

R A M M U R T I D E S I G N L T D

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**Design Planning & Heritage Statement
to accompany Planning Application submission for a property in a Conservation Area**

Proposed part double storey rear extension over previous single storey extension, and enlargement of garden building for a use incidental to that of the main house.

**at No 25 Christchurch Gardens, Reading
RG2 7AH**

for Mr Edgar Bird

6th July 2026

Site Context and Heritage

The planning application seeks approval to provide additional accommodation at the first floor to the rear of this existing dwelling, which would sit over a previously built historical single storey extension.

The accommodation within the existing shell of the building is arranged over the ground and first floors of the building, taking it into the previous extension at the ground floor.

The property has an attached garage to the Western elevation which is used mainly for storage than for parking of cars.

The plot is located to the eastern end of Christchurch Gardens, on a substantial plot set back for the road with a gated entrance providing a dual access for off road parking of at least 4No vehicles.

The previous extension was not traceable on the council's planning portal at the time of writing, and is therefore assumed to have been implemented under the Permitted Development rules some time in 1983 as evidenced by the Building Regulations records noted below.

Planning history

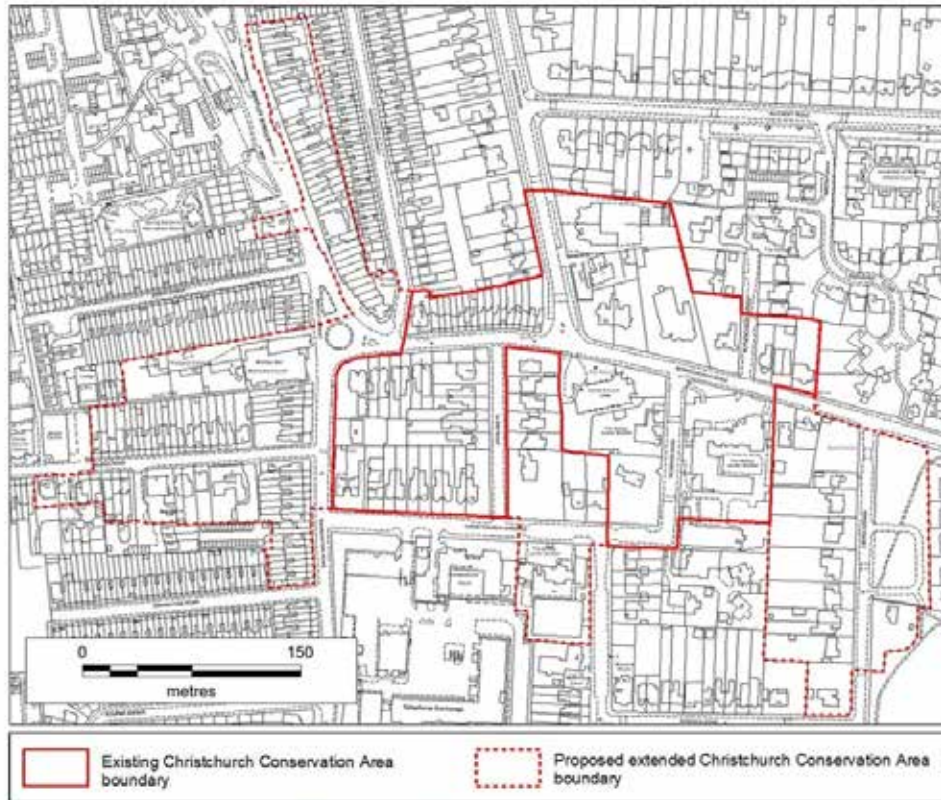
Reference	Date	Description	status
PL/07/0326	24/05/2007	Proposed loft extension and replacement of garage roof	Approved but not implemented

Building regulations history

Reference	Date	Description	status
BC/83/0326	24/05/2026	Build new extension, literally room & veranda at rear of house.	Approved and implemented

Heritage

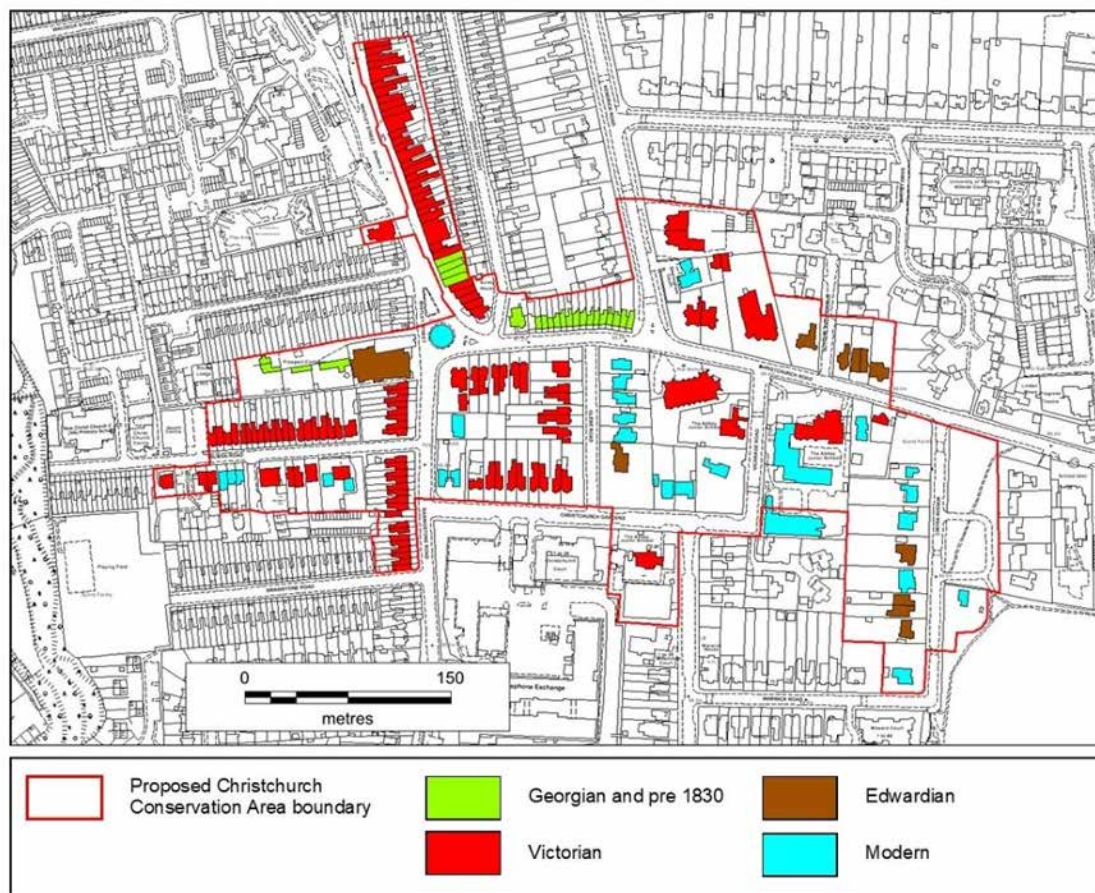
The property is located within Reading Borough Council's 'Christchurch Conservation Area' in East Reading. The boundary was recently extended to include the properties on Christchurch Gardens as per the map below:



Existing and proposed extended Christchurch Conservation Area

The main features of the conservation area are outlined in detail from the Council's "Christchurch Conservation Area Appraisal (November 2024)" dated April 2009 where pertinent clauses have been extracted and state that:

- *The Christchurch CA is predominantly a residential area. Places of worship, schools, shops and services support a much wider area.*
- *It includes seven Historic England listings of buildings and structures and 23 Buildings or Groups of Buildings of Townscape Merit.*
- *The CA breaks down into six sub-areas of distinctive character:*
- *the Georgian group of houses on the north side of Christchurch Road;*
- *the Victorian parish church, former vicarage, large villas and houses along Christchurch Road and the immediate setting on the east side of Glebe Road and north-east and south-east sides of Christchurch Gardens;*
- *the Whitley Street/Basingstoke Road and Milman Road mainly Victorian terraces and houses, the Hindu Temple (formerly Whitley Methodist Hall) and properties to the rear;*
- *the Whitley Street buildings, now predominantly retail with residential above, and the Whitley Pump roundabout;*



- The east side of Glebe Road. The east side of Glebe Road was excluded from the 2010 CA. It was felt that the 11 Glebe Road on the corner with Christchurch Gardens, by local architect Montague Wheeler, was a significant building in its own right and worthy of inclusion described by Pevsner as ‘...free Cotswold seventeenth century style, otherwise barely seen in Reading’.
- This property and the more modern properties on this side of the road should be included as they contribute to protecting the views of Christchurch.
- Character Area 1 has been renumbered Character Area 2 and now incorporates the east side of Glebe Road and the eastern portion of Christchurch Gardens so important to the setting of Christ Church;

In terms of key views and vistas, the application property is not listed, and the proposals relate to the extension predominantly to the rear of the building, where views from the road and where any impact to the more important buildings are protected.

Further, The garden is well surrounded by mature trees and hedges and would not be seen from the gardens of the adjacent dwellings.

The above map from the appraisal confirms that the application property is of a modern construction isn’t considered of Architectural or historical importance.

The existing building is of red brick construction with a clay tiled roof. The garage has a flat roof with a parapet wall frontage.

The intention is to continue the theme of the existing building and to keep the overall height of the building unchanged, as this would respect the key issue identified in the CA appraisal. Where it states that:

Redevelopment within or adjoining the Conservation Area should respect the general height, massing and alignment of existing buildings and use a palette of materials which reflect its existing character.

The intention is to create modern internal living spaces with both private spaces and a combination with open plan living at ground floor.

The upper floor to have more comfortable and useable spaces, and extra sleeping accommodation for the applicant's growing family.

The character of the external façade would be unchanged, particularly as the main extension would be hidden from view.

Trees and hedges.

As the proposal is for a vertical extension to the main house and a nominal expansion of the footprint of the garden building, the works would not impact any existing hedges or trees, as the works would remain out of and away from the boundary of the plot.

Historical context

site and its context, historic maps



1872 Map of Reading showing the application site



1913 Map of reading showing the application site, where the houses were not built at the time.



1932 Map of reading showing the application site, where the houses were still not present.

Site photos



View from front



rear and garden

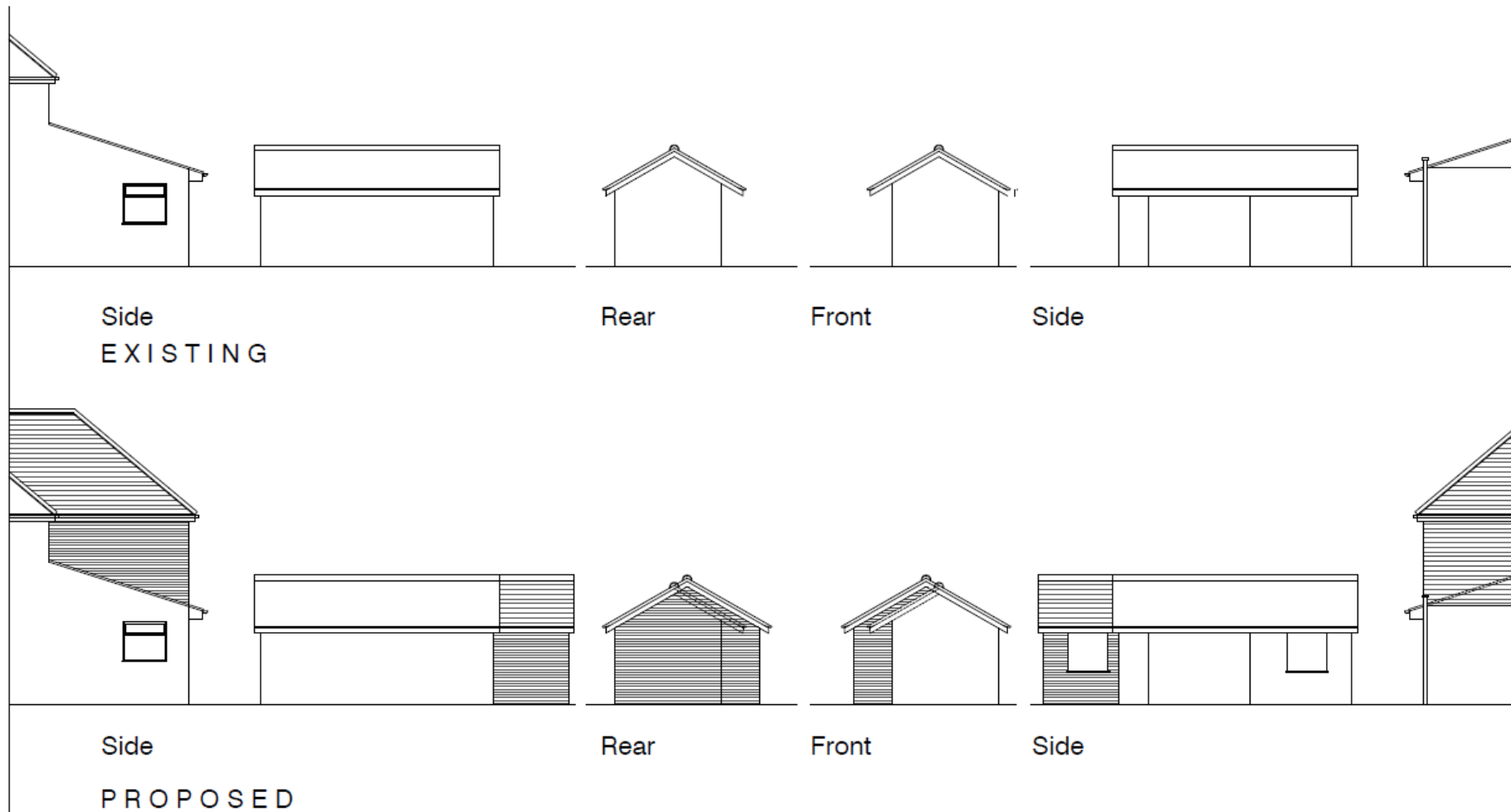


garden building



Existing and proposed elevations





Garden Building elevations, existing and proposed

Conclusion

The proposal is set to the rear elevation of the property and would not be visible from the front or from Christchurch Road.

The additional accommodation is to enhance the use of the building as the owners see this as their final family residence.

The materials would match that of the existing building, and the height of the building would remain unchanged as the “crown” roof design over the new extension would retain the ridge height.

Whilst the property lies within the Conservation area, the house itself is seen to be a modern addition to the area, built before the conservation area was expanded to include Christchurch Gardens.

The rear extension is an addition over the existing single storey that was added to the building several years before and hence the loss to biodiversity is not impacted, as the work would lie over the footprint of the previous extension.

The enlargement of the garden building is predominantly set away from boundaries and does not impact neighbours or existing trees or plants as a result, with only a very marginal increase in the ridge height by approximately 20cm of this building being of negligible impact in any aspect.

The applicants would hope that the application receives officer support and would be happy to work with the team to ensure that a desirable outcome is obtained, even if some adjustment might be seen to be required.