



**Lambert
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PLANNING STATEMENT

on

Land and Buildings at BBC,
Caversham
Caversham Park, Peppard
Road, Reading, RG4 8TZ

On behalf of

British Broadcasting
Corporation (BBC)

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APPENDIX 1 – Caversham Park Planning History

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Executive Summary

BBC at Caversham Park

The site is currently the base for BBC Radio Berkshire, BBC Written Archives and has been the home of the BBC's Monitoring Operations since the outbreak of WWII. The BBC has already publically announced that the Monitoring Operation will relocate to new premises in London. This decision has been primarily driven by massive changes in technology, fundamentally changing the way BBC Monitoring operates, but also reflects the need for the BBC to carefully manage its resources and reduce costs where possible.

BBC Written Archives will remain in its current location, while BBC Radio Berkshire will move to more suitable modern premises in Reading. The relocation plans for BBC Radio Berkshire are well advanced.

With the site becoming surplus upon the relocation of BBC Monitoring and Radio Berkshire, the ongoing running costs of circa £2m per annum necessitate the disposal of the house and grounds. In doing so, BBC is required to achieve best value on the eventual sale.

In order to achieve this Lambert Smith Hampton has been instructed to explore change of use of the existing BBC offices within the stately home to C3 residential use and to commission architects to draw up sympathetic feasibility design options for new development on the land. The resulting architectural 'vision' provides for new housing that incorporates measures to protect the site's heritage while realising its potential for extensive public benefit.

The BBC would not be developing the site itself; instead this pre-application engagement seeks to set an agreeable base position from which the site can be sold once the general level and amount of development appropriate for the site has been established and agreed with the Council's Officers.

The House and Grounds

Caversham Park is occupied by a Grade II Listed stately home set within an expansive Registered Park and Garden of historic interest (also Grade II Listed and containing a range of separately Grade II Listed structures) in the suburb of Caversham, on the northern outskirts of Reading.

The site is set within an area which is residential in character, therefore residential development including private, affordable and potentially also care home or retirement living accommodation on the land is considered to be appropriate, subject to sensitive design that can be justified against the ecological, heritage and landscape constraints.

The buildings on the site comprise the Grade II Listed stately home, a small collection of twentieth century outbuildings that have been added around the western wings of the main house, buildings which appear to include the former gatekeeper and staff houses (likely to be 'curtilage listed') beside the historic gatehouse, the BBC's archive building and various BBC satellite dish installations which are scattered around parts of the eastern end of the site.

The original garden walls contained within the site, the entrance gate piers along with the gates and a temple building on the land are also all Grade II Listed.

Planning Statement

This Planning Statement has been prepared to support formal pre-application engagement with Reading Borough Council to discuss development broadly described as part-demolition of twentieth century outbuildings, renovation of existing main house building and development of 265 new residential units at the British Broadcasting Corporation (BBC) Radio Berkshire facility at Caversham House, Caversham Park, Peppard Road in Reading.

This Statement identifies the site as being subject to significant ecological, heritage and landscape constraints.

A separate heritage statement identifying the significance of the heritage assets at Caversham House has also been included with this submission.

The Transport Statement submitted as part of this pre-application confirms that the proposal would lead to an improvement in respect of the transport, traffic and highways impacts from the site as there would be a reduction in the number of vehicular trips generated compared against the BBC's current use of the site.

The lawful planning use of the site appears to be Sui generis, by way of the BBC's broadcasting activities and radio monitoring activities which have taken place on the site since the BBC's occupation during WWII. There are no available records of the original planning consent(s) which would confirm this use. The way the use of the building has changed with the evolution of the BBC services operated from here would suggest that it is now more of an office function sitting primarily within use class B1 (a).

Alternative uses of the land would be considered on their merits, but our initial planning appraisal of the site confirms that residential use would be the most appropriate alternative use in planning terms and the most commercially feasible, making this the most sustainable option to safe-guard the ongoing use of a listed asset. This view is supported by the site's accessible location and setting within the residential suburb of Caversham.

In order to establish what would be realistic, we have been tasked to consider all opportunities for development on the site including office, leisure and hotel uses and the full range of residential options. OWAL Architects have been commissioned to prepare architectural feasibility drawings, and while many opportunities have been evaluated, we believe the final plans present a balanced proposal.

Our appraisal of the site finds that on balance when considering the existing and proposed buildings and development on the site, these pre-application proposals present a desirable outcome for the site. The proposals would secure the ongoing maintenance of the principal building Caversham House, making a positive contribution to the local character and distinctiveness of this feature of land in Caversham while offering the Council the opportunity to secure much needed family residential accommodation in an area of the borough short on residential land and development opportunities.

The drawings submitted with this application for pre-application advice present a development scheme comprising a total number of 265 residential units to be developed on the land which at this proposal stage including some affordable units. The exact affordable housing proportions would need to be agreed as part of a full planning application, at which point supporting viability work would be required.

This process has been influenced by design development discussions and assessments undertaken by a multidisciplinary team comprising Lambert Smith Hampton as town planning consultants, Turley Heritage advising on particular significance of the heritage assets, JMP Consultants advising on traffic, transport and highways related matters and Aspect Ecology guiding on habitats and ecological matters.

1.0 INTRODUCTION

- 1.1 This report has been prepared in accordance with the instructions of the freeholders (British Broadcasting Corporation/BBC) of the land at the BBC Radio Berkshire facility at Caversham Park, Peppard Road, Reading, RG4 8TZ ('the site').
- 1.2 The purpose of this report is to clarify the existing use of the buildings and land at the site and to set out our considered redevelopment proposal, based on an analysis of the site and its surroundings, influenced by the architects' Vision Document along with the accompanying heritage, ecology and transport submission documents.
- 1.3 This document has been prepared as supporting material for pre-application discussions with the Local Planning Authority (Reading Borough Council). The Report is supported by existing site plans, with proposed massing and layout plans prepared by OWAL Architects in the document titled Caversham Park Vision Document.
- 1.4 In undertaking the initial planning appraisal and preparing this Planning Statement, we have visited the site and surrounding area, reviewed Reading Borough Council's available planning records relating to the site and relevant national and local planning policies.
- 1.5 Section 2.0 of the report describes the site and surrounding area, with Section 3.0 providing an outline of the relevant planning history. The proposed development is described in Section 4.0, while a review of planning policy considerations is made in Section 5.0.

2.0 SITE DESCRIPTION / CONTEXT

Site Location and Description

- 2.1 Caversham Park is set within and is surrounded by the suburb of Caversham which lies on the northern side of the River Thames to the north of Reading. The site covers circa 40 hectares (ha) of land which is predominantly bounded (west, north and east) by mid to late twentieth century, low-rise/low density residential development. To the immediate south, the site is bounded by Reading Cemetery and Crematorium.
- 2.2 The house and landscaped garden on the site lie on a plateau at the top of a south-east facing sloping hill. Panoramic views extend southwards from the house and garden terraces at the top of the slope with views across Caversham and Reading, overlooking the River Thames which runs through lower land to the south.
- 2.3 The principal access into the site is via a private road named Caversham Park Drive at the north-west corner of the site which connects with Peppard Road. A secondary, dedicated access into the BBC Archive section of the site also connects from Peppard Road which runs north to south along the western boundary of the site.
- 2.4 The entrance into the Park/the site from Peppard Road retains historic stone pillared iron gates (Grade II Listed), with the original single-storey lodge building (likely to be curtilage listed) standing behind the gate on the southern side of the private approach road (Caversham Park Drive). This leads up to the Grade II Listed Caversham Park House.
- 2.5 A two storey building, possibly used as former staff/gatekeeper's accommodation (also likely to be curtilage listed) and another single storey out building (gardener's tool shed and workshop) sit further east along the approach road sat beside a high security vehicular defence gate.
- 2.6 There are other buildings and structures on the site, including what appears to have been a former squash or handball court originally built when the site was used as a school.

- 2.7 The principal building on the site is described by Historic England (formerly English Heritage) under the statutory listing as:
“A country house with the remains of an early C18 formal garden by Stephen Switzer flanking mid C19 formal terraces, surrounded by the remains of a landscape park laid out in the 1760s by Lancelot Brown.”
- 2.8 The main houses on the site have been burnt down throughout the history of the estate, with the most recent being in 1850. The building was then rebuilt, with Historic England’s records suggesting possibly by J T Crews for William Crawshay II. The estate was then sold in 1920, being occupied by the Oratory School until WWII. During the War the BBC took occupation of the house, which remains the base of their Monitoring Service.
- 2.9 The main house is surrounded by extensive landscaped grounds, including remnants of parkland originally laid out in the 1720’s by Lancelot ‘Capability’ Brown and subsequently much altered. The original extent of the historic estate has been significantly reduced and many of the remaining historic landscape features remain in a denuded state.
- 2.10 During the mid to late twentieth century, the house was modified and extended for BBC/office use, with these alterations and extensions having an impact on the significance of the principal Listed Building, albeit that many of the key internal spaces remain intact and legible.
- 2.11 With respect to the immediate setting of the Listed house, Historic England’s statutory listing records that the associated gardens consist of formal 1720s and mid 19th century terraces descending south from the garden front of the house, flanked by wooded pleasure grounds containing further remains of the formal 1720s layout.
- 2.12 The remains of the historic park are divided into two sections, being the area north of the house and that which is south of the garden and pleasure grounds. The northern section which occupies the plateau offers very little of the 18th Century vision and is now largely given over to private playing fields with trees, hard standing parking areas and driveways and planting around the northern perimeter.
- 2.13 The southern section of the park, laid for pasture with two clumps of trees, occupies the south-facing slope overlooking Caversham and Reading. Beyond this is a lower, more flat lying section of parkland which is largely obscured from surrounding viewpoints by trees, mid twentieth century residential development and Reading Cemetery and Crematorium.

Accessibility

- 2.14 The site has good access to bus services that connect the site to Reading Town Centre, with routes 23, 24, 25, 28 and 28a accessible from Emer Green and Caversham Village.
- 2.15 Whilst the site is considered to be well served by public transport, any major new development proposed for the land would need to be accompanied by a site-wide Travel Plan to promote sustainable travel as alternatives to private car usage (such as walking, cycling and public transport).
- 2.16 Reading Borough Council operates a 'Zonal Scheme' for car parking standards for new development. The site falls within Zone 3 'Secondary Core'. Areas within this zone feature a variety of land uses and densities and include some local centres for day to day needs, such as Emmer Green which is to the north west of the site.
- 2.17 The Council's Revised Parking Standards and Design Supplementary Planning Document (SPD) recognises that within this zone, Reading Buses' high frequency 'Premier Route' which provides 'high quality' bus routes is typically within 400m of local centres. These routes not only link to the Central Core Area of Reading, but also to zone 2 areas and beyond to major supermarket and local centre facilities. The SPD notes that walking and cycling can play an important role in these areas.

Flood Risk

- 2.18 According to the Environment Agency Flood Risk Map and due to the position atop a hill some considerable distance from passing waterways, no part of the site is at risk from flooding.

3.0 PLANNING HISTORY

- 3.1 A search of Reading Borough Council's online planning applications database revealed an extensive amount of planning and Listed Building Consent history for the site. The records are Appended to this Appraisal.
- 3.2 The majority of the planning and Listed Building consent applications relating mainly to operational matters associated with the "listening" use of the site have been granted permissions.
- 3.3 In 1990, there were two applications (refs: 900507 and 900508) both described as:
"Demolition of parts of existing building alterations & extensions to provide new kitchen and dining rooms, new offices and new editorial area".
- 3.4 The application documents are not available on the Council's online planning applications database, but these are likely to be the consents which made way for the most recent comprehensive refurbishment and fit out works on the western wing of the Listed house which included enclosing the former stables and quad.

4.0 DESCRIPTION OF PROPOSED DEVELOPMENT

4.1 The proposed development of the land comprises the following elements:

- Demolition of the twentieth century, most recent buildings on the site to make way for development of 45 private retirement apartments;
- Renovation and part-restoration (where appropriate and viable) of the Grade II Listed manor house to facilitate a change of use to C3 (Dwellinghouse) Use Class accommodating 47 new dwellings;
- Renovation and internal works to curtilage listed approach road buildings (former gatekeeper and staff houses) to facilitate changes of use to new C3 (Dwellinghouse) Use Class units;
- Removal (with potential for re-planting elsewhere on the site or off-site) of existing orchard along Caversham Park approach road along with demolition of existing sports pavilion, tennis court and various satellite dish installations on the site to make way for new homes;
- Development of 220 new C3 (Dwellinghouse) Use Class residential units on the site comprising a mix of detached houses, semi-detached houses and apartments with a proportion of affordable homes;
- Removal of existing hard-standing car park area to facilitate some of the new homes proposed;
- Creation of new internal road network linking proposed new homes to site principal access/egress (Caversham Park Drive) which connects the site to Peppard Road.

4.2 The proposal seeks Reading Borough Council's consideration of the principle of this level of development as laid out in OWAL Architect's Caversham Park Vision document and justified within this Planning Statement, the supporting Heritage Statement, Transport Statement and the Ecological Technical Briefing Note.

5.0 PLANNING POLICY CONSIDERATIONS

National Planning Policy Context

- 5.1 In March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF sets out the framework for the Government's planning policies.
- 5.2 Further to this, the NPPF under Chapter 7 'Requiring good design', affirms the importance of good design as a key aspect of sustainable development and specifically under paragraph 60 acknowledges that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 5.3 The paragraph also notes that it is however proper for planning policies and decisions to seek to promote or reinforce local distinctiveness.
- 5.4 Chapter 12 'Conserving and enhancing the Historic Environment' of the NPPF recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.
- 5.5 Paragraph 128 of the NPPF states:
"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 asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."
- 5.6 Turley Heritage have been commissioned to undertake a Heritage appraisal of the site and prepare a Heritage Statement in support of this pre-application submission. The Heritage Statement describes in detail the significance of the heritage assets on the land that would be affected by any development, with reference made to the heritage policies of the NPPF.
- 5.7 The level of detail provided at this stage is considered to be appropriate for pre-application engagement with Reading Borough Council, with this having been informed by visits to the site along with thorough investigations into the available historical records (see supporting Pre-application Heritage Statement for further details).

5.8 The NPPF places significant emphasis on conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The proposals have been carefully designed with this in mind and in a manner that creates opportunities to open up the park for public enjoyment while also renovating the assets as closely as possible to their historic appearance and character.

5.9 Paragraph 133 states:

“Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *The nature of the heritage asset prevents all reasonable uses of the site; and*
- *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back into use.*

5.10 Paragraph 134 then makes clear that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In this case, restoring the Grade II Listed Caversham House back to C3 (Dwellinghouse) use [its originally intended use] is considered to be securing its sustainable and optimum viable use.

5.11 Looking at the wider picture, bearing in mind that the settings of the Listed Buildings will also form material considerations for the determination of any applications concerning them, Paragraph 65 of the NPPF states:

“Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal’s economic, social and environmental benefits)”.

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- 5.12 Pre-application discussions with Officers at Reading Borough Council will therefore be critical to understand what level of development on the site the Council would consider acceptable in terms of the changes to the existing townscape, the setting of the Listed Buildings and the Registered Park and Garden.
- 5.13 Paragraph 12 'Conserving and Enhancing the Historic Environment' of the NPPF details how local planning authorities should set out within their Local Plans a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats.
- 5.14 The heritage assets on the land currently suffer from neglect and decay as the BBC have not been able to invest the appropriate sums of money required to properly maintain and conserve the entirety of the site. At present, the house and grounds cost circa £2 million per annum to maintain and run.
- 5.15 In developing a positive heritage strategy, the NPPF requires local planning authorities to take into consideration:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - The desirability of new development making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of place.
- 5.16 The development proposed attempts to bring wider social, cultural, economic and environmental benefits through providing new family homes, but also by sustaining and enhancing the significance of the heritage assets on the site where possible. Careful Restoration works to the principal Listed Building (Caversham House) to bring it back into residential use and rectify some of the harm caused by recent modifications and alterations would make a positive contribution to local character and distinctiveness.
- 5.17 The architects have sought to draw on the contributions made by the historic environment and character of place that the house and grounds create by designing the new proposed homes on the land to be subservient in scale, massing and placement around the historic assets.

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- 5.18 The development seeks to avoid impacting on the southerly slopes of the Registered Park and Garden and avoids interrupting these important historic views both of and from the house and the identifiable remnants of the Capability Brown landscape features.
- 5.19 The NPPF also confirms that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 5.20 Our Pre-application Heritage Statement confirms that there are no heritage impediments to the principle of a sensitive conversion of the principal Listed Building to facilitate a form of optimal (residential) use.
- 5.21 As part of such a conversion, the proposals have the opportunity to address harmful and or less appropriate interventions arising from its more recent phases of use. Likewise, the proposal also allows the removal of features of no heritage interest to be replaced with and joined by new development that may provide an improved relationship to the principal Listed Building and inner park walls, while also minimising the impacts of the interventions on the significance of the Registered Park and Gardens.
- 5.22 There is also scope for development in those parts of the Site located outside of the Registered Park and Garden, with potential to consolidate via redevelopment, the existing 20th century ancillary structures to the west of the main house to provide an improved impact on the particular significance of the heritage assets on the site.
- 5.23 On balance when considering the existing and proposed buildings and development on the site, it is considered that these pre-application proposals present a desirable outcome for the site and should certainly make a positive contribution to the local character and distinctiveness of this feature of land in Caversham. These proposals offer the Council the opportunity to secure much needed family residential accommodation in an area of the borough short on residential land and development opportunities.

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- 5.24 It is acknowledged that any new development on other sections of the Registered Park and Gardens would need to be sensitively designed in order to be acceptable in heritage terms and it is for this reason that the architects have focused the development of new homes around the north of the site, well away from the most prominent views up to the Listed House across the remains of the Capability Brown designed gardens which are enjoyed visually from the far reaching panoramic views from the south and south east of the site.
- 5.25 In a more general sense, away from the heritage focus of the NPPF, Paragraph 14 of the Framework sets a presumption in favour of sustainable development whereby Local Plans should meet objectively assessed development needs, with sufficient flexibility to respond to rapid change, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the framework as a whole or specific policies within the Framework indicate that development should be restricted.
- 5.26 It is against this backdrop of flexibility to respond to rapid change and objectively assessed development needs that we are promoting this scheme for pre-application discussions with Reading Borough Council.
- 5.27 Chapter 6 'Delivering a Wide Choice of High Quality Homes' of the NPPF seeks to boost 'significantly' the supply of housing through requiring local planning authorities to use their evidence base to ensure that Local Plans meet the full, objectively assessed needs for market and affordable housing, as far as is consistent with the policies set out in the NPPF, identifying key sites which are critical to the delivery of the housing strategy over the Plan period.
- 5.28 The NPPF requires local planning authorities to identify and update annually the supply of specific deliverable sites sufficient to provide five years worth of housing against the authority's requirements with an additional buffer of 5% (moved forward from later in the Plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the Plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

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- 5.29 Paragraph 159 stresses that Local Planning Authorities should have a clear understanding of housing needs in their area and also stipulates a requirement for Council's to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over a plan period.

Local Planning Policy Context

CURRENT LOCAL PLAN AND NEW LOCAL PLAN

- 5.30 At the local level, the site is located within the administrative boundary of Reading Borough Council and this section of the report assesses the adopted policies that will be taken into consideration by the Council when considering the acceptability of planning applications submitted for their determination. The statutory development plan for the site comprises:
- Reading Borough Local Development Framework Core Strategy (adopted 2008);
 - Reading Borough Local Development Framework Sites and Detailed policies Document (adopted 2012);
 - Reading Borough Local Development Framework Proposals Map (adopted 2012)
- 5.31 In addition, Reading Borough Council's relevant Supplementary Planning Documents (SPDs) include the Affordable Housing SPD (adopted 2013); the Design Guide to House Extensions SPD (adopted 2003); Employment, Skills and Training SPD (adopted 2013); Revised Parking Standards and Design SPD (adopted 2011); Residential Conversions SPD (adopted 2013); Planning Obligations under S106 SPD and the Sustainable Design and Construction SPD.
- 5.32 The Council has undertaken preparation of an emerging New Local Plan, which will eventually supersede the current Local Plan, however having spoken with Planning Policy Officers at the Council it is understood that this is not anticipated to be formally adopted until towards the end of 2018.
- 5.33 As part of this, the Council will undertake and publish a Strategic Housing Land Availability Assessment (SHLAA) which will form a key part of the evidence supporting the new Local Plan, with the purpose being to identify land and buildings with potential for new housing. Our understanding from discussions with the Council's Planning Policy Officers is that the Council is targeting publication of the Draft SHLAA in early 2017.

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- 5.34 In the interim period, Berkshire County Council has published the Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA): Berkshire Authorities and Thames Valley Berkshire Local Enterprise Partnership Final Report in February 2016.
- 5.35 The report considers ‘objectively assessed need’ for housing against Reading Borough Council’s own 2012-based (Core Strategy) housing projections. Core Strategy based projections suggest that the Borough requires 541 new homes per annum to accommodate the estimated 11.4% population growth across the plan period up to 2026.
- 5.36 The SHMA however notes that with the inclusion of factors including London migration uplift, economic uplifts and the uplift in numbers required to address affordability issues, the objectively assessed need for Reading’s housing over the period of 2013-2036 is estimated to be 699 new dwellings created per annum.
- 5.37 It should be noted that the SHMA does not set defined housing requirements for Reading Borough Council, instead it provides an objective assessment of the need for housing. This does not take into consideration constraints such as planning policies which may or may not conflict with achieving these targets.
- 5.38 The report notes that house-building in Reading was clearly significantly affected by the recession (2008-2012), with strong levels of housing completions only returning in 2014/2015. The report finds that this is expected to continue.
- 5.39 Indicator 9 in the report shows a five year housing land supply measured against Core Strategy targets (total requirement of 2,681 homes for 5 years 2016/17-2020/21), while Indicator 10 shows a five year housing land supply measured against objectively assessed need (total requirement of 3,756 homes for 5 years 2016/17-2020/2021). The total site-specific supply for 5 years is at present 4,516 homes which represents a 6.01 years supply.

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- 5.40 Whilst the Council's 6.01 years supply of housing when measured against objectively assessed needs seems a reasonable supply, albeit not as strong as when measured against the Core Strategy targets, the needs are likely to change as a result of a range of factors which include, but are not limited to;
- Increased employment in Reading;
 - Growth of student population due to growth of Reading University (with potential increases in numbers staying in Reading after completion of academia);
 - Arrival of Crossrail services towards the end of 2019, improving connectivity with London; and
 - Population growth across the South East of England.
- 5.41 The report does not expect there to be issues in meeting the 10,930 dwellings target by 2026 through existing permissions and Local Plan allocations, in fact the expectation is that this will be exceeded, however it acknowledges that meeting the objectively assessed needs identified (699 homes per year) beyond the 6.01 years will be considerably more challenging.
- 5.42 This takes into consideration that whilst a five year land supply against this target can be demonstrated, there is a lack of any currently identified specific supply in the last ten years of the period. It notes (paragraph 7.11) that work on the Local Plan will seek to identify sites for development up to 2036 and will indicate whether this level of need can be accommodated.
- 5.43 Aside from the total numbers, an additional challenge identified within the report is that there is a continued, very substantial need to secure additional affordable housing, with the results of the Berkshire Strategic Housing Market Assessment showing that there is a need for 406 affordable dwellings per annum.
- 5.44 It also points out that when asking the question "are (housing) policies fulfilling their purpose?" specifically referring to 'ensuring a mix of housing in Reading and avoiding dominance of small units and flats', the largest proportion of new permissions are still flats rather than houses, and are smaller rather than larger units.
- 5.45 This is not surprising given that the vast majority of new homes permitted since 2013 are changes of use, many of which are not subject to the need to apply for planning permission due to Permitted Development rights. The findings demonstrate that there are considerable challenges in delivering larger, family sized houses in the Borough.

- 5.46 These issues have influenced the proposed scheme presented for pre-application discussions, with the majority of homes being family sized houses (not flats) with a good mix of terraced houses, semi-detached houses and detached houses. The proposal does include some apartments in what are considered to be the appropriate locations on the site, with a number of these to be for 'affordable homes' and private retirement accommodation.
- 5.47 The intention with this pre-application proposal is to present a scheme which addresses the specific shortfall of larger, family sized units in the Borough.

LOCAL PLAN SPATIAL STRATEGY

- 5.48 Under the 'Spatial Strategy Key Principles' of the adopted Core Strategy, paragraph 3.6 recognises that:
- "The predominantly urban character of Reading Borough Council, exacerbated by tightly drawn boundaries, means that the vast majority of any future development will be in the form of redevelopment and regeneration of previously developed land. In particular, there are areas or sites that are currently under-utilised, and/ or are visually and environmentally detrimental which need to be brought forward for mixed-use schemes and developed at an appropriate density with appropriate infrastructure provision."*
- 5.49 Previously developed parts of the land at Caversham Park appear to be suitable for redevelopment (at an appropriate density) on this basis, where the land is under-utilised and or occupied by buildings and installations that are visually and environmentally detrimental. Replacement of the satellite installations with new homes on the parcel of land titled 'Woodland Park Road' in the architects Vision Document demonstrates how this can be achieved.
- 5.50 Under the heading 'Small-scale Housing Development' of the Core Strategy, paragraph 3.29 states:
- "Although the spatial strategy focuses on the location of major development and the role of different areas of Reading, much of the development that occurs in the Borough is relatively small-scale and piecemeal and this is particularly true for housing development. A significant proportion of new homes result from infill and back land development, redevelopment of existing accommodation (both residential and commercial), conversion of larger properties to flats and the change of use of commercial buildings."*

The Strategy expects this type of development to continue throughout the built-up area, although the nature, scale and density of the development will vary according to its location, character and relative accessibility.

National government policy seeks to enable this development to continue to make efficient use of urban land and to reduce the need to use Greenfield sites. The LDF will examine how such development can be appropriately and satisfactorily integrated within existing residential areas, maintaining and enhancing the character of these areas, but avoiding the problems with some developments that have been experienced in recent years.

- 5.51 The Policy clearly identifies an issue with small-scale, piecemeal development taking place across the Borough. As a result, a range of development options across the spectrum of quantum and amount were explored as part of the design evolution for this proposal. In light of the ecological, landscape and heritage considerations, more comprehensive new development options previously explored have since has been excluded.
- 5.52 Large areas of the site are undeveloped Greenfield land, with the most substantial and valuable features being those which are to the south of the main house and which are designated on the adopted (2012) Reading Borough Council Policies Map as 'Major Landscape Feature' for which Policies CS37 'Major Landscape Features and Strategic Open Spaces' and SA17 'Major Landscape Features' apply.
- 5.53 In light of these designations and the relative landscape value they provide, the proposal would not alter or harm the protected features. No new development is proposed on these specific landscape feature designations.

RELEVANT KEY POLICIES

Heritage

- 5.54 Under the heading 'Historic Environment' of the Core Strategy (adopted 2008 and altered 2015), Policy CS33 'Protection and Enhancement of the Historic Environment' emphasises the importance of protecting historic features and areas of historic importance including other elements of the historic environment and their settings. These will include:
- Listed Buildings;
 - Conservation Areas;
 - Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.
- 5.55 The Policy states that planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located. Paragraph 11.9 under the Policy asserts that the Council will ensure that the character and integrity of Listed Buildings will be preserved through seeking to enhance their settings wherever appropriate, by ensuring that new development in their vicinity is sympathetic.
- 5.56 The Pre-application Heritage Statement addresses impacts of these pre-application proposals on the particular significance of the relevant heritage assets in the site. The Statement summarises that the significance of the listed buildings is invested largely in their aesthetic value, as a grand Victorian countryseat, set within the imposing, albeit much degraded landscape grounds.
- 5.57 The Statement also notes that the architectural interest in the principal Listed Building is diminished by the later alterations and extensions, both internally and externally.

- 5.58 One of the important summaries in relation to the impact of these pre-application proposals on the particular significance of the heritage assets is that there are opportunities through sensitively designed development to improve the relationship of features and parts of the site to the principal Listed Building and inner park walls in a manner which reduces the impact on the significance of the Registered Park and Garden. This will need to be demonstrated against the local level heritage policies which appear to be more restrictive than the national level counterparts.
- 5.59 The Heritage Statement finds that in this instance, having regard to the relevant best practice guidance/advice and interpretation provided by case law, it is considered that harm arising from the pre-application proposals would not, overall, satisfy the high threshold set for substantial harm for the purposes of the NPPF. The Heritage Statement sets out in detail the statutory tests for Listed Buildings and provides detailed assessment on each specific heritage asset, while also providing commentary on their composite significance.

Landscape

- 5.60 As aforementioned (paragraph 4.48), the Local Plan Proposals Map designates all of the site south of the main house as 'Major Landscape Feature' to which Policies CS37 'Major Landscape Features and Strategic Open Spaces' and SA17 'Major Landscape Features' are applicable.
- 5.61 Policy CS37 states:
"Planning permission will not be granted for any development that would detract from the character or appearance of areas designated as a Major Landscape Feature."
- 5.62 The Policy makes it clear under paragraph 11.39 that new development should seek to maintain and enhance the natural beauty and visual amenity of the Borough's open space and landscape features.
- 5.63 It goes on to state that development resulting in the loss of existing landscape features or detracting from the character or appearance of the Borough's major landscape areas will be resisted; however it also acknowledges that the extent to which new development prevents or lessens the visual impact on major landscape features and other landscape values is largely dependent on the location, design and scale of proposals.

5.64 This suggests that an objective assessment will need to be made by the Council on the potential visual impact of the development proposal that we present at this pre-application stage. Our intention has been to demonstrate that by focusing new development well away from the designated 'Major Landscape Features' section of the site, the proposal will in principle be acceptable in landscape terms.

Biodiversity

5.65 Policy CS36 'Biodiversity and Geology' expects development to retain, protect and incorporate features of biodiversity or geological interest (including protected species and their habitats) found within the application site into a development scheme.

5.66 On sites with recognised biodiversity, development will not be permitted where there would be a direct or indirect adverse impact on the site, unless it can be clearly demonstrated that:

- The need for development clearly outweighs the need to protect the value of the site; and
- Appropriate compensation, impact minimisation, mitigation and compensation are provided.

5.67 Parts of the site are also designated as 'Local Wildlife Sites, Local Nature Reserves and Areas of Biodiversity Action Plan' where Policies CS36 'Biodiversity and Geology' and DM17 'Green Network' are applicable. The proposal has been carefully designed to avoid unnecessary or unacceptable harm being caused to the designated and protected biodiversity and ecological features of the site.

5.68 The Ecological Technical Briefing Note submitted with this pre-application details the habitats surveyed across the site and assess the ecological and habitat constraints.

5.69 The Technical Briefing Note confirms that although it is considered the site is unlikely to be of elevated importance for the majority of wildlife, it is considered that (in line with the requirements of the NPPF) further survey work would be necessary and sufficient to inform a full planning application submission.

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- 5.70 Policy CS38 'Trees, Hedges and Woodlands' reinforces Policy CS36 and CS37, stating that:
"Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough's vegetation cover will be extended."
- 5.71 Again, the proposed development has been designed around the most valuable ecological features on the site, with much of the perimeter green boundary retained.
- 5.72 The exception to this is the orchard which runs along the approach road into the site. At this early pre-application stage, the Ecology Consultants have rated these trees to likely be of only a relatively modest ecological value (with no notably old trees or extensive areas of standing dead wood noted).
- 5.73 The overall orchard appears to be intensively managed and lacks supporting features such as wildflower grassland, hedgerows and waterbodies, such that overall the orchard is not considered to be of elevated ecological value.
- 5.74 Accordingly, should there be an opportunity to remove and re-plant these trees elsewhere on the site, where an orchard of greater value could be created, then such an approach is considered to be ecologically viable and should be pursued. This would make way for development of new homes on the parcel of land titled 'The Orchard'.

Design

- 5.75 Policy CS7 'Design and the Public Realm' expects all development to be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The Policy sets out high level components of development including:
- Layout; urban structure and urban grain;
 - Landscape;
 - Density and mix;
 - Scale: height and massing; and
 - Architectural detail and materials.

5.76 These components will be assessed to ensure that the development proposed makes a positive contribution to the following urban design principles:

- Character – a place with its own identity and sense of place;
- Continuity and enclosure;
- Quality of the public realm;
- Ease of movement and permeability;
- Legibility – clear image and easy to understand;
- Adaptability – capable of adaption over time;
- Diversity – meets a wide range of needs.

5.77 Development proposals will be assessed to ensure that they respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm.

5.78 Whilst at this early design stage, architectural styles and finishes have not been confirmed, the above design components and principles have all been addressed to varying degrees to ensure that the proposal is of the high quality design approach appropriate for a site of this significance.

Density and Massing

5.79 Core Strategy Policy CS15 'Location, Accessibility, Density and Housing Mix' states that:
"The appropriate density and mix of residential development within the Borough will be informed by:

- Assessment of the characteristics, including the mix of uses of the area in which it is located;
- Its current and future level of accessibility by walking, cycling and public transport, as defined in Policy CS4 'Accessibility and the Intensity of Development';
- The need to achieve high quality design in accordance with Policy CS7 'Design and the Public Realm'; and the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.

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- 5.80 Policy CS4 explains that the scale and density of development within the Borough will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities. Sites will be assessed in terms of their level of accessibility to a defined district or local centre with a good range of facilities by pedestrian routes, and to a bus stop served by a strategic bus service.
- 5.81 The principal access into the site where Peppard Road meets Caversham Park Drive is circa 100 metres distance from the designated 'District and Local Centre at Emmer Green where a range of shops and services (including strategic bus services) are available.
- 5.82 Policy CS29 'Provision of Open Space' expects all new development to make provision for the open space needs of the development through appropriate on or off-site provision, or through contributions towards the provision or improvement of leisure or recreational facilities including open space.
- 5.83 The Policy states that new provision will be sought on residential sites of 50 or more units, or for developments where the availability and quality of existing provision has been identified as deficient. On sites of less than 50 dwellings or in areas not identified as deficient in the provision of open space, new open space provision, improvements and/or enhancements will be sought through appropriate contributions.
- 5.84 The proposal has been designed with a healthy amount of open and green spaces retained. A large area of open grassland outside the front of the main Caversham House (former cricket pitch) is proposed to be retained to be enjoyed as communal amenity space.

Housing

- 5.85 Policy CS14 'Provision of Housing' of the Core Strategy states that provision will be made for the completion of an average of at least 521 dwellings per annum in the period 2016-2026.
- 5.86 This aligns roughly, although somewhat short of the findings of the aforementioned Berkshire Strategic Housing Market Assessment which sets an Objectively Assessed Need (OAN) of circa 699 new dwellings required per annum, inclusive of uplifts from migration and increased employment activity, however further growth in demand is also expected and the New Local Plan is likely to set higher defined housing targets.

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- 5.87 The Policy notes that provision for new housing will be made up of old completions, existing commitments with planning permission, other sites and development coming forward on large and small previously developed windfall sites including changes of use and conversions.
- 5.88 Paragraph 6.14 recognises that the remaining areas (those outside the identified areas for intensification of housing development) will continue to contribute to the overall housing supply. It states that the Spatial Strategy encourages development in locations with good access to the Central Area as well as District and Local Centres in the Borough. This seeks to optimise locations with high levels of accessibility to local services, but it also notes that these areas are somewhat limited by their character and built form.
- 5.89 Policy CS16 'Affordable Housing' expects all developments of 15 dwellings and above to provide 30% of the total number of dwellings in the form of affordable housing to meet the needs of the area as defined in a housing needs assessment.
- 5.90 The Policy acknowledges that the 30% proportion is a target which in some instances will not be met as a result of viability considerations. In these instances, an open-book approach will be taken and the onus will be on the developer/landowner to demonstrate clearly the circumstances justifying a lower affordable housing contribution.
- 5.91 In agreeing affordable housing provision, the Council will seek an appropriate tenure mix of affordable units to include social rented, affordable rent, intermediate rent and shared ownership affordable homes with affordable units expected to be integrated into the development. Priority needs identified in 2014 are for family sized housing, specialist accommodation for vulnerable people and extra care housing.
- 5.92 Our pre-application work done up to this stage suggests that provision of 36 affordable housing units could be provided with this proposal, which would equate to 14%. This is of course only indicative at this stage and we acknowledge that more robust viability work would need to be undertaken to support a full planning application.

5.93 Despite what the statistics show in terms of the breakdown of dwelling types coming forward in the Borough, Policy DM5 of the Sites and Detailed Policies Document states that:

“On new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, and the majority of dwellings will be in the form of houses rather than flats, having regard to all other material considerations”.

5.94 Our proposal complies with this policy target, with 70% of the proposed units (185 out of a total of 265 units) proposed to be 3 bedrooms or more, with the proposal focusing strongly on the distinct lack of new family sized accommodation in the Borough.

Highways

5.95 Policy DM12 ‘Access, Traffic and Highway–Related Matters’ of the Sites and Detailed Policies Document confirms that development will only be permitted where:

- Accesses and works to the highway comply with the adopted standards of the Transport Authority;
- The development would not have a material detrimental impact on the functioning of the transport network;
- The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists; and
- The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network;

5.96 Based on the trip generation analysis undertaken by JMP Consultants and contained within the Transport Statement submitted as part of this pre-application; when compared with the existing BBC workspace trip generation, the proposed development would generate 195 fewer two-way vehicular trips in the morning peak and 201 fewer in the afternoon peak (with 785 fewer trips across the 12 hour period).

5.97 With this over 50% reduction in vehicular trips and with significant betterment to the local highway network (particularly Peppard Road), the proposal should be supported in transport and highways terms.

5.98 Core Strategy Policy CS24 'Car/Cycle Parking' states:
"Maximum car parking standards and cycle parking requirements will be applied in relation to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport."

5.99 Car and cycle parking would be provided in line with the Reading Borough Council Revised Parking Standards SPD (adopted 2011) as set out within the supporting Transport Statement.

Employment

5.100 Whilst the current lawful Use Class of the land is not confirmed at the time of preparing this Planning Statement, the site provides employment for BBC staff. The site is not however designated as protected employment land, therefore policies which would typically seek to protect employment use of land are not considered to be relevant in this instance.

Planning Obligations

5.101 The Reading Borough Community Infrastructure Levy Charging (CIL) Schedule (adopted January 2015) sets a charge of £120 per m² of new residential development across the Borough. Care homes are however exempt from this charge. On this basis, based on a proposed increase of 28,088 m² of new residential floorspace (Net Internal Area/NIA), the CIL receipt from this proposal would equal £3,370,560.

5.102 Whilst CIL is now the Borough's main source of tariff based developer contributions, S106 agreements operate alongside CIL and will be collected for affordable housing provision, which is outside the remit of CIL and for site related infrastructure requirements.

5.103 Some of these requirements might be off site, but would need to clearly be linked to the development of the site and must be needed to make development as proposed acceptable in planning terms.

6.0 CONCLUSIONS

- 6.1 The purpose of our initial planning appraisal is to ascertain the likely redevelopment potential at Caversham Park, taking into consideration the range of planning constraints over the land, which we understand to primarily revolve around heritage, landscape and ecology.
- 6.2 This Planning Statement should be read in conjunction with the OWAL Architect's Vision Document, Turley Heritage's Pre-application Heritage Statement and Aspect Ecology's Ecological Technical Briefing Note.
- 6.3 Between these reports, we have set out our development proposal for the site, which focuses solely on land to the north of the principal Listed main house and in order to protect the key heritage landscape features of the listed park and garden, excluding any new-build development or alterations to the designated 'Major Landscape Features' to the south of the main house.
- 6.4 In developing this pre-application proposal with a design team comprising Architects, Planning Consultants, Heritage Consultants, Ecology Consultants and Transport Planning Consultants; we have assessed the site's location, its character, the planning application history over the land and have arrived at this proposal to create 265 new homes while upgrading and improving the heritage significance of this historic site at Caversham Park.
- 6.5 From a transport planning perspective, the development option proposed does not appear to present any insurmountable obstacles in that vehicular trip generation numbers will reduce as a result of this proposal when compared against the BBC's existing use of the site.
- 6.6 It is understood that ecological constraints are not insurmountable, although further survey work would be required along with negotiations with the Council's Ecology department to agree on appropriate mitigation against harm caused as a result of development.
- 6.7 We understand that there are challenges for the Council to address in meeting the longer-term objectively assessed needs for housing in Reading, with a particular shortfall in the delivery of larger, family sized houses (not flats) required and this is reflected in the housing types and sizes in our proposal.

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- 6.8 A key justification for promoting a scheme of this scale, revolves around these very specific and pressing housing challenges which we believe can be alleviated if this scheme is supported.
- 6.9 This Planning Statement confirms that the sympathetic development of new homes alongside the redevelopment of the listed house; comprising part-demolition (twentieth century outbuildings) and renovation of the main house to facilitate a change of use to residential accommodation is achievable. Confirmation of which is subject to further detailed pre-application discussions with Reading Borough Council to agree the level of development acceptable for the site.

APPENDIX 1 – Caversham Park Planning History

Caversham Park Planning History

Application number	Description	Decision	Decision Date
991091	Proposed internal alterations to Room 201, including a new internal partition wall to form temporary office.	Application Permitted	13/12/2000
991326	Renewal of Planning Consent 99/01014/FUL for the erection of a temporary building for use as a studio and office.	Application Permitted	06/07/2000
991101	Single Storey Side and Rear Extensions to Provide Garage and Studio.	Application Permitted	10/07/2000
992216	Erection of Five Camera Masts and Implementation of Traffic Control System on Caversham Park Drive.	Application Permitted	04/01/2000
992266	Alterations to Front Entrance Hall and Internal Alterations to Post Room.	Application Permitted	23/12/1999
992078	Erection of a Temporary Building (for a Six Month Period) for use by Thames Valley Radio as a Studio and Office.	Application Permitted	04/01/2000
980377	Installation of new lift within the existing main stairwell, removal of existing lift.	Application Permitted	09/11/1998
970185	Conversion of part of office space to standby computer facility.	Application Permitted	12/02/1998
960027	Convert existing garage block and extend to form social club.	Permitted subject to legal agreement.	06/08/1997

Application number	Description	Decision	Decision Date
960589	Demolish part of existing garage block in grounds of listed building, convert and extend to form social club. (Application for Listed Building Consent).	Application Permitted	06/08/1997
950044	Installation of telecommunications apparatus.	Application Permitted	07/09/1995
950026	Erection of 3 satellite receiving dishes.	Application Permitted	07/07/1995
950305	Demolition of existing timber storage shed and erection of new single storey social club house including function room, lounge and small gym.	Application Permitted	05/06/1995
950314	2 No. 3mm white faced aluminium panels measuring 1800 x 1000mm. Each mounted on two 80 x 80 mm section steel posts, 4000mm long, set into ground (in concrete).	Application Permitted	09/06/1995
940806	External fabric repairs and refurbishment of first and second floor areas of Mansion block.	Application Permitted	20/06/1994
930506	Construction of car parks (as shown on plan number 1127-100A).	Application Permitted	07/04/1994
930324	Relocation of planned emergency exit from training room. (Amendment to listed building consent 93/0464/LB).	Application Permitted	09/02/1994
930534	Removal of alter steps. Erection of partitions and ceilings, formation of 2 no fire escape doors.	Application Permitted	22/09/1993

Application number	Description	Decision	Decision Date
930027	Proposed conversion of existing garage to printing and publishing.	Application Permitted	23/09/1993
930004	Erection of new clubhouse including bar, kitchen and toilets.	Application Permitted	03/06/1993
930129	Rebuilding of three external flights to garden steps and fish pond.	Application Permitted	27/04/1993
930007	To demolish existing timber store, to erect creche/nursery, social club house and storage building. Provide car parking for building and to replace temporary sites elsewhere on the site.	Conditions Discharged	04/12/1995
930773	To demolish existing timber built storage shed. To erect crèche/nursery, social club and storage. Provide associated car parking for the crèche.	Application Permitted	23/09/1993
930374	Extension of tennis courts 1, 2 and 3 with erection of fence around Northern boundary.	Application Permitted	11/02/1993
920011	Continued temporary use for 9 months of Lowfield Rd access.	Application Permitted	11/03/1993
920012	Continued use of temporary access via Lowfield Rd.	Application Permitted	11/03/1993
920924	Minor alterations as part of office refurbishment scheme. Form new window opening.	Conditions Discharged	04/12/1995
920181	Location of 4 portakabins to provide temp accommodation pending completion of building refurbishment works to Mansion.	Application Refused	24/09/1992

Application number	Description	Decision	Decision Date
911022	Renewal of permission under application 86/TP/545 for use of land on west side of Caversham Park Mansion as temporary overflow car park.	Application Permitted	16/12/1991
910138	Retrospective application for two small ground mounted dish sites (each approx 6 x 20 metres) in a field at the east end of the Caversham Park Mansion.	Application Permitted	20/08/1991
910139	To mount up to six small satellite receiving dishes on a short wall (2m high) on the south side of a storage tank.	Application Permitted	20/08/1991
900507	Demolition of parts of existing building alterations & extensions to provide new kitchen and dining rooms, new offices and new editorial area.	Application Permitted	13/12/1990
900508	Demolition of parts of existing building, alterations & extension to provide new kitchen and dining rooms, new offices and new editorial area.	Application Permitted	13/12/1990
901084	To move existing temporary portacabin units and reposition on new site.	Application Permitted	24/10/1990
900600	Placing of 3 glass fibre aerials on lift motor room parapet on roof of Mansion. Height: 4.7 metres max.	Application Permitted	03/10/1990
901049	Removal and infilling of obsolete water holding tank.	Application Permitted	24/07/1990
901050	Removal of existing static water tanks.	Application Permitted	24/07/1990

Application number	Description	Decision	Decision Date
900373	Installation of a terrestrial antenna to connect into Mercury Communications network.	Application Permitted	29/06/1990
900635	Construction of two detached dwelling houses.	Application Refused	19/07/1990
900636	Construction of 2 detached dwelling houses.	Application Refused	19/07/1990
900637	Construction of single residential unit.	Application Refused	19/07/1990
900638	Construction of a single dwelling unit.	Application Refused	19/07/1990
900634	Construction of temp access of Lowfield Road to building site at Caversham Mansion for benefit of building contractors.	Application Permitted	13/12/1990
901036	Construction of temporary access off Lowfield Road to building a site at Caversham Mansion for the benefit of building contractors.	Application Permitted	13/12/1990
890663	Temporary office accommodation.	Application Permitted	30/01/1990
891172	Temporary office accommodation.	Application Permitted	30/01/1990
890065	Erect 6.0m high wind down tower.	Application Permitted	20/10/1989
890256	Reconstruction of existing roof to tank housing at roof level on mansion and demolition of existing asbestos clad sheds at roof level.	Application Permitted	02/05/1989
890521	Erection of 2 small cubicles to house technical equipment at two locations within the grounds. Removal of existing portacabin at lower site.	Application Permitted	06/03/1989

Application number	Description	Decision	Decision Date
880097	Relocation of temporary storage portacabins during construction of new archives extension - portacabins to be removed from site upon completion of extension.	Application Permitted	03/01/1989
151382	Retrospective application for refurbishment of 5 no w/c's replacing sanitary ware and decoration.	Application Permitted	02/10/2015
140767	Replacement of existing 17.34m pole (to top) with a new 20m pole (to top) along with 6 antenna, 6 RRUs (mounted behind the antenna) relocation of existing dish and installation of 2 new dishes (60mm) along with 3 new cabinets at ground level.	Observations Sent	24/05/2014
131548	Non material change to planning permission 130635/FUL.	Application Permitted	13/12/2013
130635	Construction of a plant room to house water based fire suppression system.	Application Permitted	17/06/2013
130121	Conversion of disused kitchen space to form a computer room and provision of new external plant compound for location of chiller units.	Application Permitted	22/05/2013
130124	Conversion of disused kitchen space to form a computer room and provision of new external plant compound for location of chiller units.	Application Permitted	22/05/2013
121376	External redecoration works comprising of cleaning, painting and repairing.	Application Permitted	09/07/2012

Application number	Description	Decision	Decision Date
111758	Internal and external alterations to building for heating and ventilation systems, including roof plants.	Application Permitted	02/02/2012
111759	Internal and external alterations to building for heating and ventilation systems, including roof plants.	Application Permitted	02/02/2012
110773	Alterations and refurbishment works to the existing kitchen and servery.	Application Permitted	06/10/2011
110206	Provision of 4.5m TVRO Antenna and re-instate 2 x 1.2m dishes in the grounds of Caversham Park, Peppard Road.	Application Permitted	28/06/2011
102065	Installation of septic tank.	Application Permitted	14/01/2011
101290	Installation of septic tank.	Cannot Entertain Cert under Article 11	16/11/2010
101643	Replacement of plant room and allocation of associated Solar Water Heating System features, namely: 7 solar collectors plus thermal pipe work run in the featured encasement along one of the side elevations.	Application Permitted	06/09/2010
101644	Replacement of plant room and allocation of associated Solar Water Heating System features, namely: 7 solar collectors plus thermal pipe work run in the featured encasement along one of the side elevations.	Application Permitted	06/09/2010
100568	Solar panels to rear roof slope.	Application Permitted	29/03/2010
100272	Solar panels to rear roof slope.	Application Permitted	29/03/2010

Application number	Description	Decision	Decision Date
091388	Replacement of glazed atrium.	Application Permitted	29/01/2010
090638	The provision of 1.8m high railings and entrance gates to the boundaries of the school with Queensway and Ragley Mews (amended description).	Application Permitted	20/08/2009
090876	Single storey detached building for use as a tennis club pavilion. (Resubmission of 08/01541/FUL).	Application Permitted	05/03/2009
081485	Single storey detached building for use as a tennis club pavilion.	Application Withdrawn	30/12/2008
081477	Discharge of condition 2 and 3 of Planning Consent 03/01014/FUL.	Split Decision	09/12/2008
081217	Erection of 6 aerial dishes.	Application Permitted	08/12/2008
081218	Erection of aerial dishes.	Application Permitted	08/12/2008
080733	The installation of a new freestanding disabled lift in the atrium area of BBC Caversham.	Application Permitted	13/08/2008
071267	Erection of chiller outside existing building footprint to provide chiller room for refurbished listening room.	Application Permitted	02/10/2007
070254	Provision of a temporary portacabin whilst internal building works are being carried out.	Application Permitted	26/09/2007
070897	New/replacement condensers and air handling unit on concealed flat roof.	Application Permitted	08/10/2007
070918	Office and studios internal fit-out	Application Permitted	03/10/2007

Application number	Description	Decision	Decision Date
070411	Alterations to roof lights on South wing. Erection of photovoltaic panels on South wing. Erection of safety rails on the perimeter of the flat roof.	Application Permitted	24/05/2007
070561	Alterations to 1980's section of building to improve space for operations room, alterations to roof lights and plant on roof.	Application Permitted	17/04/2007
051227	Erection of 2 no. aerials on mansion block 2.4m high.	Application Permitted	19/09/2005
051228	Erection of 2 no. aerials 2.4m high mansion block roof.	Application Permitted	19/09/2005
040241	2.4m high green palisade fence to North boundary (Facing Caversham Park Road) and part return to East boundary including gate.	Application Permitted	10/02/2005
041232	Alterations to perimeter fencing and sundry earthworks and erection of gatehouse.	Application Permitted	08/11/2004
040337	Location of two temporary buildings in connection with neighbouring building works, to the north of the main building.	Application Permitted	08/04/2004
031344	Remove one structural wall and one partition wall to enlarge an office.	Application Permitted	06/02/2004
030055	New internal door to West Wing of monitoring station.	Application Permitted	24/11/2003
030428	Replacement portacabin clubhouse.	Application Permitted	23/10/2003
030942	Building two additional tennis courts and floodlighting all six.	Application Permitted	27/06/2003

Application number	Description	Decision	Decision Date
030791	Erection of 7 no. aerial dishes on roof in position previously occupied by air conditioning units.	Application Permitted	31/07/2003
030810	Erection of 7 no. dish aerials in place of air conditioning units.	Application Permitted	31/07/2003
030710	Single storey rear extension to provide training suite and toilets. Rendered brick and roof slates to match existing.	Application Permitted	06/06/2003
030268	Single storey rear extension: further addition to the extension approved under planning consent 00/00141/FUL, revised parking facilities.	Application Permitted	04/06/2003
021502	Demolition of existing external porch and erection of replacement porch.	Application Permitted	24/02/2003
021081	Demolition of existing porch to stable block and erection of replacement. Replacement of internal door to covered courtyard.	Application Permitted	24/02/2003
020992	Alterations to stable block to convert existing rest room and locker room into female toilets and to convert open area off workshop into new restroom.	Application Permitted	23/01/2003
021481	Internal alterations to room G24 (West Wing) - new internal partition walls to expand present office.	Application Permitted	18/12/2002
021482	Internal alterations to rooms 166A, 166B (Main Mansion) - new partitions; and 178,179 (East Wing) - removal of partitions.	Application Permitted	18/12/2002

Application number	Description	Decision	Decision Date
020736	Internal alterations; new internal partition walls to form new offices and disabled toilet + 100mm diameter grille inserted on the north facade of the East Wing.	Application Permitted	19/11/2002
020199	New single storey building for play group.	Application Permitted	13/11/2002
021018	The installation of a 1.2m microwave antenna on the roof of the premises for telecommunication purposes.	Application Permitted	08/08/2002
020631	In the lobby: replacement of entrance windows, removal of 2 partitions and glazed screens, replacement suspended ceiling and associated refurbishments; redecoration and new lighting for atrium.	Application Permitted	18/07/2002
021042	Incorporation of disabled platform lift and new suspended ceiling.	Application Permitted	12/07/2002
021513	New reception area and atrium.	Application Withdrawn	27/04/2005
010626	Internal refurbishment and alterations.	Application Permitted	12/07/2001