



Reading Conservation Area Advisory Committee
25 June 2026

Dear Catrin Davies

COMMENTS ON APPLICATION PL/26/0620

Reading Conservation Area Advisory Committee make the following observations on this proposal to build a house on land adjacent to 1 New Road. We commented on a previous application PL/25/1471 and many of our comments are repeated below in relation to the current application.

1. SUMMARY

- An imaginative single-storey property would be preferable
- If a two-storey design is accepted then two windows only at first floor level would be preferred
- The need for off street parking should be reconsidered
- Painted stucco would be preferable to red/grey brick for aesthetic reasons
- The plot numbering should not be 1A New Road but 19A Upper Redlands Road

2. HERITAGE

2.1 The land lies within character area 1 of the Redlands Conservation Area (CA) and was once part of the garden of 17/19 Redlands Road. In this respect it is unlike land adjacent to 43 Upper Redlands Road (PL/25/0620) where a significant part of the site was a historically undeveloped plot as can be seen in the extract from the 1883 Ordnance Survey map below.

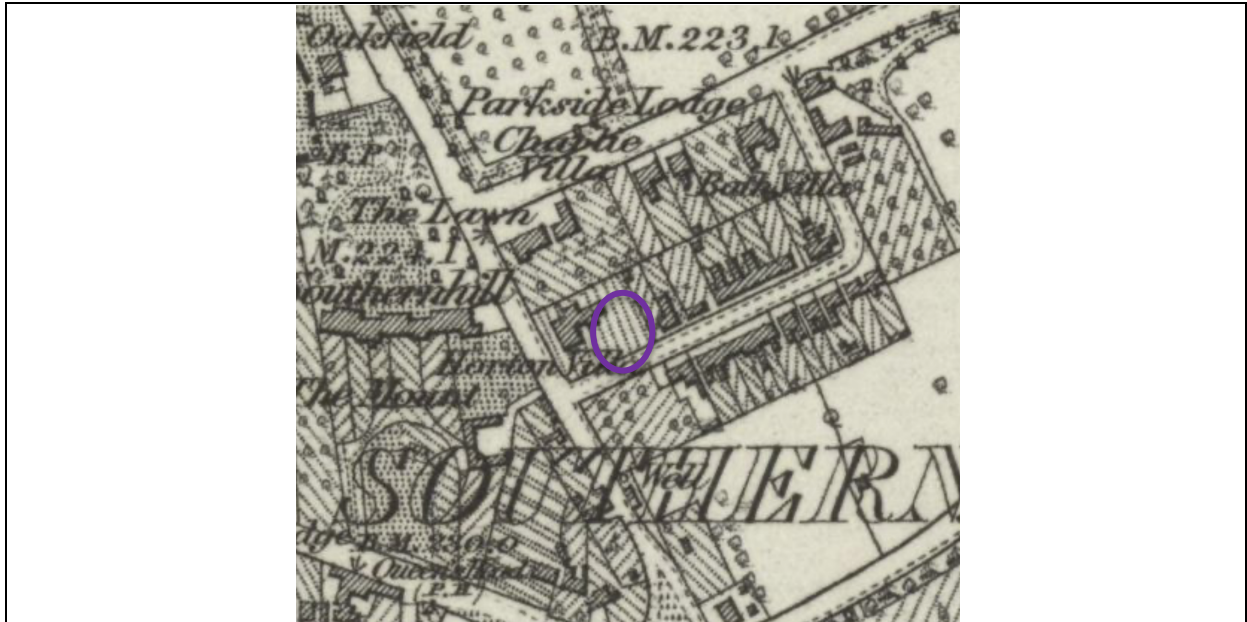


Figure 1 Extract from OS map 1872-1877 published 1883. Courtesy National Library of Scotland. Approx site of proposed development on land adjacent to 1 New Road within area circled

2.2 New Road (Nos 1-23 (odd) and 2-46 (even)) form character area 2 of the CA. New Road is characterised by an eclectic mix of red brick, grey and red brick and painted stucco properties 2-3 storeys in height. It is so special that the history of the road was written by Adam Sowan (2016), [A quiet and intimate road](#).

2.3 The brick walls that link properties within all four character areas within the CA are noted as an important feature. Consequently the insertion of openings into the walls causes harm to the heritage of the area which must be balanced against the positive impact of a development. Similarly any damage to the walls should be repaired to maintain the character and appearance of the area.

2.4 Very few of the properties have off street parking and there is a case for this property also not having off street parking. If it was to have just a pedestrian access it would reduce the adverse impact of opening up a gap in the historic wall.

3. DESIGN

3.1 The proposed small two storey detached house on the site looks rather cramped but in itself this is not out of keeping with neighbours. We would have preferred to see an imaginative single storey property that clearly marked it out from its historic New Road neighbours.

3.2 The proposal to build in red brick is not the best solution. Immediately opposite (14-16 and at one time forming one property, the Reading Female Home) there is a pair of two three storey painted stucco properties and more significantly 17/19 Redlands Road are also painted stucco. Painted stucco would be a better solution because it would be clearly differentiated from its neighbours on New Road (character area 2) and link more clearly with 17/19 Redlands Road (character area 1).

3.3 We note that the current proposal is more compliant with Policy EN6 New Development in a Historic Context, than the previous application as explained in para 4.2.3 'Good, modern

design that is complementary to the historic environment will be preferable to pastiche.' The arrangement of front door and windows on the street façade is pleasingly symmetrical however two windows on the first floor would improve the design by making it appear narrower. Looking along New Road there is only one other property (No 40), with a gable facing the street and three windows and on the first floor. Double fronted No 24 has a parapet with three first floor windows below. Otherwise there is an eclectic arrangement of one or two windows on ground, first and second floors.

3.4 Reference is made to a timber gate that will match the neighbouring property and from page 8 of the Design & Access Statement would seem to match the New Road Gate of 17/19 Redlands Road. This is preferable to the previously proposed wrought iron gate. The design and opening mechanism for the gate must be secured by condition

3.5 Access for parking is going to be difficult, in particular during construction. The turning circle to enable access / exit by car will be tight as cars park opposite and along the section of road where the entrance will be. It should be specified how much of the wall on New Road will be lost and how much retained. As it will be necessary set out on the road a 'do not park in front of the gate' area it should be specified how that will be managed.

3.6 All materials should be secured by condition.

4. OTHER MATTERS

4.1 The address of the site is given as 1A New Road. This gives the impression that it is somehow linked with 1 New Road i.e. built on the garden of 1 New Road which is not the case. The integrity of the New Road development in the mid-nineteenth century as described in Adam Sowan's book should be respected. 19a Redlands Road would be a better address as this would clearly link it with the Redlands Road property which it is subservient to.

4.2 1 New Road was built c1856, part of a group of five properties originally known as Clive Cottages and a very early example of a semi-detached property. It is clearly designed to be the 'last house' and a bungalow would better respect the historical integrity of the development of the road.

5. CONCLUSION

5.1 Please consider our observations in arriving at a decision on this application.

Yours sincerely

Evelyn Williams

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