

PROPOSALS FOR FUTURE USE OF CAVERSHAM PARK, READING

Welcome

WELCOME

Welcome to this consultation event relating to potential future development at Caversham Park.

This exhibition seeks to explain what is proposed and particularly to invite comments and suggestions from the public, which will assist the preparation of the Planning and Listed building applications for the site.

Beechcroft and Porthaven have assembled an extensive team of specialist consultants to develop the proposals and make this opportunity a reality. Representatives of the team are here to assist you with any questions you might have. We want to hear your views on the proposals for the site and our initial concept and ideas.

ABOUT CAVERSHAM PARK

The property consists of a Grade II Listed manor house that is set within c93 acres of grounds. The manor house and landscaped garden are situated in the northern half of the site boundary and lie on a plateau, at the top of a south-east facing slope.

The southern part of the site consists of gently sloping meadow land that, until recently, has been used for grazing. The immediate surrounding areas consist of mid-late twentieth century low density residential development known as Caversham Park Village.

The site is bounded on the north, east and west via vehicular roads; Peppard Road on the western boundary and Lowfield Road on the north and east. There is currently one vehicular access into the Caversham park grounds and manor house which is situated on Peppard Road. The entrance is fronted by a gate leading onto Caversham Park Drive.

THE BUILDINGS

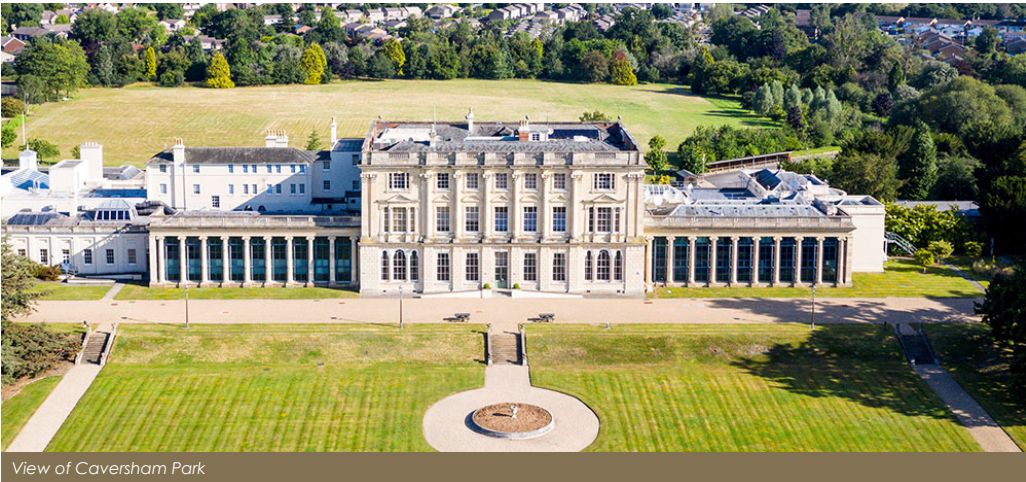
The existing buildings on the site comprise the main Grade II Listed stately home, a small collection of post-war out buildings that have been added around the western wings of the main house, and former gatekeeper and staff houses beside the historic gatehouse.

The three-storey ashlar house was built in 1850 by architect Horace Jones who was inspired by Italian baroque palaces. The house was constructed in a Neo-Georgian style, illustrating the continued trend for Classical design during the mid-19th century and of the houses located at Caversham Park.

In major building works in the 1980s, the BBC Architectural & Civil Engineering Department restored the old interior, removed utilitarian brick buildings put up alongside the east side of the mansion during the war, converted the existing orangery for use as a canteen and editorial offices, and built a large new two storey west wing housing the listening room. This included a new glazed atrium facing the original stable block.

THE GROUNDS

The site consists of a substantial amount of green open space, as well as some significant tree cover. The northern section of the site sits upon a plateau that is now largely given over to playing fields with trees planted around the northern perimeter. A large carpark takes up a significant proportion of land directly in front of the house. The formal garden and pleasure ground sit north of a dense tree line and beyond this the large open meadow. Pockets of green space are hidden out of view from the house, behind the dense tree cover. There is a lake situated just to the south west of the main house, surrounded by woodland.



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Introduction

ABOUT BEEHCROFT

With over 37 years' experience, Beechcroft are one of the UK's leading retirement specialists with an award-winning portfolio of retirement communities in desirable villages, market towns and cathedral cities across the southern counties. In addition to developments for the over 55s, Beechcroft Special Projects Division was established in response to a growing demand for outstanding communities, with a minimum age for residents set at 16 years.

Each new scheme is inspired by local architectural styles: as a result, each development sits comfortably within its setting. Rather than providing the 'finishing touch,' landscaping is integral to each development – carefully planned and lovingly planted.

Some Beechcroft developments comprise new build properties, others include the restoration and careful conversion of buildings of particular historic or architectural significance – and some schemes include elements of both.

Each new home bears the Beechcroft Healthihouse™ brand, which means that the fixtures and fittings help promote a healthy and hygienic living environment.

Beechcroft's homes are ideal for those seeking to move from a large family house, often nearer to friends or family, or those looking to spend more time travelling. The Estate Manager, employed by the non-profit making, Beechcroft Foundation, takes care of the day-to-day management of the development.

ABOUT PORTHAVEN

Porthaven Care Homes has established itself as one of the leading care providers in the country, with beautifully designed homes run professionally, responsibly and most importantly, with integrity and care. Every one of our homes offers residential, nursing and dementia care provided by a large team of well-trained and qualified professionals profoundly concerned with every single resident's welfare and happiness. This attitude to individual care drives everything we do and is what makes us different.



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Site & Location

THE SITE

Caversham Park is set within and is surrounded by the suburb of Caversham which lies on the northern side of the River Thames to the north of Reading. The site covers circa 40 hectares (ha) of land which is predominantly bounded (west, north and east) by mid to late twentieth century, low-rise/low density residential development. To the immediate south, the site is bounded by Reading Cemetery and Crematorium.

The house and landscaped garden on the site lie on a plateau at the top of a south-east facing sloping hill. Panoramic views extend southwards from the house and garden terraces at the top of the slope with views across Caversham and Reading, overlooking the River Thames which runs through lower land to the south.

The principal access into the site is via a private road named Caversham Park Drive at the north-west corner of the site which connects with Peppard Road.

PLANNING BACKGROUND

On behalf of the BBC, a pre-application enquiry was submitted to Reading Borough Council with a view to setting an agreeable base position from which the site could be marketed for sale, once the general level and amount of development appropriate for the site has been established and agreed with the Council's Officers

Since being selected as the BBC's developer partner, Beechcroft has instigated further pre-application discussions with Reading Borough Council in order to inform the development of their proposals alongside feedback provided by residents attending this exhibition.



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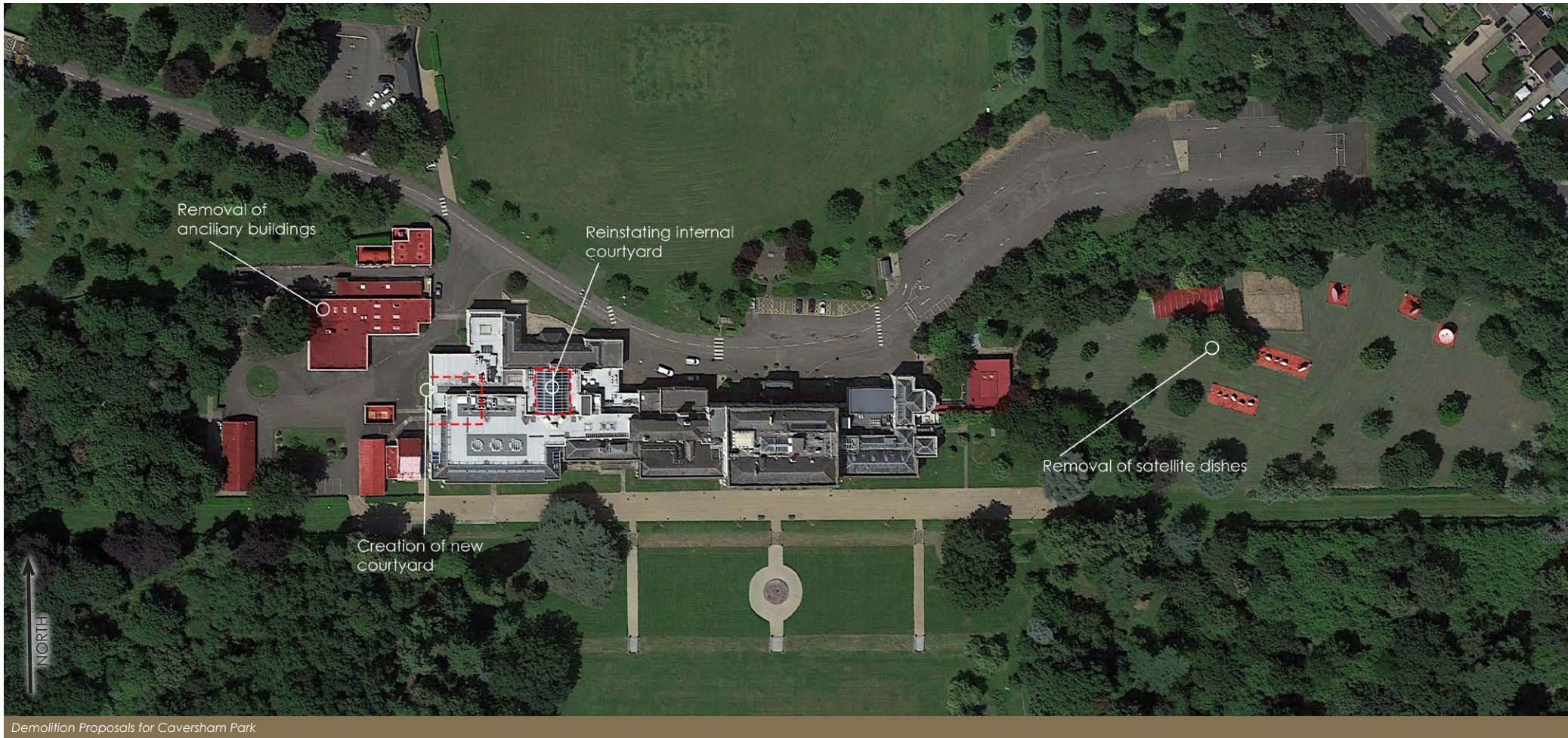
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Buildings to be Retained & Removed



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Site Constraints & Opportunities

CONSTRAINTS:

- Protection and enhancement of the character of the area and existing Listed Building.
- Sustainable reuse of the Listed Building and areas within the parkland in a way that preserves the amenities of the surrounding residential area.
- Provision of high quality landscaping and amenity space whilst providing an appropriate level of car parking for both the proposed use and the location of the site within Caversham.
- Scale, massing and design of new buildings to respect context of neighbouring properties and the existing buildings on site.
- The topography of the locality.

OPPORTUNITIES:

- Create an attractive development sympathetic to the local character.
- Enhance existing green spaces set within the grounds of Caversham Park.
- Provide recreational facilities for the use of residents and locals.
- Sustainable re-use of constrained brownfield site.
- Provide older person housing, more appropriate to the location.
- The site lies within cycling distance of the centre of Caversham, with its shops and facilities, and within walking distance of Emmer Green which provides local amenities.

DESIGN CONSIDERATIONS:

Points considered in developing the design proposals:

- Create self-contained parcels of developments, safeguarding the amenity and setting of the Listed building.
- High quality landscaping to be incorporated.
- Use of materials that are harmonious with the Listed building.

- KEY**
- Site Boundary
 - Site Access
 - Main Road
 - Existing Building to be retained
 - Existing Building to be removed
 - Listed Building
 - Gradient
 - Existing Trees
 - Sensitive Edge
 - Registered Parks and Gardens Boundary



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Conversion



Proposed Conversion Plans

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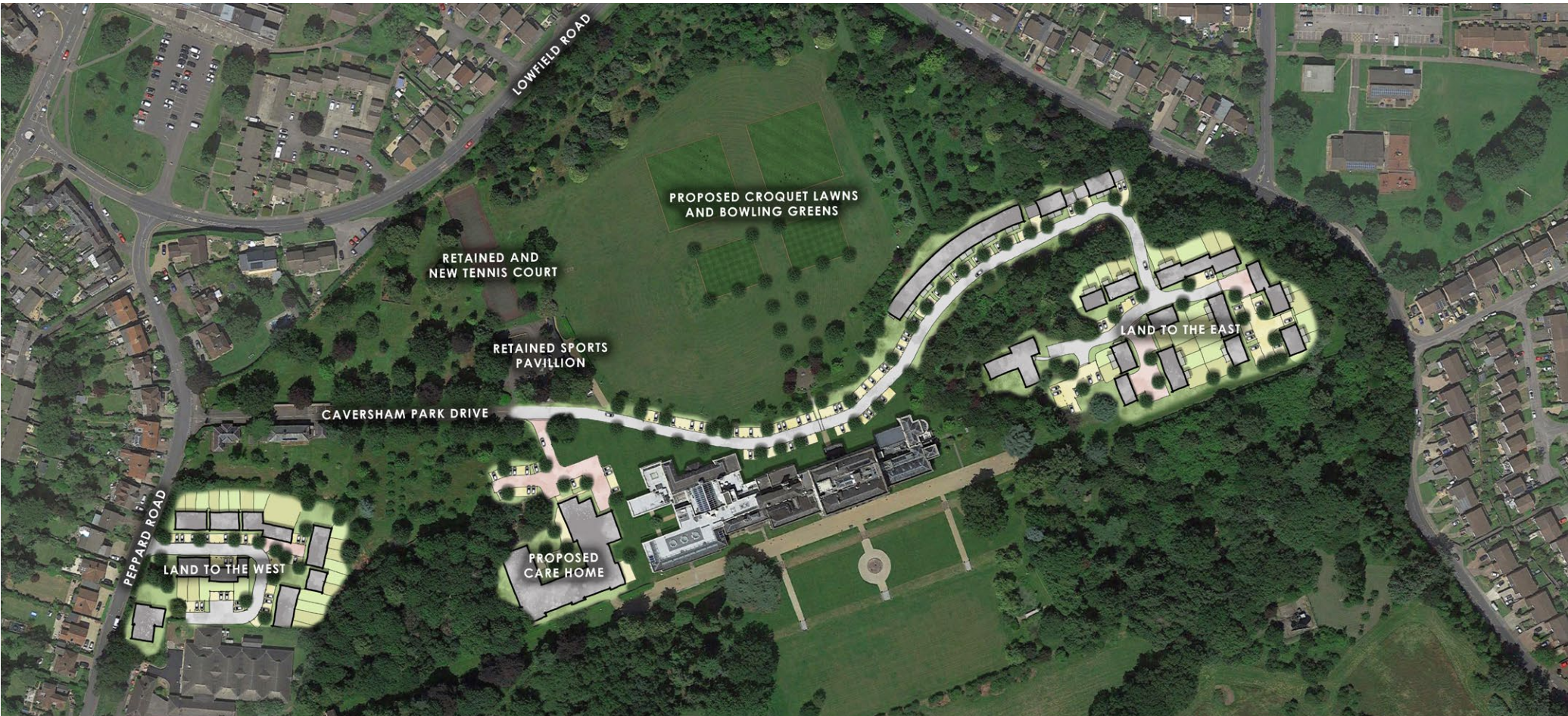
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Proposed Layout



Proposed Site Plan

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PROPOSALS FOR FUTURE USE OF CAVERSHAM PARK, READING
Land to the West



Key Plan



Precedent Images



Views



Sectional Elevation

Contact

It is important to us to take local views and issues into account when planning a new development and we would value your feedback. We would be very pleased if you would take the time to fill out the questionnaire provided. If you could place your comments in the box provided or return via post or email to the following address by 4th November.

We value your views and would welcome feedback by returning this leaflet, writing to us or emailing us at the following:

Savills, Ground Floor, Hawker House, 5-6 Napier Court, Napier Road, Reading, RG1 8BW or by email to cavershampark@beechcroft.co.uk

We will consider all the comments received, taking them into account whilst the proposals are developed, alongside feedback received from Reading Borough Council and also Historic England.

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5 CONVERSION

5

STATUTORY LISTING TEXT:

- 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.

5.1 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

5.2 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'.

5.3 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

5.4 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.

5.5 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.

5.6 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.

5.7 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.

5.8 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.

5.9 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.
- 5.10 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.
- 5.11 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.
- 5.12 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.
- 5.13 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.
- 5.14 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.
- 5.15 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.
- 5.16 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.

5

CONVERSION OF EXISTING BUILDINGS:

- 5.17

The proposed conversion of Caversham Park has been designed to be as sympathetic as possible to the historic fabric and to be as unintrusive as possible to the historic exterior of the Grade 2 listed building.
- 5.18

It is proposed that the large modern extension which dominates the view of the building as you approach the building within the site will be partially demolished and remodelled to restore the situation of the original building. Of the small number of visible external alterations to the original part of the building, the majority are restorative, in that they seek to make good following the removal of the later interventions that are out of keeping with the historic building.
- 5.19

The over arching principle that has been applied to the proposed conversion is the retention of the legibility of the historic plan form.
- 5.20

The internal layouts have been designed to focus on the retention of the historic features identified within the Historic Buildings Assessment and making features of these elements within the proposed conversion of the building. For example, where larger fire places existing or ornate detailing, panelling etc, they are located within principle reception rooms .
- 5.21

Where new walls are to be created, generally they have been set out on the line of existing columns, which will be expressed as features.
- 5.22

No changes are proposed to the principle elevations of the building, with only aesthetically weak modern additions being removed to reinstate the building closer to its original condition .
- 5.23

Generally, where upgrades to the building structure are required either for compliance with the building regulations or to aid the quiet enjoyment of the properties by the residents, for example Improvements to sound insulation or fire stopping, these will be carried out from the top down, to prevent any further damage to the ceilings and detailing.
- 5.24

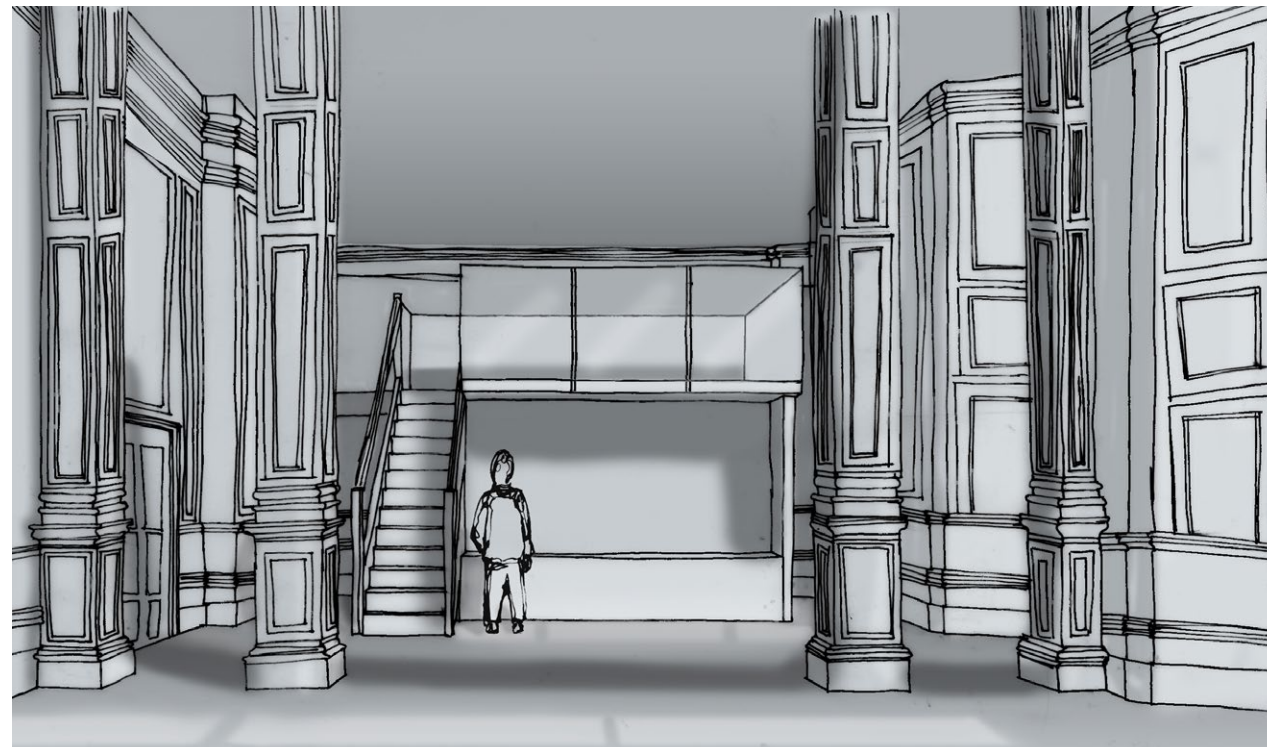
The sympathetic redevelopment of the Caversham Park will make significant improvements to the character and appearance of the existing building and the locality and these latest proposals offer a viable and sympathetic strategy that will provide a more sustainable development for the future.
- 5.25

The listed building is not a static place. It has been subject to change and in order to remain a sustainable and pleasing building it will continue to change. The proposed scheme has been driven by the need to ensure a sustainable solution for the building. Although the design may be proposing minor alterations to the original historic fabric, retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible. The authenticity also lies in the viable adaption of the place to meet changing needs.
- 5.26

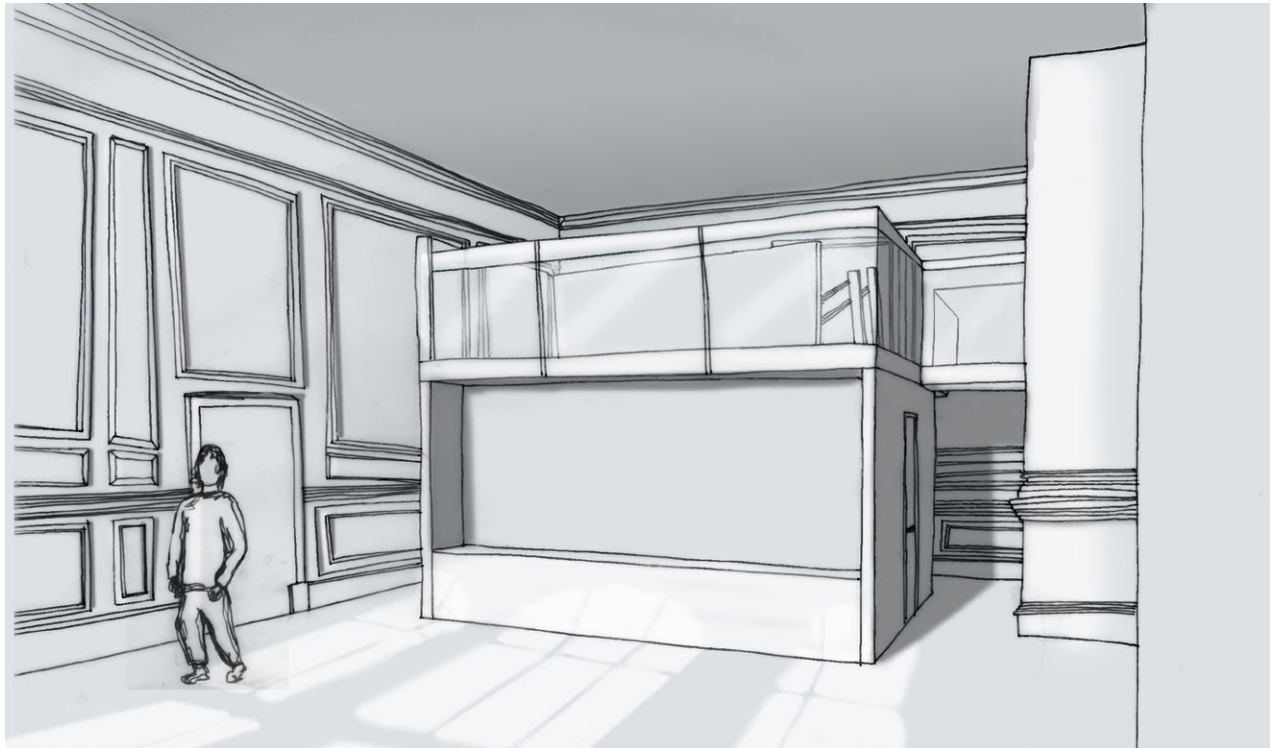
More details of the conversion works to the listed building are set out within the Heritage Statement prepared by Savills Heritage

CONVERSION WORKS TO PRINCIPLE ROOMS:

- 5.27 The proposed conversion of Caversham Park has been designed to be as sympathetic as possible to the historic fabric and to be as unintrusive as possible to the historic exterior of the Grade 2 listed building. There are a small number of rooms that remain largely intact, with ornate ceilings and woodwork detailing.
- 5.28 It is proposed that these rooms will be kept as open plan as possible, with no new walls being constructed, instead, new rooms will be formed using mezzanine pods.
- 5.29 Both Beechcroft and BHP Harwood have undertaken work like this in the past and have found it to be a successful solution, allowing the retention of all the period features and provides a degree of privacy to bedrooms and bathrooms.



5





Installation of a free standing kitchen pod - Before and After - Chapel Conversion - Fitzroy Gate



Bathroom Pod - Chapel Conversion - Fitzroy Gate



New Mezzanine Level - Chapel Conversion - Fitzroy Gate



5

WORKS TO THE EXISTING FABRIC

Internal panelling

- 5.30 Depending on the condition of the panelling, this will either be retained on view or will be concealed behind a plasterboard façade. This is seen as a fully reversible change that allows the retention of the original fabric whilst providing a modern uncluttered and simple detail within the new dwelling.

Existing fireplaces

- 5.31 It is proposed to retain all of the fireplaces that are on view at the time that the planning permission was submitted.

Blocked up Doorways

- 5.32 Where existing openings are proposed to be blocked up, it is proposed that the door will be locked shut and the frames etc. Will be retained on the hallway side with a new 1-hour fire and acoustic rated stud wall being built on the room side.

Soundproofing

- 5.33 The building Regulations provide a standard to which change of use buildings should perform, this standard is slightly lower than with new build properties where there is no reasonable excuse not to provide excellent performance standards.
- 5.34 Prior to works beginning on site, Beechcroft will undertake a sound test of the existing floors and from this information will may the necessary upgrades.
- 5.35 The construction of party walls will again be based on a tried and tested robust detail generally comprising a circa 215 Timber twin frame stud wall with a min 50mm between studs with 12.5mm gypsum board to both sides, and 60mm (min) mineral wool batts or quilt (density 10-60 kg/m3) both sides

Windows

- 5.36 Details /methodology of refurbishment works and new glazing to existing windows and doors
- 5.37 A detailed inspection of the condition and materials will be carried out at detailed design stage by a specialist contractors. Where repairs are necessary new timber will be has been fashioned to replace the defective materials. Any new timber has been primed, twice undercoated and glossed. Glazing will be retained in this area as far as possible, however where glass was damaged this will be been replaced with a similar material maintaining the aesthetics and authenticity of the structure as far as possible. It is proposed that there should be no discernible differences between the original and new materials used in historic part of the house.

Details /methodology of basement access

- 5.38 The existing basement access will be blocked up with a new access stair being provided in the room to the rear of the existing lift shaft.
- 5.39 There will be storage for residents within the basement, in the form of wire cages.

REPAIRS

- 5.40 It is not possible to fully ascertain where repairs are required without full external access and the carrying out of a detailed condition check. This work will be carried out as part of the construction package of information. The following guidelines, however, are proposed:
- 5.41 Repairs to fixtures, fittings and finishes wherever possible to maintain as much existing fabric as practical
- 5.42 Any repairs required to be carried out using matching materials and construction techniques
- 5.43 The BBC have continued undertaking repairs to the building, the most recent include:
- Render repairs on the northern sections of the building.
 - Internal repairs to deal with damage from water ingress in one of the main corridors and also at 1st floor level where external repairs had been made but the damage hadn't been dealt with.
 - Roof repairs to the room off the chapel and they are due to deal with the decoration of the internal areas now that the roof repairs have been made and it's internally dry again.



Recent repairs to the external fabric



Area awaiting scheduled repairs

6 DEVELOPMENT IN THE GROUNDS

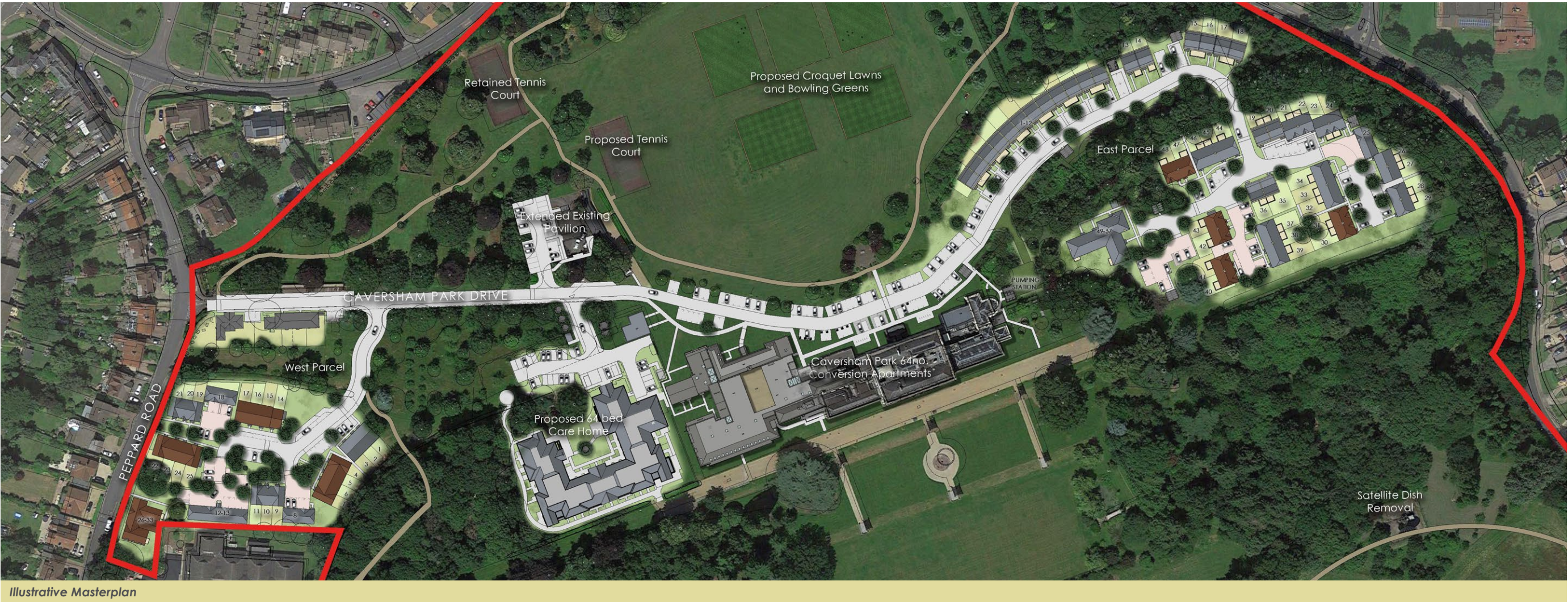
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DESIGN DEVELOPMENT

- 6.1 The application is for the redevelopment of the Caversham Park, provide The quantum of development consists of
- The retention and conversion of the main house to assisted living apartments (Class C2) and associated works.
 - The construction of a care home (Class C2) immediately to the west of the main house;
 - Construction of a row of townhouses (C3) in place of the existing car park to the north east of the main house;

- Construction of a group of houses and flats (C3) within the clearing currently occupied by satellite dishes to the east of the main house;
- Construction of a group of houses (C3) in the enclosed field to the north of the BBC Records Centre, fronting Peppard Road and to the south of Caversham Park Drive; and
- Change of use of numbers 1 and 3 Caversham Park Drive from their existing ancillary residential use to C3 dwellings and associated works.

- 6.2 The following pages set out the design proposal and the principles of the development based on the previously established constraints and opportunities of the site.
- 6.3 The overlays demonstrate the key features of the design, setting out the site access points, key views from the site and focal buildings and key frontages within the site.



URBAN DESIGN PRINCIPLES

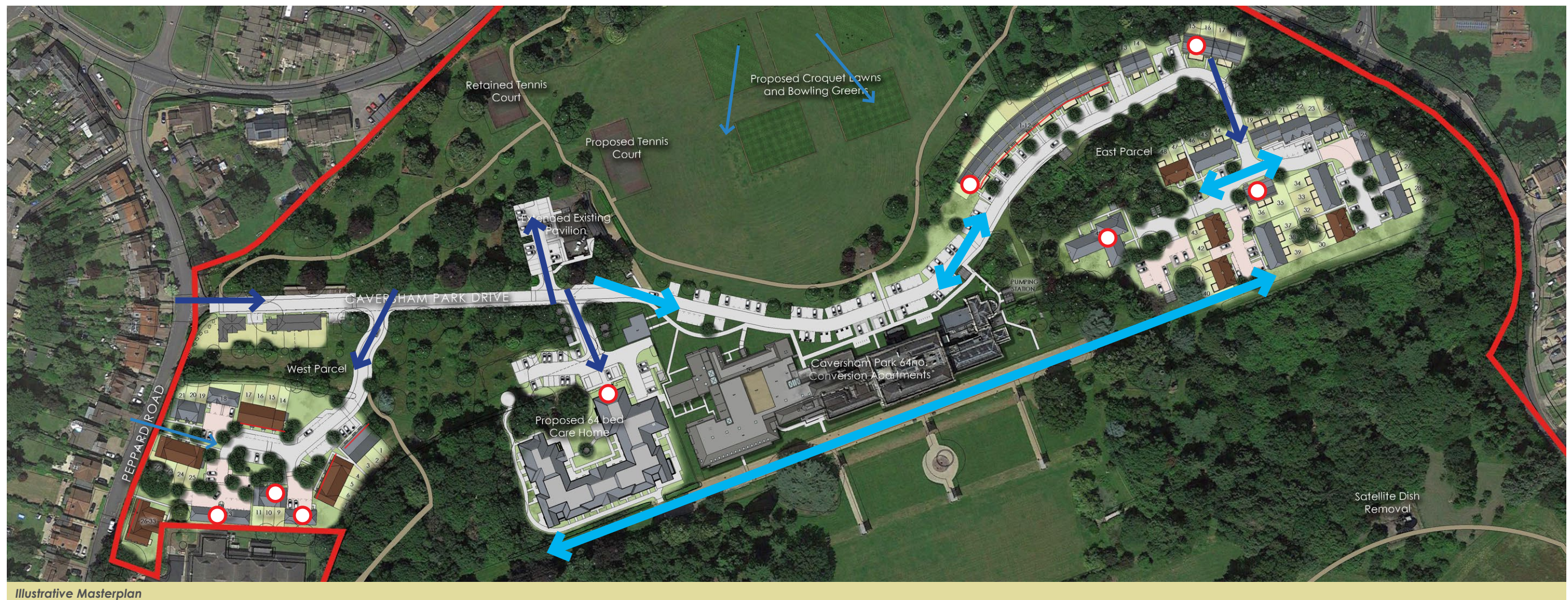
- 6.4 A single access point from the Peppard Road serves the development and provides physical and visual links through to the main elements of the development which are centred around the Main House and focal green space.
- 6.5 Views along formal and informal vistas are created by the building form and existing vegetation.

- 6.6 Focal buildings turn corners, identify routes and create 'stop to views', both within and off the site.
- 6.7 Key frontages define routes and spaces within the site.
- 6.8 Areas of existing screening planting will be retained and enhanced to promote the visually screened of the site.

Key:

-  Access
-  Key views
-  Other important views
-  Focal buildings
-  Key Frontages

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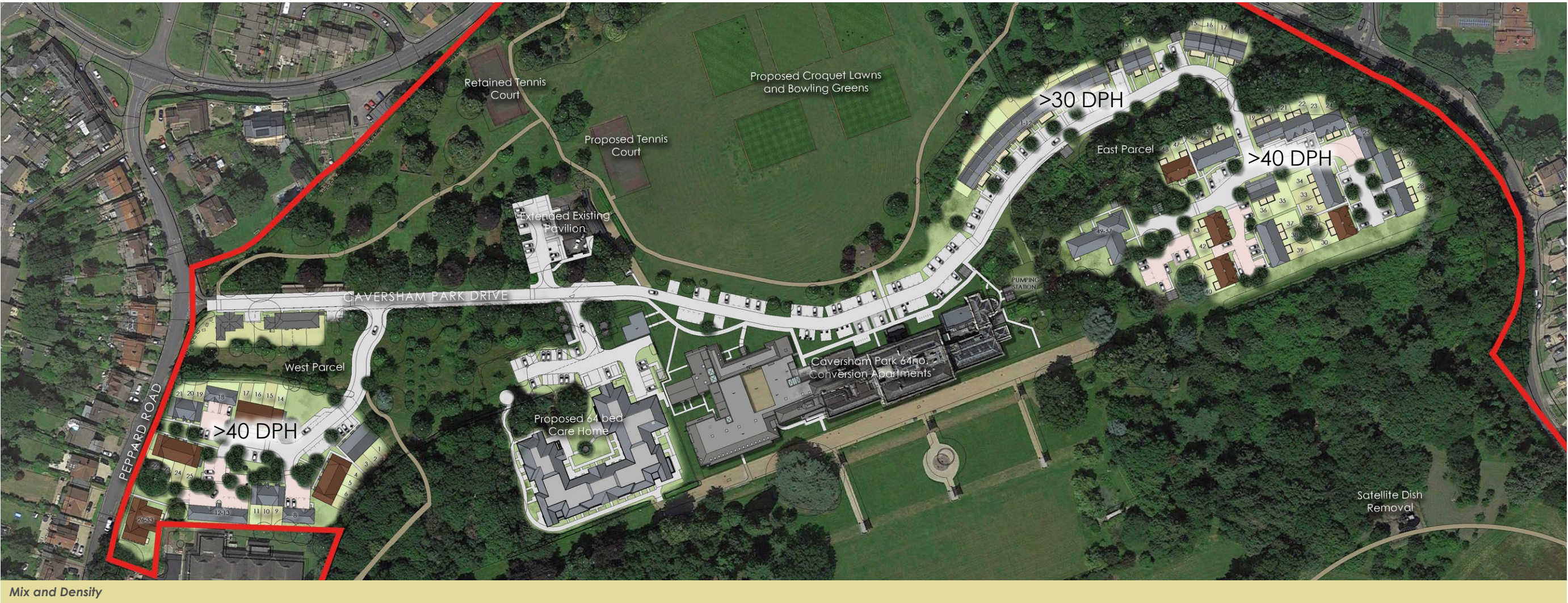
APPROACH TO MIX & DENSITY

- 6.9 Aside from the conversion of the Main House, the development comprises 4 discrete elements: The Western Parcel, The Care Home, The Crescent and The Eastern parcel.
- 6.10 Each of the 3 no. residential parcels (The Western Parcel, The Crescent and The Eastern Parcel) stand alone and utilise the existing planting to visually and physically separate them from the Main House.

The Western Parcel

- 6.11 The element of the development sits outside the Registered Parks and Gardens boundary. It is accessed from the main site entrance and sits within a mature tree screen. The layout is centred around a focal green space containing a LAP. The site will comprise a mix of semi detached and terraced houses and apartments. Buildings will be either 2 or 3 storey in height, with raised eaves to certain buildings being used to form landmark buildings or emphasise enclosure to streets and spaces.

- 6.12 This area will comprise:
- Continuous building frontages that define routes and spaces, with occasional small mews areas.
 - A range of housing types and styles that respond to the requirements of the specific urban design principles and topography of the location.
 - Parking incorporated in a mix of solutions, including shared courtyards and off street.
 - Frontage or clear links to the green landscape routes and space.



The Crescent

6.13 The Crescent is located on the former Car Parking Area to the North East of the Main House, with some inter visibility. The Crescent comprises a Georgian style terrace of 12 no. homes and 2 pairs of semi detached dwellings with both north and south facing private gardens with aspect into the wider shared landscape.

The Eastern Parcel

6.14 The Eastern Parcel is located on the existing Satellite Field and is separated from the Main House by a dense mature tree screen. This parcel is considered to be a development is a silvern setting, with one of the key layout drivers being the retention of the mature trees.

- 6.15 This area will comprise:
- Continuous building frontages that define routes and spaces, with occasional small mews areas.
 - A range of housing types and styles that respond to the requirements of the specific urban design principles and topography of the location.
 - Parking incorporated in a mix of solutions, including shared courtyards and off street.
 - Frontage or clear links to the green landscape routes and space.

SCALE

- 6.16 The built form will comprise 1.5 and 2 storey cottages, 2.5 storey Town Houses and 3 apartments and a 2 storey Care Home.
- 6.17 A variety of ridge and eaves levels creates a lively roofscape, aiding legibility within the scheme.
- 6.18 The scale of all of the proposed development is subservient to the Main House.

Land to the West		
Affordable	No.	
	1 bed flat	3
	2 bed flat	5
	2 bed house	7
	3 bed house	11
	2 Bed FOG	2
	Total	28
Open Market		
No.		
	2 Bed FOG	2
	3 bed house	3
	Total	5
	Parcel Total	33
Land to the East		
Open Market		No.
	Type B	24
	Type B (w bay)	1
	Type BL (Cres)	12
	Type BL	10
	Apartment	9
	FOG	1
	Total	57
Conversion by Entrance		
Open Market		No.
	2 bed (conv)	1
	2 bed (conv)	1
	2 bed (conv)	1
	2 bed (conv)	1
	Total	4
Main House Conversion		
C2 Assisted Living		No.
	1 bed flat	23
	2 bed flat	39
	2 Bed house	2
	Total	64
Site Side Total		158

CHARACTER

- 6.19 Both Caversham and Emmer Green contains a variety of architectural styles, but is generally very traditional in terms of character.
- 6.20 This has been used as the design reference for the Western Parcel of the proposed development to ensure that the proposed dwellings sit comfortably in their location and respect their environment.
- 6.21 The traditional Georgian proportions and details of the main House have been reflected in the Crescent and Care Home, both of which are partially rendered to reflect the materiality of the Main House. Both the Care Home and Crescent introduce a yellowy Buff Brick, referencing the Honey coloured stone used on the South Facing elevation of the Main house and as used on a number of the existing properties in Emmer Green.
- 6.22 The use of Yellow / Buff Brick and Render continues into the Eastern Parcel, with the design language becoming more formal at certain places in the scheme to provide landmark buildings with a scale and design to emphasise nodal points and spaces.
- 6.23 A mix of roof configurations and heights will provide a lively and interesting roofscape, within a design language of traditional pitches and forms that are characteristic of the area.
- 6.24 The use of features such as porches, dormers, chimneys and bay windows also reflect the local vernacular.
- 6.25 The Western Parcel, which has much stronger visuals to the Houses on Peppard Lane, uses a Traditional Red Brick as its principle materials with some timer boarding used for variety and interest.
- 6.26 The boundary treatments and landscape elements in the street will also play an important part in establishing a high quality environment. The definition of defensible space with hedges and planting, or walls and fences will vary across the site in response to the location and character

6

COMMUNITY BENEFITS

- 6.30 Local Plan Policy CA2 (Caversham Park) calls for
- “Any development or conversion proposals should open as much of the park as possible up to public access, including reinstatement of any historic public footpaths where possible and appropriate. “

- 6.31 In response to Policy CA2 of the Local Plan, it is proposed that the Cricket Pavilion will be extended to accommodate a small Studio / meeting room and a Cafe and that the current Cricket Pitch will be replaced with 2 no. Croquet Lawns and 2 no. Bowling Greens and an addition Tennis Court, all of which will be available for both the use of residents and the local community.
- 6.32 In addition, it is proposed that on both the land to the north and south of the House will have a new circular paths created and dawn to dusk access will be granted for non residents.



VARIETY & CHARACTER

- 6.27
- It is essential to create an identity for the new development that reflects the character of the existing local areas while establishing its own sense of place. The use of distinctive patterns of streets and development, landscape, building forms and materials will help the new dwellings fit comfortably within their surroundings.
- 6.28
- The sense of place for the development will be generated by a mix of the site's natural features and the proposed landscaping features to be developed as part of the proposed scheme. Strong existing landscape features such as the mature tree belt around the site which will form the back-drop to many of the new dwellings, while new and enhanced landscape features provide focal points and character for development.
- 6.29
- Successful streets and spaces are defined and enclosed by buildings, structures and landscape features. Buildings will front onto all spaces, whether that be around a square, a park, a

ACCESS & MOVEMENT STRATEGY

- 6.33
- Pedestrian facilities such as footways and cycle ways within development will be provided in accordance with 'Manual for Streets 2.
- Inclusive Access
- 6.34
- Access for the disabled will be accommodated in the design of the dwellings sufficient to comply with 'Access to and Use of Buildings', Part M of the Building Regulations, BS 8300:2001, and the Equality Act 2010. All residential units will have level access for wheel chair disabled persons to the ground floor and accessible ground floor WC's as required by the Building Regulations.

PARKING STRATEGY

- 6.35
- The proposed layout allows for car parking to meet Reading Borough Council's Highways standards, with casual on-street visitor spaces as required.
- 6.36
- Parking can be incorporated into the layout in a number of ways to suit the different character areas in the scheme and to achieve a balance between on street/ off street and on plot/ off plot provisions.
- 6.37
- The proposed layout could include the creation of frontages to open spaces and routes where it is not possible or desirable to provide frontage access parking for all units. A variety of parking solutions has been suggested to suit the various situations and locations.

REFUSE & SERVICE STRATEGY

- 6.38
- The layout has been designed to allow refuse and service vehicle turning at turning heads at the end of all adopted surfaces, in accordance with Reading Borough Council's guidelines.
- 6.39
- Waste and recycling storage will be accommodated on plot for all houses. Rear access will be provided to all rear gardens and collection will be made from the adoptable surface. All units will have satisfactory 'carry distances' in accordance with Part H of the Building Regulations and the Manual for Streets.
- 6.40
- Apartments blocks will be provided with dedicated waste and recycling stores, located to ensure that all units will have satisfactory 'carry distances' in accordance with Part H of the Building Regulations and the Manual for Streets.

Parking Calculation					
Affordable	Type	No.	C3 Std Zone3	Provision	
	1/2 bed flat	3	1.5	4.5	
	2 bed house	14	1.5	21	
	3 bed house	4	2	8	
	Visitor	3	1 per 4	0.75	
			Total:	34.25	
Open Market					
Gate House etc	1 bed house	2	1	2	
	2 bed house	3	1.2	3.6	
	Visitor		1 per 4	0	
			Total:	5.6	
In Aff. Parcel	1/2 bed flat	3	1.2	3.6	
	3 bed house	3	1.4	4.2	
	Visitor	3	1 per 4	0.75	
			Total:	8.55	
Land to East	1/2 bed flat	12	1.5	18	
	2 bed house	23	1.5	34.5	
	3 bed house	18	2	36	
	Visitor	12	1 per 4	3	
			Total:	91.5	
Conversion	1/2 bed flat	63	1.2	75.6	
	Visitor	63	1 per 4	15.75	
			Total:	91.35	
Grand Total:				231.25	

6

LANDSCAPE PROPOSALS

- 6.41 The landscaping proposals have been designed using the following principles:
- To Respond positively to the local context and create or reinforce local character and distinctiveness of the location whilst protecting and enhancing the historic environment.
 - To Create safe and accessible environments where crime and disorder or fear of crime and not undermine quality of life or community cohesion;
 - To address the needs of all in society and be accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily;
 - To be visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.
- 6.42 Hard landscape and frontage / 'public' boundary materials respond to established character whilst clearly demarking public and private space. There is also a transition to hedged frontage boundaries to reflect and emphasize the change in built character and density across the site. A palette of complementary hard surface materials are proposed to provide transition from 'standard' highway through to low-key shared surface courtyard areas and amenity path links.
- 6.43 Relationship of landscape and buildings will support the concept of active frontages as well as passive surveillance to promote convivial and safe environment and routes. Gaps between buildings will provide informal views through the site, with a core of domestic scale tree planting proposed through back garden areas to promote a village character, provide a landscape setting for the development and, connection with surrounding village context.
- 6.44 The landscape proposals will support ecological value through retention and provision of a range of native planting to the Green and planted links through housing areas to promote habitat and wildlife corridor opportunities. Provision of additional nesting boxes can offer further habitat enhancements for insects, bird and bats.

SUSTAINABILITY

- 6.45 Sustainability has been defined as creating a present that can sustain the needs of this generation without compromising those of future generations.
- 6.46 The proposed design and construction of this development incorporates a number of sustainability initiatives that will make a valuable contribution to the quality of life of new residents, the existing local community and the wider environment; contributing to the three pillars of sustainability – Economic, Environmental and Social.
- Environmental Sustainability**
- 6.47 Beechcroft Developments are committed to sustainable, energy efficient development from the recycling of construction and office waste to the use of sustainably sourced materials.
- 6.48 Key aspects include;
- 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 (in accordance to DTI guidance).
 - Ensuring that nuisances to the local community are minimised by registering the site with, and implementing the requirements of the Considerate Constructor's Scheme.
 - 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.

Economic Sustainability

- 6.49 In terms of the economic sustainability of the proposed development, provision of the Care Home will provide some employment opportunities on site.

Social Sustainability

- 6.50 There are many elements that make a sustainable community. High quality buildings, good transport services, low environmental impact, safety and security, and a thriving local economy are all important. However, often it's the interaction between the people within the communities that makes the biggest difference. If you want a place to thrive, it is not enough to provide good physical infrastructure. You also need to focus on how people relate to each other as a community.
- 6.51 The vision for this site is for a well designed scheme with its own sense of place. An identifiable place where people feel they belong, can influence and contribute to, throughout the life of the development.

Site Layout

- 6.52 Whilst the site limitations prevent all of the principal elevations being orientated to the south, the vast majority of the dwellings are orientated to the south, east or west to ensure they benefit from passive solar gain at some point during the day.
- 6.53 The proposed buildings will be of a traditional masonry construction and will therefore have a high thermal mass to act as a buffer to external heat fluctuations.

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Energy Efficiency

- 6.54 To prevent heat loss the dwellings will be well insulated, and measures will be taken to limit air leakage.
- 6.55 All habitable rooms within the dwellings will benefit from good natural daylighting. The dwellings will benefit from passive single sided ventilation.

Water Resource Management

- 6.56 The dwellings will be designed for a maximum potential water consumption of 120 litres of water per person, per day. The design will utilise water saving devices such as dual flush toilets, aerated spray taps, and A rated energy efficient white goods.

Flood Risk Management

- 6.57 To minimise surface water run-off and promote Sustainable Urban Drainage, the external hard landscaping has been designed to allow all surface water from roofs and hard surfaces to discharge to a SUDs system.

Biodiversity

- 6.58 In order to minimise the impact of the development on its site and the surrounding ecology, where possible all ecological features of value will be retained and protected during construction and measures introduced to enhance local ecology.

Waste, Recycling & Composting Facilities

- 6.59 Site waste generated in the construction of the development will be managed to both limit the amount of waste generated and to recycle or re-use any waste that is generated by the development.
- 6.60 Where possible, materials utilised in the construction of the development will be locally sourced and local tradesmen will be used to minimise transportation environmental impacts resulting from the development.
- 6.61 Where possible, materials with A and A+ Green Guide rating will be specified in the development. Timber will be sourced from sustainable certified sources where possible.

SECURITY & WELLBEING

- 6.62 The ODPM document 'Safer Places - The Planning System and Crime Prevention' sets out seven attributes of sustainable communities that are particularly relevant to crime prevention and we have addressed these attributes as follows:

Access and Movement

- 6.63 'Places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.'
 - The movement structure for this site is very simple and legible with a good level of natural surveillance.
 - Proposed dwelling frontages onto the movement routes and landscape spaces will create a safe environment.

Structure

- 6.64 'Places that are structured so that different uses do not cause conflict.'
 - Given the proposed uses of the site, there will be no conflict with incompatible uses.
 - The alignment of the dwellings to maximise natural surveillance of the road will deter unauthorised or casual traffic. And will make it easy for residents to monitor activity.

Surveillance

- 6.65 'Places where all publicly accessed spaces are overlooked.'
 - Active frontages have been provided to the public routes and spaces and care has been taken to introduce windows to all elevations where possible.

Ownership

- 6.66 'Places that promote a sense of ownership, respect, territorial responsibility and community.'
 - The definition of boundaries between public, communal and private space is important to encourage residents to feel a sense of ownership and responsibility for their surroundings.

Garden areas adjacent to the road will be defined by surfacing and planting to define defensible space. High fences, hedging and walls are used where appropriate to create secure barriers to the rear of dwellings.

Physical Protection

- 6.67 'Places that include necessary well-designed security features.'
- 6.68 The physical security of the dwellings will be designed and specified to comply with the Secure by Design security and performance standards.

Activity

- 6.69 'Places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times.'
 - The Open Space acting as a green heart to the site will promote a level of activity across the site, as will the footpath connections to the wider area.

Management and Maintenance

- 6.70 'Places that are designed with management and maintenance in mind, to discourage crime in the present and the future.'
 - Care has been taken to create a good quality public realm which can be readily managed and maintained. The management company responsible for the public areas will ensure that a high quality of environment is maintained to deter crime and anti-social behaviour.

