

Caversham Park, Reading

Environmental Statement Addendum

March 2024



Document title:	Environmental Statement Addendum
Project:	Caversham Park
Client:	Beechcroft Developments Ltd
Job number:	498965
File location:	\\terra\Global\Caversham Park
	Date
First draft	01.03.2024
Final draft	11.03.2024
	Charles McClea / Rhys Williams



ES Addendum Contents

Non-Technical Summary

ES Addendum Chapters

- 1 Introduction**
- 2 Proposed amendments**
- 3 Revised assessment**
- 4 Heritage**

ES Addendum Figures

- 2.1 Updated Site layout plan

ES Addendum Appendices

- 2.1 Drawing Schedule
- 4.1 Heritage Statement Addendum
- 4.2 Landscape and Visual Appraisal

1 Introduction

1.1 Introduction

- 1.1.1 This Environmental Statement Addendum (ESA) has been prepared by Savills (UK) Limited ('Savills'), with input from the project team, on behalf of Beechcroft Developments Ltd ('the Applicant').
- 1.1.2 This ESA accompanies a suite of revised documents that together support and update the full planning and listed building applications for the Proposed Development, submitted to Reading Borough Council ('the Council'), for the redevelopment of Caversham Park (hereafter referred to as 'the Site') (as shown in Main ES Figure 1.1 Site Location Plan).
- 1.1.3 In June 2023, an Environmental Statement (ES) was submitted as part of planning application reference 220409 ('Main ES'). As a result of the revisions to the scheme which was assessed in the Main ES, the assessment has been updated and the revised conclusions have been presented in this Addendum. The ESA should be read alongside the Main ES. The ESA is accompanied by a replacement Non-Technical Summary (NTS) which replaces the NTS submitted with the 2023 Application in its entirety.
- 1.1.4 This ESA has been compiled following an extensive period of post-submission consultation which led to changes being proposed to the scheme.
- 1.1.5 The Proposed Development now comprises:

Redevelopment of Caversham Park for assisted living accommodation (Class C2) for over 55's through conversion of Caversham Park House, erection of a care home (Class C2) and age-restricted retirement dwellings (Class C3) including conversion of existing buildings Bursars House and The Lodge. Erection of affordable housing (Class C3 non-age restricted) and refurbishment/extension of existing pavilion to provide changing facilities, café/studio/interpretation hub, sports provision of 1 croquet lawn and 1 cricket ground, refurbishment of tennis court, footpath access to Lowfield Road, associated parking and landscaping following demolition of extensions/outbuildings to the main house (amended description). Full details of the Proposed Development are provided in Chapter 3.

2 Proposed Amendments

2.1.1 The Proposed Development now comprises:

- 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.
- 41 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.
- 5 Discount Market Sale dwellings and 22 affordable dwellings, referred to as the Western Parcel.
- Refurbishment and extension of the existing pavilion to provide changing facilities, café/studio/interpretation hub and sports provision comprising one croquet lawn, one Cricket ground and refurbishment of the existing tennis court.
- Associated landscaping and car parking on site.

2.1.2 The parking provision has been updated to amount to 271 parking spaces which complies with RBC's parking standards.

2.1.3 The updated layout for the scheme can be viewed in the Site Layout Plan (Figure 2.1). Detail on the design of the scheme and the amendments since the previous submission can be found within the Design and Access Statement Addendum (document reference 3251.PLDAS Addendum 2 (3)). The full drawing schedule showing all of the updated detailed plans of the Proposed Development can be found in ESA Appendix 3.1.

Refurbishment and conversion of Grade II listed Caversham House

2.1.4 The proposals for the main house would see the conversion of the house to 65 assisted living units and communal areas. The following amendments have been made following the previous submission of the scheme:

- The use of the original Library as communal space
- Removal of 5 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.
- Reinstate the original volume of the original Outer Hall. This would potentially reveal the original plasterwork decoration above
- Remove modern partitions throughout the listed building, in particular the original Morning Room (proposed Plot 14)

- Remove plant and later accretions at roof level.

New development replacing demolished buildings

2.1.5 Since the previous submission, the following amendments have been made to the Eastern Parcel in response to comments from RBC:

- 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.

Refurbishment and extension of the sports pavilion

2.1.6 The existing cricket pavilion will be refurbished and extended to accommodate a small studio / meeting room, a café and a museum. The cricket pitch will be refurbished and a croquet lawn will be proposed. The existing tennis court will be refurbished to the north of the pavilion.

Housing Mix

2.1.7 The total number of dwellings proposed has been reduced to 137. The breakdown of housing mix is shown below.

Table 2.1 Proposed Housing Mix

Dwelling Type	Quantity
1 Bedroom Flat	87
2 Bedroom Flat	69
2 Bedroom House	36
3 Bedroom House	9
Total	137

Proposed Access

2.1.8 Since the previous scheme was proposed, pedestrian access to Lowfield Road to the north east has been added to the scheme.

Waste

2.1.9 The waste calculations have been re-run to update for the new housing mix, which results in approximately 1,627 tonnes of waste arising during construction and 120 tonnes of waste annually during operation. The updated breakdown of construction waste for each dwelling type is shown below.

Table 2.2 Construction Waste Predictions (Benchmark Data 2017)

Dwelling Type	Proposed Number	Average m ²	Total m ²	Construction waste (tonnes)
2 bed house	36	60	2160	330
3 bed house	9	87	783	120
1 bed apartment (inc. care home)	87	44	3828	586
2 bed apartment	69	56	3864	591

3 Revised assessment

3.1 Scope

- 3.1.1 The June 2023 application update was accompanied by an Environmental Statement (the 2023 ES) that assessed the potential for significant environmental effects to arise as a result of the Proposed Development. The 2023 ES assessed heritage as the only technical chapter, which was supported by a Landscape and Visual Impact Assessment to assess the impact on the setting of the heritage assets.
- 3.1.2 The revisions to the Proposed Development have been considered and assessed by the Project Team to determine whether the proposed changes alter the findings set out in the 2023 ES. Section 4 of this ESA presents the updated conclusions relating to heritage as a result of the revised assessment, or confirms the validity of the conclusions within the 2023 ES.
- 3.1.3 Where applicable, updated appendices from the 2023 ES have also been provided which replace the respective versions which were previously submitted.
- 3.1.4 The changes highlighted in Chapter 2 are not considered to result in any different environmental effects. Therefore the nature and potential scale of impacts from the Proposed Development are considered to be consistent with the 2023 ES and no additional significant effects are considered likely to arise in relation to environmental topics which have been scoped out of the EIA. As such, it is concluded that the scope of the EIA remains valid.

3.2 Cumulative assessment

- 3.2.1 Given the time that has passed since the submission of the 2023 Application, the list of committed schemes for the cumulative assessment has been reviewed and updated to capture any new schemes which have been approved within this time period. A search was undertaken using the Glenigan database for planning applications within 1.5 km of the Site which comprised more than 50 dwellings or greater than 1,000 m² of commercial floorspace. The search did not identify any new applications and therefore the same schemes from the Main ES were used for the assessment.

4 Heritage

4.1 Introduction

- 4.1.1 This chapter of the ES Addendum has been produced by Montagu Evans LLP and assesses whether the likely effects on built heritage receptors would change as a result of the revisions to the Proposed Development that are described in Chapter 3.
- 4.1.2 The revisions which are relevant to this assessment comprise changes to the plan form in the former country house on the Site, a Grade II listed building, and the removal of development blocks in the grounds, alterations to parking provision and minor changes to the landscape design. The grounds are designated as a Grade II Registered Park and Garden ('RPG').
- 4.1.3 This chapter is informed by the *Heritage Statement Addendum* (March 2024) by Montagu Evans at Appendix 4.1. The *Heritage Statement Addendum* describes the revisions to the Proposed Development in more detail and the rationale for the findings of this assessment. The assessment has had regard to the updated Landscape and Visual Appraisal at Appendix 4.2.

4.2 Assessment Criteria & Methodology

Previous Assessment

- 4.2.1 The Main ES and *Heritage Statement* (Montagu Evans, May 2023) assessed the likely effect of the Proposed Development on the following heritage receptors:
- Caversham Park (BBC Records), Grade II listed building
 - Caversham Park, Grade II RPG
 - Inner Park Walls at Caversham Park, Grade II listed building
 - Temple to West of Caversham Park, Grade II listed building
 - Entrance Gates and Gate Piers to Caversham Park, Grade II listed building
 - Walls at Former Kitchen Garden at Caversham Park, Grade II listed building
 - Nos. 1 and 3 Caversham Park Drive, curtilage listed buildings
- 4.2.2 The Proposed Development would have direct, physical impacts on Caversham Park (BBC Records), Caversham Park and Nos. 1 and 3 Caversham Park Drive. The other heritage receptors would experience indirect impacts arising from the Proposed Development introducing a change to the contribution that setting makes to their special heritage interest.
- 4.2.3 The assessment in the Main ES concluded that there would be a Major Beneficial residual likely effect on the heritage value of Caversham Park (BBC Records) as a result of the conversion and refurbishment of the Grade II listed building for assisted living accommodation. There would be some negative impacts from loss of original fabric and change to plan form, but the overall effect would be positive.
- 4.2.4 The assessment concluded that there would be a Minor/Moderate Adverse residual likely effect on the Caversham Park RPG because the Proposed Development would introduce new buildings to the historic landscape. The principal cause of the adverse impact was the development in the area known as the Eastern Parcel. The assessment recognised there would

be positive aspects of the Proposed Development, including the proposed landscaping, removal of unattractive modern buildings and providing new public access and interpretation.

- 4.2.5 The assessment identified a Moderate Beneficial residual likely effect on the Grade II listed Temple because of enhancements to its setting, and there were Negligible to Minor-Moderate Beneficial or Neutral residual likely effects on the other listed buildings on the Site.

Legislative Context, Technical Guidance and Best Practice

Legislative Context

- 4.2.6 There have been no updates to the legislation relevant to this assessment since the Main ES was prepared.

Guidance and Best Practice

- 4.2.7 The National Planning Policy Framework ('NPPF') was updated in December 2023. The content of the relevant paragraphs has not changed; however, the paragraph numbering has been adjusted.

Baseline Data Collection

- 4.2.8 The baseline data collection method has not changed since the Main ES was prepared.

Assessment Methodology

- 4.2.9 The assessment methodology has not changed since the Main ES was prepared.
- 4.2.10 This Addendum has considered the changes proposed and how those aspects of the Proposed Development were considered in the Main ES. The *Heritage Statement Addendum* (March 2024) at Appendix 4.1 provides a qualitative analysis of the changes and their impact on the previous assessment and informs this chapter.

4.3 Baseline Environment

- 4.3.1 There have been no changes to the baseline environment since the Main ES was prepared.

4.4 Updated Assessment of Impacts and Effects

Demolition and Construction Impacts and Effects

- 4.4.1 There are no changes to the likely effects of demolition and construction because the revisions to the Proposed Development would occur at the operational stage only.

Operation Impacts and Effects

Listed Buildings

- 4.4.2 The *Heritage Statement Addendum* (March 2024) describes how the changes remove or reduce negative aspects of the Proposed Development, including removing five mezzanine levels and reducing the size of two others. The removal of blocks in the Eastern Parcel would also reduce the negative impact of the new development on the appreciation of the listed building in its domestic landscape setting. There would be a neutral impact from changing the use of spaces at the ground floor, and a small increase in negative impact from the change proposed to the fire lobby in the Hall, creating it into a corridor.

- 4.4.3 The revisions are not considered to change the magnitude of impact the main listed building, Caversham Park (BBC Records), which accounts for the Proposed Development as a whole. However, a betterment is acknowledged. The magnitude of impact would remain Medium and the likely effect would remain **Moderate/Major Beneficial**.
- 4.4.4 The revisions would not change the impact on the contribution that setting makes to the heritage value of other listed buildings on the Site: there would be no material change to the intervisibility or appreciation of the listed buildings and the new buildings and landscaping in the grounds, as the changes are mainly focussed on the Eastern Parcel and not near to the listed features.
- 4.4.5 Therefore, there would be no changes to the operational likely effects on the listed buildings on the Site:
- Caversham Park (BBC Records), Grade II listed building – **Moderate/Major Beneficial** (significant)
 - Inner Park Walls at Caversham Park, Grade II listed building – **Minor/Moderate Beneficial** (not significant)
 - Temple to West of Caversham Park, Grade II listed building – **Moderate Beneficial** (significant)
 - Entrance Gates and Gate Piers to Caversham Park, Grade II listed building – **Negligible Beneficial** (not significant)
 - Walls at Former Kitchen Garden at Caversham Park, Grade II listed building – **Negligible Neutral** (not significant)
 - Nos. 1 and 3 Caversham Park Drive, curtilage listed buildings – **Minor/Moderate Beneficial** (not significant)

Caversham Park, Grade II RPG

- 4.4.6 The Heritage Statement Addendum (March 2024) describes how the changes remove or reduce negative aspects of the Proposed Development, in particular the removal of new blocks in the East Parcel and landscape enhancements. The effect on the designated heritage receptor is described in policy terms as 'low' rather than a 'medium' level of loss than substantial harm. For the reasons set out in the Heritage Statement Addendum (2024), the magnitude of impact would change to Low and the likely effect would become Minor/Moderate Adverse.
- 4.4.7 Likely effects which are below Moderate are normally considered not to be significant, however in this case and considering that some aspects of the Proposed Development would introduce a noticeable and negative change to the High value receptor, the effect on the RPG is considered to remain significant.

4.5 Assessment Summary

- 4.5.1 The change to the assessment in the Main ES is summarised at Table 4.1 below. There is no new or additional mitigation proposed, which remains the same as the Main ES.

Table 4.1 Summary of Changes to Likely Effects

Receptor	Receptor sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Operation Phase					
Caversham Park, Grade II RPG	High	New development and uses	No change	Minor/Moderate Adverse	Significant

4.6 Mitigation Commitments Summary

Table 4.2 Summary for Securing Mitigation

Identified receptor	Type and purpose of additional mitigation measure (prevent, reduce, offset, enhance)	Means by which mitigation may be secured (e.g. planning condition / legal agreement)	Delivered by	Auditable by
Demolition and Construction Phase				
Previous mitigation set out in the Main ES remains applicable – no new mitigation.				
Operation Phase				
Previous mitigation set out in the Main ES remains applicable – no new mitigation.				

Charles McClea
Director
CMcClea@savills.com



Rhys Williams
Senior EIA Consultant
Rhys.Williams@savills.com

