



Reading Conservation Area Advisory Committee
23 APRIL 2023

101 OXFORD ROAD 230319 & 230320

Dear David Brett

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

Summary of objection:

- 101 Oxford Road is a Grade II listed building and this proposal does not protect or enhance the building or its setting and therefore fails to comply with policies EN1 and EN6.
- 101 Oxford Road and Howard Street are within the Russell Street/Castle Hill/Oxford Road Conservation Area and this new house does not preserve or enhance the character and appearance of the area and therefore fails to comply with policies EN1, EN3 or EN6.

1. HERITAGE

1.1 Listed Building

1.1.1 The proposal to build on part of the garden of 101 Oxford Road, mainly currently in use as a car park, will damage the setting of the house.

1.1.2 The applicant states in the Heritage, Design & Access Statement (HD&AS) that the new house will be 'totally' on the car park site but the plot for the new house is in fact slightly larger than that. This can be seen in the Block Plan (below) and para 2.04 of the HD&AS ... '2.5m of the soft garden adjacent to the existing car park shall become part of a larger garden/amenity space for the house'. This removes a section of existing garden of 101 Oxford Road for the new property.

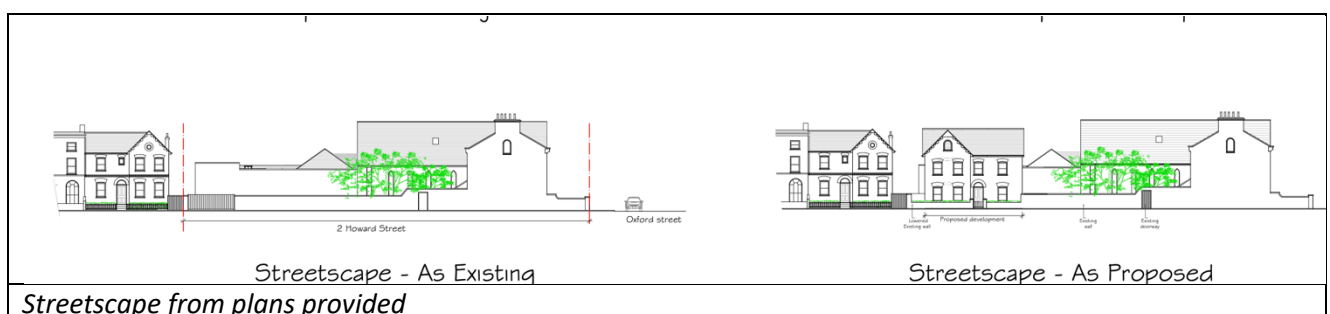


1.1.3 This proposal cannot be seen in isolation from plans the owner may have for 101 Oxford Road itself. It is currently let on a lease as an office with car parking but the Design, Access & Heritage Statement (para 1.03) says that this is shortly coming to an end.

1.2 Conservation Area

1.2.1 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.

1.2.2 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.



1.2.3 With the additional window squeezed into the front gable, differing window heights and gable end, rather than a hipped roof it jars rather than gels with No 2.

1.2.4 The block plan above shows that the building line is matched, but not set back for the front door as is the case for No 2, again this jars.

1.2.5 We note that the applicant intends to have timber sash windows at the front and casement at the rear. The applicant does not mention the materials for exterior doors. Quality of materials particularly the brick should be secured by condition.

1.2.6 A rear dormer is proposed which will have an adverse visible impact on 101 Oxford Road. Over and above the principle of whether a dormer should be permitted in this location the style of the dormer is not in keeping with the conservation area and we recommend that the applicant reconsiders this.

1.2.7 The materials schedule does not state the materials for the dormer.

2. CONCLUSION

2.1 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
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Reading, RG2 0AZ