



Caversham Park | Caversham

Design and Access Statement Addendum 2

Beechcroft
DESIGNED WITH RETIREMENT IN MIND



It should be noted that the scale accuracy of images within this document cannot be guaranteed.



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1 INTRODUCTION

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OVERVIEW

- 1.1 This Addendum Statement has been prepared by BHP Harwood Architects LLP in support of revisions made to the Planning and Listed Building Applications submitted on behalf of Beechcroft Developments Ltd.
- 1.2 The applications are for the Redevelopment of Caversham Park to provide a mix of assisted living units, age restricted retirement housing and older persons care home together with affordable housing.

PURPOSE OF THE DOCUMENT

- 1.3 The aim of the addendum statement is to describe the amendments made to the proposed scheme following consultation comments and feedback received. The proposals have been amended following feedback from the Officers of Reading Borough Council (RBC) and relevant statutory consultees.
- 1.4 This addendum statement sets out and explains the rationale behind the design changes made to the scheme following the original submission of the applications and previous round of amendments.
- 1.5 Section 2 (Scope of Development) sets out the previously revised site plan and current proposals. The changes to each element of the scheme are discussed in subsequent chapters.

THE PROPOSAL

- 1.6 The scheme as submitted to RBC in February 2024 consisted of:
 - The retention, alteration and conversion of the Grade II listed Caversham Park House to assisted living apartments (Class C2) and associated works;
 - The construction of a new care home building (Class C2) immediately to the west of the main house;
 - Construction of 2-storey green roof apartments (C3) in place of the existing car park to the north east of the main house;
 - Construction of a courtyard 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.
- 1.7 The last use of Caversham Park House and its ground was as offices which still continues today to a limited degree.



Aerial View: Caversham Park , Reading

1



2 SCOPE OF DEVELOPMENT





Current Site Plan

3 CONVERSION

THE PRINCIPLE OF CONVERSION OF THE MAIN HOUSE

- 3.1

The proposals seek to create 65 assisted living units in the listed building through alterations to the historic core (1850 with alterations) and chapel (1922), and reforming the late 20th century extensions to each side.
- 3.2

This is consistent with Local Plan Policy CA2 (Caversham Park) which states that:
“Conversion of the house from offices to residential and/or a cultural, community or heritage use, or other suitable use compatible with its heritage, will be acceptable if it sustains the significance of the listed building. It is currently estimated that up to 40-45 dwellings could be accommodated, but the figure will be dependent on more detailed historic assessment of the building and the precise mix of uses.”
- 3.3

It is accepted by Local Plan Policy CA2, which anticipates multiple residential units as a possible use, that subdivision will be necessary. There would be some harm from subdivision, but that has been minimised and designed to respect the existing plan form.
- 3.4

It is noted that the school and BBC had already introduced subdivision, and for some spaces the proposed subdivision could sustain the existing condition.

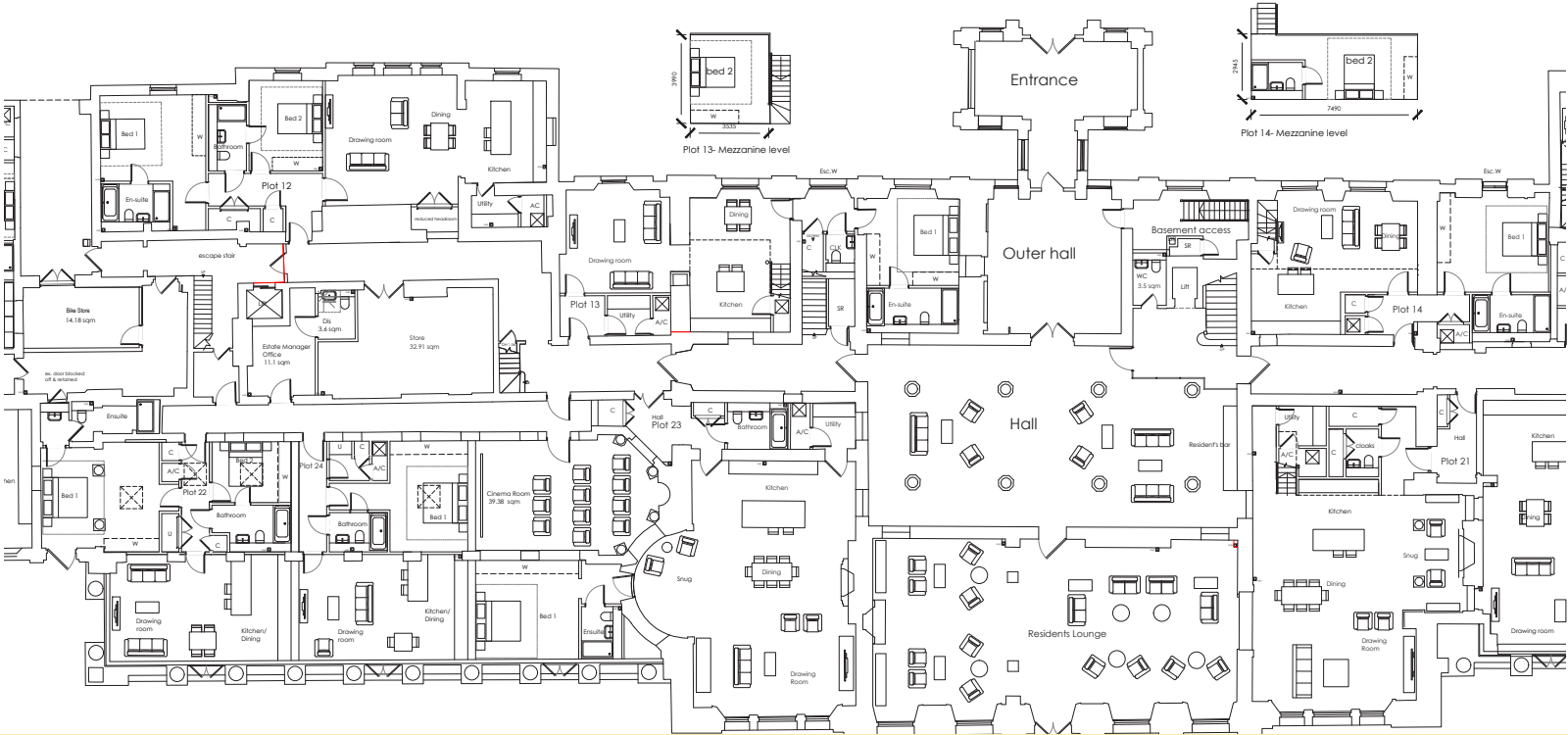
CHANGES PROPOSED AS PART OF THE RE SUBMISSION

- 3.5

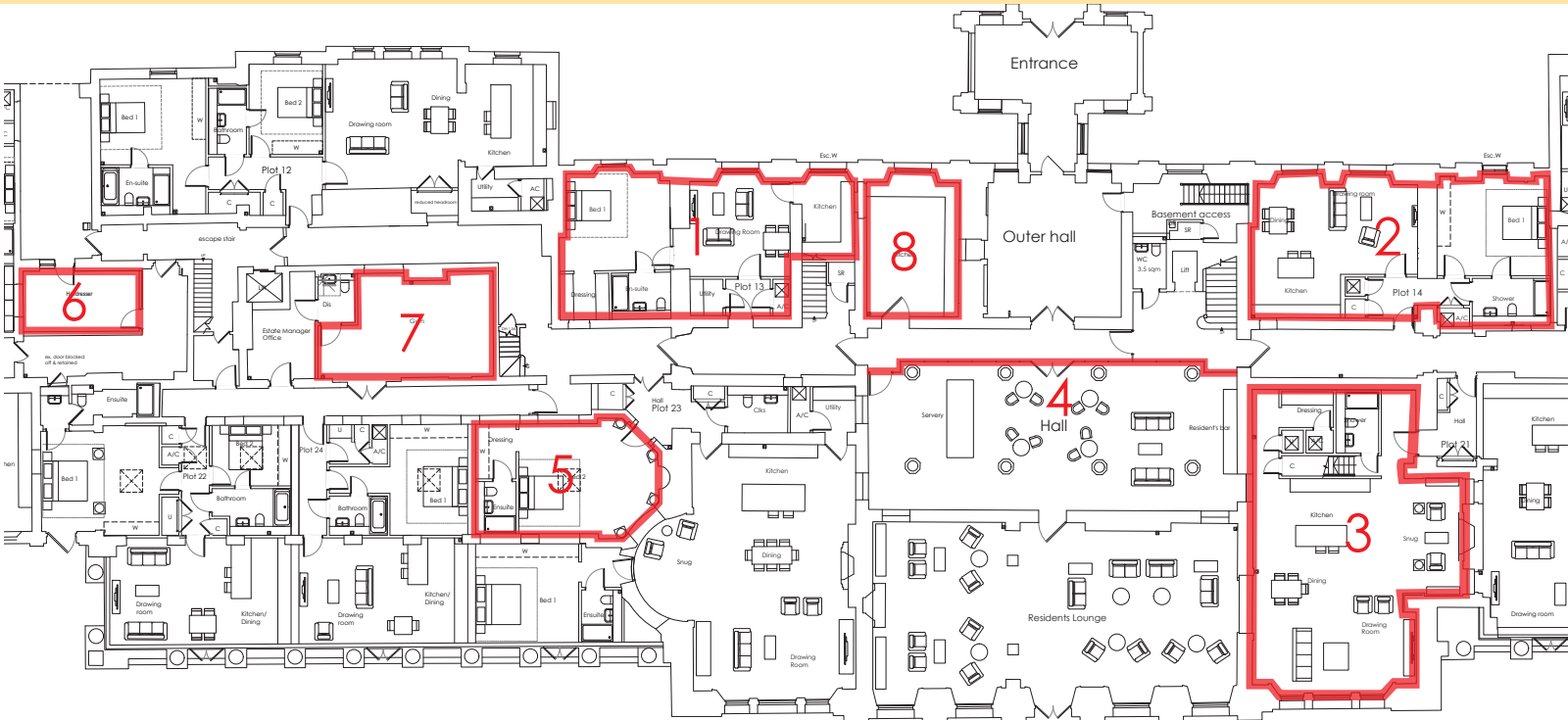
The proposed conversion of Caversham Park House has been designed to be as sympathetic as possible to the historic fabric and to be as unintrusive as possible to the historic exterior of the Grade II listed building.
- 3.6

The following amendments have been proposed to the conversion of the Main House following comments and feedback from the Conservation Officer at RBC
 - Removal of 4 no. mezzanine floors within apartments.
 - Reduction in size of the mezzanine level in plots 17 & 21. The structure is now designed to be freestanding with no contact with historic walls or ceilings.
 - Reduction in the number of bathrooms/ ensembles less modern interventions with the building.

3



As submitted Ground Floor Conversion Plan Summer 2023

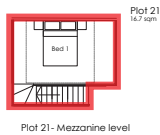


Current Ground Floor Conversion Plan (Changes highlighted in red)

COMPARATIVE PLANS

3.7 The floor plan at the bottom of the page set out the proposed amendments to the scheme for conversion of Caversham Park House detailed previously within this report, with key changes outlined in red

1. Removal of the proposed mezzanine level from Plot 13.
2. Removal of the proposed mezzanine level from Plot 14.
3. Reduction of the proposed mezzanine level from Plot 21, now built within the fabric of the apartment, all existing detailed is retained surrounding the mezzanine level.
4. Proposed Fire Lobby to Hallway revised.
5. Cinema Room removed, now Bed 2 for Plot 23.
6. Internal Bike Store now a Hairdresser.
7. Store adjacent to Estate Managers Office now a Gym.
8. Plot 13 amended to 1 Bed and communal kitchen added.
9. Removal of the proposed mezzanine level from Plot 15.
10. Removal of the proposed mezzanine level from Plot 16.
11. Reduction of the proposed mezzanine level from Plot 17.

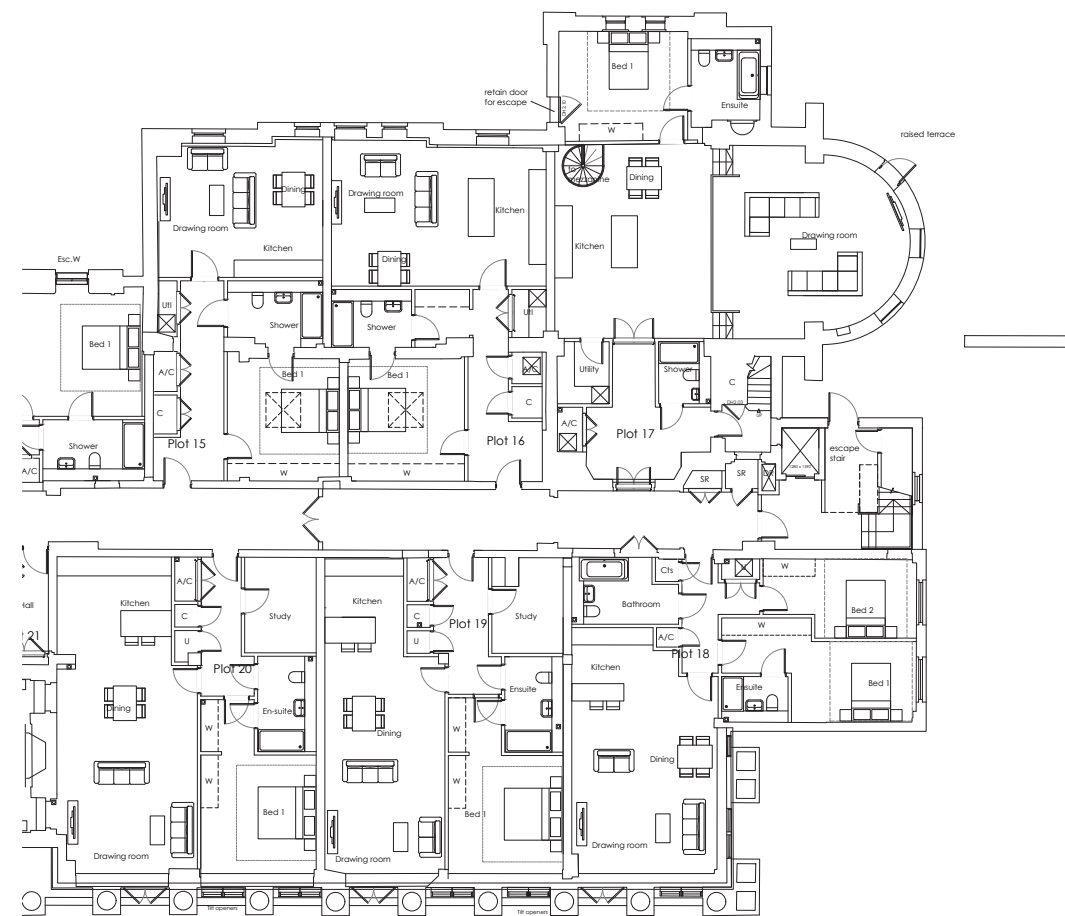


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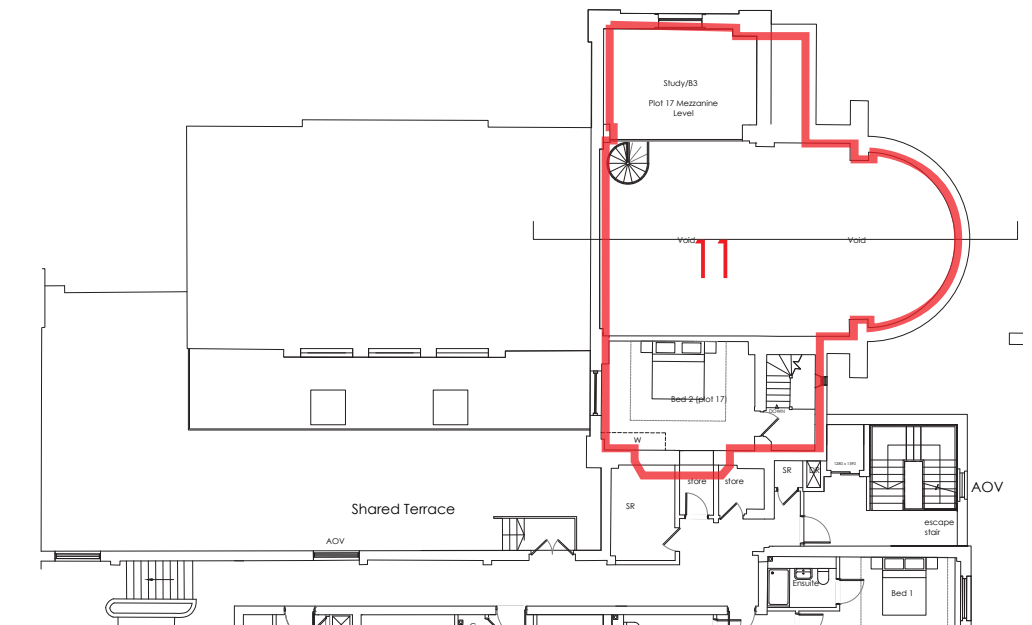
Current Mezzanine Conversion Plan (Changes highlighted in red)

RESTORATIVE WORKS

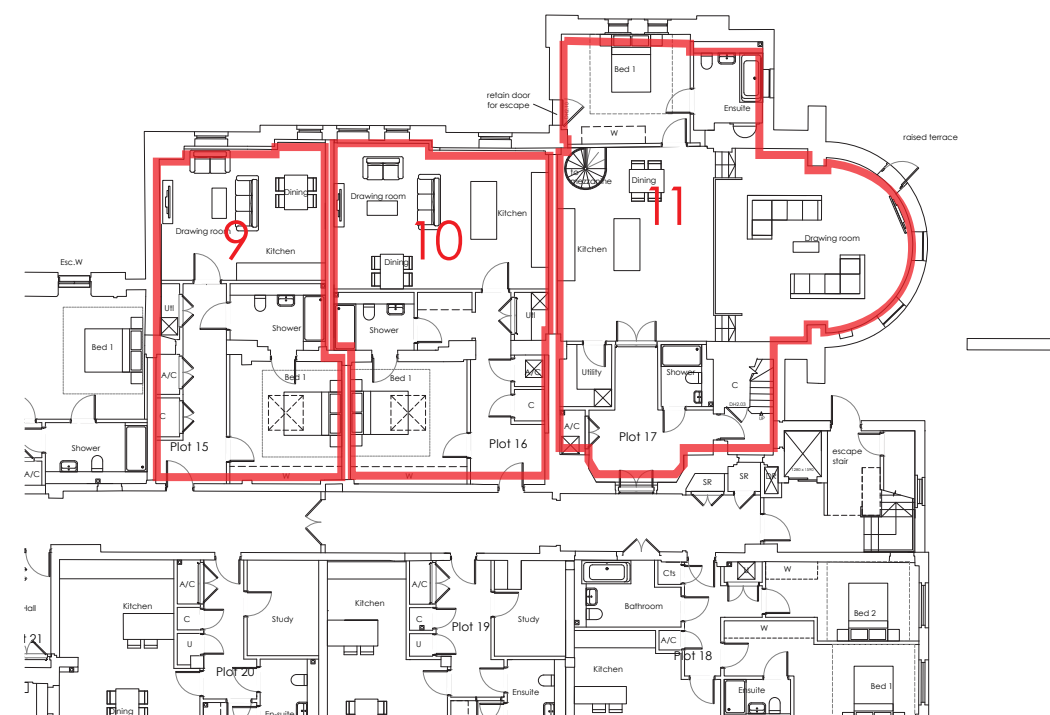
- 3.8 The graphic on the following page, which focuses on the ground floor of the main house and chapel shows the main areas of restoration work.
- 3.9 Minor incursions to the structure are proposed as required by the building regulations.



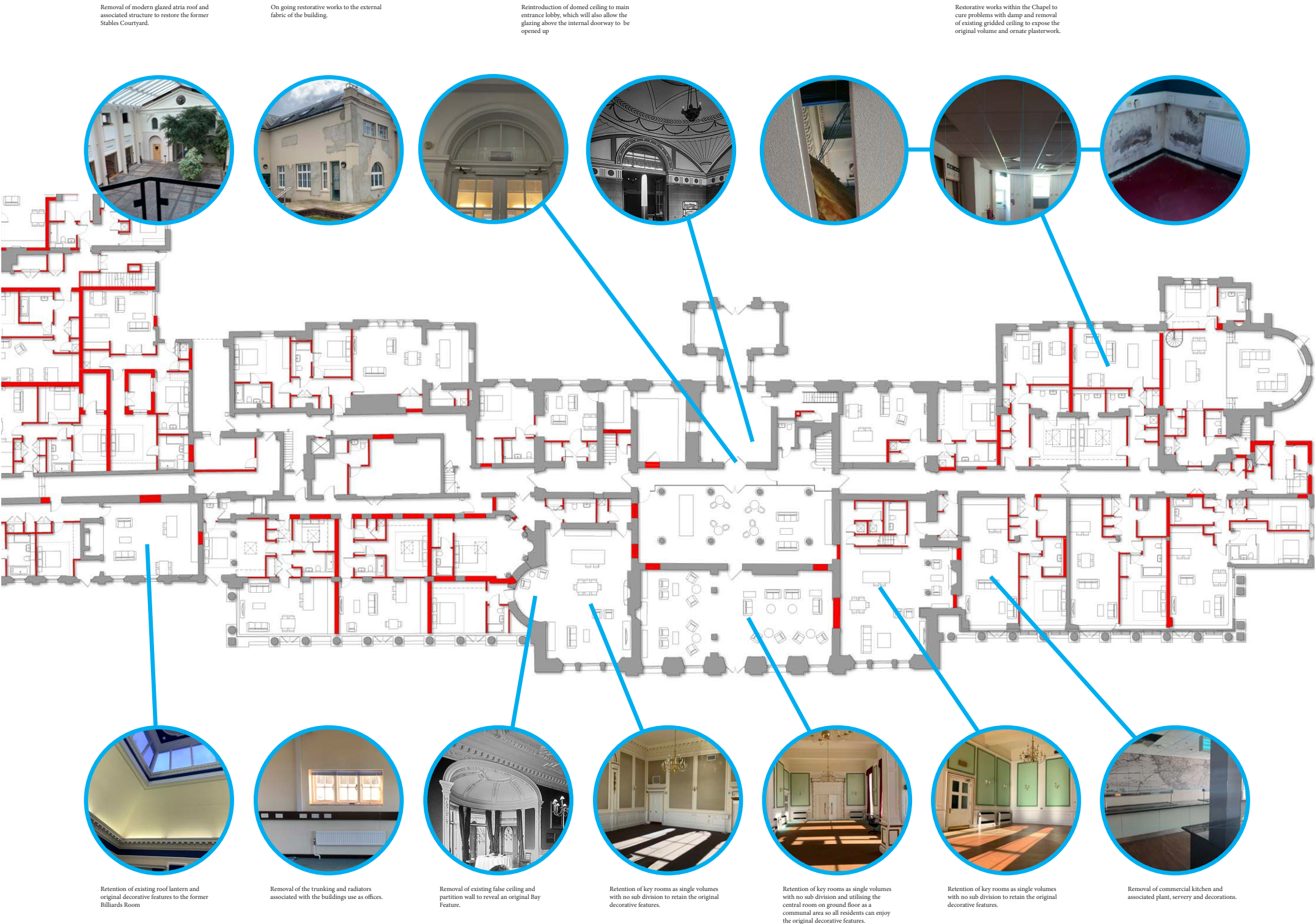
As submitted Ground Floor Conversion Plan Summer 2023



Current Mezzanine Conversion Plan (Changes highlighted in red)



Current Ground Floor Conversion Plan (Changes highlighted in red)



VIEW FROM MAIN HOUSE

- 3.10 An additional comparative view has been created to illustrate the limited impact of the development to the East on the views out from the Main House.
- 3.11 This view seeks to illustrate the limited impact of the proposed 'Land to the North' development of 16 no. houses on the main house and the betterment of the landscaping and green open spaces while redeveloping the existing car park into clusters of informal parking and retaining an access road through to Land to the East.



Existing View from Main House - Looking North East



Proposed View from Main House - Looking North East

4 LAND TO THE WEST

LAND TO THE WEST

4.1 The only change to Land to the West is a minor revision to the proposed tenure, with Plots 1-5 being allocated as Discount Market Sale (DMS).

KEY

Affordable

Discount Market Sale



5 LAND TO THE EAST



Land to the East - As submitted Site Plan Summer 2023



Land to the East - Current Site Plan

5

LAND TO THE EAST

- 5.1 In response to the feedback received from Reading Borough Council we have undertaken to review the design proposals for 'Land to the East' and now propose a significant different approach to the layout. These changes include:
- A footpath linking to Lowfield Road has been introduced.
 - Removal of the 'L' shaped block from the Eastern area, including all associated infrastructure, parking and footpath links to further improve views and increase the separation distance between the Main House and the proposed development of the former satellite field area.
 - The drive under and parking arrangement for the courtyard block has been amended as a result of the dwellings being removed.
 - Two of the apartment blocks from the North East area have been removed along with their associated parking.
 - The remaining three blocks are to be converted to houses.
- 5.2 Care has been taken to remove the development from any long views from the south of the house and to retain much more of the planting than the initial submission.





Land to the East - As Submitted Contextual Section Summer 2023



Land to the East - Current Contextual Section

6 COMMUNITY BENEFIT

COMMUNITY BENEFITS

- 6.1
- We have sought to set out below the principal community benefits provided by the redevelopment of Caversham park
- Introduction of a footpath connection from the North East of the site onto Lowfield Road.
 - Additional landscaping has been added to the south of the proposed Care Home in reduce impact of views to the Temple.
 - Landscaping introduced along the western boundary of the north east quadrant to enhance the view from the main house looking east.
 - Following comments made by Sport England, the existing Cricket Pitch is now being retained in the centre of the site, with one Croquet Lawn to the North East.
 - At Caversham Park House, one of the principal rooms will also be opened to the public a couple of times a year for community access so that its rich history can be enjoyed.



6





7 CONCLUSION

CONCLUSION

- 7.1 We believe that the revised proposals address the concerns raised by the LPA in consideration of the previously revised proposal. The revised scheme has evolved through the application process with direct input from the Planning Officer, Conservation Officer, Landscape Officer and other statutory consultees.
- 7.2 The proposed development has been sensitively designed with due consideration to the historic environment and local character to produce a development that sits harmoniously within the site and wider context to Caversham Park.
- 7.3 A listed building is rarely a static place as its function changes over time with consequential alterations taking place both to the building itself and within its setting over the centuries. It has been subject to change and to remain a sustainable and pleasing place it will continue to change. The proposed scheme has been driven by the need to ensure a sustainable solution for the building as recognised by Policy CA2 of the adopted Reading Local Plan.
- 7.4 The alterations proposed to the Grade II listed Caversham Park House are sensitive to its special architectural interest and the new development within the site is respectful of its setting and in keeping with the wider built environment context.