



36A Howard Street, Reading, RG1 7XS
T: 01189 677 033

E: office@carter-electrical.co.uk
www.carter-electrical.co.uk

To: Planning Department, Reading Borough Council Civic Offices, Bridge Street Reading, RG1 2LU

Date: 12th March 2026

Site: 20 Church Road, Caversham, Reading, RG4 7AD **Proposal:** Installation of a domestic 7kW Electric Vehicle (EV) charging point. **Reference:** Pre-application Advice PL/25/1638

Heritage Statement & Design and Access Statement

1. Introduction This statement accompanies a planning and listed building consent application for the installation of a domestic electric vehicle charging point at 20 Church Road. The proposal follows pre-application advice (Ref: PL/25/1638) and a site meeting with Planning Officer Gary Miles.

2. Significance of the Heritage Asset 20 Church Road (The Rectory) is a Grade II Listed Georgian property situated within a prominent Conservation Area and adjacent to Caversham Court Gardens. The building is characterized by its red brick construction, hipped slate roof, and symmetrical three-bay northern elevation featuring original hornless sash windows and a decorative fanlight. Its setting is defined by a modest frontage consisting of flower beds and shrubs, which contributes to the character of the historic street scene.

3. The Proposal The application seeks permission to install a single 7kW EV charging unit (dimensions 328mm x 155mm x 100mm) within the front garden area.

4. Impact on the Heritage Asset and Mitigation Following the recommendations provided in the pre-application response, the project has been designed to ensure the "preservation and enhancement" of the heritage asset:

- **Siting:** The charger is located away from the building's facade, positioned next to a mature yew tree and adjacent to existing planting. This ensures the unit is largely screened from public view and does not detract from the architectural symmetry of the Georgian elevation.
- **Fabric Preservation:** No part of the charging unit or its associated cabling will be attached to the historic fabric of the listed building. This ensures the physical integrity of the red brickwork remains untouched.
- **Infrastructure:** To maintain a clean and uncluttered visual environment, all electrical supply cables will be positioned beneath the ground.
- **Visual Impact:** By utilizing the natural screening of the yew tree, the "modern" appearance of the EV unit is mitigated, resulting in a negligible impact on the significance of the Conservation Area and the setting of the neighbouring Caversham Court Gardens.



5. Policy Compliance and Conclusion The proposal aligns with **Reading Borough Council Policy EN3**, as it facilitates the transition to low-carbon transport without harming the special interest of the listed building or the character of the Conservation Area.

The scheme adheres strictly to the guidance provided during the pre-application site meeting. We believe the proposal represents a sympathetic addition to the property that balances modern environmental requirements with the conservation of Reading's heritage.

Supporting Documents Attached:

- Technical Specification and Dimensions of the Charger
- Proposed Cable Route and Unit Position Map (Ref: CE1/1033/P/100)

Yours faithfully,

Matthew Carter

