

Caversham Park, Reading

ES Non-Technical Summary

July 2023

Environmental Statement Non-Technical Summary

Caversham Park, Reading



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NON-TECHNICAL SUMMARY

1.1 INTRODUCTION

- 1.1.1 Beechcroft Developments Ltd ('the Applicant') propose the redevelopment of Caversham Park House for:

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

- 1.1.2 They have commissioned Savills to co-ordinate a formal Environmental Impact Assessment (EIA) including the preparation of an Environmental Statement (ES) and Non-Technical Summary (NTS) (this document) to support their full planning application. The application includes the demolition of a group of ancillary buildings to the west of the main house and a number of satellite structures located in the parcel to the east of the house.
- 1.1.3 The ES and this NTS accompany a suite of documents that together support a full planning application submitted to the Local Planning Authority (LPA), Reading Borough Council (RBC / 'the Council').
- 1.1.4 The Project Site location is shown in NTS Figure 1 on the following page.

1.2 WHAT IS EIA?

- 1.2.1 EIA is a systematic, objective and iterative process through which the likely significant environmental effects of a project can be identified, assessed and, wherever possible, avoided or mitigated. EIA aims to improve the environmental design of a development scheme and provide decision-makers with sufficient information about the environmental impacts of a proposal.
- 1.2.2 This process and its outcomes are then reported in the ES to the decision maker (here the LPAs), its advisors, and the public.
- 1.2.3 This NTS and the ES and ESA have been prepared under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ("the 2017 Regulations").

1.3 SCREENING AND SCOPING FOR EIA

- 1.3.1 The 2017 Regulations set out the types of development that must always be subject to an EIA (defined as Schedule 1 development) and other development that will only require assessment if it is likely to give rise to significant environmental effects (defined as Schedule 2 development).
- 1.3.2 Given that the Proposed Development exceeded one or more of the threshold criteria set out for developments under Schedule 2 Section 10 (b), 'Urban Development Projects', it was considered that an EIA Screening Opinion was required. This was to request the Council's opinion as to whether significant environmental effects would be likely as a result of the Proposed Development and therefore whether an EIA would be required. A Screening Request was submitted to the Council on the 21st December 2021 and the formal EIA Screening Opinion was received on the 26th January 2022. The Screening Opinion concluded that significant effects could occur in relation to heritage and landscape, with particular regard to heritage setting, and therefore it was determined that EIA was required.
- 1.3.3 The topics to be assessed in the ES were primarily based on the views expressed by the Council in the Screening Opinion. As the council determined significant effects were only likely with regards to heritage and landscape, the Applicant has decided to scope in heritage with an appended landscape report which addresses potential effects on the heritage setting.
- 1.3.4 These topics have been assessed through the EIA process and the outcome of the assessments have been presented in the ES and are also summarised in Section 1.9 of this NTS.

1.4 THE SITE AND SURROUNDINGS

Site Description

- 1.4.1 The Site is approximately 37.7 ha in area as shown on NTS Figure 1. The Site forms part of an historic estate in Caversham with extensive grounds located to the north of Reading and surrounded by suburban development. The majority of the Site is a Registered Historic Park and Garden and the main House itself is Grade II Listed.
- 1.4.2 The House and its grounds have been used by the BBC as its Monitoring Station since 1943 for broadcasting services and other related activity.
- 1.4.3 The Site is located within the northern suburbs of Reading and close to Emmer Green, which has a range of amenities and facilities and is a predominantly residential area. The Site is bounded largely by residential built development along its northern, eastern and western

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boundaries, although to the south of the Site are the open spaces associated with the allotments and Reading Cemetery and Crematorium.

- 1.4.4 Caversham Park House is located in the north of the Site and lies 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.
- 1.4.5 Access to the Site is at the north-west corner of the Site, via Peppard Road which is to the west of the house. The driveway is flanked by two stone gate piers and passes a single storey lodge standing adjacent to the south.

Local Context

- 1.4.6 The Site is located in the north-eastern area of Caversham, Reading. Caversham is a large suburb of Reading that lies on the north bank of the River Thames. It is directly linked to Reading via Caversham Bridge along the A4155, Reading Bridge along the B3345 and Christchurch Bridge along a pedestrian footpath.
- 1.4.7 The nearest environmental designation is the Clayfield Copse Local Nature Reserve which is approximately 300 m north (NTS Figure 2). The nearest scheduled monument is Reading Abbey which is located approximately 2.2 km south of the Site. The Chilterns Area of Outstanding Natural Beauty is approximately 2 km north and west of the Site. The Surley Row Conservation Area is located approximately 350 m west of the Site.
- 1.4.8 In flood risk terms, the Site is located within Flood Zone 1, having the lowest probability of flooding. The Site is also not located within an Air Quality Management Area.

1.5 THE PROPOSED DEVELOPMENT

- 1.5.1 The planning application is for:

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

- 1.5.2 As the planning application has been submitted with full detail, it will be accompanied by a series of detailed drawings and plans which show what is being proposed. The list of application

1.5.3 The EIA has also considered any wider land outside the Site boundary needed for development-specific infrastructure.

An aerial photograph showing a large, multi-story building complex, likely a school or institutional building, situated on a grassy area. The building has a light-colored roof and is surrounded by trees and a parking lot. To the right of the building is a large, open field, possibly a sports field or a common area. The area is bordered by roads, including Lowfield Rd and Caversham Park Dr. There are also some smaller buildings and structures scattered around the main complex. The overall scene is a mix of built-up areas and green space.

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Key elements of the Proposed Development

1.5.4 As shown in NTS Figure 3 (appended), the key elements of the Proposed Development comprise:

- The conversion of Caversham Park House, which is Grade II Listed, to provide 65 assisted living apartments (Class C2). Internal and external changes to Caversham Park House are kept to a minimum given its Grade II listed status.
- The construction of a two storey 64 bedroom Care Home (Class C2) to the west of the main house following the demolition of existing buildings.
- The conversion of the existing buildings, Nos. 1 and 3 Caversham Park Drive, from their existing ancillary residential use to 4 x 2-bedroom dwellings.
- Erection of 27 new homes in the enclosed field to the north of the BBC Records Centre, fronting Peppard Road and to the south of Caversham Park Drive on land lying outside the Historic Park and Garden boundary, referred to as Western Parcel development.
- 57 2-bedroom retirement dwellings on land to the east of the main house in the area of existing car parking, hardstanding and infrastructure referred to as Eastern Parcel development, which would be available to the over 55's only.
- Refurbishment and extension of the sports pavilion to provide a café and studio including the provision of 2 no. croquet lawns, 2 no. bowling greens and refurbishment of the existing tennis court.
- Associated landscaping and car parking on site.

1.5.5 Car parking is proposed to be located in discrete parcels and will be provided in line with RBC's policies. The parking need provision has been calculated to amount to 277 parking spaces to comply with RBC's parking standards.

Refurbishment and conversion of Grade II listed Caversham House

1.5.6 The proposals for the main house would see the conversion of the house to assisted living units and communal areas. The central courtyard is to be reinstated with the glazed roof to be removed. A new shared courtyard garden is proposed for the west wing, with the remainder of the west wing to be converted to living units. There will be some internal alterations to the house which will avoid or preserve areas of historical importance, such as fixtures and fittings. Where

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upgrades to the structure of the building are required, such as improved insulation, works will be carried out from the top down to prevent further damage to ceilings or detailing.

Conversion of retained ancillary buildings

- 1.5.7 Numbers 1 and 3 Caversham Park Drive were historically used as the gatehouses to the main house and will be converted to be used as dwellings.

Demolition

- 1.5.8 There are three areas in the vicinity of the main house that will have external demolition works, which are largely confined to the more modern extension of the western wing. A 1-2 story section of the western wing will be demolished to form the western courtyard. The glazed roof over the central area of the main house will be demolished to create a central courtyard. Lastly, the hipped roof over the long gallery to the west of the main range would be removed.
- 1.5.9 The ancillary buildings to the west of the main house and the satellite structures to the east of the house are proposed to be demolished and replaced by a 64-bedroom care home and residential dwellings, respectively.

New development replacing demolished buildings

- 1.5.10 The eastern parcel currently comprises two smaller areas of land located either side of Caversham Park Drive, with one section comprising a number of satellites and the other being used for car parking. These existing uses are proposed to be demolished and replaced by 57 2-bedroom dwellings, with differing designs for both sections. On the satellite land, it is proposed to build dwellings in the style of estate buildings. On land to the north of Caversham Park Drive, it is proposed to build dwellings in a modern contemporary style with green roofs and associated parking. These parcels are proposed to have access via Caversham Park Drive and have been designed to retain trees where possible.
- 1.5.11 The land adjacent to the west of the main house currently comprises a group of ancillary buildings which are proposed to be demolished and replaced by a new care home. The internal layout will consist of 32 bedrooms on each floor, with day facilities such as lounge and dining areas, and activity areas such as a library and cinema. The care home is designed to be accessible throughout for residents and visitors who may have physical impairments.

New development on land outside of the park and garden (the western parcel)

- 1.5.12 The parcel to the west is currently undeveloped and sits outside of the Registered Park and Garden boundary. The parcel will be accessed by Caversham Park Drive to the east of the

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existing gatehouses, with an additional pedestrian access from Peppard Road. The western parcel will consist of 27 dwellings which will be centred around a Local Area of Play (LAP). The housing mix will comprise a combination of semi-detached, terraced housing and apartments.

Refurbishment and extension of the sports pavilion

1.5.13 The existing cricket pavilion will be refurbished and extended to accommodate a small studio / meeting room and a café. The cricket pitch will be replaced with two croquet lawns and two bowling greens.

Housing density and mix

1.5.14 The total number of dwellings proposed is 153. The breakdown of housing mix is shown below in the table below.

Table 1.1 Proposed Housing Mix

Dwelling Type	Private	Affordable	
1 Bedroom Flat	23	0	
2 Bedroom Flat	89	7	
2 Bedroom House	14	11	
3 Bedroom House	N/A	9	
Total	126	27	Total dwellings: 153

Access strategy

1.5.15 The primary access to the Site is via the main gate to Caversham Park on the junction between Caversham Park Drive and Peppard Road, with an additional pedestrian access to the western parcel via Peppard Road. Peppard Road is a two-way single carriageway 20 mph private residential street with a pedestrian walkway on the eastern side. Peppard Road runs north until it reaches Sonning Common and runs south until it joins Henley Road (A4155).

Landscape Strategy

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1.5.16 A Landscape Strategy has been created to set out the enhancements to the grounds of Caversham Park that are planned as part of the Proposed Development. The key features included in the plan are set out below:

- Enhancement of biodiversity through the creation of extensive areas of wildflower meadow and management of existing woodlands to encourage understorey species.
- Limit change to the grounds and parkland to the south of Caversham Park House and respect the alignment of the existing terrace in the development area to the west of the house in future planting proposals.
- Restore and replant the existing orchard area.
- Provide a circular walk around the northern and southern parkland. This would be accessible from Peppard Road/Caversham Park Drive and be open to members of the public on a controlled basis.
- Retain important parkland trees and supplement these with new groups of native parkland species around the edges of the current cricket square.
- Whilst the cricket pitch would no longer be in use, the area of open grass would continue to form an integral part of the parkland setting, incorporating bowling and croquet leisure opportunities for residents. Similarly the associated pavilion would be retained.
- The northern entrance to Caversham House and its associated parking area would be rationalised and softened, with new lawns, shrub planting and hedgerows.
- New housing would be associated with small open spaces, including a small play area and extensive opportunities for formal shrub and hedgerow planting.
- Retention of largest satellite dish dating from BBC occupancy.
- Enhancements to 20th century pond garden, including new planting and seating.

Drainage Strategy

1.5.17 A drainage strategy has been produced which sets out the proposals for implementing effective and sustainable drainage methods. The Site has been divided into four catchments, the west, central, east and cricket pavilion, which each have differing drainage characteristics and solutions.

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- 1.5.18 In the western catchment, it is proposed for the access road and parking bays to be designed with permeable pavement which will drain runoff under their own footprint. Private soakaways will be installed in some gardens where they can avoid tree root protection zones. Runoff from the roofs of the remaining houses will drain into a shared soakaway.
- 1.5.19 The central catchment, comprising the care home and main house, drains runoff into the pond to the south west of the main house. Runoff from the pond then discharges freely into the field to the south.
- 1.5.20 The eastern area is currently served by a series of soakaways. It is proposed for runoff from this area to be discharged into the ditch in the east of the Site at a controlled rate.
- 1.5.21 The cricket pavilion and pitch area is currently served by a soakaway north east of the car park. It is proposed to re-use the existing drainage infrastructure in this area as it considered to be suitable for the Proposed Development.

Ecological Mitigation and Planting Strategy

- 1.5.22 Habitats of ecological importance are mostly retained under the proposals, and the Proposed Development provides a number of opportunities for their enhancement. Areas of scattered scrub, amenity planted spaces and sections of hardstanding present on site are unlikely to pose a significant constraint to development.
- 1.5.23 The Site provides potential habitat for a range of animal species, including bats, small mammals, reptiles, amphibians and birds. However, aside from the potential for bats to utilise onsite trees for roosting, survey work has recorded protected species to be largely absent from the Site. A number of mitigation measures have been proposed to minimise the risk of harm to protected species in order to maintain the conservation status of local populations. These mitigation measures comprise:
- Hedgerow and Tree Protection - All hedgerows and trees to be retained within the Proposed Development shall be protected during construction in line with standard arboriculturalist best practice (BS5837:2012) or as otherwise directed by a suitably competent arboriculturalist;
 - Woodland Protective Fencing along residential curtilages;
 - Provision of New Compensatory Wildflower Grassland - retained areas of grassland throughout the Site are enhanced in order to provide substantial new areas of wildflower grassland;

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- Pollution Prevention safeguards including locating hazardous material containers away from watercourses, water washing of vehicles and allocating a refuelling area which is impermeable and away from the watercourse;
- Invasive Species Safeguards;
- Sensitive Lighting measures including light exclusion zones and light barriers;
- Badger Construction Safeguards;
- Hedgehog Safeguards; and
- Timing of Works to avoid bird nesting season.

1.5.24 The proposals have sought to minimise impacts and subject to the implementation of appropriate avoidance, mitigation and compensation measures, it is considered unlikely that the proposals will result in significant harm to biodiversity. On the contrary, the opportunity exists to provide a number of biodiversity net gains as part of the proposals.

Energy and Sustainability

1.5.25 The Energy Strategy and Sustainability Statement details methods of increasing energy efficiency and incorporating sustainability initiatives into the Proposed Development. The strategy considered energy solutions such as wind turbines and solar power, however it concluded that that Air Source Heat Pumps would be the most viable long term solution to providing the most sustainable energy supply to the Proposed Development.

1.5.26 The Proposed Development incorporates a number of sustainability initiatives, including:

- Incorporating low carbon technologies into the development where practicable.
- Improving the energy efficiency of all units and thereby reducing the long term energy demands of the development and the carbon footprint of the Site.
- Using appliances, fixtures and fittings that reduce the use of water, and providing water butts for rain water collection.
- Limiting waste production during construction through a Site Waste Management Plan.
- Ensuring that nuisances to the local community are minimised by registering the Site with, and implementing the requirements of the Considerate Constructor's Scheme.

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- Encouraging all residents to reduce their environmental impacts by providing information on how to use water and energy as efficiently as possible, and outlining the recycling services both within the homes, the local community and other facilities in the Borough.
- Improving existing habitat features via supplementary planting and introducing new habitat features, such as bird and bat boxes.
- Reduce the resources used at the development during construction and occupation and enhance the site's ecological features and assets.

Utilities

- 1.5.27 Gas, electric, telecommunications and potable water mains are all indicated to be on or within the vicinity of the Site.
- 1.5.28 Given the size and prevalence of the existing gas, electric and telecommunications infrastructure in the vicinity of the Site, it is anticipated that the provision of these services should be capable of being provided.
- 1.5.29 Potable water supply for the Site is subject to further capacity assessment by Thames Water and reinforcement works, if necessary.

1.6 MANAGEMENT OF CONSTRUCTION

Construction Environmental Management Plan (CEMP)

- 1.6.1 Details of measures to protect the environment during the construction of the Proposed Development will be set out in a CEMP. Measures will address hours of working, noise, vibration, dust, light spill, wheel washing and control of runoff. It is anticipated that the implementation of the CEMP will be a condition of the planning permission and that it will be regularly monitored.

Plant and Equipment

- 1.6.2 An indication of the typical types of plant and equipment potentially to be used during the Site clearance and construction works are provided in Table 1.2.

Table 1.2 Indicative Plant and Equipment

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Plant/Equipment	Demolition	Groundwork	Superstructure
Dozer	×	✓	×
Backhoe with breaker	✓	✓	×
Tracked excavator	✓	✓	×
Dumptruck	✓	✓	×
Hydraulic vibratory compactor	×	✓	×
Generator	✓	✓	✓
Grinder	×	×	✓
Concrete mixer	×	×	✓
Tower crane	×	×	✓
Piling rig	×	×	✓

Methods of Working

1.6.3 The working hours are anticipated to be:

- 08:00 - 18:00 hours Monday to Friday inclusive;
- 09:00 - 13:00 hours on Saturday; and
- No work to be carried out on Sundays or Bank Holidays.

1.6.4 In order to maintain these working hours, the contractor(s) may require a period of up to half an hour before and up to one hour after normal working hours for start-up and close down of activities. This does not include operation of plant or machinery giving rise to noise with the potential to disturb nearby residents or the arrival of any HGV at site before 07:30 hours.

Demolition Waste

1.6.5 The quantum and composition of waste generated through the demolition of buildings will be established as part of the design of the detailed demolition programme in the CEMP for the relevant construction phase.

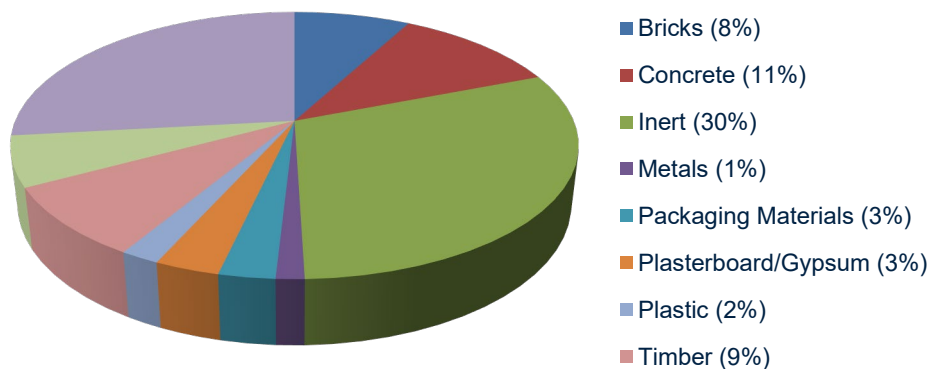
Operational Waste

- 1.6.6 When completed and occupied, there would be an increase in the volume of household waste collected at the kerbside. The amount of household waste arising from the Proposed Development would be in the order of 134 tonnes annually.

Construction Waste

- 1.6.7 The Buildings Research Establishment (BRE) has developed benchmarking to aid in the estimation of construction waste arising at the design stage of a new development. The benchmarks are derived from data reported from a range of completed projects which are used to inform the BRE SMARTWaste Tool.
- 1.6.8 These benchmarks have been used to forecast the construction waste that would potentially be generated when developing the proposal. The chart below illustrates the general composition of construction waste types that would be generated, based upon SmartWaste benchmark data from UK residential construction projects of a similar nature.

Typical Residential Construction Waste Composition (Benchmark Data 2017)



- 1.6.9 In total, approximately 1,794 tonnes of waste may arise from the construction of the built development (Table 1.3). This assumes no minimisation, reuse or recycling has taken place. It is therefore the baseline figure from which a reduction in waste arising can be established.

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Table 1.3 Construction Waste Predictions (Benchmark Data 2017)

Dwelling Type	Proposed Number	Average m ²	Total m ²	Construction waste (tonnes)
2 bed house	25	60	1499	229
3 bed house	9	87	786	120
1 bed apartment (inc. care home)	87	44	3828	586
2 bed apartment	96	56	5347	818

1.6.10 All construction waste will be separated on site with as much as possible being recycled. The mixed waste which is not suitable for onsite separation will be sent to a waste separation centre where it is further separated and any material that can be recycled is removed. A very small percentage of overall construction waste is then sent to landfill if it is not suitable for recycling.

Considerate Constructors Scheme

1.6.11 The Site will be registered with the 'Considerate Constructors Scheme'. The Considerate Constructors Scheme is a national initiative set up by the construction industry to improve the image of construction. Through a voluntary registration to the Scheme construction sites, companies and suppliers agree to abide by the Code of Considerate Practice which is designed to encourage best practice beyond statutory requirements.

1.6.12 The Scheme relates to any construction activity that may have a direct or indirect impact on the image of the construction industry as a whole. The Code of Considerate Practice comprises five parts relating to Appearance, Community, Environment, Safety and Workforce. Waste management is a key area of focus explicitly referred to as part of protecting the environment: "Seeking sustainable solutions, and minimising waste, the carbon footprint and resources".

1.6.13 Particular on-site considerations to ensure compliance with the Code of Considerate Practice may include:

- How waste is avoided, reduced, reused, and/or recycled;
- Whether there is a Waste Management plan/Strategy and how this is monitored; and

- The type of feedback received as to how much on-site waste is diverted from landfill.

1.6.14 It is expected that registered construction sites work in an environmentally conscious and sustainable manner.

1.7 DEVELOPMENT ALTERNATIVES CONSIDERED

1.7.1 The 2017 Regulations do not require the full assessment of all potential alternatives, only a reasonable account of those actually considered by a developer prior to the submission of the planning application.

1.7.2 For this site there are two realistic types of alternative, the 'do nothing', where the existing site remains in its current state, or alternative layouts to the Proposed Development submitted for planning approval.

1.7.3 Therefore, the assessment of alternatives to the development has considered options within the following categories:

- 'Do Nothing': under this scenario no development is implemented at the Site and baseline conditions continue in their current trends; and
- A different design: under this scenario the Proposed Development is realised with alternative scales and layouts, often in the context of developmental constraints present at the Site.

The "Do Nothing" Scenario

1.7.4 Under the 'do nothing' scenario, no further development would take place resulting in an underused site in terms of its economic and social potential. The Site would not contribute to the local and regional housing needs of both older persons accommodation, private and affordable tenure and there would be no socio-economic benefit from the Site. This is not an alternative option that has been considered further. If the Proposed Development were to not go ahead, the Site would likely remain underused and would potentially run into disrepair. If this were the case, it is considered that this could result in adverse heritage effects.

A Different Design

Design alternatives considered prior to March 2022 submission

1.7.5 Throughout the design process, aspects of scheme design have been considered in consultation with consultees, in particular Historic England.

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- 1.7.6 Early designs proposed the dwellings in the north east of the Site to be semi-detached villas. However upon further consideration of the relationship with the designated heritage features of the Site, a curved terrace was considered to better relate to the design of the main house.
- 1.7.7 The eastern parcel was redesigned to retain more of the existing trees and to have a less formal layout that was considered more in-keeping with the existing space. This change both reduced the potential ecological effects of the Proposed Development and responded to the built heritage features present on the Site.
- 1.7.8 The western parcel was reconfigured to provide access from Caversham Park Drive rather than Peppard Road. The revised access arrangements have ensured that a suitable access can be delivered within land under the control of the applicant.
- 1.7.9 The western wing is the location of a large proportion of the demolition works because it is not considered to have features that contribute to the Site's heritage interest. The internal layout of the main house has been respected in its current form and minimal new internal walls have been inserted. Demolition has also been kept to a minimum in more significant areas of heritage interest.

Design alternatives considered following March 2022 submission

- 1.7.10 Following the period of post-submission consultation after the March 2022 submission, further changes were made to the scheme. These changes are as follows.
- 1.7.11 Massing of the proposed care home was reduced, with the building height changing to two storeys with a small three storey element. The location of the care home has been shifted away from the main house and further back from the building line of the main frontage. The visual design of the care home has been modernised to a more contemporary design.
- 1.7.12 The parking area to the north of Caversham House has been consolidated into a series of smaller parking courts which are considered to better suit the setting of the listed building. Pedestrian pathways have been added to the scheme, with a comprehensive network providing public access across the Site and an additional pedestrian access point included along Peppard Road. The proposed surface of the driveway which provides access to the Site has been changed to a more sensitive material. The location of the second tennis court has been altered to be closer to the first court.
- 1.7.13 The western parcel has been redesigned with dwellings to be drawn back from Peppard Road and dwellings to face the street along the western edge. This is intended to respect the visual setting of existing residents along Peppard Road and to improve tree retention.

- 1.7.14 The massing and design of the eastern parcel has been altered to reflect a contained pair of buildings which resemble subsidiary park or estate buildings, which will enable more existing trees to be retained. The eastern car park area has been redesigned away from the formal terrace area to a series of contemporary, single pitch groups of dwellings with green roofs. Montagu Evans, the project's heritage consultant, identified a more suitable area to locate the development further away from the main house and in the least sensitive section of the Registered Park and Garden, beyond the car park to the north.
- 1.7.15 There were also modest changes to the internal layout of the man house in response to comments from the RBC conservation officer and Montagu Evans. The historically important main ground floor rooms have been altered to community spaces and less sensitive areas have instead been converted to accommodation instead. The number of mezzanines has been reduced and an elevator has been included to serve the core of the main house to improve accessibility.
- 1.7.16 The design changes described above were made in response to comments raised by statutory consultees during the consultation process, as described in Section 4.3. These comments predominantly raised concerns regarding the potential impact of the Proposed Development on heritage and landscape receptors. The proposed design changes described above are considered to appropriately address the concerns raised during the consultation process.
- 1.7.17 Following additional feedback from the Council in 2023, further changes to the Proposed Development were made. One of the tennis courts was removed and replaced with additional parking to increase parking provision around the pavilion. The pavilion has been extended to include a museum for the public to visit. The western parcel has been rearranged to include a new central green space area and one fewer dwelling, now totalling 27 dwellings in the parcel. The parking area for the care home has been re-arranged to move spaces away from the main house and towards the western side of the proposed care home parking area. Finally, there have been minor changes in the eastern parcel so that the buildings imitate former estate buildings.

1.8 THE ASSESSMENT TEAM

- 1.8.1 The EIA project team is being led by consultants Savills, with input from other specialists both internal and external to the company. The project team comprises:

EIA Management and Co-ordination	(Savills)
Heritage	(Montagu Evans)
Landscape	(Savills)

1.9 ASSESSMENT SUMMARY

- 1.9.1 Montagu Evans have prepared the built heritage chapter of the ES. It assesses the likely effect of the Proposed Development on designated and non-designated heritage assets. It is informed by the Heritage Statement submitted with the applications (also by Montagu Evans) which also provides an assessment against relevant legislation and policy.
- 1.9.2 The built heritage assessment does not consider archaeological (below-ground) heritage assets, which are scoped out of the EIA and assessed elsewhere in the submission.
- 1.9.3 The Site in its entirety is a Grade II Registered Park and Garden ('RPG') and the main house is a Grade II listed building. There are four other listed buildings in the grounds which are associated with the historic estate: Inner Park Walls at Caversham Park (Grade II); Temple to West of Caversham Park (Grade II); Entrance Gates and Gate Piers to Caversham Park (Grade II); Walls at Former Kitchen Garden at Caversham Park (Grade II); and Nos. 1 and 3 Caversham Park Drive (curtilage listed). These assets form the built heritage baseline.
- 1.9.4 The Heritage Statement provides a full description of the history and heritage interest of the Site and its heritage assets, which is summarised in the ES Chapter.
- 1.9.5 The main effects on built heritage assets concern the RPG and main house.
- 1.9.6 The earliest part of the current main house dates to 1850. It replaced an earlier Georgian house that was severely damaged by a fire. The Victorian house was extended first by The Oratory School in 1922 (chapel and part of east wing) and later by the BBC in the 1940s, 1990s (rebuilt the west wing) and 2000s (reconfigured the east wing). The present building is therefore a Victorian country house at the core which has been extended and adapted over time for institutional uses.
- 1.9.7 The Proposed Development seeks to convert the listed building into 65 residential units. There would be direct works to the listed building and new development in its setting. A significant adverse effect has been identified at the demolition stage because aspects are temporary and, on balance, the overall interest of the listed building would be maintained, and some later unsympathetic alterations would be removed.
- 1.9.8 There would be a significant beneficial effect on the main house at the operation stage derived from the new use for the building that would ensure its long-term maintenance, reinstatement of original features and better interpretation. There would be some negative impact from the change to the layout, however overall and on balance, the effect would be wholly beneficial.

Environmental Statement Non-Technical Summary

Caversham Park, Reading



- 1.9.9 The RPG designation recognises the interest of the historic landscape, which retains features of the designs by Stephen Switzer in c.1718 and Capability Brown in c.1764. It is a multi-period designed landscape, with origins in the 13th century deer park and elements of many phases still to be seen, and with the house at its centre.
- 1.9.10 The Proposed Development includes new buildings in the RPG and replacing existing buildings and hardstanding with new development. The demolition and construction stage would have a neutral impact because the works are temporary and would, overall, maintain the status quo.
- 1.9.11 Where possible, the new development in the RPG has been carefully sited in areas where there are already buildings – and the proposed new buildings are a more appropriate and beneficial response to the historic context – or in parts of the RPG that are of lower sensitivity. Nevertheless, there would be a negative overall impact on the RPG because the new development would change the historic character of the landscape. This results in a non-significant adverse effect at operation stage.
- 1.9.12 The effect on the RPG is not considered to be higher because of the many benefits to the RPG, including public access, high quality landscaping and interpretation, including a new museum on the Site.
- 1.9.13 The other listed buildings on the Site are subject to minor works or works of restoration that would preserve or enhance their special interest. At the demolition and construction stage there would, however, be a significant adverse effect on the inner park walls, because a 5 metre section of the wall would be demolished. This would be countervailed at the operation stage by the non-significant beneficial effect arising from works of repair and restoration to the wall, as well as improvements to the context in which it is experienced from the proposed new care home and a better understanding of its interest and function as part of the historic estate through interpretation.
- 1.9.14 There would also be an adverse effect on Nos. 1 and 3 Caversham Park from the internal demolition works involved in converting them to new residential use, however this would likewise be countervailed by the benefits of the new use and improvements to the external appearance, setting and understanding of the interest of the buildings and their function in the historic estate. The operation stage would result in a non-significant beneficial effect.
- 1.9.15 The other listed building would experience neutral or beneficial effects for the same reasons, and are subject to no adverse impacts at the demolition and construction stage.
- 1.9.16 The adverse effects that have been identified in the ES chapter have been identified as less than substantial harm according to national planning guidance. The Heritage Statement

Environmental Statement Non-Technical Summary

Caversham Park, Reading



provides an assessment against legislation and policy, and particularly to consider whether the public benefits are able to outweigh the harm.

1.10 OPPORTUNITY FOR PUBLIC CONSULTATION

1.10.1 Should interested parties wish to make representations on the content of this ES, they should be made in writing to:

*Planning Department
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU*

1.10.2 Alternatively, representations can be made online by following instructions at:

http://planning.reading.gov.uk/fastweb_PL/welcome.asp

1.10.3 The ES is available to purchase from the Planning and EIA Consultants working on behalf of the applicant using the following address:

*Planning Department
Savills (UK) Limited
Wytham Court
11 West Way
Oxford
OX2 0QL*

1.10.4 Table 1.4 sets out the costs related to the volumes of the ES available. The ES should also be available on the Local Planning Authority's website.

Table 1.4 Environmental Statement Costs

	Volume	Hard Copy	Memory Stick
1	Main ES Report	£600	£10
2	Technical Appendices	Please enquire at above address	

Environmental Statement Non-Technical Summary

Caversham Park, Reading



	Volume	Hard Copy	Memory Stick
3	Non-Technical Summary	Free of Charge	

1.10.5 Requests should be made in writing to the above address. Cheques should be made payable to 'Savills (UK) Limited'.

1.11 ASSESSMENT DRAWINGS

1.11.1 The full drawing schedule showing all of the detailed plans of the Proposed Development can be found in NTS Appendix 1.

Figure 1 – Site Location Plan



NOTES

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REVISIONS

Rev.	Date	Description

Client :
BEECHCROFT
DEVELOPMENTS LTD

Job :
CAVERSHAM PARK

Drawing Title:
Location Plan

Scale:
1:1250 @ A0

Date:
Mar 22

Drawn By:
CM

Checked:

Drawing No:
3251.P.100

Revision:
-

PLANNING

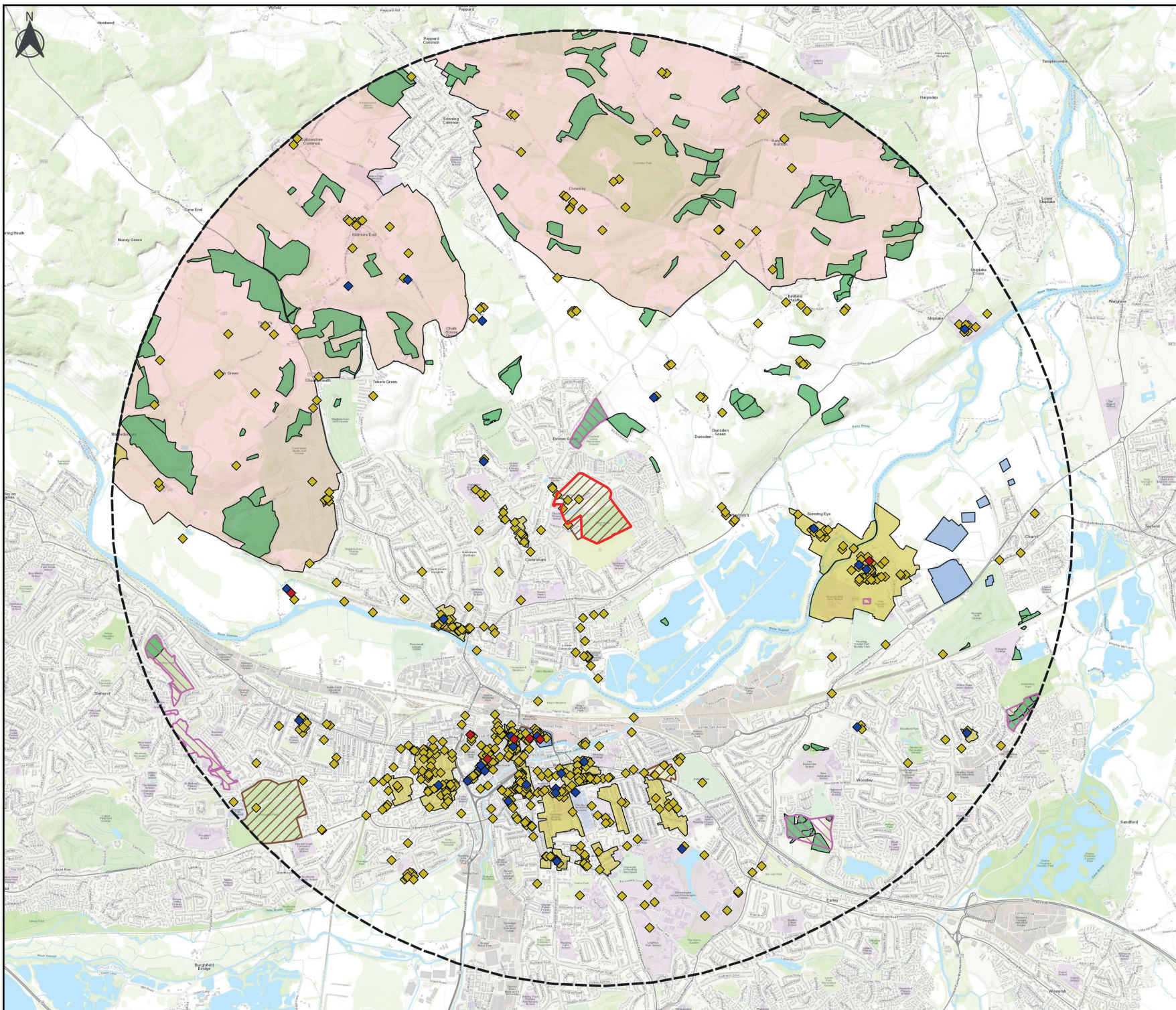
New Works, Major Works, Minor Works
Planning, Construction, Design & Build
100% Satisfaction Guarantee

100% Satisfaction Guarantee

100% Satisfaction Guarantee

THE HARWOOD
ARCHITECTS

Figure 2 – Designations Plan



Caversham Park

ES Figure 2.1: Designations Plan

Date: 01-12-2022

Paper size: A3

Scale: 1:65,000

0 500 1,000 1,500 2,000 2,500 m

Key:

- Site Boundary
- 5 km Study Area
- Registered Park and Garden
- Local Nature Reserve
- Conservation Area
- Scheduled Monument
- Ancient Woodland
- Area of Outstanding Natural Beauty

Listed Building

- ◆ I
- ◆ II*
- ◆ II

Beechcroft

Drawn by: Rhys Williams

Approved by: Charles McClea

Drawing reference: ES Figure 2.1

Version: V2

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Wessex House
Priors Walk
Wimborne
BH21 1PB

savills

Figure 3 – Site Layout Plan

NOTES
 ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE
 DIMENSIONS BEFORE CONSTRUCTION

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REVISIONS

Rev.	Date	Description
A	14.12.16	Initial scheme issued
B	23.12.16	Issued
C	20.01.17	Issued
D	04.02.17	Issued
E	04.02.17	Issued
F	04.02.17	Issued
G	04.02.17	Issued
H	21.02.17	Issued
I	21.02.17	Issued
J	21.02.17	Issued
K	21.02.17	Issued
L	21.02.17	Issued
M	21.02.17	Issued
N	21.02.17	Issued
O	21.02.17	Issued
P	21.02.17	Issued
Q	21.02.17	Issued
R	21.02.17	Issued
S	21.02.17	Issued
T	21.02.17	Issued
U	21.02.17	Issued
V	21.02.17	Issued
W	21.02.17	Issued
X	21.02.17	Issued
Y	21.02.17	Issued
Z	21.02.17	Issued



Client :
 Beechcroft
 Developments Ltd.

Job :
 Caversham Park

Drawing Title:
 Colour Site Plan

Scale:
 1:1000 @ A0

Date:
 Jan 22

Drawn By:
 RNSR

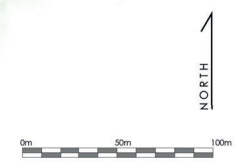
Checked:

Drawing No:
 3251.P.104

Revision:
 X

PLANNING

The White Swan, Manor Farm, Manor Road
 Basingstoke, Hampshire, RG24 0AB
 Tel: 01256 762073
 Fax: 01256 762073
 Email: info@bhparchitects.co.uk
 Website: www.bhparchitects.co.uk



Environmental Statement Non-Technical Summary
Caversham Park, Reading



Appendix 1 – Drawing Schedule

DRAWING ISSUE SHEET

Project Number	3251	Sheet No.	1	Continuation	
Client	Beechcroft Developments Ltd				
Project Title	Caversham Park				
	Reading				

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Day	10	21	22	03	06	13	22	30	05	06	06	07	09						
Month	12	12	12	01	01	01	05	05	06	06	06	06	06						
Year	21	22	22	23	23	23	23	23	23	23	23	23	23						

Drg.No	Drawing Title	Size	X	Revision															
3251.P.100	Location Plan	A0	A	A					C			C				C			
3251.P.101	B&W Site Plan sheet 1 of 2	A1		R					S	T	U	V				W			
3251.P.102	B&W 1:500 LTE Site Plan Extract	A1		F					G	G	H	J				K			
3251.P.103	B&W 1:500 LTW Site Plan Extract	A1		F					G	H	J	K				L			
3251.P.104	Colour Site Plan	A1		V					W							X			
3251.P.105	Demolition site Plan	A1			A		B		F	G	H			J		J			
3251.P.106	B&W sheet 2 of 2	A1							C	D						E			
3251.P.107	~~Colour Plan Southern Sheet~~	A1																	
3251.P.108	LTE Enclosures & Refuse Plan	A1		C					C	D	E	F				G			
3251.P.109	LTW Enclosures & Refuse Plan	A1		C					C	D	E	F				G			
3251.P.110	Existing Elevations	A0		X					X			X				X			
3251.P.111	Existing GFP (1 of 2)	A0		X					X			X				X			
3251.P.112	Existing GFP (2 of 2)	A0		X					X			X				X			
3251.P.113	Existing FFP (1 of 2)	A0		X					X			X				X			
3251.P.114	Existing FFP (2 of 2)	A0		X					X			X				X			
3251.P.115	Existing UFP & SFP	A0		X					X			X				X			
3251.P.116	Existing Roof Plan (1 of 2)	A0		X					X			X				X			
3251.P.117	Existing Roof Plan (2 of 2)	A0		X					X			X				X			
3251.P.118	~~Bursar's House Plans and Elevations~~	A1		X					X										
3251.P.119	~~The Lodge Plans and Elevations~~	A1		X					X										
3251.P.121	Topo Data Survey	A0		X					X			B				C			
3251.P.122	Bike Store Plans and Elevations	A2		B					B			B				C	C		
3251.P.123	Bin Store Plans and Elevations	A1		A					A			B				C	C		
3251.P.124	Bin & Bike Store Plans and Elevations	A1		A	B				C			D				E	E		
3251.P.125	Materials Plan	A1							B							C			
3251.P.126	LTW Parking Plan	A1		X					A	B	C	D	E	F	G		H		
3251.P.127	MH Parking Plan	A1		X					A	B	C	D	E	F	G		H		
3251.P.128	LTE Parking Plan	A1		X					A	B	C	D	E	F	G		H		
3251.P.131	Ancillary bldgs plans & eles sheet 1	A1		X					X	X			X			X			
3251.P.132	Ancillary bldgs plans & eles sheet 2	A1		X					X	X			X			A			
3251.P.133	Ancillary bldgs plans & eles sheet 3	A1		X					X	X			X			A			
3251.P.134	Typical conversion details- partywalls	A1		X					X	X						X			
3251.P.135	Typical conversion details- partitions	A1		X					X	X						X			
3251.P.136	MH front elev. Front (North)	A1		X					X	X						X			
3251.P.137	MH front elev. Rear(South)	A1		X					X	X						X			
3251.P.138	MH front elev. Side (East West)	A1		X					X	X						X			

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KEY: X = Issued (no revision)

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	Reading				



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Drg.No	Drawing Title	Size	X	Revision															
3251.P.175	Proposed Ground Floor Sheet 1	A1		D	D		D		F	G									
3251.P.176	Proposed Ground Floor Sheet 2	A1		H	H		H		K	L									
3251.P.177	Proposed Ground Floor Sheet 3	A1		D	D		D		F	F									
3251.P.178	Proposed First Floor Plan Sheet 1	A1		C	C		C	D	F	G									
3251.P.179	Proposed First Floor Plan Sheet 2	A1		C	C		C		E	F									
3251.P.180	Proposed First Floor Plan Sheet 3	A1		D	D		D		F	G									
3251.P.181	Proposed Upper Floor Plan	A1		C	C		C		E	F									
3251.P.182	Proposed Second Floor Plan	A1		C	C		C		E	F									
3251.P.183	Proposed Roof Plan Sheet 1	A1		C	C		C			F									
3251.P.184	Proposed Roof Plan Sheet 2	A1		E	E		E			H									
3251.P.185	Proposed Roof Plan Sheet 3	A1		D	D		D			G									
3251.P.186	Proposed GF Demo Plan (1 of 2)	A1	B			E		E		F									
3251.P.187	Proposed GF Demo Plan (2 of 2)	A1	B			E		E		F									
3251.P.188	Proposed First Demo Plans (1 of 2)	A1	B			E		E		F									
3251.P.189	Proposed First Demo Plans (2 of 2)	A1	B			D		D		E									
3251.P.190	Proposed UF & SF Demolition Plans	A1	B			D		D		E									
3251.P.191	Proposed Roof Demolition Plans	A1	B			D		D		E									
3251.P.192	Proposed Demolition elevations	A1				X	A	A		B									
3251.P.193	Mezz section plot 15	A2	-			C		C		E	F								
3251.P.194	Mezz section plot 21	A3	-			C		C		D	E								

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Project Title	Caversham Park				
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For Appeal

For Construction

For Building Regs Application

As built drawings

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