

PROPOSALS FOR FUTURE USE OF CAVERSHAM PARK, READING

INVITATION TO PUBLIC EXHIBITION ON 21 OCTOBER 2021 BETWEEN 2PM AND 9PM

Introduction

Beechcroft Developments Ltd invite you to a public exhibition to be held in the Atrium at Caversham Park on 21 October 2021 between 2pm and 9pm.

Parking will be available on site. If you would like to attend then please register by replying to:

cavershampark@beechcroft.co.uk

In agreement with the BBC, Beechcroft Developments Ltd are developing plans to provide assisted living apartments and a care home as well as new open market and affordable homes at Caversham Park. The proposals will help to meet Reading Borough Council's requirements for providing residential care bedspaces for elderly people, in addition to the national housing need.

Beechcroft Developments Ltd is one of the UK's leading retirement developers, building high quality homes in some of the most attractive towns and villages in Surrey, Sussex, Hampshire, Hertfordshire, Berkshire, Oxfordshire, Wiltshire, Middlesex, Gloucestershire and Kent. Beechcroft acquired Caversham Park from the BBC in June this year.

Background

Caversham Park contains a number of Grade II Listed Buildings and is designated as a Registered Historic Park and Garden.

Through its Local Plan, Reading Borough Council has identified a need for specialist residential housing in Reading, in addition to the national requirement for further housing. The UK is ageing and housing an ageing population will become a priority in the next ten years. Within the adopted Local Plan it is acknowledged that the number of people in Reading aged 65 and over is expected to increase by more than 60% to 2036.

A planning and listed building application is being prepared for the renovation and conversion of the Grade II Listed house to provide high quality retirement housing both for independent and assisted living with a new care home, housing for sale.

Beechcroft Developments Ltd are therefore seeking the views of local residents before any applications are submitted.

Our Proposals

The Site presents a unique opportunity to provide residential care and assisted living units together with new housing, set within the attractive and secluded grounds of Caversham Park House which is a Grade II Listed House and a Registered Park and Garden. The proposed new buildings make best use of the previously developed areas where they are currently occupied by existing buildings, areas of hardstanding and satellite dish installations.

The proposals being considered include;

The Site is in a sustainable location, with good pedestrian links and bus links to connect to existing services and facilities in Caversham and Reading. The key aspects of Beechcroft's proposals are:

- Conversion of the main Grade II Listed house to provide assisted living apartments;
- Construction of a care home to the west of the main house following demolition of existing buildings;
- Conversion of the existing buildings along the access to the site to provide new homes;
- Erection of new homes on land lying outside the historic park and garden boundary;
- Erection of new homes and apartments on land to the east of the main house in the area of existing car parking, hardstanding and satellite and dishes
- Access to the site would be provided from Caversham Park Drive via Peppard Road.

Benefits of the Proposal:

- The conversion works and new development will be sensitive to the character and setting of the Listed House and the Registered Park and Garden and will deliver a high quality development and secure the future maintenance and upkeep of the heritage assets within the site.
- The proposals will secure the future of the Grade II Listed Building and Registered Park and Garden.
- Opportunities to enhance local facilities and wildlife will be created as part of the proposals and which will benefit the wider community.
- There may be opportunities to allow public access.