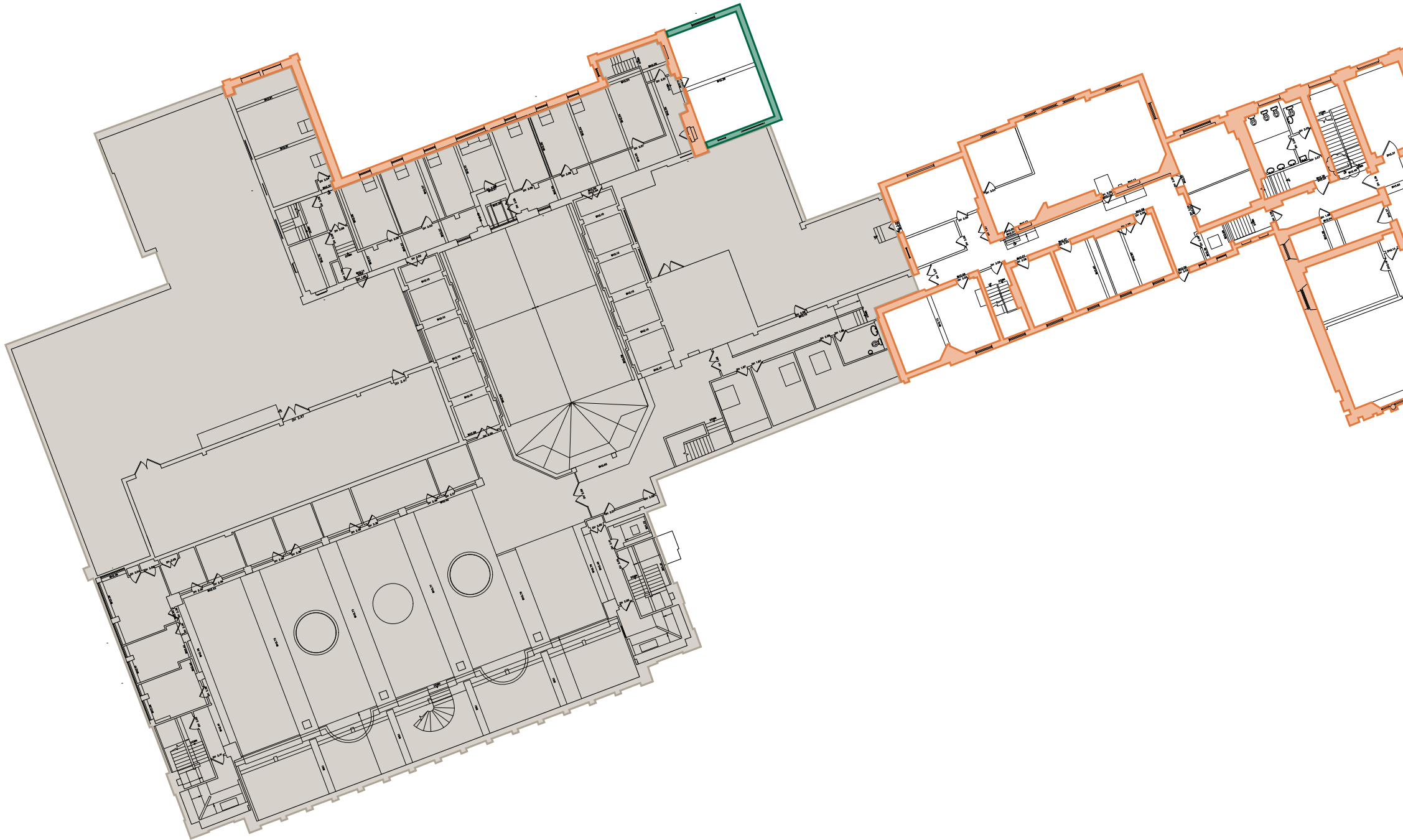
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PHASING PLAN FIRST FLOOR WEST

- 1850s House
- 1920s School
- 1990s–2000s BBC



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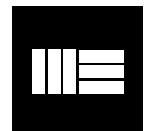
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DATE:
November 2022

SCALE:
NOT TO SCALE

FIGURE:

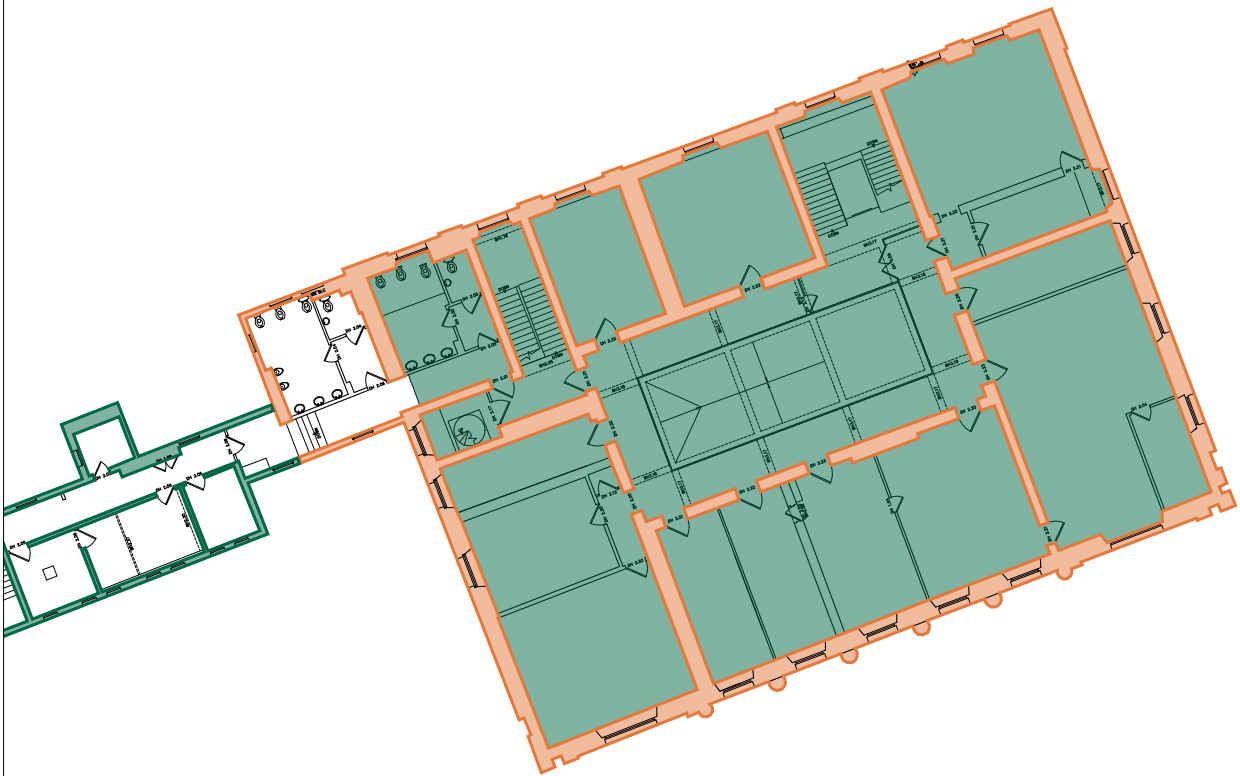
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PHASING PLAN
SECOND FLOOR

- 1850s House
- 1920s School
- 1990s–2000s BBC



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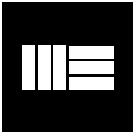
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DATE:
November 2022

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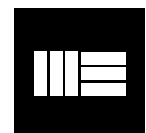
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GROUND FLOOR KEY				
ROOM NO.	ORIGINAL USE (1850)	NOTES	SIGNIFICANCE	NOTES ON SIGNIFICANCE
1	Carriage Room	It was once open and the windows/infill is later.	High	High because it is part of the original layout, however the legibility has been reduced from the infill.
2	Outer Hall	The historic photo (A) shows a decorated and vaulted ceiling. Investigations required to determine if the ceiling exists above the suspended ceiling.	High	High because it is part of the original layout, however the original character has been removed by later works.
3	Hall	Historic photo (B).	High	Some modern additions/changes
4	Library	Historic photo E.	High	Some modern additions/changes
5	Dining Room	Bay window on historic photo (C) has been infilled. The moulded panelling is also missing in the photo so believed to be a C20 addition.	High	Modern additions/changes
6	Drawing Room	Has had later catering equipment installed. Moulded panelling matches the former Dining Room so is believed to be C20 addition. The historic photo F shows the level of original decoration. The moulded panels are a different design in the photo, which confirms the view that the existing feature is modern.	High	Some modern additions/changes
7	Morning Room	Subdivided and original character not legible.	High	High because it is part of original layout, but original character removed by later subdivision and use.
8	Principal Stairs	Original location but stairs replaced and lift introduced.	High	High because it is part of original layout but fabric is modern.
9	Private Secretary	Subdivided.	High	High because it is part of the original layout, however the original character has been removed by later works.
10	Back Stairs	Original location but stairs replaced after fire in 1920s, to be confirmed.	High	High because it is part of original layout but fabric is understood to be modern.
11	Housekeeper	Use not legible on plan.	High	High because it is part of the original layout, however the original character has been changed by later works.
12	Butler's Pantry		High	High because it is part of the original layout, however the original character has been changed by later works.
13	Inner Hall	To serve the Dining Room. Now subdivided for storage use.	High	High because it is part of the original layout, however the original character has been changed by later works.

14	Gallery	Historic photograph (D) shows this room and how the original decorative features and appearance has been lost. Internal columns remain.	Medium	Medium because it is part of the original layout, however the original character has been removed by later works.
15	Conservatory	Modern enclosure.	Low	Low because the colonnade is an original feature but the enclosure and relationship to the former Gallery is modern.
16	Still Room, Boots and Brushing Room	Originally subdivided into three smaller rooms. The use of the room on the far right is not legible on the plan.	Medium	Medium because it is part of the original layout, however the original character has been removed by later works.
17	Kitchen, Scullery	Originally the two rooms were subdivided.	Medium	Medium because it is part of the original layout, however the original character has been removed by later works.
18	Larder		Medium	Medium because it is part of the original layout, however the original character has been removed by later works.
19	Gun Room, Smoking Room	Originally the two rooms were subdivided.	Medium	Medium because it is part of the original layout, however the original character has been removed by later works.
20	Billiard Room	Historic photograph G.	High	
21	Remains of Stable/ Garage walls		Medium	Medium because remnant 1850 fabric.
22	Chapel	Subdivided and first floor added.	Medium	Medium because later addition by the school but has architectural interest. The legibility of that interest is reduced by modern subdivision.
23	Internal Courtyard?	Unclear if this was an open courtyard when the chapel was built. Infilled by the school in the C20.	Low	
24	Extension to Stable		Low	
25	East wing	First over by the school, this part of the building was adapted by the BBC and altered/rebuilt by them in the 1990s/2000s.	Low	Historical interest for association with BBC activities in the Second World War. Noted that all 1940s fabric is lost.
26	West wing	The original ancillary buildings were replaced over time by the BBC. The present building was created for the Operations Room in the 2000s.	Low	Historical interest for association with BBC activities in the Second World War. Noted that all 1940s fabric is lost.



FIRST FLOOR

The booklet on the history of Caversham Park prepared by the BBC describes the first floor of the original 1850 house as follows: “Upstairs came six principal bedrooms, four dressing rooms and a large boudoir on the first floor”. There were a total of 11 rooms, and 11 rooms can be identified from the main walls. There was a fire in 1926 which caused the school to rebuild the first and second floor and roof. No details of the post-fire rebuild are known, but it is assumed that the current plan form, and part of the building with the dotted blue outline on the plan, were created at this time. The décor is now simple and any enrichment that was present in the original house has been lost.

SECOND FLOOR

The booklet on the history of Caversham Park prepared by the BBC describes the second of the original 1850 house as follows: “On the second floor there were seven large secondary bedrooms, four dressing rooms plus eleven large servants’ bedrooms and three housemaids’ pantries”. It is difficult to see how 25 rooms would fit in the existing layout and so the post-fire reconstruction must have been more comprehensive at second floor than first.



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A



B



C



D



E

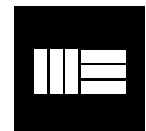


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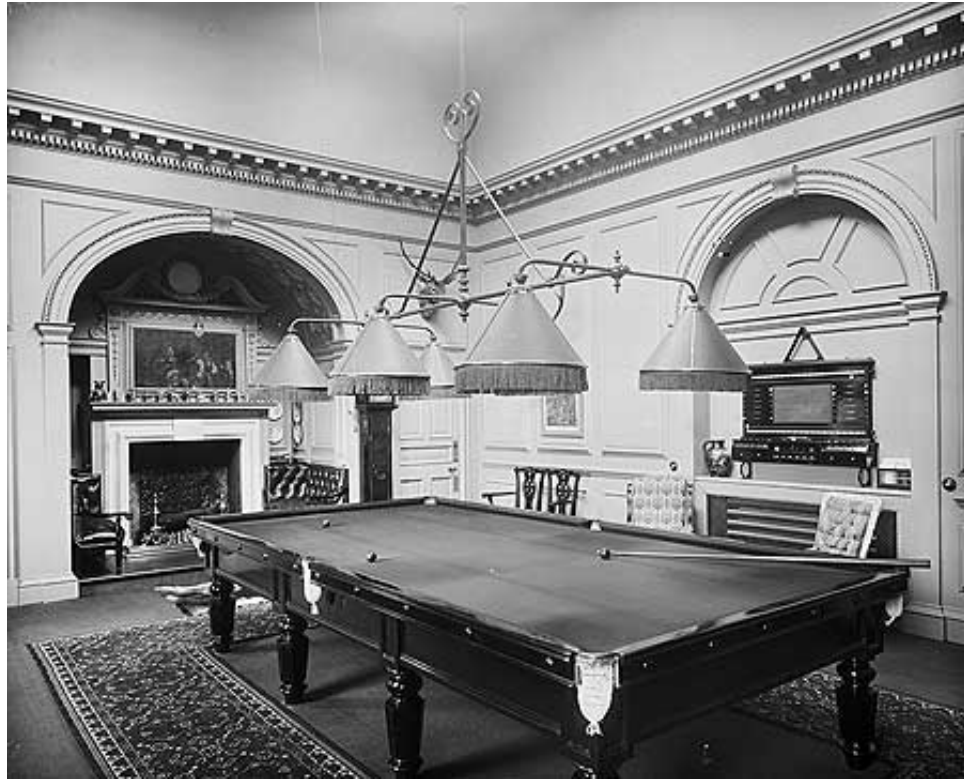
Caversham Park, Reading

Photographs (cross-reference to Phasing Plans Key)

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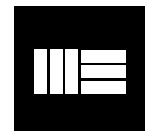


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