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**EASTERN BOUNDARY (SCREEN) WALL, BELOW GROUND VAULTS & LANDSCAPING
CAVERSHAM COURT GARDENS
CAVERSHAM
READING**

STRUCTURAL REPAIR AND CONSERVATION WORKS



HERITAGE STATEMENT

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1.00 Introduction

1.01 Introduction

Listed building consent and planning permission approvals are sought for the structural repair and conservation works to part of the eastern boundary (screen) wall at Caversham Court Gardens in Caversham, Reading.

The proposed works affect three designated heritage assets; the eastern boundary (screen) wall, which is listed in its own right; Caversham Court Gardens, a Registered Historic Park and Garden of Special Interest, which the wall is part of; St. Peter's Conservation Area, in which Caversham Court Garden is situated.

1.02 Purpose of this Heritage Statement

The purpose of this Heritage Statement is to demonstrate a clear understanding of the values that make the three designated heritage assets culturally significant, and then to communicate the appropriateness of the proposed structural repairs to part of the eastern boundary wall, and how these repairs respond to the historic nature of the place without or minimising harm to this significance.

The Heritage Statement sets out the need and justification for the proposed structural repairs and conservation works and explains why the particular types of repairs are proposed. It explains why these repairs are considered the most appropriate to maintain the character and detail of the wall to retain and enhance its cultural significance, including the values that contribute to the wider setting and context of the Registered Historic Park and Garden and the Conservation Area. The Heritage Statement will also outline how the proposed repairs will contribute to the long-term sustainable conservation of the heritage assets and the mitigation measures adopted to remove the risk of potential harm to significance.

Listed Buildings, Registered Historic Park and Gardens and Conservation Areas are heritage assets statutorily designated for their special architectural and historic interest under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

1.03 Conduct of the Heritage Statement

This Heritage Statement is written based on the guidance outlined in paragraphs 202, 203, 207, 208, 210, 212, 213 and 215 in section 16, Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework (NPPF) dated December 2024, which sets out the requirement for applicants to assess the significance and special interest of heritage assets and their settings to minimise or avoid potential conflict between proposed developments and the historic built environment.

In accordance with National Planning Policy Framework (NPPF) December 2024 section 16 item 207 (part):

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

National policy and guidance place significant emphasis on the need to conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed and continue to contribute towards the quality of life of existing and future generations.

This Heritage Statement, along with all related investigations and research, have been carried out and compiled by Matt Taylor BSc Hons MA Arch Cons CIAT IHBC, Architectural Conservation Associate and Specialist Historic Building Consultant at Morse Webb Architects on instruction from the client, Reading Borough Council.

A visual understanding of tangible evidence was gained and gathered during a site visit to Caversham Court Gardens by Matt Taylor of Morse Webb Architects, the on 4th April 2025. An inspection of the section of the eastern boundary (screen) wall, subject to the proposed structural repairs and conservation work at ground level from accessible areas around the wall to gain a clear understanding of the nature and character of the heritage asset and the values that make it significant. Observations

were also made in the immediate vicinity of the wall within Caversham Court Gardens (the Registered Historic Park and Garden), which included other sections of the eastern boundary wall not subject to repair, and within the St. Peters Conservation Area to gain an understanding of the wall's visual and historical contribution to its immediate and wider setting and context.

Photographs of the wall and its immediate setting from within Caversham Court Gardens and outside from the St. Peters Conservation Area were taken by Morse Webb Architects during the course of the site visit. A selection of these photographs are included in this report to convey detail and character of the heritage assets and to substantiate points and evidence.

Research of archives and policy documents, held by the following bodies and organisations, has been undertaken to find information relating to the eastern boundary wall at Caversham Court Gardens relevant for this Heritage Statement:

- Reading Borough Council – St. Peters Conservation Area Appraisal – November 2018
- The National Archives
- Historic Environment Record (HER)
- Historic England
- Reading Borough Council
- Historic Ordnance Survey maps

2.00 Section 1: The Heritage Asset

2.01 The Extent the Heritage Asset

There are three designated heritage assets, affected by the proposals for change, which are considered as part of this heritage statement are:

- The east boundary (screen) wall (first listed: 14th December 1978) which incorporates below ground vaults formed by brickwork arches concealed below the pavement that runs along side the inner western face of the wall.
- Caversham Court Registered Historic Park and Garden of Special Interest (first listed: 30 September 1987)
- The St. Peter's Conservation Area (designated on 29 April 1988)

The proposed structural repairs and conservation works are to be carried out to part of the eastern boundary (screen) wall.

2.02 Location and Setting

St Peters Conservation Area is located north of the River Thames in Caversham, a suburb of Reading in Berkshire located directly north of Reading Town Centre. Caversham rises from the River Thames, lying on flood plain and the lowest reaches of the Chiltern Hills.

Caversham Court Gardens are located in and form an important part of the St Peters Conservation Area. They are located on the north bank of the River Thames to the west of Caversham suburb centre and Caversham Bridge which carries the main A4155 trunk road leading north out of Reading.

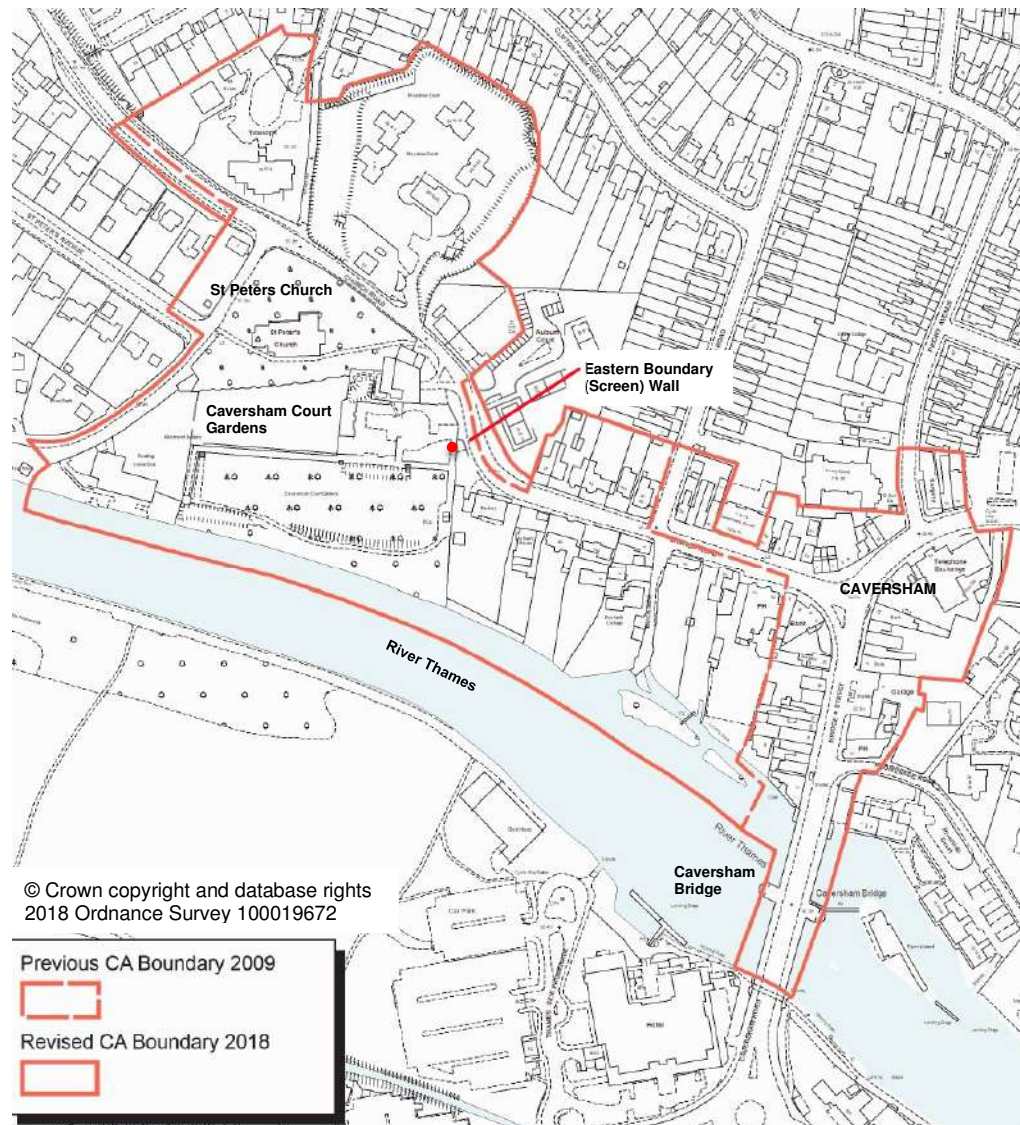
Address: Caversham Court Gardens
 Church Road
 Caversham
 Reading



Location plan: Caversham Court Gardens and environs – base photo Google Maps

Caversham is within the authority of Reading Borough Council and under the local jurisdiction of the Parish of Caversham Thameside and Mapledurham.

An understanding of the character, history and development of the St Peters area of Caversham has been gained by a review of the St Peter Conservation Area Appraisal.



St Peters Conservation Area map - © Reading Borough Council

Conservation Areas are designated under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and are heritage assets in their own right identified for their special architectural and/or historic interest. Once designated, legislation requires that local planning authorities to act with the aim of protecting, preserving and, where possible, enhancing the character and appearance of these

areas. The proposed structural repairs and conservation works to the eastern boundary (screen) wall at Caversham Court Gardens are to be informed and determined by the need to protect and enhance the special and unique character of St Peters Conservation Area and the Registered Historic Park and Garden of Special Interest.

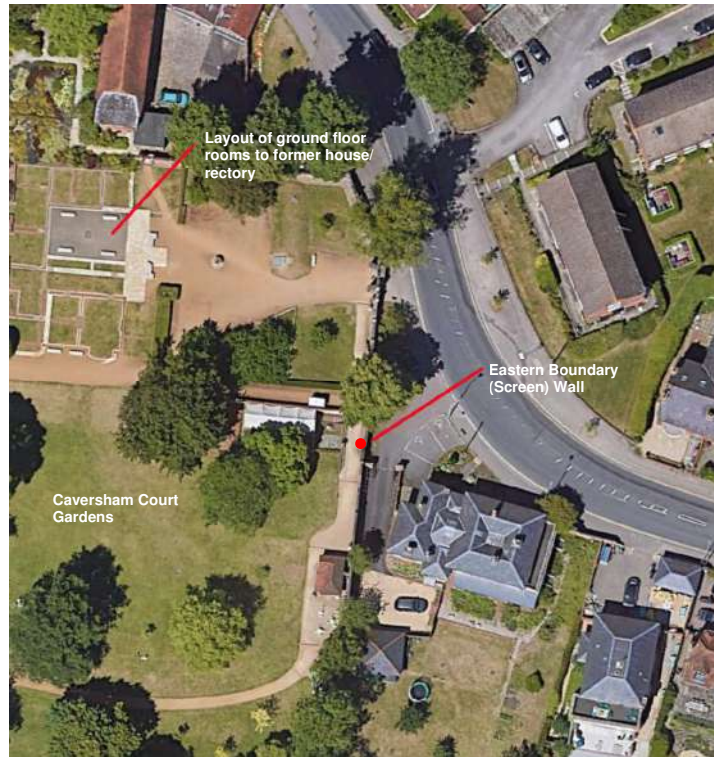
The proposed structural repairs and conservation works must pay regard to the special architectural and historical interest and character of the place. Necessary interventions to ensure the wall is retained as an important feature, which include proposals to dismantle and rebuild in whole or part, should respond positively to the historic environment to protect the values that contribute to the significance of the place and all individual heritage assets within it.

2.03 Nature of the Heritage Assets

The Eastern Boundary Screen Wall – Listed Building

Boundary wall on the east side of Caversham Court Gardens which formed part of the enclosure to Caversham Court House before the house was demolished in 1933. The wall is approximately 3 metres high and is constructed with flint with ashlar stonework dressings and brickwork sections, arches to four lancet openings, banding and flush quoins. The wall is divided by projecting stonework buttresses on its eastern face that rise above the wall top copings. These buttresses have natural stone saddle cappings and offsets. Between buttresses there are shallow ogee arches with natural dressed voussoirs. The wall is penetrated by a gated carriage entrance with a shallow arch over topped with a crenelated parapet with dressed stone copings to merlons and crenels. Either side of the carriage opening are pedestrian walkways through the wall flanked on each side by projecting buttresses.

The wall is believed to date from the early to mid C19 (circa 1840s) and its design is attributed to Augustus Welby Northmore Pugin, the English architect, known for his role in promoting the medieval Gothic Revival style of architecture, both domestically and ecclesiastically. In the 1840s, the rectory and garden walls were rebuilt to a design by Pugin who gave the house a castellated facade with fretwork balustrading.



Caversham Court Gardens: eastern boundary (screen) - wall base photo Google Maps



Eastern boundary (screen) wall (part): outer east elevation facing public realm

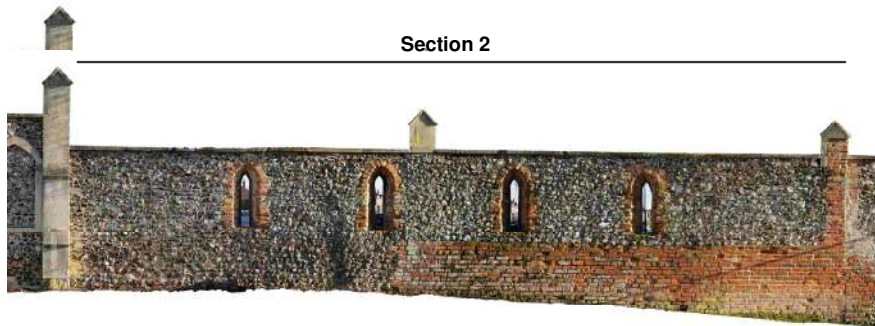
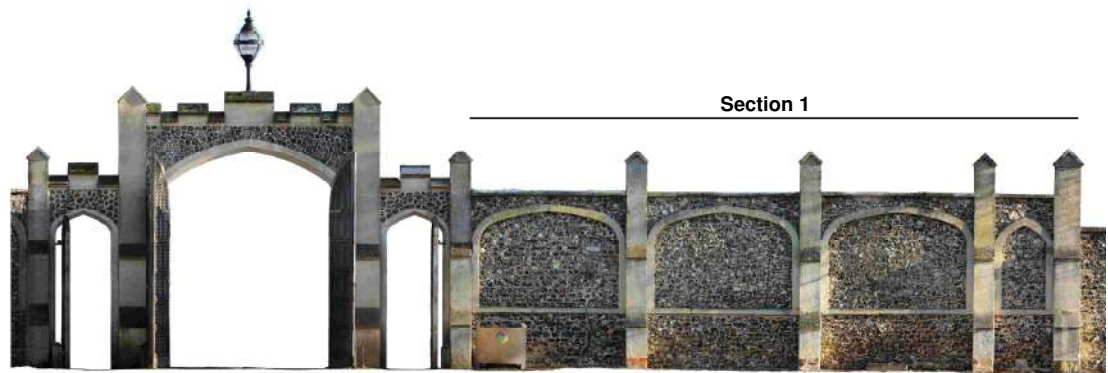


Eastern boundary (screen) wall (part): inner west elevation facing into Caversham Court Gardens



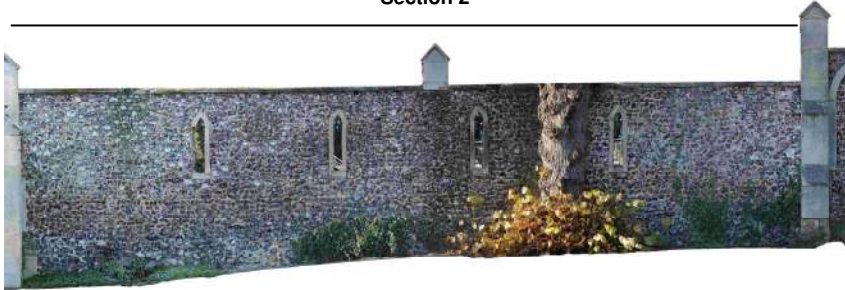
Eastern boundary (screen) wall (part): inner west elevation facing into Caversham Court Gardens

Eastern Boundary Screen Wall – west elevation (garden side) photographs – Photos by KRP Engineers



*Eastern Boundary Screen Wall – east elevation (Church Road side) photographs –
Photos by KRP Engineers*

Section 2



Section 1



Caversham Court Gardens – Registered Historic Park and Garden of Special Interest

Caversham Court is now a public garden located on the north bank of the River Thames in Caversham. Previously there was a house (rectory) on the site which was demolished in 1933. The footprint laying out the ground floor rooms of the house is set out in the ground within the garden and its former form and appearance is conveyed by interpretation boards.

The gardens form part of a series of riverside open spaces, situated on the banks of the River Thames as it passes through Reading. These other open spaces include Thameside Promenade, Caversham Court, Christchurch Meadows, Hills Meadow, View Island and King's Meadow.

Laid out between 1660 and 1681 by Thomas Loveday as gardens and a private retreat surrounding a C16 house. This earlier house was replaced in the 1840s by a new rectory associated to the neighbouring St. Peter's Church. In 1933 the rectory and grounds were sold to Reading Corporation, who demolished the house. The retained and remaining gardens were opened to the public in Easter 1934. The gardens were subject to a major restoration programme in 2009, which also included significant repair work to the eastern boundary (screen) wall.

There are a number of Grade II listed buildings and features in the gardens: the riverside garden pavilion (gazebo), the retaining walls to the raised walk leading to the gazebo, the screen wall along the north east boundary, the retaining walls of axial east–west garden terrace walk (17th century, probably rebuilt in the 18th century), the 17th century stables and the retaining wall of St. Peter's Churchyard and Church of St Peter (an C18 crinkle–crankle wall).

The gardens are laid out on three terraces that descend down to the river Thames and cover an area of 1.3 hectares (3.2 acres). The lower two terraces consist of lawns interspersed with mature trees; the upper east terrace is on the site of the old rectory. The original kitchen gardens also located on the upper terrace, situated to the west, were converted to allotments during World War II as part of the "Dig for Victory" campaign. The allotments in the northwest corner preserve the boundaries of the kitchen gardens with its 'crinkle–crankle' wall and a tall yew hedges forming the southern boundary. The north boundary with the churchyard is 4 to 5 metres higher than the gardens below.

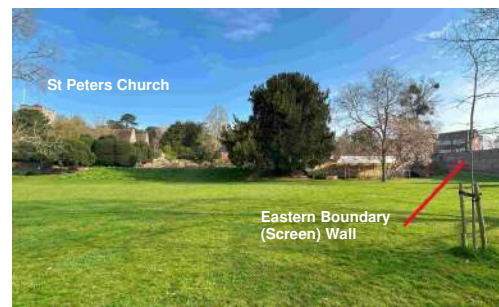
The gardens contains a number specimen trees including large Wellingtonia, a Bhutan Pine, a Cedar of Lebanon, an Atlas cedar and a Black Mulberry suggesting it may have been considered a private arboretum. There are also massive yew hedges surrounding the allotment gardens in the north west of the park along with an old, layered yew, a common landscape feature of C17.



Caversham Court Gardens. View from the south – base photo Reading Borough Council



Caversham Court Gardens. View of upper terrace



Caversham Court Gardens. View of middle terrace



Historic view (after 1840s and before 1933) of Caversham Court from the south showing the former C19 rectory designed by A W N Pugin. Historic image – Reading Borough Council

St Peters Conservation Area - designated on 29 April 1988

Extract from Reading Borough Council's St Peters Conservation Area – Conservation Area Appraisal – November 2018:

St Peters Conservation Area, north of the River Thames in Caversham, includes the church of St Peter, founded in the 12th century, and Caversham Court Gardens, a historic riverside garden refurbished in 2009. It also incorporates the medieval core of the original Caversham village, running from the end of Bridge Street, along Church Road and up St Peters Hill. This was the old pilgrim route from Reading Abbey towards Oxford, and linked the agricultural hinterland with the village, the economy of which was based on the River Thames.

Views into the Conservation Area from the river, especially from Caversham Bridge, and out of the area across the Thames, show its riverside setting and the green escarpment which rises above it. Fine mature trees, especially Victorian conifers, are particularly prominent. The green spaces of Caversham Court Gardens and St Peters churchyard are tranquil havens alongside the busy Church Road, and the wall of trees rising up the slope at the area's western end provides an important backdrop to the Conservation Area.

Several listed cottages in the Conservation Area date from the 16th, 17th and 18th centuries. The late 19th and early 20th century development along Church Road retained the two- and three-storey scale, using the traditional local materials of brick, stone and flint, with characteristic architectural features including brick and flint boundary walls. There is a continuous flow of space, architecture and history down from the church along Church Road to the bridge.

Caversham Bridge is an important historic structure which is prominent in views from the Conservation Area. A group of listed buildings at the junction of Church Road and Church Street form an integral part of the original bridgehead village.

For this reason, the boundary of the Conservation Area has been proposed for extension, to include both these elements and the area linking them. Detailed reasoning for this proposal is set out in this Appraisal.

The key characteristics of the Conservation Area are:

- *St Peters church and its tower, together with Caversham Court, dominate the Conservation Area, both historically and in the present day. Caversham Court is included in the Historic England “Register of Historic Parks and Gardens of special historic interest in England.”*
- *Tree cover and green spaces, especially around St Peters and in Caversham Court, with specimen trees in the latter, are important. Individual street trees and those in gardens contribute strongly to the area.*
- *Along Church Road the built form of the original bridgehead village is still apparent. A core of listed 16th and 17th century buildings is present in sufficient numbers to make this still legible. The irregular building line along the road, often at or close to the back of the footpath, and its winding character leading up to St Peters Hill, also reflect the historic village. The early village is overlaid with mainly late Victorian and Edwardian buildings constructed over a short time period. There is a consistency of scale and materials between these buildings and the earlier ones. Early red brick and timber framed domestic buildings with plain roof tiles combine with well-detailed later brick buildings with slate roofs to form a coherent whole and an attractive and consistent roofscape.*
- *The use of red brick and flint for boundary walls down St Peters Hill and into Church Road also serves to unify the area.*
- *The vistas and views from Caversham Bridge towards and across the Conservation Area, and also along the Thames Promenade on the south bank of the river, are a unique component. There is an important view of a green escarpment rising from the river, with glimpses of the Church tower, from both the bridge and the south bank. There are also important views of the river and the bridge from Caversham Court Gardens, and glimpsed views of the river from elsewhere in the Conservation Area.*
- *The junction of Church Road and Bridge Street includes some distinguished banks and similar commercial premises. The importance of Bridge Street as the visual corridor linking the village core with the bridge outweighs the poor treatment of some of its buildings, which nevertheless have a consistent scale and style.*



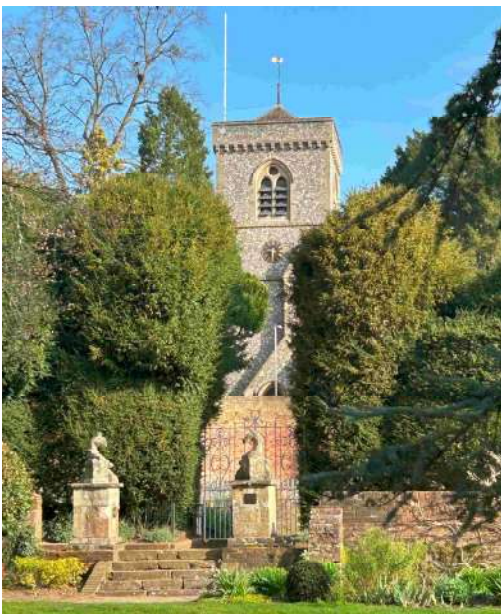
Caversham Court eastern boundary wall along Church Road with Banksfoot, a Grade II listed early to mid C18 dwelling



Church Road, Caversham looking west.



The Rectory, Church Road, Grade II listed house alongside the eastern boundary wall to Caversham Court



St Peter's Church, Grade II* listed, viewed from Caversham Court Gardens to the south and from within the churchyard to the north of the church



Directly outside the Eastern Boundary Wall situated along Church Road to the east of Caversham Court Gardens, are two significant grade II listed historic houses that are in direct visual context of the wall and which are part of its setting. These properties are the Rectory and Banksfoot, Nos 20 and 43 Church Road respectively.

When considering repair proposals to the wall, consideration must be given to the impact the finished works will have on these two important adjacent heritage assets, along with the affect the works have on the characteristics of the wider conservation area to ensure no negative impact is caused.

2.04 Historical Maps

The four historic maps below show little change within Caversham Court between 1877 and 1932. According to the St. Peters Conservation Appraisal, dated November 2018, Pugin's C19 (1840s) rectory was demolished in 1933. The maps do confirm the continued development of Caversham as a village and then suburb of Reading.



Historic map 1: 1877 – extract. Caversham Court showing the mid C19 rectory attributed to A W N Pugin within the garden inside the boundary wall. Ordnance Survey Historic Maps

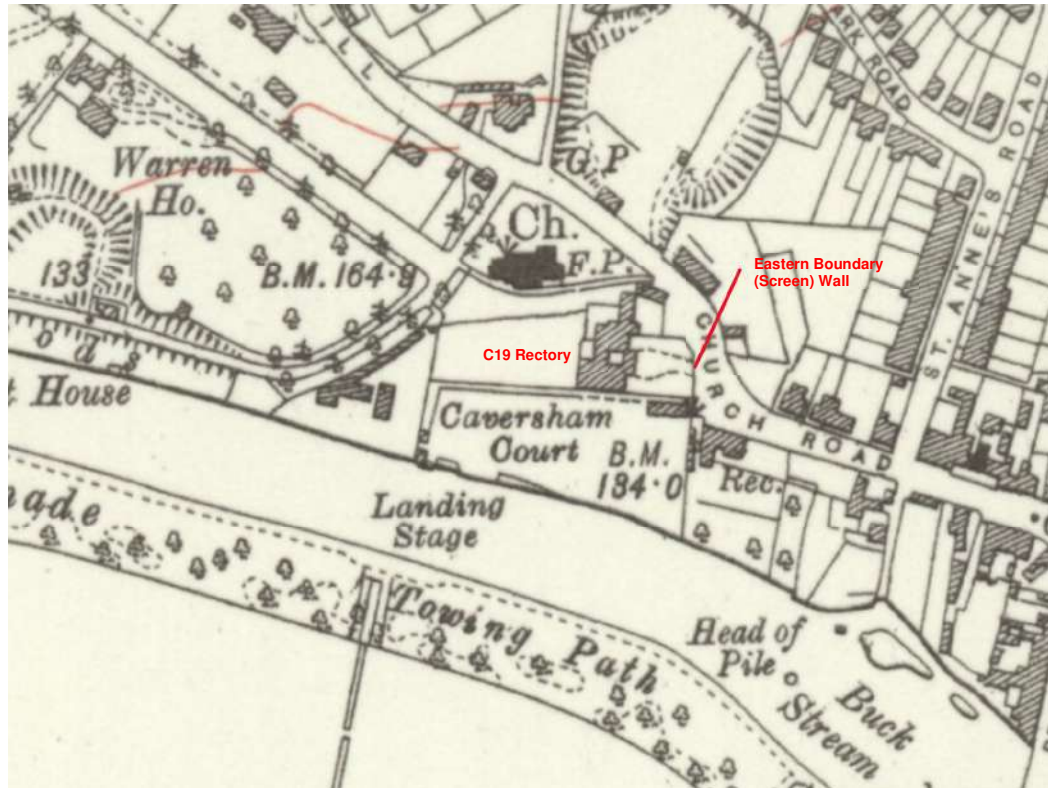


Historic map 2: 1897 – extract. Ordnance Survey Historic Maps



Historic map 3: 1910 – extract. Ordnance Survey Historic Maps

Historic map 3: 1910 – extract. Ordnance Survey Historic Maps



Historic map 4: 1932— extract. Ordnance Survey Historic Maps

2.05 Designations and Protection

Eastern Boundary (Screen) Wall

Heritage Category:	Listed Building
Grade:	II
List entry number:	1113446
Date first listed:	14 th December 1978
List Entry Name:	Screen wall at north east end of Caversham Court Recreation Ground, Church Road

Historic England list entry:

CHURCH ROAD 1. 5128 (South Side) Caversham Screen wall at north-east end of Caversham Court Recreation Ground SU 7074 11/445 II GV 2. Early mid C19. Probably by Augustus Welby Northmore Pugin. Gothic. Flint on ashlar and brick basement. About 10 foot high with stone cope and occasional pinnacles. Brick lacing courses to south. 4 lancets to left. Entrances framed by 3 bays on each side with

weathered buttresses and ogee-shaped panels. Returned to north in brick with chamfered cope. This part of the wall also has gateway, presumably formerly linking stable court: ogee headed archway, ashlar fronted to south, with 4 flanking bays (brick lined ogee panels to south). Part of wall realigned in early part of C20. Pugin attribution based on recollection of Marianne Loveday (former leaseholder).

Source: Historic England

Caversham Court Garden

Heritage Category:	Registered Historic Park and Garden of Special Interest
Grade:	II
List entry number:	1000582
Date first listed:	30 th September 1987
Details:	A C17 garden related to the former rectory (demolished early C20), now a public park

Historic England list entry:

Historical Development

Until the Reformation, Notley Priory in Bucks owned St Peter's church, Caversham and its rectory, it being surrendered in 1538 and sold into private ownership. Following the Restoration of Charles II in 1660 the Rectory was leased to Thomas Loveday (d 1681) who subsequently bought the property and probably laid out the garden; following his death it was leased to Christ Church, Oxford. By 1909 Caversham Court, as the Rectory was by then called, was sold by the owner Lt Col Caversham Simonds, whose family seem to have owned the property from 1799 (Markham and Arnold). It was again sold in 1931, and shortly afterwards the site was bought by Reading Corporation, the house being demolished in 1933, and the gardens opened to the public at Easter 1934. The site continues today (1998) to be used as a public park.

Description, Location, Area, Boundaries, Landform, Setting

Caversham Court lies at the heart of the oldest part of Caversham, on the south boundary of the town, close to Caversham Bridge which gives access across the River Thames from Reading. The 1.5ha site is bounded to the south by the river, and to the north largely by the churchyard lying adjacent and above to the north, this boundary being marked by a 4-5m high brick retaining wall (C18 and later, listed grade II). A large section of the wall, particularly that below the church, is of concave panels let into the bank, linked by piers, now (1998) much obscured by heavy ivy and other creeper growth. The wall stretches westwards to the west corner of the site, the western length having been used to support lean-to greenhouses in the C19 (OS). The garden lies at the south, bottom end of a slope from the Chiltern Hills to the north, having been dramatically terraced from the north boundary with the churchyard (which lies c 4m higher than the terraced garden compartment below) down to the riverside. The setting is urban, with views across the river from the garden to the former meadows beyond (now public open space). The church dominates views north.

Entrances and Approaches

The main entrance approaches from the east off the A4074 Church Road, which connects Reading and Caversham with Wallingford to the north-west. The entrance, setback off the road and standing on an axis with the site of the former house c 10-15m to the west, is flanked by a 3m high panelled wall of flint and stone (early mid C19, possibly A W Pugin, listed grade II). The wall largely encloses an open courtyard to the west, which lay in front of the former house. The wall continues south, forming the boundary with the adjacent rectory to the east and north, turning west to form the north boundary of the entrance courtyard. A further gateway is set into this northern section, flanked by wooden gates, giving vehicular access from the stable court to the north.

Principal Buildings

Caversham Court (former manor House/Rectory) stood towards the east side of the site, built around three sides of a courtyard closed to the east by a wall, with a doorway giving access to the present courtyard to the east. Originally timber framed and gabled, it was remodelled in the late C18/early mid C19, apparently being

Gothicised externally, with work by A W Pugin. By the early C20 the entrance courtyard was dominated by a gothic entrance tower, crenelated and with four crenelated corner turrets (Sale particulars, 1931). At this time the south, garden front was also crenelated and stuccoed, with two full height bays at either end, the whole overlooking the terraced lawns to the south running down to the river. The house was demolished in 1933, and there are no visible remains. The east-facing stable yard lies to the north of, and adjacent to, the site of the former house, entered via a short drive west off Church Road. The approach is bounded on the south side by mature lime trees, arriving at a gateway set into an extension of the flint-panelled wall around the entrance courtyard to the house. The cobbled yard, enclosed on the other three sides by ranges of buildings, is dominated by the tall, two-storey brick stables standing on the west side (mid-late C17, listed grade II), with a large, detached coach house adjacent to the north (late C19, listed grade II).

Gardens and Pleasure Grounds

The garden is divided into two main sections to the north and south of an axial terraced walk running east/west through the centre, 50m north of the river. The southern section is entered from where the south, garden front of the house formerly stood, giving access onto the 100m long, low, gravelled terrace running west to east and forming the north boundary of the southern section of the garden, terminated at the east end by the garden boundary wall.

The 20m length adjacent to the former south front gives onto a gentle grass slope down to the open lawn below. Extending 20m east from this, the terrace is bounded to the south by a brick terrace wall which formerly (OS 1898, 1932) supported a conservatory or other form of glasshouse on its south side at the lower level. The terrace walk extending 60m west from the former south front is also bounded on the south side by a 1.5m high, brick retaining wall (C17, probably rebuilt C18, listed grade II), broken towards the centre of this section by a short flight of stone steps flanked by stone gate piers. The north side of this section of the walk is bounded by a tall yew hedge. The walk leads west overlooking the terraced lawn below, and the river and former meadows beyond, arriving at the north end of the remains of a raised walk running south, supported by brick walls (C17, listed grade II), now overgrown. The raised walk leads 20m south to a two-storey brick gazebo (early mid C17, listed grade II), of square plan with a pyramidal tiled roof, with access on the north side via a door at first-floor level. The first floor, designed as a viewing platform, has windows (now

boarded up, original frames possibly lost) set into each of the other three sides overlooking the garden to west and east and the river to the south and former meadows beyond, possibly formerly with views towards the centre of Reading (now obscured by C20 buildings).

The ground floor of the gazebo is reached via two doors set into the west and east sides, that to the west with a rusticated flint surround. A path lying adjacent and to the east of the raised walk from the north leads south down from the west end of the axial terrace, giving access to the lower floor of the gazebo. From the east door a gravel path leads along the top of a grass bank, formerly running along the whole length, now running down the bank onto the lawn below which runs down to the riverside. Formerly the gravel path was aligned with the lower floor doors of the gazebo, so that with both doors open a view was gained into the garden compartment to the west (Sale particulars, 1927).

The terraced lawn, lying at two heights below the main east/west axial path and running down to the river, is divided by a low grass bank running west to east, and contains specimen exotic trees, together with shrub and flower beds. A small public convenience building in Picturesque style (?mid C20) stands by the east boundary. West of the site of the former house, lying north of the axial walk and the large yew hedge, lies the other half of the garden, bounded on the north side by the tall, panelled, brick retaining wall, and dominated by the church above. Largely level, it is now (1998) used as demonstration allotments. The west end is partly divided from the former kitchen garden beyond by the remains of one of the retaining walls running north, from the raised walk from the gazebo to the north boundary wall.

Kitchen Garden

The site of the C19 kitchen garden occupies the west corner of the site, reached from the west end of the north garden section, and from the south garden section via the west door in the ground floor of the gazebo. The area, bounded to the north by the extension west of the north boundary wall, formerly contained several glasshouses, including a narrow peach house against the north wall. It is now used as allotments, dominated by a large brick boathouse/clubhouse (1997-8) standing in the west half.

Source: Historic England

St Peters Conservation Area

Heritage Category: Conservation Area
Date designated: 29 April 1988
Reference: Reading Borough Council – St Peters Conservation Area –
Conservation Area Appraisal, November 2018

2.06 Relevant Planning Policies

The Reading Borough Local Plan (adopted November 2019) has been reviewed to identify specific planning policies that impact and influence the proposals to repair the Eastern Boundary Wall, including the dismantling and rebuilding of sections of it. The specific local plan policies are:

EN1 – Protection and Enhancement of the Historic Environment

‘Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- *Listed Buildings;*
- *Conservation Areas*
- *Scheduled Monuments*
- *Historic Parks and Gardens*
- *Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.’*

The overall aim of the proposed works are:

- To retain the existing Eastern Boundary Wall as an important historic structure and heritage asset of cultural significant that makes a valued contribution to its setting and the overall historically important character of the St Peters Conservation Area and the Caversham Court Registered Historic Park and Garden of Special Interest.
- Return the wall back to a good condition, including removing or reducing the risk of partial collapse and accelerated deterioration to ensure its long term future.
- Retain the visual and physical characteristics of the existing wall to retain historical appearance.

- To repair the associated below ground vaults to return to a good state of repair to sustain their long-term future.
- Introduce new structural interventions that protect historically important brickwork arches over the vaults to protect these from damage caused by live and dead implied loads, as the arches are no longer able to carry and distribute these loads without further damage being caused. Such new structural interventions will ultimately be hidden/concealed therefore impact on the wider setting will be neutral.
- Introduction of new and improved surface water drainage to reduced the negative impact surface water has on the important historic structure and fabric of the wall and associated vaults to contribute to their long-term conservation..
- Introduce a new paving surface material to the pavement alongside the inner face of the wall and over the vaults to allow the pavement to be used again by members of the public, including those with disabilities and wheelchair uses. The new paving material will be chosen to balance the need of visual and historic compatibility to enhance the historic assets and to achieve public benefit, including access for all within the historic environment.

EN3 – Enhancement of Conservation Areas

‘The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.’

The essential dismantling, rebuilding and repair of the existing Eastern Boundary Wall will ensure it is retained as an important feature within the St. Peters Conservation Area and will continue to make a physical and visual contribution to the overall historic characteristics of the immediate and wider setting.

EN6 – New Development in a Historic Context

In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual

qualities and considering how heritage considerations can influence the design of new development

The features and characteristics of the Eastern Boundary Wall, along with those of the Caversham Court Registered Historic Park and Garden of Special Interest influence and inform change within the context of these heritage assets. The pavement alongside the inner western face of the boundary wall needs to be repaved to reinstate its safe public use by all members of society. A different type of paving material is required to achieve this use, ensure helps manage surface water away from the wall and, ultimately be of a material that reflects the characteristics and significance of the setting. The proposal for a bound gravel is considered to balance the need for visual and physical appropriateness in context, safe use, and to maintain access therefore bringing significant public benefit with a neutral impact

2.07 Assessment of Significance

Eastern Boundary (Screen) Wall is important and significant for the following reasons:

- Historically, due to its age and association with the past reflecting life in the early Victorian period. The wall dates back to the early to mid C19 (1840s). Other than repairs, and some part re-building works, the wall remains largely intact from its C19 origins.
- Architecturally due to the appearance and detailing of the wall. Its style, form and detailing is Gothic revival informed and influenced by the medieval late Gothic period or the C15 and early C16. It is therefore an important Gothic revival structure of the C19.
- Architecturally due to its association with A W N Pugin, the eminent C19 architect who promoted Gothic revival architecture based on medieval English precedent.
- For its relationship and association with the former C19 rectory, also by Pugin. The wall and associated gateway forms the principal entrance and carriage way into Caversham Court Gardens.
- Materiality and workmanship, for its use of flint, dressed ashlar stonework and brick using stone masons, bricklayers and flint knappers of the C19.
- By association with regards to the people and families who lived at Caversham Court and those who worked there.

- For its physical and visual contribution it makes to its setting as part of the garden and its wider context in Caversham, and predominately in the St Peters Conservation Area.

Caversham Court Gardens

Caversham Court Gardens are important and significant for the following reasons:

- Historically, due to the age and development of the site from medieval times through to the present day. The gardens were laid out between 1660 and 1681 by Thomas Loveday as a retreat surrounding a private house.
- The garden contains a number of other heritage assets and historic structures including: the riverside garden pavilion (gazebo), the retaining walls to the raised walk leading to the gazebo, the retaining walls of axial east–west garden terrace walk (17th century, probably rebuilt in the 18th century), the 17th century stables and the retaining wall of St. Peter's Churchyard and Church of St Peter (a crinkle crankle wall) (18th century).
- Due to the layout, form, appearance and detailing of the garden, its historic structure and planning and the way it has evolved. It retains significant features that date back to at least C18 and planting, predominately trees from C18 and C19. Some of the yew trees and hedges are probably significantly older.
- Due to it being one of a number of historically important open spaces situated alongside the River Thames in Reading.
- For its physical and visual contribution it makes to its wider setting Caversham, the St Peters Conservation Area and its association with other significant historically and architecturally important adjacent buildings, such as St. Peters Church.

St Peters Conservation Area

St Peters Conservation Area is important and significant for the following reasons:

- Its location alongside the River Thames
- It is recognition of an area that retains a collection of historic and architecturally important individual buildings and sites that have been

preserved and maintained from since the C12 (St. Peters Church). A core of listed C16 and C17 village buildings establish an early two-storey scale and domestic character while Caversham Court and St Peters Church dominate the conservation area.

- Later development of late Victoria and early Edwardian buildings.
- For its topography and landscape form.
- For its historic townscape character and features.
- For its historic development as a separate bridgehead village north of the River Thames to become a suburb of Reading.
- Strategic views through gaps between properties and vistas along roads.
- The collective contribution historic buildings, structures and landscape form, features, planting along with spaces and gaps make to the overall character of the area to give it its unique special interest and cultural significance.

3.00 Section 2: Proposals Affecting the Heritage Asset

3.01 Proposed Works

To be read in conjunction with KRP Kenneth Paul Consulting Engineers' survey report, drawings, specification and schedule of works as listed below.

Proposal Summary

The structural repairs and conservation works proposed are to be carried out to the eastern boundary (screen) wall to Caversham Court Garden between the carriage and pedestrian arched openings gateway and the tea hut/toilet building to the south. The carriage and pedestrian arched openings gateway and all other parts of the eastern boundary (screen) wall are to remain undisturbed in situ.

The part of the east boundary wall, subject to the proposed repairs, is divided into 3 No. sections; sections 1, 2 and 3.

Repairs and strengthening are to be carried out to the existing associated vaults situated on the west side of the eastern boundary wall within the garden between sections 2 and 3 of the wall.

New landscaping works are to be undertaken along the west side of the wall (sections 1, 2 and 3) within the garden.

The following structural repairs and conservation works are proposed and specified by KRP Kenneth Paul Consulting Engineers (Structural and Civil).

Eastern Boundary Wall – sections 1 and 2

- 22138-E1 to E2– East Wall Survey Drawings – East Elevation
- 22138-E3 to E5 –East Wall Survey Drawings – West Elevation

Due to the unstable nature of the wall, as determined by the structural engineer, sections 1 and 2 of the wall are to be recorded, catalogued and carefully dismantled and then rebuilt to match existing on a 'like for like' basis, utilising as much of the original materials, including stone masonry, flints and bricks, as possible, bedded and

pointed in a natural hydraulic lime mortar. The foundations of the wall are to be exposed, by trial pitting, following the dismantling of the wall to allow the engineer to assess their adequacy and to determine if necessary and essential strengthening are required. Tree root protection is to be incorporated into the works to protect the rebuilt wall from the adjacent lime trees.

Section 1

- Removal of biological growth - full extent of wall section
- Careful cataloguing of construction and positions of materials in construction
- Create replica arched formwork for each niche arch
- Dismantle and store all material to be reused in construction
- Disposal of all waste materials
- Excavate three trial holes 600 wide by 600 long to the depth of the wall foundation to allow engineer inspection - do not undermine
- Rebuild the wall plumb but to match the original construction detail, retain the pier adjacent to the gate and allow for:
 - Replace 3x damaged/dripless copings
 - Replace 5 no. damaged stones
 - Remove all loose and delaminating material and apply colour matched shelter-coat to consolidate stone face.

Section 2

- Removal of biological growth - full extent of wall
- Careful cataloguing of construction and positions of materials in construction
- Create replica arched formwork for each lancet window
- Dismantle and store all material to be reused in construction
- Disposal of all waste materials
- Rebuild the wall plumb but to match the original construction detail, retain the pier adjacent to the gate and allow for:
 - Replacing 3x damaged/dripless copings
 - Replace 5 no. damaged stones
 - Remove all loose and delaminating material and apply colour matched shelter-coat to consolidate stone face.

Eastern Boundary Wall – section 3

Section 3 (to be retained and repaired in situ)

- Removal of biological growth - full extent of wall.
- Replace defective bricks with like-for-like replacements – allow for 50 bricks
- Rake out and repoint.
- Allow for 45no. flints to be re-bedded.
- Insert drip edge into 4no. copings.
- Consolidate spalling stone on gablets with shelter-coat.
- Dispose of all waste materials.

Vaults (below ground arches)

- 22138- E6 – Below Ground Vaults Survey Drawing
- 22138- A1- Vault / Pavement Site Plan And Longitudinal Section
- 22138- S1 to S2 – Over-slab to Below Ground Pavement Vaults and Vault Repairs

The soffit of the vaults require raking out and repointing of the masonry with a naturally hydraulic lime mortar. Any dislodged bricks require resetting so that they follow the profile of the arches. The abutments, piers and original portions of flank wall require raking out and repointing, again in lime mortar, resetting any dislodged bricks. The foundations to the piers and abutments are to be verified by trial pitting to allow the engineer to assess their adequacy or call for strengthening where necessary.

Below Ground Arches

- Removal of biological growth - full extent of wall including abutments, piers and arch soffits
- Excavate 3 no. trial pits to establish foundation details to abutments and piers. Allow 0.5m square x 1m deep
- Rake out and repoint with NHL 3,5 mortar abutments, piers, arch soffits, flank walls
- Dismantle and rebuild top 3 courses of parapet over vault entrance

A reinforced concrete cover slab is to be provided over the below ground arches. The slab is to be suspended, spanning between stub walls constructed on the line of the masonry walls that support the arches.

Concrete Slab Over Below Ground Arches - ground works

- Excavation of existing paving using hand tools only down to formation levels shown on drawings. Dispose of all arisings. Show clean edges of the arch structure at the abutments.
- Dismantle and store steel railings and reinstall on completion of landscaping.
- Excavation of trenches to allow construction of stub walls.
- Cut to length and install resin anchored dowels into top of masonry 4 x 14no.
- Construct stub walls with tops of walls set to receive slab following levels as drawn and provide slip membranes between tops of walls and new slab.
- Construct edge supports to slab along boundary wall as shown on Figures 1 and 2 of Drawing 22138-S2.
- Install Comflor Formwork F100, 1.2mm Thick as permanent shuttering to Details on Drawings 22138-S1 and S2.
- Install loose bar in troughs of formwork, cut and fit mesh top steel and install fibre board joint isolations around periphery of slab.
- Cast new slab in PAV1 concrete, cover and cure.
- Seal peripheral joints with SIKA Flex Pro 3.

Landscaping (in vicinity of the eastern boundary wall)

- 22138- L1- Landscaping Works

The pavement extending down from the main entrance to the park, over the below ground vaults, to the first Aco to the south of the kiosk is to be replaced with a SUDs permeable resin bound gravel system, with cut-off drains provided at each end of the run of paving, with additional drains provided at each end of the impermeable cover slab over the arches. The cut off drains will discharge to soakaways as surveys by others have failed to identify an alternative suitable means of water disposal.

Suds System - Clearstone Spec 5 - Resin Bound System

- Excavate to formation level and remove and dispose of all arisings in area to receive SUDS Pavement System (approximately 300mm deep).

- Install Everedge Steel Lawn Edging.
- Install brick paving to clients choosing of brickwork (215mm wide).
- Install MOT Type 1 Sub Base 200mm Min depth.
- Install AC20 Open Binder Course - 40mm Min depth.
- Install AC10 Open Surface Course Macadam - 30mm Min depth
- Install Clearstone Resin Bound Gravel - size and colour to client requirements - 18mm Thick. Final levels to match existing.

Suds System - Clearstone Spec 6 - Resin Bound System

- Install Clearstone Resin Bound Gravel - size and colour to Client requirements - 18mm Thick on Newly Cast Slab Final levels to match existing except where shown.

Drainage

- Excavate for and Install new ACO drains MD150 D400 2 x 2.5m runs.
- Refurbish existing ACO adjacent to Kiosk (x 2 no. drains).
- Refurbish existing ACO adjacent to main entrance.
- Remove and dispose of existing ACO to southern side of new slab.
- Excavate 3 x pits for soakaway 1.2 long x 1.2 wide by 1.8m deep.
- Excavate 1 x pit for soakaway 1.2 x 2.2 x 1.8m deep.
- Install sharp sand levelling, 1x1x1.2m Soakaway crates (PSM1A), wrapped in geotextile (PVTS1000), pea shingle side and top fill (100mm) and make pipe connection with PSMFA flange adaptor. Backfill, compact, turf over and remove and dispose of excess spoil
- Excavate trenches, install EN1401 160 dia pipe to falls connect ACOs to Soakaways to include all connection pieces, bedding materials and temporary supports. Provide 100mm concrete encasement and flexcell soft joints in encasement at each pipe joint, backfill on completion, remove excess soil and provide turf.
- Move stone block shown on Drawing 22138-L1 prior to works commencing.
- Excavate 750mm deep trench x 300mm wide and install root barrier along full length of Sections 1 and 2 on the road side of the wall. Backfill, compact and make good to finishes on completion. Remove and dispose excess spoil.

Associated Drawings and Documents

The Heritage Statement to be read with the following drawings and documents:

KRP Kenneth Paul Consulting Engineers

Survey Drawings

- 22138-E1 to E2– East Wall Survey Drawings – East Elevation
- 22138-E3 to E5 –East Wall Survey Drawings – West Elevation
- 22138- E6 – Below Ground Vaults Survey Drawing
- 22138- A1- Vault / Pavement Site Plan And Longitudinal Section

Construction Drawings

- 22138- L1- Landscaping Works
- 22138- S1 to S2 – Over-slab to Below Ground Pavement Vaults and Vault Repairs

Documents

- Bills of Quantity
- KRP Report (KRP CCG Report 0922_Final) – October 2022
- Material Data Sheets
 - Microtech Biocide
 - Helifix Crack Stitching
 - Clearstone Urban Permeable Paving – Spec 5 and 6
 - Sikaflex Pro-3
 - Polystorm –R Modular Cell Soakaway Crates
 - Polystorm Soakaway Geotextile
 - Green Blue Urban – ReRoot Barrier
 - Comflor Formwork
 - Sika Parex Tecgrip S
 - ACO Multidrain M150 Channel Install Drawing

Cliveden Conservation Workshop Ltd.

Documents

- Caversham Court Gardens – Condition Report - April 2022

3.02 Reasons and Justification for Change

The deteriorating condition to sections of the Eastern Boundary Wall has been known for some time. From 2022, inspections were carried out to identify the actual condition of the wall and determine its structural stability. Three sections of the wall were identified as needing repair intervention with two of these sections confirmed of being at risk of collapse. As the wall is an important feature of the garden and contributes to the setting to the conservation area, repair work is deemed essential, not only to remove the risk of the loss of parts of the wall and make it safe, but to ensure the wall is returned to a good condition overall.

The Condition Report dated April 2022 prepared by Cliveden Conservation summarises the condition of all three sections of the eastern boundary wall. The report identifies defects to the flintwork, that include isolated and localised cracks, movement and bulging of flintwork areas and mortar recession around individual flints or areas of flintwork, defects to ashlar stonework dressings, defects and lack of drips to coping stones and defects to brickwork.

The report states concerns with regards to the stability of parts/sections of the wall (predominately section 2) and recommends consultation with a structural engineer and to conduct a geographical survey to determine a 'suitable solution' for the stabilisation, or otherwise of the sections of wall in question. The report raises concerns of the stability of the flintwork and suggests flints could be expected to 'start falling in the next 6-12 months'.

Cliveden Conservation recommend that section 3 of the eastern boundary wall is in such a condition that it is repaired in situ including, replacement of existing defective bricks to match existing on a 'like for like' basis, repointing of flintwork in isolated areas, rebedding of loose and/or displaced individual flints, form drips to the underside of existing copings and consolidate individual and isolated pieces of dressed stonework with a shelter-coat.

Cliveden Conservation have not included the brickwork vaults (arches) in their report.

KRP (Kenneth Paul Consulting Engineers) report (KRP CCG Report 09022_Final) recommends that Eastern Boundary Wall section 1 is propped with temporary shoring prior to being dismantled and rebuilt south of the recently rebuilt gated entrance up to the junction with Section 2. The KRP states that *'the existing*

foundations – see below under the heading of ‘Geotechnical Investigation’ and conclude that the existing foundations can be utilised in the reconstruction of the wall.’

KRP also concur with Cliveden Conservation Workshop’s recommendation that section 2 of the Eastern Boundary Wall should also be dismantled and rebuilt from window 2 to approx. 1 m past window 4. In the first instance KRP also concur with the temporary shoring to support the wall in the first instance.

At the end of July 2024, a section of the wall was subject to partial collapse highlighting the precarious and vulnerable condition of sections 1 and 2 of the wall. In light of this, it is noted that the recommended temporary shoring to sections 1 and 2 of the Eastern Boundary Wall is now in place.

KRP have identified structural defects in the vaults (3 No.) below the pavement that runs alongside the inside face of the Eastern Boundary Wall that leads down to the garden towards the river. The three arches, which form the vaults, are constructed of brickwork with a ‘deck’ or cover (make-up unknown) over the crown of the arches approximately 315mm thick. KRP have identified historical repairs and cracking to the arches along with a number of loose bricks and confirm that *‘the damage is such that the load carrying capacity has been affected.’* KRP recommend fencing off the area of the vaults to restrict access and to install Acrow props to provide temporary support.

To relieve load on the existing brickwork arches and allow access over the vaults KRP propose to lay a new reinforced concrete slab, incorporating permanent shuttering, over the arched. The new concrete slab is intended to be separate structure over the brickwork arches to divert applied loads, caused by pedestrians and possibly garden vehicles and machinery passing over the vaults, away from the arches themselves to existing supporting brickwork or masonry walls. The existing brickwork to the arches of the vaults will then be repaired and repointed using lime mortar.

Appropriate landscaping works are necessary to allow the pavement to be accessed again safely and used a route down to the gardens towards the river. A permeable bound gravel is proposed to the pavement either side of the vault which will assist in the natural drainage of surface water away from the Eastern Boundary Wall. Matching impermeable paving is proposed over the vault to divert rain water over the

surface to two new Aco drains across the path either side of the vaults. This impermeable paving along with the new concrete slab will prevent surface water from penetrating down through to the vault and wetting the brickwork arches over.

As part of the landscaping works, the existing Aco drains across the existing pavement will be retained and connected to new soakaways. New supplementary additional Aco drains across the pavement are proposed to improve surface water drainage, to ensure the pavement can be used all year round and, fundamentally, to remove surface water and control; ground water around the base of the Eastern Boundary Wall.

Based on the findings and evidence of the condition and structural surveys undertaken by Cliveden Conservation and KRP Consulting Engineers, the proposed dismantling works and repairs are justified as follows:

- Two sections of the wall have been identified as being at risk of collapse. It has been determined by the structural engineer that these sections of wall are beyond being retained and repaired. Adding permanent supplementary support is not considered an option as this may alter the external appearance.
- Dismantling and rebuilding these two sections of wall is justified to return the wall to a stable and safe condition which will remove the risk of collapse.
- A stable wall structure will enable this part of the garden and the pavement that provides access down towards the terrace can be fully utilised by the public
- Conservation repairs to flintwork, brickwork and stonework are essential to ensure the long term structural integrity of the wall and to reduce the speed of natural decay of materials caused by the passage of time and weathering. This will ensure individual flints, bricks and stone are fixed securely.
- The existing brickwork arches over the vaults have a deteriorating condition and can no longer provide the structural restraint to support the fill over or the implied loads from pedestrians or vehicles. Returning the arches to a state where these loads can be supported would likely involve substantial dismantling and rebuilding work. Providing a 'relieving' concrete slab over the vaults to divert the loads safely will ensure the brickwork arches can be repaired in situ and retained.
- The proposed concrete slab is deemed to be the most appropriate solution over the arches to provide the necessary structural support to divert loads. While

other options, such as limecrete, are available, these are unlikely to provide the structural support required in the dimensional parameters dictated by the cover depth over the vaults.

- Managing surface and ground water around the Eastern Boundary Wall and over the vaults is deemed an essential to establish the conditions to prolong the stability of the structure and fabric in a good state of repair.

3.03 Assessment of Impact

The ultimate aim is to keep the East Boundary Wall and vaults in their current form and appearance, retaining as much original material and workmanship as possible, to retain these as important heritage assets which contribute to the cultural significance of Caversham Court Gardens and St Peters Conservation Area.

In order to safeguard the future of the wall, two sections of the wall need to be dismantled and rebuilt, while the third section can be retained and repaired in situ. The greatest impact of the proposal is the dismantling of the wall as this will entail the loss of original or later historical workmanship. However, this is deemed absolutely essential to ensure that, ultimately, the wall is returned to a safe and good condition.

Once the wall has been dismantled, rebuilt and repaired the form and appearance of the wall will match the existing on a 'like for like' basis to retain overall character and detailing. On completion of the works, the rebuilt sections of the wall and the new mortar to repointed areas of flintwork, brickwork and stonework will look 'fresh' and clean, but these will soon 'tone' down as they weather and gather environmental soiling over the mortar surfaces.

The new reinforced concrete slab over the arches to the brickwork vault will have no visual impact on the adjacent Eastern Boundary Wall or the immediate or wider setting of the garden once the fill and cover over the top has been laid over the slab to form the sub-base for the reinstated pavement. Although the new concrete slab will not be visible, either externally from the pavement above or internally from within the vaults, it contributes to the long term conservation of the vaults as it redistributes live and dead loads away from the top of the brickwork arches, which can no longer carry these loads without negative structural impact. The new concrete slab does not touch the top of the brickwork arches and safely direct the loads onto the existing brickwork sub-walls, situated either side of the arches, to transfer the loads to the ground. The

introduction of the new concrete slab ensures the pavement over the vaults and be used as originally intended providing access down to the lower reaches of the garden towards the river. The proposed technical details clearly demonstrate the structure function of the new 'relieving' concrete slab.

A new paving material to the existing and restored pavement along the west face of the eastern Boundary wall will have a visual impact. However, there is no change in form or layout of the pavement and the new surface will return it back to its intended historical use and ensure it is safe. A bound gravel is proposed, over and above other types of paving, as a gravel material is deemed the most appropriate in the context of the wall, other landscape structure and the trees and soft planting in the garden. The bound nature of the material allows the pavement to be used by wheelchair users or others with movement impairments, thus bringing improved and safe public access and benefit.

Overall, the impact the repairs, rebuilding, drainage and landscape works will have on the heritage assets is deemed neutral.

3.04 Mitigation

The following mitigation measures are to be adopted to ensure an overall neutral impact is achieved and to ensure the wall is repaired and retained in a sustainable manner consistent with its long term conservation:

- The ultimate aim is to retain and rebuild sections of the wall to match existing on a 'like for like' basis in terms of form, appearance, materials and workmanship. To achieve this, it is essential that all sections of the wall, which are to be dismantled and rebuilt, are fully recorded before dismantling takes place, as detailed below.
- Sections of the wall to be retained and repaired in situ are also to be fully photographed in detail to record existing patina of age and important characteristics gained through the passage of time, including certain weathering, changes in colour and surface texture and lichen growth, which all contribute to visual appearance. These characteristics should be retained.
- The maximum amount of existing original and historical detailing, materials and workmanship is to be retained in situ.
- The priority is to repair in situ.

- Removal and dismantling is to be the last resort and only to be carried out as the option that achieves long term conservation aims and objectives to safeguard the wall and its physical and visual contribution to its immediate and wider setting to preserve cultural significance.
- Prior to the dismantling of any parts of the existing structure and fabric, a detailed record is to be made. This should include:
 - i. A full measured survey of the overall shape and size of the wall and all of its individual details.
 - ii. Fully dimensioned scaled drawings and sketches.
 - iii. A full detailed photographic survey, including drone surveys from above and for high level elements of the wall, both before dismantling work commences and during the taking down, to record existing hidden construction details to inform the rebuilding process.
- Careful dismantling of the works should only commence once full recording and record has been completed. Dismantling should be carried out in a manner to protect all existing elements and materials:
 - i. Suitable independent masons scaffolding to be used specifically designed to carry all materials stored on it temporarily before transferring to ground level or when rebuilding.
 - ii. Starting at the highest point, dismantle in reverse sequence/order of original construction of the wall.
 - iii. Ensure the wall remains stable during the dismantling process and all necessary temporary support is in place.
 - iv. Suitable hoist/lifting equipment, designed to carry all loads, for lowering and lifting all dismantled materials safely to and from the ground to be used. Suitable protective straps and packing to be used during the lifting/lowering process to ensure no damage is caused to individual elements/materials.
 - v. Before/during dismantling, each individual existing element removed is to be given its own unique reference number added to an inconspicuous hidden or bedding face. Each reference number is to added to record photographs, sketches and drawings to confirm the exact existing location, position and orientation for all elements (to ensure elements go back in their former position when the wall is rebuilt).
 - vi. Dismantling to be carried out using hand tools only (power tools should not be permitted).

- vii. Ensure no damage is caused to all elements and materials removed, particularly arrises and faces of all dressed stone and bricks during the dismantling process.
 - viii. Stop dismantling immediately if damage occurs, or is likely to occur, to any parts of the wall (being dismantled or retained in situ) or to individual materials. Report to the contract administrator and await further instruction before recommencing dismantling.
 - ix. Removed materials should be stored temporarily on timber pallets and/or in plywood boxes at ground level (on level stable ground) in a safe and secure store or enclosure (location to be confirmed). Each pallet and/or box should be clearly labelled with all elements/materials stored on or within it, including a list of the reference number of each element stored. Each pallet/box should have its own reference number crossed referenced to a written schedule. Each pallet/box to be protected from the weather, particularly from rainwater.
 - x. Stored materials to be placed on pallets/in boxes securely to ensure they cannot roll or move and be protected/packed with industrial heavy duty bubble wrap, polystyrene, and softwood packers etc. to ensure individual materials do not touch each other or the surfaces of the pallet or box. This is to ensure faces and arrises are not damaged during storage.
- All existing materials salvaged from the dismantled wall are to be reused in the rebuilding of the wall with detailed elements, such as dressed stonework rebuilt in their former locations/positions.
 - New interventions to achieve stability are to be concealed and hidden. This is achieved by the proposed structural repairs.