

Heritage Statement 2-4 Church Street Caversham

1.0.0. CS33 Protection & Enhancement of the Historic Environment

This Policy states that Planning permission will only be granted where development has no adverse impact on historic assets & their settings. All proposals will be expected to protect & where appropriate enhance the character & appearance of the area in which they are located.

Any development in the Conservation area will be expected to make a contribution to the area by respecting & enhancing its architectural & visual qualities & achieving a high standard of design. The Council will therefore have regard to both the quality of the townscape & the quality & interest of the area, rather than solely that of the individual building.

1.2.0 The building and its surroundings

2.1 The Application site is situated within the Reading Borough, in the heart of Caversham. The location of the site is to the North of the intersection of Church Road and Church Street, behind of No. 2 and 4 Church Road, with access from the west side of Priory Avenue.

The site is now within the Caversham Conservation Area.

2.2 The site is very well located for public transport and with short distance from the Reading Rail station, Reading town centre and close walking distance to the recreational area of River Thames. There are regular bus routes serving the site with bus stop in Handing Road.

2.3 The area comprises medium high density of residential and local commercial properties. The Church Road and Church Street typically contains two and three store listed building

The building itself is not located in a flood zone, though parts of the site are within a flood zone – those designated as parking. The amount of built area in the flood zone that is existing is significantly more than what is proposed.

DESCRIPTION: 4, Church Street

GRADE: II

DATE LISTED: 14 December 1978

ENGLISH HERITAGE BUILDING ID: 38882

OS GRID REFERENCE: SU7116974791

OS GRID COORDINATES: 471169, 174791

LATITUDE/LONGITUDE: 51.4676, -0.9768

LOCATION: Church Road, Reading RG4 8AT

CHURCH STREET

5128 (North Side) Caversham No 4

SU 7174 11/454

II GV

C18 altered and refronted. 2 1/2 storeys. C19 tile roof with 3 gabled dormers and crested ridge, the 2 left hand dormers with bracketed gable ends. C20 stucco 2

*storey shop front with 2 outer 1st floor glazing bar sash windows.
Parapet with slight break in centre for shaped panel. Large fascia board for shop.
Interior totally opened out for supermarket. Included for group value.*

Listing NGR: SU7116974791

*This text is a legacy record and has not been updated since the building was originally listed.
Details of the building may have changed in the intervening time. You should not rely on this
listing as an accurate description of the building.*

Source: English Heritage

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SITE AND EXISTING 18Th CENTURY LISTED NEIGHBORING ON CHURCH STREET

Details

CHURCH STREET 1. 5128 (North Side) Caversham Nos 6 and 8 SU 7174 11/267 19.3.75. II GV 2. Altered C17 cottage row. 2 storeys. Colourwashed brick and plaster. Small low 2 storey link block with No 4 with 2 light mullion window on 1st floor. Old tile roof with catslide to rear. 3 windows on 1st floor, outer 3 light, centre 2 light. 3 similar windows on ground floor, blocked, and one with shutters. 2 doors. Ground floor openings segmental headed. String at 1st floor level and corbelled brick eaves cornice, original window frames on 1st floor.

Listing NGR: SU7118674785

Details

CHURCH ROAD 1. 5128 (North Side) Caversham Nos 1 to 5 (odd) SU 7174 11/317 19.3.75. II GV 2. Late C17. 2½ storeys, painted brick with old tile roof hipped to left. 3 brick ridge chimneys and 3 dormers. Nos 1 and 3 retain original cross casement windows. (2 each), No 5 pebbledashed with new casements. 3 ground floor early C20 shop fronts with curved fascia brackets. Tile hung gable to left.

Listing NGR: SU7117074776

Details

CHURCH STREET 1. 5128 (North Side) Caversham No 10 SU 7174 11/267A 19.3.75. II GV 2. Mid-late C17 altered. 2 storeys, timber framed, 1 bay to road, with timber frame applied over plaster and 3 to east. Plaster infill. Hipped corner to old tiled roof, 3 chimneys. To street: C19 3-light casements. To east: 2 light casements on 1st floor, modern windows on ground floor. Door off-centre left. Small single-storey wing to right. Interior remains of bread-oven to right of ground floor parlour fireplace. Roof formerly thatched. Catslide to rear.

Listing NGR: SU7119074794

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Listed Buildings in the area

1.3.0 The Proposal

Based on the previous applications feedback from the planning officer, significant changes were made to the scale and appearance of the building, in order to address the concerns raised:

1. The scale of the building has been reduced significantly. It is now a two storey building with low eaves, reducing the impact of height to less of that than the adjacent buildings.
2. The design of the building has been changed for a cottage style façade, with brick up to the first floor and timber cladding above, which provides a soft aesthetically pleasing appearance.
3. First floor windows at the front of the proposal that may risk overlooking have been changed for frosted glass bottom hung windows.
4. The overall number of units proposed has been reduced to 4 self-contained flats – 2 x 2 bedroom and 2 x 1 bedroom. These are very generously proportioned and would be high quality living spaces.
5. The proposed building does not negatively impact adjacent buildings with regards to sunlight – this is shown on drawing ref: “8636-PL-09NDev Sun Comparison for Priory Court”. It references the shadow cast by the existing wall / extension at the rear in comparison with the proposed, which shows there is no significant change in light quality that can be enjoyed by Priory Court currently compared with the proposed building’s cast shadow.

Resuming, the proposal relates to:

1. To Demolish the rear large single and two story poor quality elements.
2. To alter the building in ground floor to provide 2 independent commercial units with individual access at the front using the existing doors and windows.
3. To Change the large black board for two independent board over each commercial unit, with similar existing board illumination and change the color skin from black to light grey.
4. To relocate the staircase serving access to the first floor flats to the rear under a small pitched roof on enclosed staircase.
5. To provide extended balconies for the flats, at the rear, as a compensation of the loss of existing amenities which are over the single story roof.
6. The demolition of the large single and two story building and the proposal of rear access to the flats will improve this site and will improve the flats views and amenities.

The new rear yard will be subject to a Planning Application for residential development under separate cover.



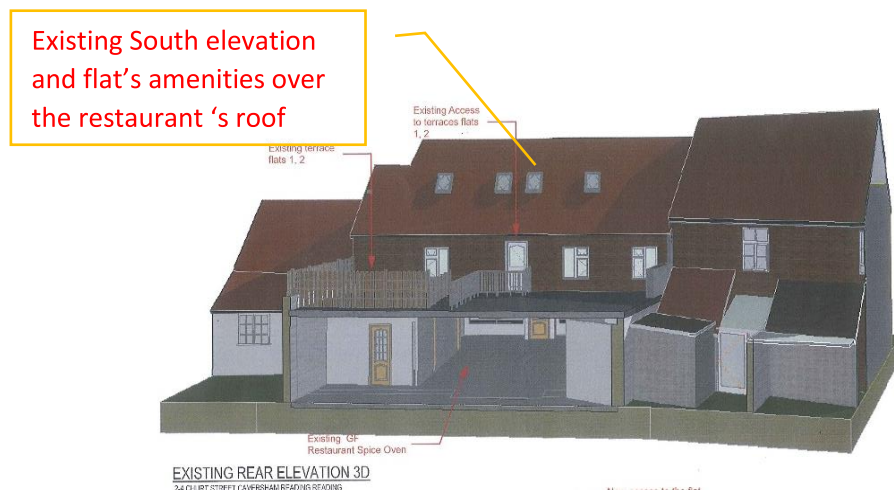
GENERAL VIEW OF THE FLAT'S AMENITIES OVER THE RESTAURANT ROOF



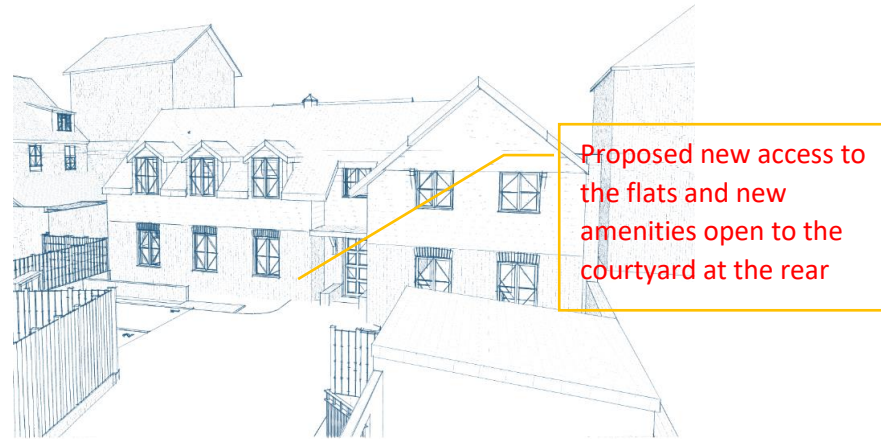


The new enclosed staircase for flats at the rear, will not impact on the character of the area and settings of the listed building at South elevation and the remaining listed building, because the existing building has no ground floor rear elevation and the first floor elevation will not be modified. The finishes will be in keeping with the material and finishes of the surrounding buildings.

It will be a vast improvement to the South elevation and courtyard, demolishing the existing one and two story building which it forms part of the restaurant.



EXISTING AND PROPOSED SOUTH ELEVATION 2-4 CHURCH STREET



RESUME

The new design will contribute to the quality of life in the heart of Caversham Berkshire and comply with the principles of *“seek to secure a high quality design and a good standard of amenity for all existing and future occupants of land and buildings.”*

The new proposal will not materially impact on the Character of the area and settings of the listed building on South elevation and the relationship with the open courtyard will improve the rear of this site for all the surrounding neighboring buildings.

[The Keen Partnership](#)
