

6. Visual Appraisal

6.1 Potential Visual Effects

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

Effects on Visual Receptors Within the Site

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

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

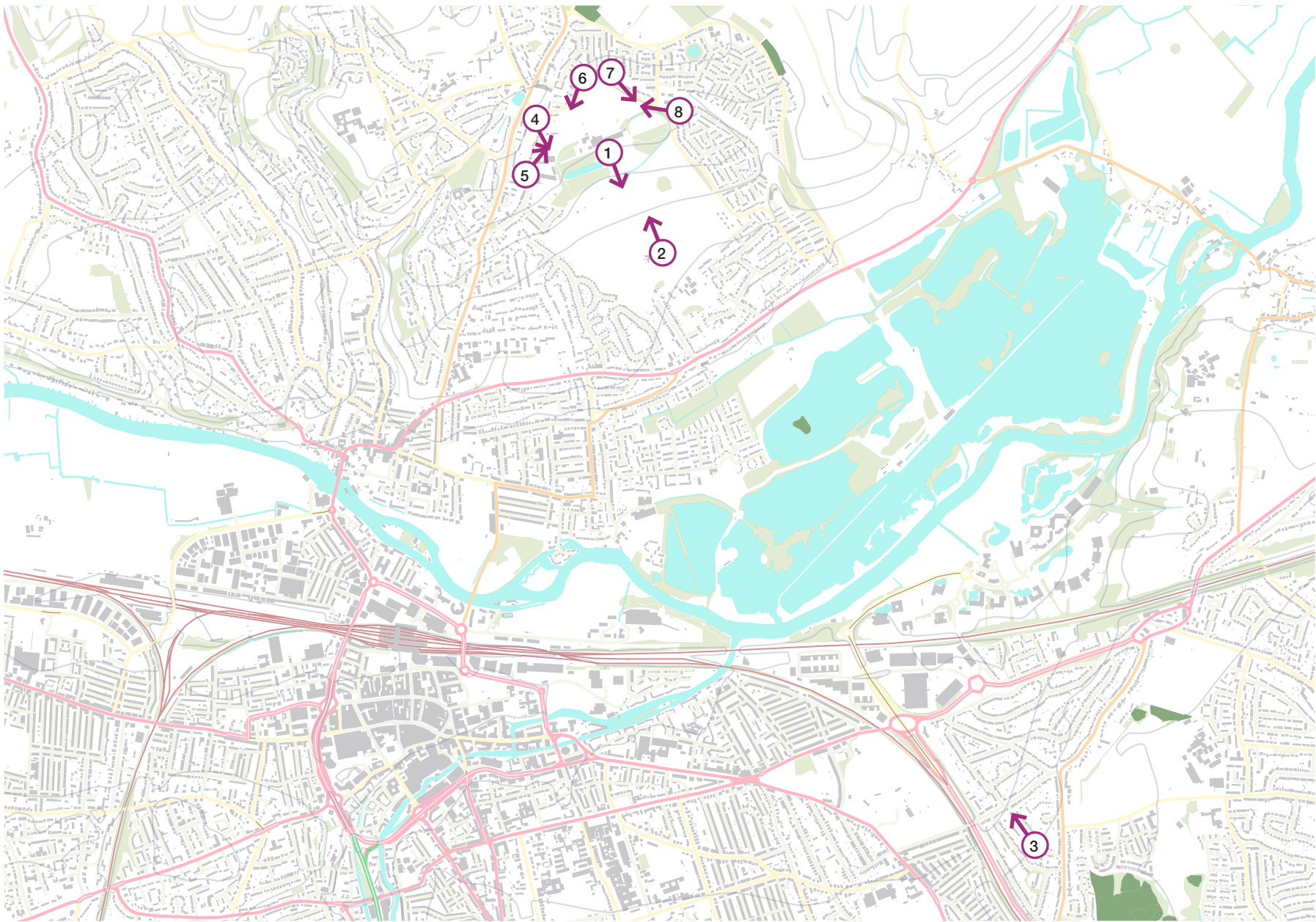


Figure 13: Viewpoint Locations



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

Effects on Visual Receptors to the South

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

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

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

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



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



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

Effects on Visual Receptors to the West

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



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

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



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

Effects on Visual Receptors to the North and East

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

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

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



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

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

Potential visual receptors to the east will be users of a short stretch of Lowfield Road ('low' susceptibility to change) and residents of housing on the eastern side of Lowfield Road here ('high' susceptibility to change). Given that this is a suburban view that benefits from the presence of the parkland on one

side, it is judged to be of 'medium' value. This gives the visual receptors an overall sensitivity of 'medium-low' and 'medium' respectively.

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

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

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



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



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

6.2 Potential Visual Effects - Summary

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

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

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

To the west of the site, the built form of Peppard Road, and existing woodland and hedgerows within the site provide a good degree of screening. The western development parcel would be glimpsed from a short stretch of Peppard Road adjacent to the site boundary, however given the built context and retained boundary hedgerow frontage, the proposed buildings would integrate well with the existing views of the

street and would not result in a significant adverse effect on either users or residents of the street.

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

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

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



Appendix A

Assessment Definitions

Table A: Landscape Value Criteria

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

Table B: Landscape Susceptibility to Change Criteria

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

Table C: Overall Landscape Sensitivity

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

Table D: Magnitude of Landscape Effect

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

Table E: Overall Significance of Landscape Effects

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

Table F: Visual Receptor – Value Criteria

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

Table G: Visual Receptor – Susceptibility to Change Criteria

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

Table H: Visual Receptor – Overall Sensitivity

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

Table I: Magnitude of Visual Change – Definitions

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

Table J: Overall Significance of Visual Effects

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

Appendix B

Historic England List Description: Caversham Park Registered Park and Garden

Official list entry

Heritage Category: **Park and Garden**

Grade: **II**

List Entry Number: **1000524**

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

Location

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

District: **Reading (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SU7257476164**

Details

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

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

HISTORIC DEVELOPMENT

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

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

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

DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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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

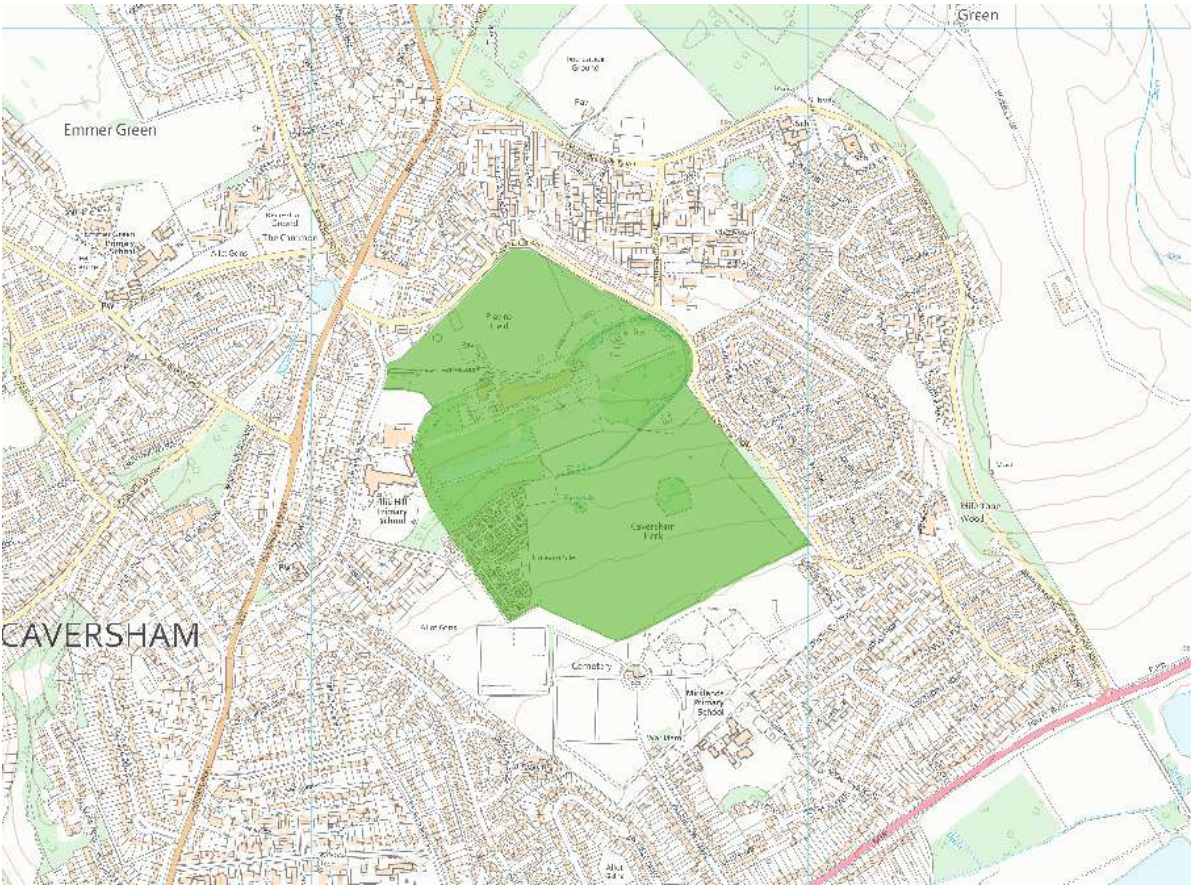
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Legacy System number: **1503**

Legacy System: **Parks and Gardens**

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Map

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