

AJW-CS

Property Services Company

Telephone: 07968751999

E-mail: harriet@ajw-cs.co.uk

Design & Access (incorporating Heritage) Statement for:

11, Glebe Road, Reading, RG2 7AG

Prepared By: Harriet Bedford

Date: 17th June 2025

This planning application is seeking permission for replacement windows and replacement render on the residential dwelling at No.11 Glebe Road.

No.11 Glebe Road is located in the Christchurch conservation area and is closely situated to a number of historic and listed buildings, as such the impact of the associated works upon the property needs to be considered carefully.

1. Introduction

This Design and Access Statement is submitted in support of a householder planning application on behalf of our client Ganga Bhusal ('the applicant'). This planning application is seeking permission for replacement windows and replacement render across the whole property.

We enclose the following documents for review:

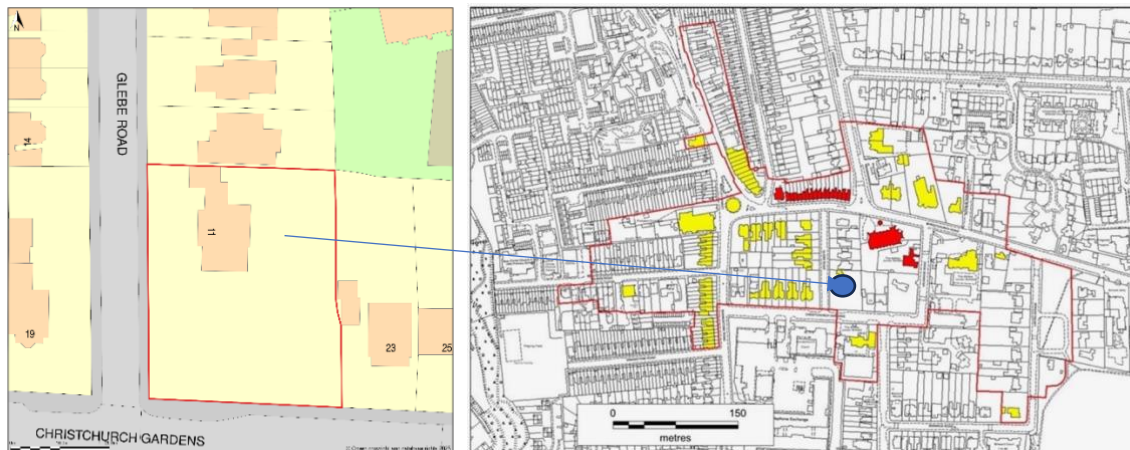
- Existing and Proposed Block Plan
- Existing and Proposed elevations & Floor Plans
- Application form
- Design and Access statement
- Proposed window schedule & sectional drawings

2. Site and Surrounding Area

The application site comprises of a large, detached Edwardian two and half storey house, located on the eastern side of Glebe Road at the Christchurch Gardens junction. The property benefits from being located on a large parcel of land, approximately 47m x 39m, which contains several mature trees, vegetation, hedgerows and grassland. The site fronts, and is accessed from Glebe road, via an existing dropped kerb & gated driveway leading to ample off-street parking.

The surrounding area is mainly for residential use. The Grade II* Listed Christ Church, and the Grade II listed The Abbey school and its grounds are located on the northwest corner boundary. The application site is also located in the Christchurch Conservation Area and considered a building of townscape merit.

The application site has permitted development rights revoked, following consent back in December 2024 under application reference PL/24/1480, conditions 3 & 4.



3. Heritage

The Christchurch Conservation Area comprises a tightly drawn, essentially Victorian/Edwardian suburb of Reading, loosely centered on Christchurch itself, a Grade II* listed building. It has street frontages to Christchurch Road which runs east-west to the north of the area, and the north side of the parallel Christchurch Gardens to the south of the area, together with the north-south frontages of Vicarage Road, Glebe Road and the east side of Basingstoke Road which link them. Small portions of Sutherlands Avenue and the southern end of Kendrick Road on the north side of Christchurch Road also fall within the area. The recently designated Kendrick Conservation Area lies just to the north of the Christchurch Conservation Area and, nearby to the east along Christchurch Road, lie The Mount and Redlands Conservation Areas. The immediate area, therefore, has a rich architectural and historical heritage.

The area was formally designated on 13 November 1987, following a period of public consultation.

The conservation area appraisal makes mention to features that make a positive contribution to the historic character and appearance of the conservation area, that being the use of traditional brick materials, good tree cover within the grounds of properties, which this proposal seeks to achieve as part of the development. As well as addressing existing features that have had a negative impact on the area.

Reading is named after the Readingas, Saxon followers of Reada, 'the Red', who settled in the spit of land in the fork of the Thames and Kennet in the 6th century. At the time of the Domesday Survey in 1086, Reading belonged to the king and included a small borough and two manors. Reading Abbey was founded by Henry I in 1121. The abbey dominated the town and became one of the richest religious houses in England making Reading a wealthy place, and a centre of religion and pilgrimage.

Between 1850 and 1900 the population of the Borough more than trebled from 21,456 to 72,217 and the housing stock increased accordingly. Development in the Christchurch Conservation Area was a later part of this post-railway late 19th century expansion of the town during which period large numbers of houses were built and growing civic pride was celebrated in the building of Reading's Town Hall (1875), the Concert Hall (1882), and the Museum and Library (1883-4). Reading Grammar School, to the south of the Conservation Area is of the same period, built between 1865-71, to the designs of Alfred Waterhouse, a local resident of Reading from 1868. The Christchurch Conservation Area, like the neighbouring Conservation Areas, represents a middle-class area, untouched by commerce and industry, and was clearly designed as such (that is after the date of the earlier terraced housing at 3-33 Christchurch Road) to be a more spacious and leafy area than the artisans' terraces which lie closer to their employers to the north and west of this general area.

4. Proposal, Layout & Design

- **Replacement windows**

The applicant would like to replace all the existing windows with a like for like aluminium replacement. Due to a lack of maintenance by previous property owners, the existing windows have areas of corrosion, some windowpanes are broken and the seals and hardware require replacements. The current property owner would also like to improve the energy efficiency of this property (the installation of solar panels has been approved under application [PL/25/1454](#)) and double-glazed windows will support this initiative.



A heritage style double glazed aluminium window has been selected for the sensitive refurbishment of this property. A full window schedule and sectional drawings have been included within the application. Please note, the window schedule is not drawn to scale and give the impression of wider frames. The Smart Alitherm Heritage 47 system windows with soft coat planitherm glass, with warm edge spacer bar are detailed in the brochure.

The window contractors are aware that the distinctive stone window surrounds and sills on the existing property are an important feature of the property that need to be retained. As a result, the following method statement has been prepared as to how the works will be completed:

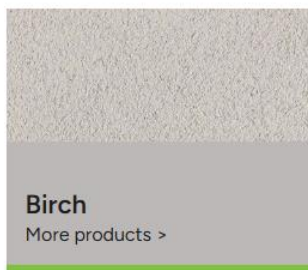
- *The existing steel Crittall windows will be carefully removed to minimise any disturbance to the surrounding stonework. Where required, the glazing will be removed first to reduce the weight of the frame. The steel frame will then be cut into manageable sections using appropriate cutting tools, allowing each section to be removed individually rather than forcing the entire frame out.*
- *Any fixing lugs or anchors built into the masonry will be carefully cut back or removed without causing damage to the existing stone surrounds. All work will be carried out using suitable hand tools and controlled cutting techniques to protect the existing reveals and stonework.*
- *Once the frame has been removed, the opening will be cleaned and inspected. Any minor making good required to prepare the opening for the new windows will be completed before the installation of the new windows. Care will be taken throughout the process to preserve the existing stone surrounds and maintain the appearance of the building.*



- **Replacement Render**

The existing property's pebble dash render is in need of attention, due to several cracks and areas where the render is missing. Whilst like-for-like repairs were approved by Reading Council, upon further inspection, the proposed works now include replacing the render on all elevations of the property. Following a previous planning application, the applicant is aware that a natural material must be used. A traditional Lime render has been selected to ensure the historic fabric of the building can breathe, whilst protecting the property from any further damp and improving the durability and appearance. The colour of the render will be matched as closely as possible to the existing render due to the visual harmony required with the listed church.

<https://www.lime-green.co.uk/products/lime-render/natural-finish>



The applicant has been advised that minor repair works will not address the underlying defects that are visible from within the property and a more comprehensive approach is required. A full replacement will also provide a consistent appearance across the property. The existing render will be removed using hand

chisels and hammers to ensure no unnecessary damage is caused to the mortar beneath, mouldings and stone surrounds. Any damage revealed will be carefully repaired before the new render is applied by a specialist.

The existing render mouldings on the south elevation will be retained as the applicant is aware this is an important feature of the historic building. This elevation will be inspected carefully to check for hollow or loose sections. Physical profile templates of the undamaged mouldings will be taken before works commence. Boundary lines around the isolated area will be made and hand tools will be used to remove any loose render. The replacement lime render will be layered gradually, in thin, controlled coats, allowing proper curing between coats. Traditional profile scrapers and trowels will be used to recreate sharp rises and ornamental lines by hand.



5. Recent Planning History

PL/25/1454	Erection of a single storey rear extension with sky light, front porch, single storey side extension, alterations to existing side element including new pitched roof & rooflights, removal of existing garage door, repair render like-for-like where needed, replace roof tiles like-for-like where needed, insertion of solar panels & air source heat pump (amended)	Approved (with conditions) – Feb 2026
PL/08/0022	Demolition of existing building and erection of 14 x 2 bed apartments, provision of car parking and alteration to vehicular access	Refused – June 2008

PL/08/1578	Change of use of ground floor and first floor from medical consulting rooms to residential use.	Approved – Jan 2009
PL/19/0295	T2 Indian Bean Tree- crown lift by removing two lowest, pendulous branches. T3 False acacia - fell.	Approved – Mar 2019
PL/24/1083	Extension and conversion of existing building into eight flats and erection of one house (Class C3).	Refused – Nov 2024
PL/24/1480	Change of use of the existing property into a 5 bedroom dwelling use class (C3) with landscaping works	Approved (with conditions) – Dec 2024

6. Summary

It is considered that this proposal is not contrary to any current planning policies and demonstrates that the applicant intends to invest much time, energy and expense to sympathetically developing the property to ensure that the important characteristics of the application site are preserved for years to come. We therefore hope this application will receive the full support of Reading Borough council.