

Job No: 1053

Date: 1st April 2026

Reference: 1053-HS-001

Revision: PL00 – 8th May 2026

**GAZEBO, CAUSEWAY (RAISED WALKWAY), STABLE BLOCK COURTYARD WALL &
GATE PIER, GATES & SCREEN WALL**

**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 repair and conservation works to the following structures at Caversham Court Gardens in Caversham, Reading:

- i. The Gazebo
- ii. The raised walkway/Causeway that provides access to the upper level/chamber in the Gazebo
- iii. The Stable Block east courtyard boundary wall and associated gate piers
- iv. The double oak gates to the principal entrance situated in the north east screen wall running along Church Road
- v. Part of the existing garden forecourt north wall and associated buttress that separates the former main house courtyard with the courtyard to the Stable Block

The proposed works affect six designated heritage assets; the Gazebo; the raised walkway/causeway to the Gazebo; the eastern boundary (screen) wall; the Stable Block and its east courtyard boundary wall and associated gate piers; Caversham Court Gardens, a Registered Historic Park and Garden of Special Interest, which the above buildings and structures are part of; St. Peter's Conservation Area, in which Caversham Court Garden is situated.

The proposed works detailed in this heritage statement are to be considered alongside the proposed works to repair and rebuild parts of the east boundary (screen) wall for which planning permission and listed building consent have previously been granted by Reading Borough Council, references: PL/25/0606 (planning permission) and PL/25/0607 (listed Building consent). Please also refer to Morse Webb Architect's previous heritage statement reference 1041-HS01 Revision 0 dated 14th April 2025.

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 place and the six designated heritage assets culturally

significant in support of the planning permission and listed building consent applications. The statement is intended to communicate the appropriateness of the proposed repairs and conservation works to the Gazebo, Causeway, Stable Block gates and gate piers, screen walls and the replacement of the main entrance gateway oak gates, and how these repairs respond to the historic nature of the place without causing or minimising harm to this significance.

The Heritage Statement sets out the need and justification for the proposed 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 heritage assets to retain and enhance their 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, 205, 206, 207, 208, 210, 212, 213, 215 and 216 in section 16, Conserving and Enhancing the Historic Environment, of the National Planning Policy Framework (NPPF) dated December 2024 (updated February 2025), 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 and local planning 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 August 18th September and the 17th November 2025. A visual inspection of the buildings and structures subject to the proposed repairs and conservation work, as listed above, was carried out from ground level and other accessible areas around the buildings and structures to gain a clear understanding of the nature and character of the heritage assets and the values that make them significant. Observations were also made in the immediate vicinity of the buildings and structures within Caversham Court Gardens (the Registered Historic Park and Garden) and within the St. Peters Conservation Area to gain an understanding of visual and historical contribution the buildings and structures make to their immediate and wider setting and context.

Photographs of the buildings and structures considered by this Heritage Statement and their immediate setting, were taken from within Caversham Court Gardens and outside from the St. Peters Conservation Area 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. None Morse Webb Architect's images and/or photographs are acknowledged and referenced.

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

- The Gazebo
- The raised walkway/causeway leading up to the Gazebo
- The Stable Block courtyard boundary wall and associated gate piers
- The east boundary (screen) wall which extends round to the north and separates the main courtyard from the Stable Block courtyard
- Caversham Court Registered Historic Park and Garden of Special Interest (
- The St. Peter's Conservation Area

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.

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/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 to all the buildings and structures must pay regard to the special architectural and historical interest and character of the place. Necessary interventions to ensure the buildings and structures are retained as an important features, which may necessitate partially dismantle and rebuilding, should respond positively to the historic environment to protect values that contribute to the significance of the place and all individual heritage assets within it.

2.03 Nature of the Heritage Assets

i. The Gazebo – Listed Building

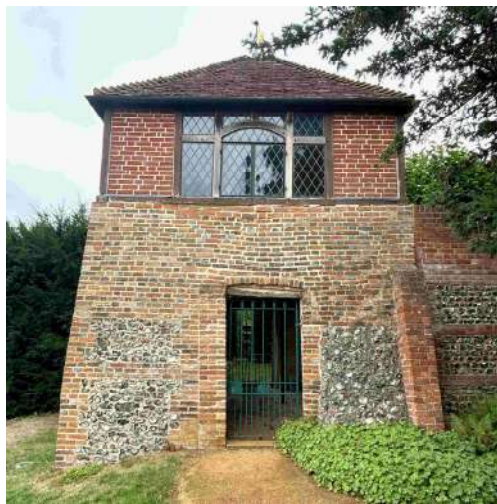


View of Caversham Court Garden across the Thames from the south east showing the Gazebo and part of the Causeway - base photo Reading Borough Council

The Gazebo is located in the south west part of the garden on the lower terrace towards the river. It is a square on plan detached two storey garden pleasure building constructed of brick and flint walls with a pyramidal roof of two rooms (one at each floor level) . It was constructed early to mid C17 to provide an elevated viewing place of the river (upper storey). Although the exact use of the lower chamber has yet to be

determined, besides proving a gateway and access between two distinct parts of the garden, its associated use is likely to have been for storage.

The lower storey is visually robust with solid brickwork battered walls with flint panels that support the square and vertical upper external brickwork walls forming the upper chamber to the viewing gallery. The lower chamber is accessed through two external gated openings, with open painted metal gates, to the east and west walls, which also creates a route and a transition between one part of the garden to another. A raised walkway, known as the causeway, provides level external access to the external double timber solid boarded door to the upper chamber in the north external wall.



Gazebo – east elevation



Gazebo – south elevation



Gazebo – west elevation



Gazebo – north elevation

There is a circular oculus window in the south wall to the lower chamber with radiating leaded diamond quarry lights. At first floor level there are three rectangular

oak framed windows glazed with diamond quarry lights each with double opening iron casements.

Internally the internal face of the external walls to the lower chamber are part painted exposed brickwork and part painted plaster. The ground floor is solid with clay terracotta tiles. The first floor is constructed from timber floor joists bearing onto/into external walls and supported midspan by a central heavy re-used timber beam, which is currently temporarily supported by a metal Acro-prop. The underside of the first floor is finished with painted lathe and plaster, part of which has lost its plaster finish exposing the timber lathes. In the north west corner lower chamber there is a small, vaulted cupboard, with electrical switch gear, accessed by way of a segmental arched opening with brick voussoirs and a vertically timber boarded ledged and braced door.



Gazebo – lower chamber – view looking at the west



Gazebo – lower chamber – view looking at the east



Gazebo – upper viewing chamber – view looking at the south and east walls



Gazebo – upper viewing chamber – view looking at the north and west walls

The internal face of the external walls of the upper chamber has lower walls of render finish over brickwork with fairfaced exposed brickwork above supporting the timber wall plate of the roof structure above. The floor is finished with square edged oak floor boards tightly butted together.

The pyramidal roof comprises common and jack rafters rising to hip rafters and a central post supported on a heavy oak beam spanning between the east and west walls. Evidence from site (ghost marks and nail holes) confirms there once was a lathe and plaster ceiling to the underside of the ceiling joists.

ii. The Raised Walkway/Causeway – Listed Building

The raised walkway is a approximately 20 metres long and provides level access from the main east west garden terrace walk to the double entrance doors in the north elevation of the Gazebo at first floor level. As an essential part of the function of the Gazebo, it is assumed that it was constructed at the same time early in the C17.

The raised walk comprises a paved path flanked by planting beds with retaining walls either side constructed of brickwork with flint panels. The parapets to the retaining wall extend above paving level by approximately 850mm.



Raised Walk (Causeway) – view of the top of the Causeway looking south towards the Gazebo and river

The raised walkway is an important part of the garden as it is a clear indication of the use of the space to promenade to a viewing point over the Thames and the wider extent of the water meadow on the opposite bank of the river to the south. Visually, this created an extension of the formal garden at Caversham Court as well as allowing the patrons to watch the activities on the water. It is likely, before the present trees to the west and east sides were planted or became established, the raised walkway provided elevated views down onto the lower terraces of the garden.

Over the years the retaining walls have been subject to both alteration and repair. The latest repair works, including substantial rebuilding of the south retaining wall were carried out in 2008. This also include rebuilding of the raised brickwork parapets and repaving the actual walkway, which includes an inlayed timeline of ancient history.



Raised Walk (Causeway) – west facing retaining wall towards the south end. View showing 'bulging brick and flintwork panel.



Raised Walk (Causeway) – west facing retaining wall towards the south end. Views showing 'bulging brick and flintwork panel.

Generally, the retaining walls and parapets are in a satisfactory condition. However a bay between buttresses at the south end of the west retaining wall has bulging brick and flintwork indicating a possible structural defect that needs to be addressed.

iii. The Stable Block Boundary Wall and Gate Pier – Lised Building

The existing boundary screen wall and associated gate piers situated on the east side of the Stable Block courtyard are listed as part of the listing to the Stable Block and therefore part of the designated heritage asset. The wall and gate piers are a significant part of the stable block enclosing the area that was once use for horses and carriages associated with the social and domestic residential function of Caversham Court since the C17.

The wall is constructed from knapped field flints with stepped flat stone copings to the head of the wall. The square gate piers are constructed from natural ashlar stone quoins, with narrow flint infills between, topped with moulded and carved intersecting pitched pier capping stones. It is assumed that there was once a pair of timber gates but these have previously been removed however, three of the four iron gate hinge pins remain in situ.



Stable Block – east boundary wall and gate piers before and after vehicle impact damage

Unfortunately, in 2024 part of the north wall and the corresponding north gate pier were hit by a vehicle and collapsed. Materials from the collapsed section of wall and gate pier were recovered and are currently stored in the stable courtyard.



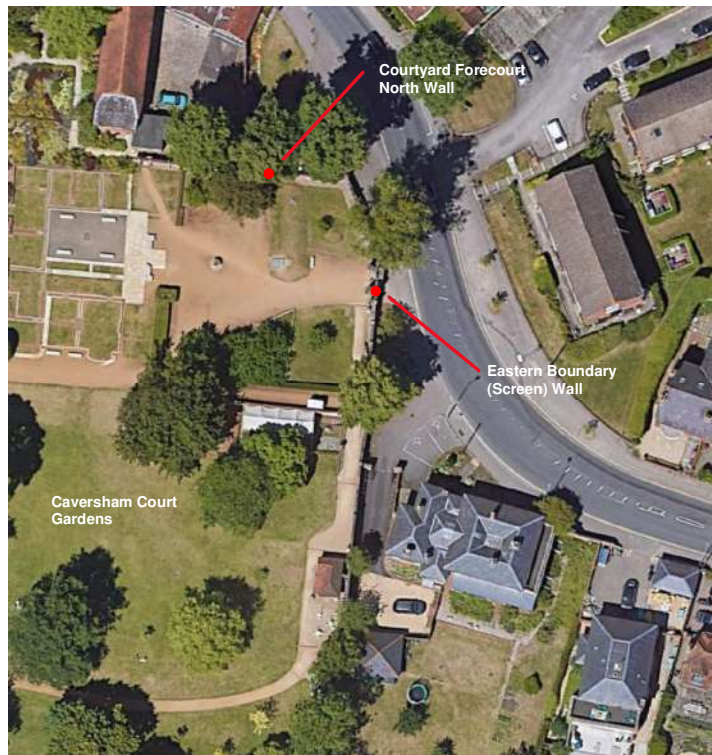
Stable Block – east boundary wall and gate piers after vehicle impact damage

iv. 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) and courtyard north walls
- wall base photo Google Maps



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



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

Eastern Boundary Screen Wall– Photos by KRP Engineers

During the repair works carried out in 2008, the central double vehicular gates, along with the two side pedestrian gates, were replaced with new oak gates. Unfortunately, the central double vehicular gates were hit by a vehicle and destroyed in 2025. The impact also caused damage to the gate hinge pins and some minor surface cosmetic damage to the lower parts of the stonework reveals to the opening.



Eastern boundary (screen) wall (part): replacement double vehicular gates fitted in 2008.



Eastern boundary (screen) wall (part): replacement double vehicular gates – destroyed gates and damage to gate hinge pins.

v. Courtyard Forecourt North Wall – Listed Building

The existing courtyard forecourt north wall and associated gate piers, situated on the north side of the main Caversham Court east courtyard, are listed as part of the listing

to Eastern Boundary Screen Wall, and therefore are part of the designated heritage asset.

The wall is approximately 3 metres high and is constructed in bays between buttresses. The bays comprise a brickwork perimeter to the sides of the buttresses with a depressed ogee arch of brick voussoirs between with flint panels above and below. The top of the wall, between buttresses is formed from course raked brickwork to form a coping. The projecting buttresses are constructed from natural stone ashlar blocks in three stages, with sloping offsets between, and with saddle back cappings to the head. There are two openings in the wall that once had gates, evident from surviving hinge pins, which have previously been removed. This section of wall also probably dates from the early to mid C19 and is also likely to have been designed by Pugin.



Courtyard Forecourt North Wall south face viewed from the main Caversham Court east entrance courtyard.



Courtyard Forecourt North Wall: damaged sustained to the natural stone ashlar block buttresses caused by vehicular impact.

When the vehicle hit the main vehicular entrance gates to the east (screen) wall the car continued across the courtyard and hit the one of the buttresses to the courtyard forecourt north wall displacing a number of the ashlar blocks, cracking and dislodging stonework joint mortar and causing some minor stonework surface damage.



Courtyard Forecourt North Wall: damaged sustained to the natural stone ashlar block buttresses caused by vehicular impact.

When the vehicle hit the main vehicular entrance gates to the east (screen) wall the car continued across the courtyard and hit the one of the buttresses to the courtyard forecourt north wall displacing a number of the ashlar blocks, cracking and dislodging stonework joint mortar and causing some minor stonework surface damage.

Although not attributed to the vehicle impact, several of the panels are also defective with deteriorating existing mortar bedding and pointing to the flintwork leading to loose and detaches individual flints leading to a small number of flints that have fallen from the wall face.



Courtyard Forecourt North Wall: defective flintwork – weathered and recessed mortar pointing and perished mortar bedding leading to loose/detached individual flints with some flints falling from the wall surface.

vi. 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 opens 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. Peters 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

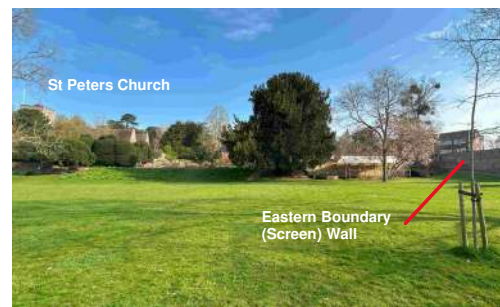
southern boundary. The north boundary with the churchyard is 4 to 5 metres higher than the gardens below.



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

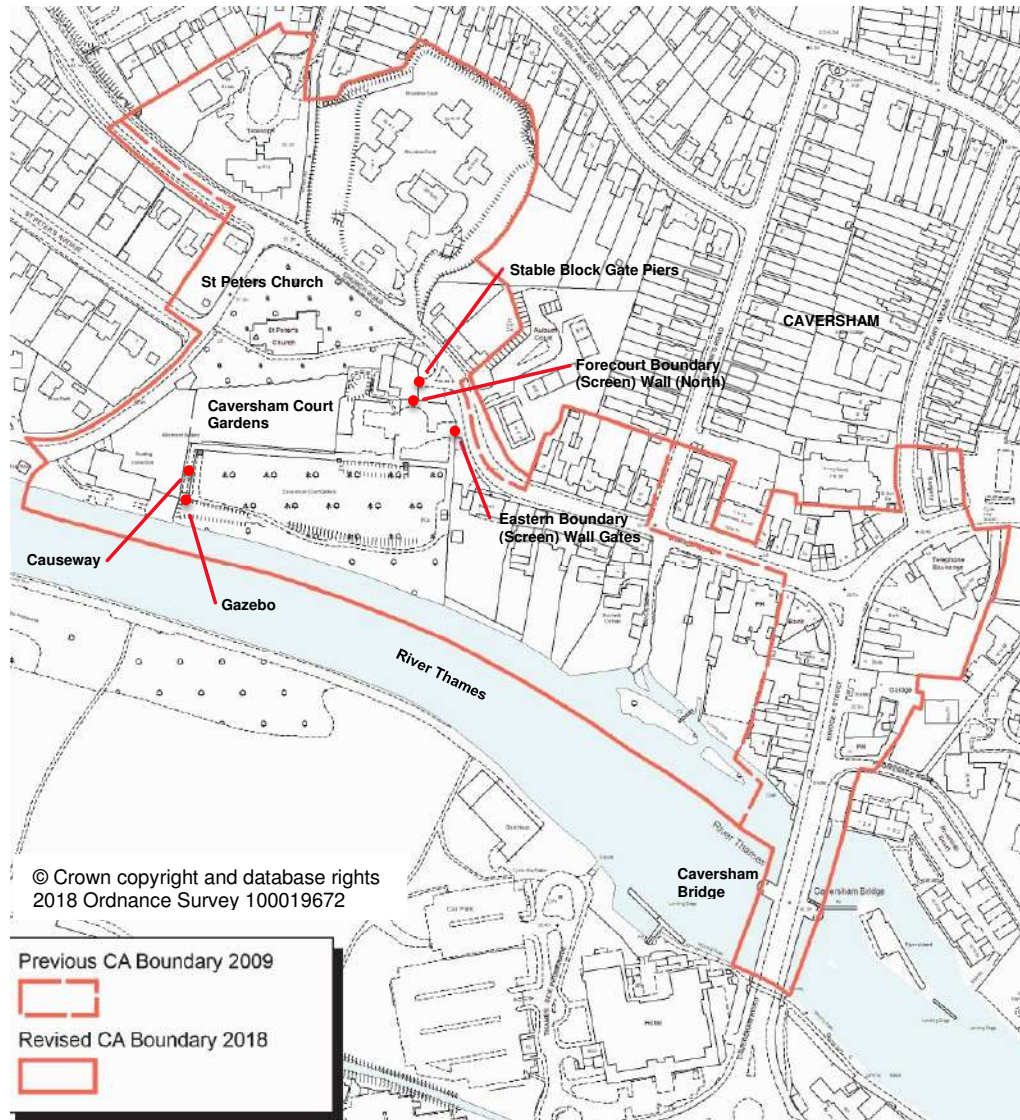


Historic view (after 1840s and before 1933) of Caversham Court from the south showing the former C19 rectory designed by A W N Pugin. Historic image – Reading Borough Council

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.

vii. St Peters Conservation Area - designated on 29 April 1988



St Peters Conservation Area map - © Reading Borough Council

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.*

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.



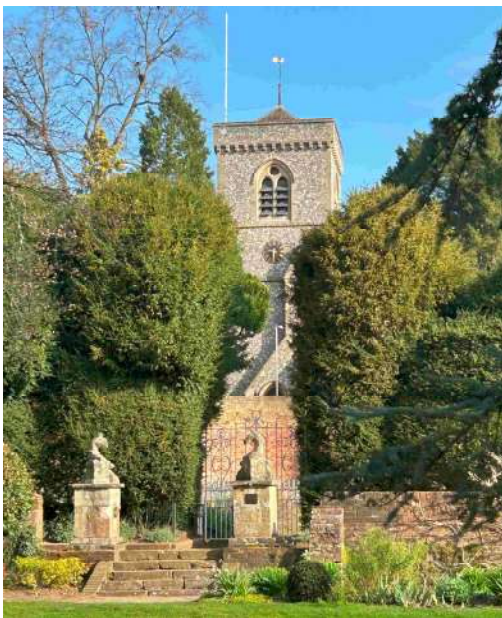
Caversham Court eastern boundary wall along Church Road with Banksfoot, a Grade II listed early to mid C18 dwelling



Church Road, Caversham looking west.



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

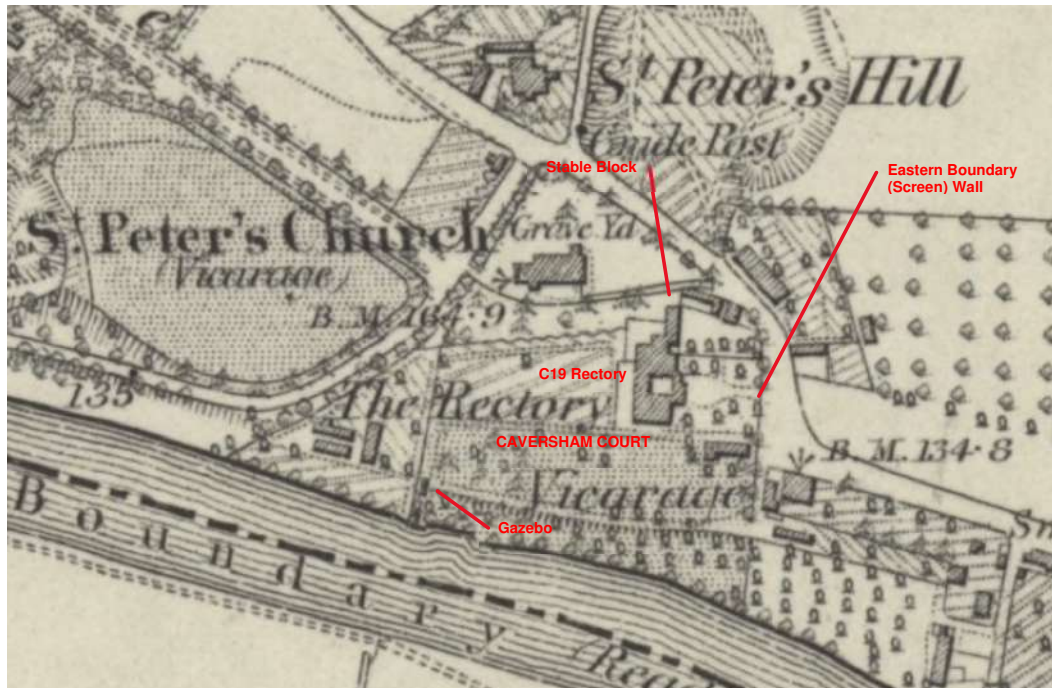


St Peter's Church, Grade II* listed, viewed from Caversham Court Gardens to the south and from within the churchyard to the north of the church



2.04 Historical Maps

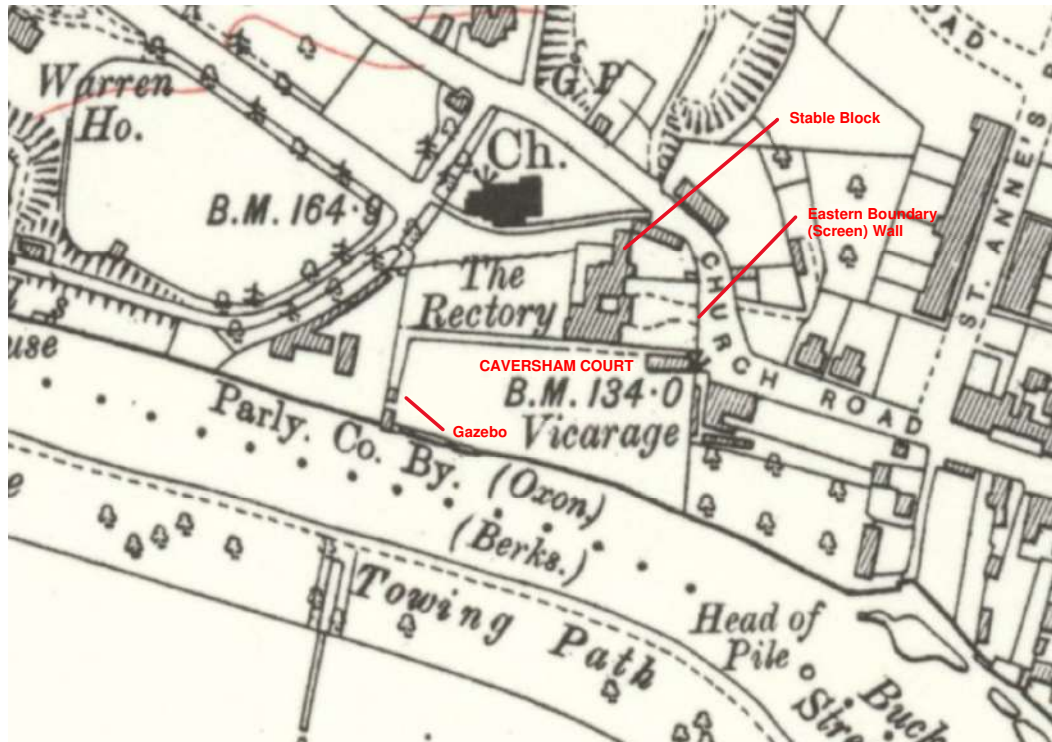
The four historic maps below show little change within Caversham Court between 1877 and 1932. According to the St. Peters Conservation Appraisal, dated November 2018, Pugin's C19 (1840s) rectory was demolished in 1933. The maps do confirm the continued development of Caversham as a village and then suburb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



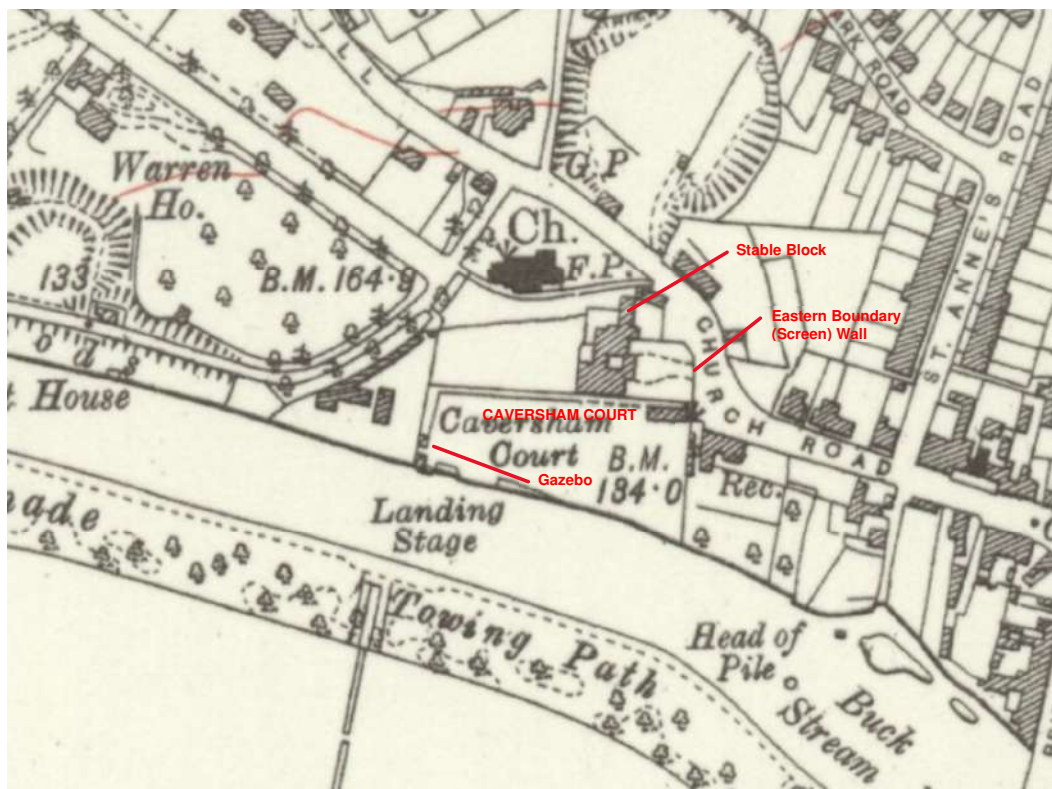
Historic map 1: 1877 – extract. Caversham Court showing the mid C19 rectory attributed to A W N Pugin within the garden inside the boundary wall. Ordnance Survey Historic Maps



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



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



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

2.05 Designations and Protection

1. Riverside Garden Pavilion at Caversham Court (Gazebo)

Heritage Category: Listed Building
 Grade: II
 List entry number: 1113447
 Date first listed: 22nd March 1957
 List Entry Name: *Riverside Garden Pavilion at Caversham Court*

Historic England list entry:

CHURCH ROAD 1. 5128 (South Side) Caversham Riverside Garden Pavilion at Caversham Court(Formerly listed as Caversham Court Garden) SU 7074 11/263A 22.3.57. II 2. Early to mid C17probably. Said to bear date 1617. Built by the Lovedays of Caversham Court. Reached by a raised walk (qv) from the main axial terrace (qv). At the south-west corner of the garden. 2 storeys square plan, 1st floor timber framed and entered from raised terrace. The ground floor forms a battered basement and is built of brick. An early example of Flemish bond. Hipped old tile roof. The 1st floor room, intended to give a view of the river has original casement window of the "Ipswich" type to south and to east, and an original 6 panel door. The west entrance to the ground floor room has a rusticated surround of flint. The south side has a blind oculus which possibly once had cruciform opening. Altered doorway to east. Formerly had windvane dated 1663.

2. Retaining Walls to Raised Walk to Riverside Garden Pavilion at Caversham Court (Causeway)

Heritage Category: Listed Building
 Grade: II
 List entry number: 1154940
 Date first listed: 14th December 1978
 List Entry Name: *Retaining Walls to Raised Walk to Garden Pavilion at Caversham Court*

Historic England list entry:

CHURCH ROAD 1. 5128 (South Side) Caversham Retaining walls to raised walk to Riverside Garden Pavilion at Caversham Court SU 7074 11/446 II 2. C17. Mostly brick, partly flint with brick banding and buttresses (to west). Varies from 8 to 5 foot high (lower to east, formal side). The retaining wall of the terrace walk is continued north up to the church yard retaining wall (qv) although interrupted by the allotments entrance (flint base with brick lacing courses, buttresses and upper courses).

3. Caversham Court Stables (including the courtyard boundary wall and gate piers)

Heritage Category: Listed Building
 Grade: II
 List entry number: 1321972
 Date first listed: 22nd March 1957
 List Entry Name: Caversham Court Stables

Historic England list entry:

CHURCH ROAD 1. 5128 (South Side) Caversham Caversham Court Stables SU 7074 11/263 22.3.57. II GV 2. Mid-late C17 stables of now destroyed Caversham Court. Some alterations. 2 storeys, brick, with string at 1st floor level. Old tile roof. Ground floor has 3 stone mullioned and transomed 2 light windows, righthand part of ground floor thicker. The left hand door has small stone mullioned oversight. Stone label mould over ground floor windows. 1st floor has 5 small C20 casements. Modern extension to left. Cobbled courtyard in front. Large late C19 detached coach house to east. Enclosed to street by flint stepped wall with ashlar and flint gate piers.

4. Eastern Boundary (Screen) Wall

Heritage Category: Listed Building
 Grade: II
 List entry number: 1113446
 Date first listed: 14th 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

Gazebo

The Gazebo (listed) is important and significant for the following reasons:

- The 17th-century gazebo (or viewing pavilion) at Caversham Court is historically significant as one of the oldest surviving riverside structures of its type on the Thames, built by 1663 as a part of a fashionable retreat.
- Architecturally, it serves as an example of the Restoration period, representing a "viewing" summerhouse designed to showcase views along the river and therefore make a significant visual and physical contribution to its wider setting.
- The gazebo, along with the retaining walls, dates back to the 17th-century, highlighting the era when the surrounding, gardens were laid out.
- One of the last surviving building from the old former rectory/mansion estate, which was largely demolished in 1933.

- Cultural legacy: It survived the English Civil War, and in the 21st century was fully restored (2008–9) after a campaign to save it.
- It is part of a historically important elaborate garden landscape developed along the Thames, featuring a two-story design intended for enjoyment of the riverside setting.
- The building is a key Grade II listed feature within the registered Caversham Court Gardens, providing a focal point for the riverside park.
- It features a restored wind vane (a replica of the original) and sits on a terrace overlooking the water, maintaining a visual link with the adjacent, St. Peter's Church.
- While originating in the 17th century, the, gazebo is part of a complex of, historic features including, brickwork reflecting, construction styles up to the 19th century

The Raised Walk (Causeway)

The Raised Walk/Causeway (retaining walls listed) is important and significant for the following reasons:

- For its 17th-century, top-of-bank position, offering historic, uninterrupted views of the Thames. It connects the upper terrace—site of the old rectory—to St Peter's Church, serving as a historic "gallery garden" walk as a feature of a landscaped riverfront.
- Due to its Historic Connectivity: The raised walk was used as a private, elevated route from the main house to St Peter's Church, often used by the priest and residents.
- As an important landscape feature contributing to its immediate and wider setting: It runs along the top of a steeply terraced bank, often lined with historic yew trees, and provides views over the C18 yew hedge and lower riverside lawns to the terraced garden.
- Architectural Context: the raised walk provides direct access to the upper chamber of the C17 gazebo. Its historic walls anchor the garden's layout to the former mansion by way of connecting terrace walks.
- Cultural Significance: historically the raised walkway connects with paths that establish maintained links between the public gardens and the adjacent churchyard, preserving the site's historic pedestrian flow.

The Stable Block, Boundary Wall and Gate Piers

The Stable Block, Boundary Wall and Gate Piers (listed) are important and significant for the following reasons:

- A 500-year-old brick building that originally served as a Tudor laundry and brew house. It is a rare surviving service building conveying centuries of site evolution, from Tudor origins to its later use for stabling and as a coach house, providing physical evidence of the estate's historic, ancillary uses that supported the principal residential function of the house.
- The building, courtyard walls and gate piers are a significant part of the former estate and designed landscape (Caversham Court Gardens) and represents the older, service-oriented architecture, contrasting with the Victorian Gothic style of the former main mansion (since demolished in 1933).
- The Stable Block, walls and gate piers are located within a 12th-century site that is now a listed park and garden, contributing to the historical character of the immediate historic context as well as to the conservation area in which it is located.

Courtyard Boundary (Screen) East and North Walls

The courtyard boundary (Screen) east and north walls are 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 (registered historic park and garden) 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 and 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

Proposal Summary

Repairs and conservation works are proposed to rectify defects to the structure and fabric of the following buildings and structures within the registered park and garden:

- i. The Gazebo
- ii. The raised walkway/Causeway that provides access to the upper level/chamber in the Gazebo
- iii. The Stable Block east courtyard boundary wall and associated gate piers
- iv. Part of the existing garden forecourt north wall and associated buttress that separates the former main house courtyard with the courtyard to the Stable Block
- v. The double oak gates to the principal entrance situated in the north east screen wall running along Church Road

i. The Gazebo

To be read in conjunction with Morse Webb Architect's Gazebo Schedule of Repairs 1053-SCH-01

Essential repairs to rectify building faults/defects.

External

- Redecorating of rainwater disposal goods (eaves gutters and downpipe).
- Repairs and repointing of external brickwork and flintwork, including new concealed/embedded ties to cracks.
- Repairs to exposed timber frame to upper level including the repair and replacement timber to the bottom of corner posts, replacement of a section of the lower wall plate/window cill to the west upper chamber window.
- Treatment/repainting of exposed timber frame and external doors and gates.
- Replacement of timber threshold to upper chamber external doors.

- Repair and replacement of cracked paving adjacent to the threshold of the external doors to the upper chamber.

Internal

New oak post on brickwork plinth to support existing oak first floor beam above lower chamber.

Repairs/renewal of lath and plaster to ceiling to lower chamber.

Repairs/repointing to door/gate opening reveals to lower chamber to

Repairs to clay/terracotta floor tiles to lower chamber.

Localised/isolated repointing to exposed brickwork walls to lower chamber.

Preservative treatment to exposed timbers, including lintels and beam, to lower chamber

Repairs to render internal wall finishes to upper chamber and re-painting with lime wash.

Treatment of timber door and doorframe and windows to upper chamber.

ii. The raised walkway/Causeway that provides access to the upper level/chamber in the Gazebo

To be read in conjunction with Morse Webb Architect's West Retaining Wall to Raised Walkway-Schedule of Repairs 1053-SCH-02

Essential repairs to rectify defects in a section of flintwork to the face of the wall.

- Carry out investigations on site to determine the cause of the cracking of flintwork to the existing bulge in the west face of the west retaining wall.
- Excavate a trial pit to expose the concealed reverse face of the west retaining work to allow the brickwork wall to be inspected to determine condition and to specify any necessary repairs. Backfill and reinstate planting bed to former condition following the completion of the repair works.
- Dismantling and rebuilding of a Localised area of exposed flintwork to the west face of the west retaining wall incorporating new stainless steel ties.
- Localised repointing of flintwork and brickwork around the existing bulge in the wall.

iii. The Stable Block east courtyard boundary wall and associated gate piers

To be read in conjunction with Morse Webb Architect's Stable Block Courtyard Wall and Gate Pier-Schedule of Repairs 1053-SCH-03

Reinstatement of the stone and flint north gate pier and section of the north flintwork wall after these collapsed as the result of vehicle impact damage, along with essential associated adjacent repairs.

- Inspect and review the existing salvaged materials from the original wall retained on site.
- Repair and consolidation of the remaining north wall and base of the north gate pier retained in situ in readiness for the rebuilding of these elements.
- Rebuilding of the collapsed section to the north wall over the remains retained in situ using existing flints bedded and pointed in lime mortar to match existing on a like for like basis. Reinstatement of the coping stones to the wall.
- Rebuilding of the collapsed gate pier using the existing salvaged stones bedded and pointed in lime mortar to match existing on a like for like basis.
- Localised repointing of flintwork to the existing north and south walls.

iv. Part of the existing garden forecourt north wall and associated buttress that separates the former main house courtyard with the courtyard to the Stable Block

To be read in conjunction with Morse Webb Architect's North Courtyard Screen Wall and Buttress-Schedule of Repairs 1053-SCH-04

Dismantling and rebuilding of one of the wall's stone buttresses damaged and displaced as the result of vehicle impact damage, along with essential associated adjacent repointing.

- Inspect and review the damaged buttress on site.
- Dismantle the damaged/displaced stone buttress.
- Rebuilding of the damaged/displaced stonework of the buttress bedded and pointed in lime mortar to match existing on a like for like basis. Reinstatement of the coping stones to the buttress.

- Localised repointing of flintwork to the existing panels between buttresses to the bays of the south face of the north courtyard wall to secure loose flints or to reinstate individual flints, which have fallen or become detached, back into the wall.
- v. The double oak gates to the principal entrance situated in the north east screen wall running along Church Road

To be read in conjunction with Morse Webb Architect's East Boundary Wall Opening and Gates-Schedule of Repairs 1053-SCH-05

New oak double gates to replace the existing that were destroyed as a result of vehicle impact damage, along with essential associated adjacent masonry repairs to damages stonework.

- Make and fabricate new oak double gates, to match existing and hang in position in arched opening.
- Repair or renew existing iron hinges and hinge pintles to facilitate hanging of the new gates.
- Carry out localised repairs and stonework surface consolidation to the reveals of the stonework arched opening where damaged/scuffed by the vehicle impact.
- Reinstall oak bollard.

3.02 Reasons and Justification for Change

The repairs and reinstatement works are essential to return the buildings and structures, identified in this heritage statement, back to a good condition. The repairs are necessary as parts of the buildings and structures have deteriorated due to natural weathering or atmospheric decay or have been damaged by vehicle impact. Returning and maintaining the buildings in a good state of repair will reduce the speed and rate of decay and deterioration and will preserve the historic features, detail and materials to reduce potential negative impact that will undermine architectural and/or historical significance.

3.03 Assessment of Impact

No alterations are proposed to the five heritage assets and their form and visual appearance will remain the same. They will be returned to a good condition to maintain historical and architectural form and detail associated with their original of construction and appearance whilst maintaining later changes which convey the important historical development of the buildings and structures.

Impact on significance will be neutral as the buildings and structures will be returned to a previous appearance and form utilising existing salvaged materials or new replacement materials, to replaced existing beyond repair and reuse, to match existing on a 'like for like' basis utilising and incorporating traditional construction techniques and detailing.

3.04 Mitigation

The following mitigation measures are to be adopted to ensure an overall neutral impact is achieved and to ensure the Gazebo, raised walk (Causeway) retaining walls, wall and gate pier to the Stable Block courtyard wall, gates and stonework to the east (screen) wall and north courtyard wall and buttress are repaired and retained in a sustainable manner consistent with its long term conservation:

- The ultimate aim is to retain, rebuild and repair match existing on a 'like for like' basis in terms of form, appearance, materials and workmanship. To achieve this, it is essential that all structures, which are to be partly taken down and rebuilt, are fully recorded before any localised dismantling takes place, as detailed below.
- Structures 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.
 - All repairs and repointing of brickwork, stonework and flintwork are to be carried out on a 'like for like' basis based on the detail and material of the surrounding historic structure and fabric.
 - Repairs to oak framing and timberwork are to be undertaken using new timber of the same species and moisture content using traditional carpentry techniques.