

Hook Tim

From: Jackson-Browne Thaddaeus
Sent: 29 September 2016 11:53
To: Toby Wincer; Gooch Ozyigit; Marc Timlin; Andrea Levin; David Fletcher; Andrew Holyoak; Dodds Mark; Philp Nigel; Hook Tim; Hunter Philip
Subject: FW: BBC Caversham (email 1 of 2)
Attachments: 6031 BBC Caversham - Viewpoints.pdf

Follow Up Flag: Follow up
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Dear all,

Please see below and attached from Aspect Landscape with respect to the development on the south (the meadows) of the site at Caversham Park. This will be useful should we decide to go back to exploring development on this section of the site.

Kind regards

Thaddaeus

THADDAEUS JACKSON-BROWNE BA (HONS) DIPTP MRTPI
Senior Planner - Planning & Development Consultancy
Lambert Smith Hampton

UK House 180 Oxford Street, London W1D 1NN
Direct - 020 7198 2096 Office - 020 7198 2000 Mobile - 07860 753487

Secretary - Emma Blewer T:0207 198 2295 eblewer@lsh.co.uk

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From: Alastair Macquire [mailto:Alastair.Macquire@aspect-landscape.com]
Sent: 28 September 2016 22:43
To: Jackson-Browne Thaddaeus
Cc: Ben Wright; Simon Beaujean; Andrew Holyoak
Subject: BBC Caversham (email 1 of 2)

Dear Thaddaeus,

I hope you're well.

As discussed previously, we visited the site earlier this month and have undertaken an initial visual assessment. As expected views of the site are highly localised as a result of intervening built form and vegetation cover, together with the wider landform. I attach our visual assessment for your review and consideration. A series of baseline plans will follow under separate cover.

As an overview, the application site is clearly visible from Reading Cemetery and Crematorium located at the bottom of the slope that rises up towards the listed manor house. The existing railing that defines the southern boundary of the site does not create much separation between it and the adjoining

cemetery. However, there is some tree planting associated with this boundary which creates a degree of visual separation between the cemetery and the parkland landscape to the north. The application site is located within the lowest part of the parkland that rises gently to the north. The levels increase to the north of the application site and the land becomes steeper, with the listed building and formal gardens of Caversham Park being located approximately 20m higher than the site. Within the context of views from the cemetery, Caversham Park is glimpsed amongst the trees but is not a dominant feature within the context of the cemetery.

Unfortunately we did not get the opportunity to get a view from the eastern part of the cemetery as there was a service happening and a number of mourners present. We will revisit the site shortly and take an additional view from this area. However, views 6, 7 and 8 illustrate the site within the context of the cemetery. It is considered that an appropriate buffer would need to be incorporated into the southern edges of the site to ensure that the proposals present a sympathetic frontage to the cemetery and ensure that an appropriate transition is created.

As viewpoints 2 - 5 illustrate, views of the parkland from Lowfield Road and the residential areas to the east are contained by an established vegetated edge associated with the eastern boundary, while intervening built form contains longer distance views from the wider residential setting. It is acknowledged that visibility will increase during the winter months, however, the dense nature of the canopy and understorey will ensure that views are heavily filtered. This boundary can be reinforced with additional, appropriate planting to ensure that the sylvan nature of the streetscene is maintained and that views of proposed built form within the site are limited.

Within the context of views from the southern side of the house, within the formal gardens, the site is afforded a considerable degree of separation by the intervening vegetation that defines the southern edge of the formal setting of the building. This mature planting ensures that the site is not a component within the context of views out from the gardens and the immediate setting of the house. It is noted that the residential areas to the south of the cemetery are not visible within the context of Viewpoint 1. The focus of these views is the wider landscape setting and settlement of Reading to the south east. The skyline is defined by a vegetated horizon. As long as the proposals do not break the skyline, the character and amenities of these views will not be compromised. Given that the site is approximately 20m lower than this viewpoint, it is unlikely that the proposed built form will be visible above the intervening vegetation, let alone break the skyline. It is considered that the limited intervisibility between the formal gardens and the southern extent of the parkland ensures that the application site does not make a significant contribution to views from the immediate setting of the listed house. It is acknowledged that during the winter months, views will open up, however, the proposals would be glimpsed within the context of the wider residential areas to the south, which form a backdrop to the site and the cemetery.

A number of longer distance views have been taken from elevated parts of Reading to the east and south. As is demonstrated by Views 9 - 13 views of the site are contained by intervening vegetation and built form. Within the context of Viewpoint 13, which is taken from the railway station platform, Caversham Park is glimpsed located within an established landscape setting. However, the application site, being set lower within the landscape is not evident. It is considered that the proposed development of the application site would not materially affect these longer distance views.

In conclusion, it is considered that the application site has the capacity to integrate some sensitively designed residential development. It is considered that views from Lowfield Road and the adjoining residential areas will experience a low magnitude of change during the winter months, but will not be substantially harmed by the development of the site. It is considered that the proposed development of the site will not materially affect longer distance views or the perceived setting of Caversham Park from the wider setting. Within the context of views from the immediate setting of the listed house and the

associated formal gardens, it is considered that the proposed development of the application site can be integrated without significant harm. the incorporation of a landscaped northern edge to the development will reinforce the existing separation and ensure that any views of the proposals are glimpsed and filtered. it is considered that the proposals can be integrated without significant harm to views from the immediate setting of the listed house. the key consideration from a landscape and visual perspective is the relationship between the proposals and the adjoining cemetery. the nature of the adjoining land use means that a sensitive approach is required to ensure that any development within the site does not appear overbearing and therefore compromise the tranquillity of this area for mourners and visitors. An appropriate landscape buffer would need to be incorporated along the southern boundary to soften the perceived built edge and create an appropriate transition between the land uses. the listed building is not prominent within the context of views from the cemetery, and it is considered that the primary function of the site in the context of this land use is to provide a landscaped setting for quiet contemplation.

I hope this is useful. As mentioned above, we are aiming to return to site shortly to get an additional view from the eastern part of the cemetery and will also be commencing the LVIA reporting. Should you wish to discuss any of the above points, please do not hesitate to contact me.

Kind regards,

Alastair

Alastair Macquire BA (Hons) Dip LA CMLI

Associate Director



West Court : Hardwick Business Park : Noral Way : Banbury : Oxfordshire : OX16 2AF
t: 01295 276066 e: alastair.macquire@aspect-landscape.com w: www.aspect-landscape.com



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