



Reading Conservation Area Advisory Committee  
13 AUGUST 2023

**101 OXFORD ROAD 230319 & 230320 – REVISED PLANS**

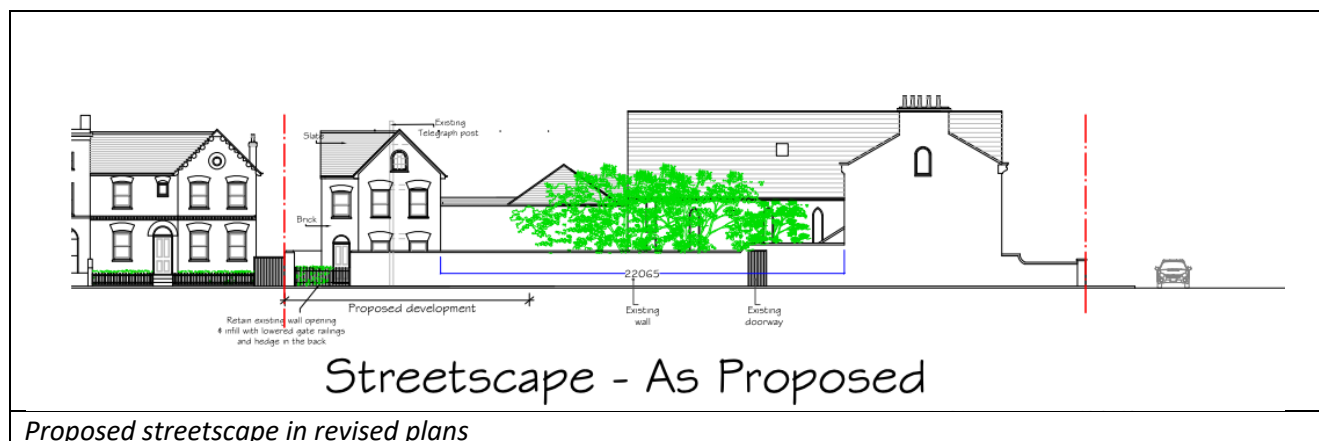
Dear David Brett

Reading CAAC objected to the original plans for the proposal to build a new house in the grounds of 101 Oxford Road fronting onto Howard Street.

**1. OBJECTIONS ADDRESSED**

We note that the revised plans address many of our detailed objections as set out below:

- The proposed house is now smaller and does not impinge beyond the existing car park.
- The hipped roof on the north elevation as well as the reduced size improves the proposed streetscape.



- The revised building line is an improvement.
- The rear dormer has been replaced by a skylight.

**2. OBJECTIONS REMAINING**

- **Most importantly**, the revised proposal will still damage the setting of the listed building albeit to a lesser extent and therefore fails to comply with policies EN1 and EN6. It cannot be seen in isolation from plans the owner may have for 101 Oxford Road itself. 101 Oxford Road is listed with many original interior and exterior features. It is currently let on a lease as an office with car parking but the Design, Access & Heritage Statement (para 1.03) says that this is shortly coming to an end.

- The proposal is for a building that is very similar to 2 Howard Street rather than a building that would complement and enhance 101 Oxford Road and its setting within the Russell Street/Castle Hill/Oxford Road Conservation Area and therefore fails to comply with policies EN1, EN3 or EN6.
- The streetscene view shows that the new property is slightly taller than its neighbour. The roof line is not level with those of its Howard Street neighbours. The impact is reduced as the house is now smaller.
- Although the gable end to the north has been replaced by a hipped roof and the size of the building reduced, the additional window squeezed into the front gable and differing window heights mean that it jars rather than gels with No 2.
- The applicant does not mention the materials for exterior doors. Quality of materials particularly the brick should be secured by condition.

### **3. ADDITIONAL COMMENTS**

We note the additional soft landscaping included in the revised proposal and the condition requested by the Ecology consultation response to enhance biodiversity.

### **4. CONCLUSION**

4.1 This development in the garden of a listed property should be rejected for the reasons stated above.

Yours sincerely

Evelyn Williams  
 Chair Reading CAAC  
 On behalf of Reading Conservation Area Advisory Committee  
 43 Milman Road  
 Reading, RG2 0AZ