

APPENDIX 2: STATEMENT OF CONSULTATION ON CONSERVATION AREA APPRAISAL FOR THE CHRISTCHURCH CONSERVATION AREA

November 2024

1. Summary of Consultation Measures

1.1 Consultation took place from 5th April 2024 to 31st May 2024.

1.2 This appraisal has been produced for Reading Borough Council by the Reading Conservation Area Advisory Committee, set up to advise Reading Borough Council in regards to conservation areas.

1.3 Consultation involved contacting all those on the Council's planning policy consultation list, which includes a mix of statutory consultees, businesses, voluntary and community organisations and interested individuals. The document was also available to view in the Central Library and in the Civic Offices. A letter was also sent to every address within the proposed extension (and those addresses outside the conservation area which adjoin the proposed extension) highlighting the proposal to extend the area and providing details of the conservation area.

2. Summary of Responses


2.1 A total of 14 responses were received.

2.2 The following points were raised by respondents:

- For some respondents, this was a much-needed update to the existing Conservation Area Appraisal. Acknowledgement was given to the undertaking of this task.
- Two respondents felt that the four cottages on Boults Walk should have been included.
- Two respondents queried the exclusion of 35-71 Milman Road and New Christ Church primary school when most of the rest of the street had been included despite detrimental changes to some properties.
- Another correspondent was very positive about the inclusion of the Milman Road properties and that they were worthy of special care and attention.
- One correspondent felt that the conservation area had already been adversely affected by inappropriate changes, loss of original features and that the boundary extension included streets which had undergone even more changes.
- One respondent was concerned about the enforcement powers of the council in relation to conservation areas.
- One respondent suggested using images that better illustrated the text.
- There were a number of proposed corrections and improvements to the text and captions.

2.3 Detailed summaries of each individual representation, as well as a response from the Council are included below:

Name	Representation	Council/CAAC Response
Alexander-Jones, Jo	<p>Before I begin the feedback on the specific extension to the Christchurch Conservation Area I would like to express some concern that while the consultation ends on 31st May, the RBC page seems to have closed on 19th May and removed any access to the document, but still also says that comments can be submitted until 31st May. This may not be the best way to encourage local democracy on the process or engender support for the Conservation Area process overall in our town.</p> <p>Let me begin by stating that I am in favour of having designated Conservation Areas within Reading, and appreciate the value that they bring to the conservation and management of our local heritage. It is my concern for the integrity of the Conservation Area process that brings me to comment on some of the proposed changes to the Christchurch Conservation Area.</p> <p>Historic England states that 'Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique'. While many of the buildings and streets in the Christchurch Conservation Area do have special architectural and historic interest, sadly many in the proposed extensions have already had significant and detrimental adjustments made to their character.</p> <p>I will use Milman Road as an example of where I see inconsistency in the approach taken to the extension of the Conservation Area.</p> <p>Firstly, Milman Road comprises a mixture of housing across many years, the majority of which have already been altered externally and internally. While I appreciate that one of the aims of the Conservation Area is to protect the heritage and landscape from further unadvised change, this would not form a good example when so many properties are already so altered. Below is a selection of the properties:</p>	<p>Noted. This was brought to our attention at the time and unfortunately, it was an unintended consequence of a changeover on our website. In order to ensure that this would not affect representations being received, we emails each contact on our contact list a second time to highlight this issue.</p> <p>Examples of alterations on Milman Road were taken into account and it was determined that they do not outweigh the special architectural and historic interest of the street as a whole and that it is still worthy of inclusion, particularly to prevent further inappropriate alterations.</p> <p>The terraced houses cited are not as significant as the other terraces in Reading that have been recognised within the Local Plan (Policy CR9), or through Article 4.</p> <p>Inclusion of the older portion of New Christchurch School would create an outlier from the Conservation Area.</p> <p>Comments with regard to Cllr Leng's forward are noted. The approach employed during this review is consistent with the other Conservation Area reviews recently completed, such as St Peters and Russell Street/Castle Hill/Oxford Road.</p>

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	 <p data-bbox="517 933 1630 1136">Secondly, in the proposal the extension does not include the smaller terraced houses to the western of the road. These properties are far less changed from their original design and also are highly representative of the housing stock of Victorian Reading. Also missing in the extension is Christchurch School. I fail to see why the extension, should it go ahead, would stop halfway down Milman Road and miss out what is probably the best preserved section.</p> <p data-bbox="517 1173 1630 1436">Finally, while I appreciate that the comments of Councillor Micky Leng are not an integral part of the appraisal, they do front the draft document for comment. He states that 'whilst some parts of our historic environment have been sensitively preserved, it is also true that many important streets and buildings have not been treated well over the years. There have been inappropriate additions, loss of original features, a failure to maintain certain buildings as well as more modern development that is not always respectful of the original character. An appraisal such as this gives us a vital tool to prevent these changes and to enhance the area</p>	

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	<p>wherever possible'. The Christchurch Conservation Area is already full of streets and buildings with inappropriate additions and a loss of features, and extending the area to include roads that have been even more altered will not improve the standing in which the appraisal process is held, and may well reduce its reputation.</p> <p>I hope you will take my comments into consideration when reviewing this draft document, and I look forward to your response.</p>	
Bailey, Ray	<p>I have lived in a 1930s deco terrace in Milman Road for well over 20 years. Each of the residents understand the need for us to maintain our frontages and not to make contemporary alterations to our properties.</p> <p>The stained glass to our front door is currently being repaired for £650 - an example of the cost of this discipline.</p> <p>Milman Road, uniquely, displays wonderful examples of residential architecture from all the creative movements from mid Victorian to 1930s late art deco and with few exceptions, is worthy of special care and attention.</p> <p>I am sure we all support any effort to maintain the road's atmosphere and attractiveness.</p>	Noted. No changes required.
Bevan, Caroline	I noticed an error on page 41. The house called Collingwood is number 14 NOT 16 as shown. Please can you update the document with the correct information.	Agreed. Change proposed.
Burnett, Jane	<p>It is very disappointing that the four Boults Walk workers cottages (nos 22-28) haven't been included in the Christchurch Road conservation area expansion proposals...</p> <p>Numbers 22-28 (previously Laurel Terrace before being renamed Boults Walk) were built circa 1840 - well before most of Milman Rd. Presumably it's because they are utilitarian workers' homes (first inhabitants included Huntley & Palmer workers looking at the census records around that time) rather than the fancy business owners' examples in Milman Rd.</p> <p>Another point to note is that number 28 was one of the first mosques in the area! https://www.islaminbritishstone.co.uk/index.php?option=com_content&view=article&id=50&Itemid=68</p>	The reasons for exclusion is not related to the social status of former occupants, but rather the extent of alterations made. Comments regarding the special history of the Mosque are noted.
CAAC	1. Remove references to Gregg's on pages 4, 5, 9,12, 25, 29, 44, 76 and if appropriate replace by 'retail unit' as Gregg's has now closed.	Changes proposed.


Name	Representation	Council/CAAC Response
	<p>2. Remove references to Sure hotel on pages 22, 29, 44,71,83 to protect against future hotel name changes.</p> <p>3. Page 5 – replace Berkshire Record office with Royal Berkshire Archives.</p> <p>4. Page 12 – insert ‘William Ravenscroft’ as the notable local architect.</p> <p>5. Page 41 – insert ‘was a’ after Cintra Avenue</p> <p>6. Page 45 – insert comma after ‘and rubbish’</p> <p>7. Page 46 – add 'but could be compromised in certain circumstances.' to the sentence ‘As the Station Hill development draws to completion the skyline viewed from Whitley Street into the town centre is evolving which is not necessarily entirely negative’ to account for future potential developments.</p> <p>8. Page 50 – complete sentence to read ‘Residents to survey and identify’.</p> <p>9. Page 66 – reword first line to say ‘Being at the junction of two major routes in and out of Reading also made it a notable location’</p> <p>10. Page 66 – paragraph starting ‘Then the turnpike gate...’ should be in quotes.</p> <p>11. Page 66 – third paragraph replace full stop by colon in first line.</p> <p>12. Page 79 – replace google streetview with a new image</p>	
Gibbings, George	<p>I appreciate the enormous amount of excellent work involved with preparing this appraisal. It’s wonderful to have such an enthusiastic group of volunteers in the neighbourhood offering their time and expertise working towards preserving and improving the Reading environment.</p> <p>I have lived in the Katesgrove area (Hill St, Pell St and Basingstoke Rd) since Autumn 1994 and it’s most uplifting to witness such great work by you and others in annotating the history, architecture and heritage of this, often undervalued, area. The town has many beautiful buildings showcasing the most ornate brickwork I have ever seen. It’s a pleasure to look up when in town centre and marvel at the craftsmanship. However, it’s a terrible shame to see the town becoming decrepit in parts. I notice stunning Georgian terraces left to ruin, endless overflowing bins, litter on the streets, destroyed facias and people seem to park anywhere (as a cyclist it’s most dangerous to pass double parked vehicles on Whitley St.). This neglect</p>	<p>Noted.</p> <p>Noted. Unfortunately, Conservation Area (like other areas of the town) experience issues that detract from the appearance of the area. A up-to-date appraisal aims to help maintain and improve the area.</p> <p>Noted. The updated appraisal and associated communications aim to inform residents of Conservation Areas of restrictions of their ability to alter properties insensitively.</p>


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	<p>creates such a negative impression on the area. As such, it's one reason that people I know are moving away from the town and friends living in the suburbs now almost never visit the centre. I'm grateful to the Greens for their hard work helping improve the area.</p> <p>I am very much in agreement with the proposal. My main concern however is that little difference, if any, seems to exist in Reading between conservation and non-conservation areas. What powers does the council have in enforcing residents to comply with preserving the architectural character and heritage of their homes? Will residents be prevented from unsuitable alterations to their property and what happens if people ignore your recommendations? On my Victorian terrace, which is included in the proposal, a landlord neighbour recently asked his brother to simply dump concrete over his garden and continued to do this with his second property on the terrace! What a mess. I doubt this guy will appreciate the rules let alone adhere to them.</p> <p>I visit Welwyn Garden City regularly and am amazed at how strict the council there enforce their laws and rightly so as the area is pristine and one never sees fridges etc dumped in front gardens. A resident half-jokingly told me if he trims his hedge too extreme he may receive a letter from the council! This may be anecdotal, but I believe is relevant.</p> <p>Also, are there any special advantages to living in a conservation area in Reading?</p>	<p>Enforcement action is prioritised as resources allow.</p> <p>Noted.</p> <p>The distinctive character of Conservation Area serves to create a sense of place for residents and visitors. Occasionally, funding may be available for improvement works, such as recent Historic England grant funding for improvements to the high street in the Russell Street/Castle Hill/Oxford Road, Market Place/London Street and St Mary's Butts/Castle Street Conservation Areas.</p>
Historic England	<p>Historic England welcomes the proposal to review and revise conservation areas and to produce Conservation Area Appraisal and Management Plans (CAAMPs) in accordance with the NPPF requirements to maintain an up to date evidence base for the historic environment and to set out a positive strategy for the conservation and enjoyment of the historic environment.</p> <p>As the Government's Statutory Adviser on the Historic Environment we review your consultation in the light of the National Planning Policy Framework (NPPF 2023) which identifies three dimensions to sustainable development, these being economic, social and environmental (NPPF paragraph 8). One of the core principles of the NPPF is that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The NPPF (Policy 196) includes a requirement for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment, including those heritage assets most at risk from neglect, decay or other threats.</p>	<p>Noted. Berkshire Archaeology was consulted in June 2024 and has been added to the list of organisations on pp. 5 of the document to reflect this.</p> <p>Archaeology and the historical development of the area is discussed within Appendix 2. All designated heritage assets are included within the document and photographic appendices.</p> <p>Reading Borough Council does not designate locally listed buildings within Conservation Areas. Buildings which may be worthy of</p>

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	<p>NPPF Policy 197 sets out that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) sets out the obligation on local planning authorities to pay special regard to preserving or enhancing the character or appearance of conservation areas and to preserving the settings of listed buildings.</p> <p>Historic England has produced conservation area guidance and other guidance which you may find useful: <i>Conservation Area Appraisal, Designation and Management Historic England Advice Note 1</i> (Second Edition) dated 8th February 2019 https://historicengland.org.uk/images-books/publications/conservation-area-appraisal-designation-management-advice-note-1/</p> <p>In respect of energy efficiency and historic buildings including specific advice on photovoltaics which you may find useful to reference in respect of the appropriate management strategies. https://historicengland.org.uk/images-books/publications/eehb-solar-electric/</p> <p>We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/</p> <p>HE Advice Note 2 - making changes to heritage assets: https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</p> <p>HE Good Practice Advice in Planning 3 - the setting of heritage assets: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p> <p>Conservation Area Appraisals and Management Plans benefit from inclusion of a section on archaeology and other relevant planning policy designations where appropriate.</p>	<p>inclusion are described as Buildings of Townscape Merit.</p> <p>Negative features, issues and opportunities for enhancement are included in Section 7.</p> <p>Terminology is sufficiently covered by Section 1.1. Any additional detail is best found elsewhere, as this document is not reviewed as regularly as other sources.</p>


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	<p>If you have not already done so, we would recommend that the local archaeological advisory service who look after the Historic Environment Record and give advice on archaeological matters in put into these documents. They should be able to provide details of not only any designated heritage assets but also non designated locally important buildings, archaeological remains and landscapes.</p> <p>Some Historic Environment Records may be available to view on-line via the Heritage Gateway (www.heritagegateway.org.uk http://www.heritagegateway.org.uk).</p> <p>It is recommended that appraisals specifically identify buildings which could be considered to detract from the character and appearance preferring to identify positive and neutral elements. Such identification can be a positive tool in managing change and where specific elements demonstrably have a negative impact on the character and appearance it is useful to identify these. We also recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.</p> <p>We would like to stress that this opinion is based on the information provided by you. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, where Historic England consider it appropriate to do so.</p>	
Jones, Darren	<p>I have no problem with conservation areas in Reading but I think for the likes of Milman Road where I'm a resident, I don't feel it would be worthwhile to include it given the number of detrimental changes that have been made to a number of the buildings already.</p> <p>I'd be interested to know why only part of the road is included and the Victorian terraced houses and the New Christchurch Primary school opposite them are omitted.</p>	<p>Examples of alterations on Milman Road were taken into account and it was determined that they do not outweigh the special architectural and historic interest of the street as a whole and that it is still worthy of inclusion, particularly to prevent further inappropriate alterations.</p> <p>The inclusion of the older part of New Christchurch School would have created an outlier from the Conservation Area boundary.</p>

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Katesgrove Community Association	KCA approves and supports the extensions to the Conservation Area. In particular we hope that the extension will enable improvements to be made to the streetscape and properties at the top of Whitley Hill.	Noted.
Luffman, Alban (SUSTRANS)	<p>I am very supportive of extending the conversation area, since the architecture makes it a nice part of Reading to live in and should be preserved.</p> <p>If any efforts to be improve walking and cycling in the local area could be included that could also help people move about the conversation area, not relying on cars.</p>	Noted. The appraisal cites the negative impacts of vehicle traffic in the area.
Quance, Roger	On Page 19, it references Kendrick Avenue. Should this be Kendrick Road?	Change proposed.
Rushmoor Borough Council	<p>Thank you for consulting Rushmoor Borough Council on the updated Christchurch Conservation Area Appraisal, we have no comments to make at this time with regards to the content of the document.</p> <p>As an aside, we suggest that there is room to improve some of the photos in the document to enhance its usability, for example:</p> <ul style="list-style-type: none"> • Section 4.2 focuses on the views which contribute to the sense of arrival; however, these views are in an appendix at the end of the document, some 60 pages later (the appendix is also referred to as Appendix V and the title of the appendix is 5) making it difficult to place the views in the context of the map, due to having to scroll through the document. • The photograph on page 14 shows the spire of Christ Church, Christchurch Road, however the wording above it, suggests that the view of Christchurch conservation area is protected and not the view of the church 'Christ Church' itself. The photograph, if taken from the street scene, showing the ridge heights in Glebe Road (as per the image taken from Google maps) may show better the view that you are aiming to protect. 	<p>Noted.</p> <p>Changes proposed to consistently refer to appendices and annexes.</p> <p>Change proposed to correct caption on pp. 14.</p> <p>Change proposed to replace image on pp. 26.</p> <p>The image on pp. 40 is proposed to remain as it illustrates daily life within the Conservation Area.</p> <p>Agreed. Changes proposed to provide new images of housing on Cintra Avenue, as well as the view toward to gates of Cintra Park.</p>

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	 <ul style="list-style-type: none"><li data-bbox="573 815 1608 911">• Page 26 includes a photograph, showing trees on the corner of Christchurch Road and Whitley Street. Sadly, these are partially obscured by a refuse collection truck.<li data-bbox="573 954 1608 1082">• The modern picture on page 40, is designed to demonstrate the polychrome brickwork and detailing, but unfortunately as the image was taken on a snowy, grey day, the contrast of the grey brickwork in the street scene is somewhat lost.<li data-bbox="573 1125 1608 1321">• Page 41 shows the treeline on Cintra Avenue (which was previously shown on page 27), however the wording above and below this picture, describes houses built in 1905. Having looked at number 20/22 Cintra Avenue on google maps, it may be useful to include the properties themselves as the detailing on the properties, and adjacent chimney stacks enables the reader to visualise what is described in the wording.	

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Sutherland, Mel	<p>Why are the other houses in Boults Walk not included? Number 28 in particular has some interesting history</p> <p>Muslim & Islamic Heritage Sites in Britain (islaminbritishstone.co.uk)</p> <p>data.pdf (thegazette.co.uk)</p> <p style="text-align: center;">MARRIAGE ACTS</p> <p>A building certified for worship named MOSQUE, 28 Boults Walk in the registration district of Reading in the county borough of Reading was on 23rd April 1969 registered for solemnizing marriages therein pursuant to section 41 of the Marriage Act, 1949 as amended by section 1(1) of the Marriage Acts Amendment Act, 1958.—Dated 23rd day of April 1969.</p> <p>(554) <i>W. J. Church</i>, Superintendent Registrar.</p>	Properties on Boults Walk were each considered for inclusion, but due to the extent of alterations made, the properties were not selected for inclusion. Comments about the history of the Mosque is noted.
Thomas, Elizabeth	I love your plans to extend the conservation area. I vote yes.	Noted.

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Watkins, Tony	<p>I read your Appraisal with great interest and am responding to your request for comments. My only concern is that the inclusion of houses on the east side of Glebe Road, numbers 1 through 9, lacks any cogent rationale. That is; 'for completeness' on p10, is very weak and 'contribute to protecting the views of Christchurch' on p14 is weak and moot, as is 'important to the setting of Christ Church' on p15. My concern is that it is not clear that this part of the area 'justifies (CA) status because of its special architectural or historic interest' or that 'the concept of conservation is not (being) devalued through the designation of (an area that) lacks special interest.' These are your words. Accordingly, I am offering the following Architectural and Historical observations concerning this part of the area.</p>  <p>The architecture of the east side of Glebe Road is characterised by an absence of any obvious harmony, continuity or symmetry, and so, together with its largely mid-twentieth century origins, is probably best described as artisan predeconstructivist. However, there are pervading elements of urban-bucolic that lend coherence, as this brief walk along the road illustrates:</p>	<p>Properties at 1-9 Glebe Road, 11 Glebe Road and 23-35 Christchurch Gardens are surrounded by properties included within the original boundary. Their inclusion aims to create a more cohesive boundary. 11 Glebe Road is significant in its own right and 1-9 Glebe Road and 23-25 Christchurch Gardens contribute to its setting. The properties at 1-9 Glebe Road were built on the former gardens of 11 Glebe Road in the 1950's.</p> <p>Inclusion of specific properties within the Conservation Area does not necessary reflect special interest and can be included to provide a coherent boundary. A change has been proposed within SS2 to clarify this.</p> <p>Change proposed to pp. 14 to replace "Christchurch" with "Christ Church."</p> <p>Comments regarding Leyland Cypresses are noted and requests for Tree Preservation Orders are not within the scope of this re-appraisal.</p>

Name	Representation	Council/CAAC Response
	 <p data-bbox="517 858 1615 957">As we approach from Christchurch Gardens the bucolic elements are clearly in evidence, and continue into Glebe Road. Note the use of the footway as a growing space, as well as the deconstructivist approach to pedestrian usage and to signage.</p>	

Name	Representation	Council/CAAC Response
	 <p data-bbox="517 884 1630 949">Farther along the east side of Glebe Road there is strong heterogeneousness in fencing styles, as well as multidimensional juxtaposition of other elements.</p>	

Name	Representation	Council/CAAC Response
	   <p data-bbox="517 762 1621 927">And towards the end of Glebe Road, we find a return to the urban bucolic style, lent here by extensive plantings of what appear to be Leyland Cypresses or similar types of trees. The architectural harmony here is quite overwhelming, as is the deconstructivist approach to social harmony that is well known to be engendered by such plantings.</p> <p data-bbox="517 963 1599 1129">I hope you find these comments helpful and I look forward to Reading Council leading the way in placing Tree Preservation Orders on their extensive stocks of Leyland Cypresses, while less progressive councils are using their powers under part VIII of the United Kingdom's Anti-Social Behaviour Act 2003 to have the things reduced in height.</p>	