

Planning Applications Committee

07 October 2026



Reading
Borough Council
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Title	LOCAL LISTING REPORT – Former Coach House at 64 Tilehurst Road
Purpose of the report	To make a decision
Report status	Public report
Report author	Burcu Can Cetin, Conservation Officer
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Healthy Environment
Ward	Battle Ward
Address	St Edwards School, 64 Tilehurst Road, Reading, RG30 1EH
Recommendations	To agree that Former Coach House at 64 Tilehurst Road be added to the List of Locally Important Buildings and Structures

1. Executive Summary

- 1.1. To report on a proposal to add the former coach house at 64 Tilehurst Road to the List of Locally-Important Buildings and Structures. The report identifies the building as being of local historical and architectural importance and makes an assessment based on the Council's published Local List criteria for inclusion on the list.

2. Policy context

- 2.1. Reading Borough Council maintains a List of Locally-Important Buildings and Structures ('the Local List'). Its purpose is to recognise the buildings and structures which do not meet the criteria for national listing, but are nonetheless significant to the heritage of the local area. It was agreed by Planning Applications Committee on 2nd December 2020 that decisions on additions to the Local List should be made at PAC.
- 2.2. The criteria for considering additions to the Local List are set out in Appendix 2 of the Reading Borough Local Plan (adopted 2019).

3. The proposal

- 3.1. A nomination was received on 14/07/2026 to add the former coach house at 64 Tilehurst Road to the Local List Consultations for the second time, as a historic nomination dated 25/01/2023 for this asset has not been processed. Consultations have been carried out for the recent nomination in accordance with the agreed process, and this report sets out the recommended action.
- 3.2. Situated on the north side of Tilehurst Road, the nominated asset is an early Victorian coach house of a detached villa at 62 Tilehurst Road, known as Fremington House, which has been in use for St Edwards School at 64 Tilehurst Road since the 1940s. The building has a simple rectangular form under a pitched slate roof. Constructed of red and grey polychromatic brickwork arranged in horizontal bandings with red-brick dressings, quins, and decorative brick detailing at the eaves, its prominent gable facing Tilehurst Road has a tall first-floor opening reflecting its former ancillary/service use. When perceived from the street, it visually relates to the neighbouring locally listed building at No. 62.



Image of the former Coach House of No. 62 within St Edward's Prep School at 64 Tilehurst Road

- 3.3. The nomination form received identifies the significance of the building as follows:
- 3.4. "Principle for Selection for the Local List - (b) 1840 - 1913: any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance:

The coach house/ stable block originally within the curtilage of a detached early Victorian property, at 62 Tilehurst Road, now forms part of St Edwards School at 64 Tilehurst Road. The coach house would appear to have been built at the same time as the house and is constructed of similar materials. No 62 was added to the local list in 2022 (LL24). When the nomination of No 62 was approved by the Planning Applications Committee it was noted that the coach house would be worthy of nomination for group value with the house and that a paper should be brought forward to a future committee meeting. (see PAC 7 December 2022 decision details for item 66 <https://democracy.reading.gov.uk/ieListDocuments.aspx?CId=143 &MId=4900>). 62 Tilehurst Road with the coach house/stable block is significant because of its age, as part of a cluster of houses at the top of Western Elms Avenue and its unusual banded brickwork. The buildings appear on the Board of Health maps of 1853 and so must be at least of that date. On the OS Map published 1883 it is named as Fremington House. By the time of the 1865 directory the street address of Fremington House is given as Western Elms Avenue and the occupier is Mr W H W Staveley as it is in 1888 (Staveley). In 1899 William Hubert Sale Fosbery MD lived there, still with a street address of Western Elms Avenue. By 1914 he had been joined by Amédée V Salmon, Professor of French. By 1972, 62 Tilehurst Road was occupied by H M Lyons, M Mitchell and Andrew N Mozley, so as today may already have been converted to flats. William Henry Wackerell Staveley is recorded in the 1881 census as a dentist born in Camelford in Cornwall. In 1851 he had been living in Market Place, No. 10 according to Slater's 1852 Berks directory. The father of William H W Staveley was George Staveley of Bideford in Devon. There is a village called Fremington six miles from Bideford and Fremington House there is now a care home. THIS NOMINATION WAS FIRST SUBMITTED ON 25 JANUARY 2023

References Architects - Sidney M Gold (1999). A Biographical Dictionary of Architects at Reading. Occupants of the house - Street directories – Reading Borough Council Library digitised copies or University of Leicester digitised copies. Census records – via findmypast.co.uk Staveley family origins - Reading Mercury 18 July 1903 p1. Re William Henry Staveley deceased. (Son of W H W Staveley and his wife Francis née Sims)

Historic Interest:

(a) Historic Association (i) The building or structure has a well authenticated historical association with a notable person(s) or event:

Don't know.

(a) Historic Association (ii) The building or structure has a prolonged and direct association with figures or events of local interest:

Don't know.

Architectural Interest:

(b) Innovation and Virtuosity (i) The building or structure has a noteworthy quality of workmanship and materials:

St Edward's School, no 64, originally known as Ordsall, is dated 1891 and the architect was G W Webb. It was built between Fremington House and Leopold House. The brickwork of the coach house is mainly composed of only two colours, grey and red in bands with a pattern of red and cream brick below the eaves. The pattern is simpler than that of the house. It has a pitched slate roof. The window / door to the hayloft has been replaced with modern glazing in a wooden frame and a UPVC doorway beneath. UPVC windows have been inserted into the west wall. To the east there is a lean to and a large extension to the school buildings along what is now the boundary wall with 62 Tilehurst Road. It is not possible to get a view of the rear of the coach house which is on school grounds and is not visible from the public highway. It is possible that it is used as a school kitchen as there is a sign on the gate directing deliveries to the Western Elms Avenue entrance.

(b) Innovation and Virtuosity (ii) The building or structure is the work of a notable local/national architect/engineer/builder:

WE HAVE TICKED THE YES BOX BECAUSE WITH 'DON'T KNOW' DETAILS CANNOT BE ADDED. POSSIBLE JOSPEH MORRIS LINK. The architect is unknown although Joseph Morris was responsible for some additions in 1860 to Fremington House for Mr Staveley. Leopold House of 1875, originally on the adjacent plot but now demolished, is also ascribed to him.

(b) Innovation and Virtuosity (iii) The building or structure shows innovation in materials, technique, architectural style or engineering:

The banded brickwork make it a very unusual property.

(c) Group Value (i) The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area:

The property has group value together with 62 Tilehurst Road and 24 Southcote Road opposite both of which are locally listed. The building together with the house occupied a prominent corner plot at the junction of Tilehurst Road, Southcote Road and Western Elms Avenue. North from here Western Elms Avenue descends down to Oxford Road. Properties on the southern end of the avenue are older than those further north."

4. Consultations

- 4.1. The following were consulted on the proposed addition to the Local List:

- Wishford P6 Ltd. (landowner);
- Battle ward councillors;
- Baker Street Area Neighbourhood Association;
- Reading Conservation Area Advisory Committee;
- Reading Civic Society; and
- West Reading Together.

4.2. Further to the first response from the landowner asking for the nomination file (details) and additional time to comment on the nomination, the following objection has been received on 16/09/2026:

“Thank you for your further response and for providing the additional documents. We have now reviewed the nomination form and appendices in detail, and I would like to formally restate our objection to the proposed local listing of 64 Tilehurst Road.

Having taken advice, our concerns have increased rather than diminished. The CAAC has not engaged with the school or its management team at any stage, and the nomination form itself incorrectly states that the owner is unknown. This lack of consultation is particularly concerning given that St Edward’s Prep is an operational school, a significant business rates payer, and a site with safeguarding requirements.

Turning to the substance of the nomination, the documents provided materially weaken the case for local listing:

- *The CAAC’s own submission confirms extensive modern alterations to the former coach house, including UPVC windows, modern glazing, lean-to structures, and substantial extensions. These changes mean the building no longer retains its original architectural integrity.*
- *The nomination relies heavily on conjecture, with multiple “don’t know” responses and speculative references to possible architects. This does not meet the evidential threshold required under EN1, EN4 or the NPPF.*
- *The justification offered is based largely on “group value” with neighbouring properties. However, No. 62 has been converted into flats with modern external additions, the coach house has been significantly altered, and Leopold House—part of the supposed group—has been demolished. The group value argument is therefore no longer applicable.*
- *The nomination acknowledges that the building is now part of the school’s operational infrastructure and used as pre-prep classrooms. It is not a standalone heritage asset but an adapted functional building essential to the running of a modern school.*
- *The appendices confirm that the rear of the building is not visible from the public realm. As such, its heritage value is not publicly appreciable, which is a key consideration for local listing.*
- *The photographs and maps provided show a building that has been heavily altered over time, with extensions and modern materials that significantly diminish any historic character.*

From a policy perspective, paragraph 99 of the National Planning Policy Framework requires local planning authorities to give “great weight” to the need to create, expand or alter schools to ensure sufficient choice of school places. The proposed listing would hinder the school’s ability to operate efficiently, maintain its buildings, and manage costs at a time when budgets are already under pressure due to increased wages, business rates, and the imposition of VAT.

For all these reasons, we object to the proposed listing in the strongest possible terms.”

- 4.3. The response below in support of the nomination has been received from the Reading Civic Society:

"I can see it makes lots of sense as it will link it to the Local Listing No 24 and as the appendix show it sits as part of the built environment in that junction area of Southcote Road, Western Elms and Tilehurst Road.

(...)

I suspect however that the suggestion that this is the kitchen is probably correct. However some of the attached images (check the windows) in Appendix 2) perhaps indicate one floor could be a class room.

However the site is very space constrained and there is not another obvious building for the kitchen. The assembly hall is on the ground floor slightly along from the curved roof so it could make sense.

I was in a function space on the ground floor at the end of the garage (curved roof) some years ago. For our Look Draw Build@Reading Station we delivered this in 2025 to St Edwards school. A couple of the class rooms we were in were on the 1st floor beyond the curved roof.

However mere minor details

We agree it makes sense to include the garage in the Local List."

- 4.4. No response has been received from the Battle Ward councillors.
- 4.5. No response has been received from the Baker Street Area Neighbourhood Association.
- 4.6. No response has been received from the Reading Conservation Area Advisory Committee. They made the initial nomination.
- 4.7. No response has been received from West Reading Together.

5. Assessment

The proposal to add a building or structure to the Local List should be considered against the criteria in Appendix 2 of the Reading Borough Local Plan (adopted 2019).

5.1. Exclusions

- 5.1.1. The Local Plan specifies that a building should not be considered for the Local List where it is already part of a conservation area, scheduled monument or subject to an Article 4 direction relating to historic or architectural interest. The former Coach House at 64 Tilehurst Road is not within any of these existing designations and can therefore be considered against the other criteria.

5.2. General principles

- 5.2.1. The former coach house dates from the early Victorian period and, therefore, needs to be considered against the following general principle:

b. 1840 - 1913: Any building, structure or group of buildings that is/are of clearly-defined significance in the local context and where elements that contribute to its/ their heritage significance remain substantially complete.

- 5.2.2. The Council's research into the locally listed historic villa at 62 Tilehurst identifies it as dating from about 1853, and expressly describes the coach house/stables as an associated structure. Despite the alterations which are believed to have been made since the opening of St Edward's School in the 1940s and as apparent from the historic map showing the reduction of the original curtilage of No. 62 Tilehurst Road, the original

coach house character of the nominated asset has not been erased. Although it is noted that the windows and doors are largely modern, openings on the side elevations have been altered, bargeboards were replaced, and extensions to the side and rear were erected; given the local listing criteria do not require that the building must be completely unaltered and the historic envelope, scale, roof form, original construction materials and the characteristics of the coach house remain sufficiently legible, it is considered that the nominated asset meets the general principle. As provided within the nomination file and stated by the landowner, the interventions have reduced the building's architectural integrity and partly obscured its originality; however, the surviving fabric represents a substantial part of its historic and architectural character in local context.

5.3. Significance

- 5.3.1. To be added to the Local List, a building or structure must fulfil at least one of the defined significance criteria, which fall into two categories – historic interest and architectural interest. These are assessed below.

Historic Interest

a. Historical Association

- i. The building or structure has a well authenticated historical association with a notable person(s) or event.*
- ii. The building or structure has a prolonged and direct association with figures or events of local interest.*

- 5.3.2. On the nomination file, it is stated that there is a historic interest. However, no strong justification or evidence has been provided. The Council's research also adds no further information about the historic association of the former coach house in the Reading context. As such, the nominated asset does not meet this criterion.

b. Social Importance

The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.

- 5.3.3. The former Coach House at 64 Tilehurst Road is not considered to fulfil this criterion.

c. Industrial Importance

The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges.

- 5.3.4. The former Coach House at 64 Tilehurst Road is not considered to fulfil this criterion.

Architectural Interest

a. Sense of place

- i. The building or structure is representative of a style that is characteristic of Reading.*

- 5.3.5. Whilst the nomination file does not find that the sense of place criterion is met by the former Coach House at 64 Tilehurst Road, it is the Council's view that this is one of the strongest characteristics of the asset. The Coach House is essentially a simplified

ancillary interpretation of the same architectural language of 62 Tilehurst Road. The red/grey polychromatic brick banding is not incidental, and patterned brickwork forms Reading's historic environment, which is highly noticeable in mid- to late-19th-century suburban development. The Council considers it part of Reading's particular sense of place.

b. Innovation and virtuosity

i. The building or structure has a noteworthy quality of workmanship and materials.

ii. The building or structure is the work of a notable local/national architect/engineer/builder.

iii. The building or structure shows innovation in materials, technique, architectural style or engineering.

5.3.6. It is considered that the nominated asset only fulfils criterion (i) because the building is not exceptionally elaborate, as one would expect of a service building. However, the deliberate use of contrasting grey and red brick bands, carefully detailed corners and eaves give considerably more architectural treatment than a purely utilitarian stable building. There is a moderate value of quality of workmanship and materials for the former Coach House at 64 Tilehurst Road.

5.3.7. Although Joseph Morris has been mentioned for the additions to the villa at 62 Tilehurst Road in 1860, the available evidence does not establish that he designed the coach house.

c. Group value

i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.

ii. The buildings/structures are an example of deliberate town planning from before 1947.

5.3.8. This is the second strongest characteristic of the former Coach House at 64 Tilehurst Road. The coach house has both historic functional group value and architectural group value with the locally listed 63 Tilehurst Road. As mentioned before, historically the nominated asset served the villa, and architecturally it employs a simplified version of the villa's design and appearance. The relationship therefore is not only the architecture of the main principal residence but also the way such a substantial suburban villa functioned, with its service building.

5.3.9. The significance survives even though the plots have subsequently been divided and the coach house is now incorporated within St Edward's School. It is acknowledged that the modern additions to the building and the existing timber fence weaken the relationship between the two buildings. But from the public realm, when viewed from Tilehurst Road, the former Coach House and the locally listed villa still can be read together, and their shared appearance is obvious.

5.3.10. For information, when 62 Tilehurst Road was locally listed in 2022 it was agreed that the Coach House and 62 Tilehurst Road formed a group possessing "a unified architectural or historic value to the local area."

5.4. Conclusion of assessment

5.4.1 The former Coach House at 64 Tilehurst Road to the locally listed villa at 62 Tilehurst Road qualifies for addition to the Local List because it:

- Is not within a conservation area, scheduled monument or area subject to an Article 4 direction relating to historic or architectural interest [amend if necessary if a

building within a CA but not identified as of townscape merit, or a building covered by Article 4 is being considered];

- Dates from between 1840 - 1913: Any building, structure or group of buildings that is/are of clearly-defined significance in the local context and where elements that contribute to its/ their heritage significance remain substantially complete;
- Contributes to the heritage of the Borough in terms of its sense of place;
- Contributes to the heritage of the Borough in terms of its innovation and virtuosity;
- Contributes to the heritage of the Borough in terms of its group value.

5.4.2 A description of the significance of the building for inclusion in the Local List is included in Appendix 3.

6. Contribution to strategic aims

6.1. The Council Plan 2025-28 identifies five priorities:

- Promote more equal communities in Reading
- Secure Reading's economic and cultural success
- Deliver a sustainable and healthy environment and reduce Reading's carbon footprint
- Safeguard and support the health and wellbeing of Reading's adults and children
- Ensure Reading Borough Council is fit for the future

6.2. Local listing of buildings and structures helps to achieve the Healthy Environment theme of the Corporate Plan, by helping to retain those buildings that contribute towards making Reading a more attractive place to live and connect Reading's residents to the town's past.

7. Environmental and climate implications

7.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

7.2. Local listing of buildings and structures, where it leads to the retention of those buildings or structures, can help to address the climate emergency by negating the need for demolition and new development, which are processes that use significant amounts of energy and result in emissions. However, in the long-term, it can be more difficult to achieve high levels of energy performance in older buildings than in new builds. There are therefore potentially either positive or negative effects, and schemes will need to be assessed at the application stage in terms of their compliance with the Council's policies.

8. Community engagement

8.1. Details of the consultation carried out are set out in section 4 of this report. The scope of consultation to be carried out on proposals for addition to the Local List was part of the local listing process agreed by Planning Applications Committee on 2nd December 2020 (Minute 56 refers).

9. Equality impact assessment

9.1. It is not expected that there will be any significant adverse impacts on specific groups due to race, gender, disability, sexual orientation, age or religious belief as a result of the recommendations of this report.

10. Health implications

10.1 No health implications have been identified of the recommended decision.

11. Other relevant considerations

11.1 None of this report.

12. Legal implications

12.1. Addition to the Local List is not a statutory process, and there are no legal implications of the recommendations of this report.

13. Financial implications

13.1. Consideration of this nomination and any resulting amendments to the Local List will be accommodated within existing budgets.

14. Timetable for implementation

14.1. Not applicable.

15. Background papers

15.1. There are none.

Appendices

- 1. Location map**
- 2. Relevant photos and illustrations submitted in the nomination**
- 3. Proposed local list text**

Appendix 1: Location map



64 Tilehurst Road

Nominated for addition to the Local List

Scale 1: 1250



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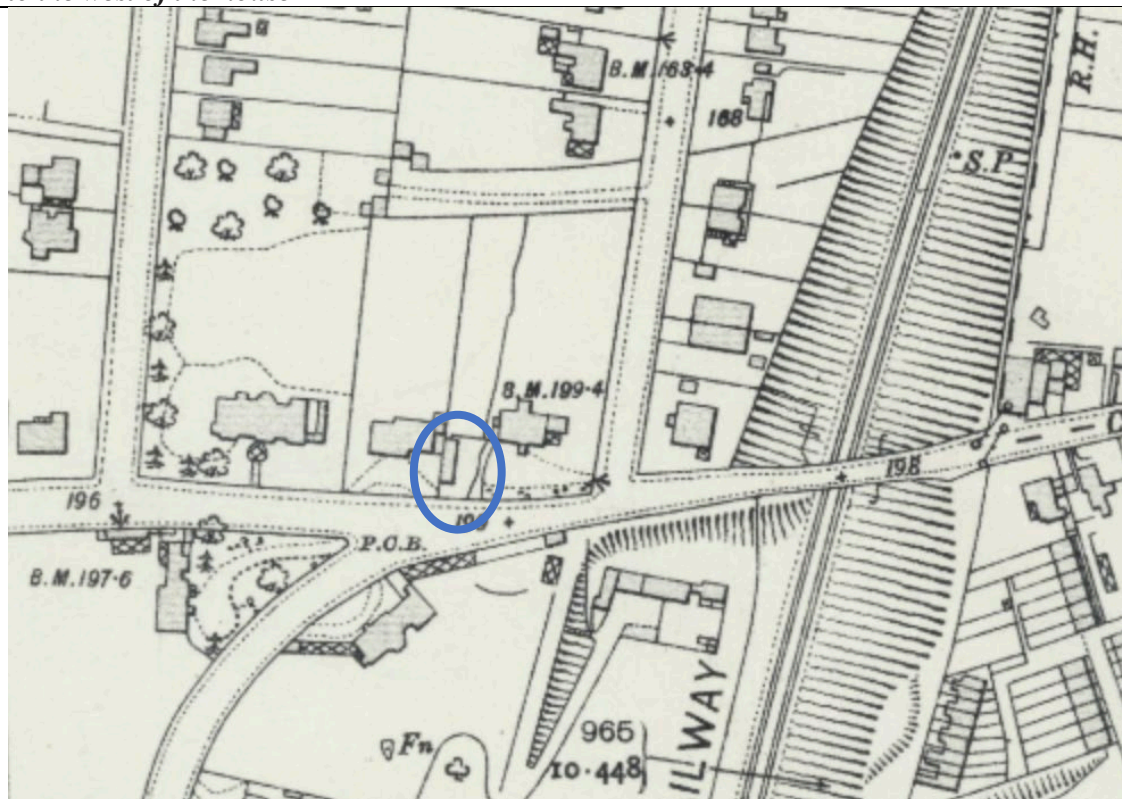
Appendix 2: Relevant photos and illustrations submitted in the nomination (as appendices)

Appendix 1

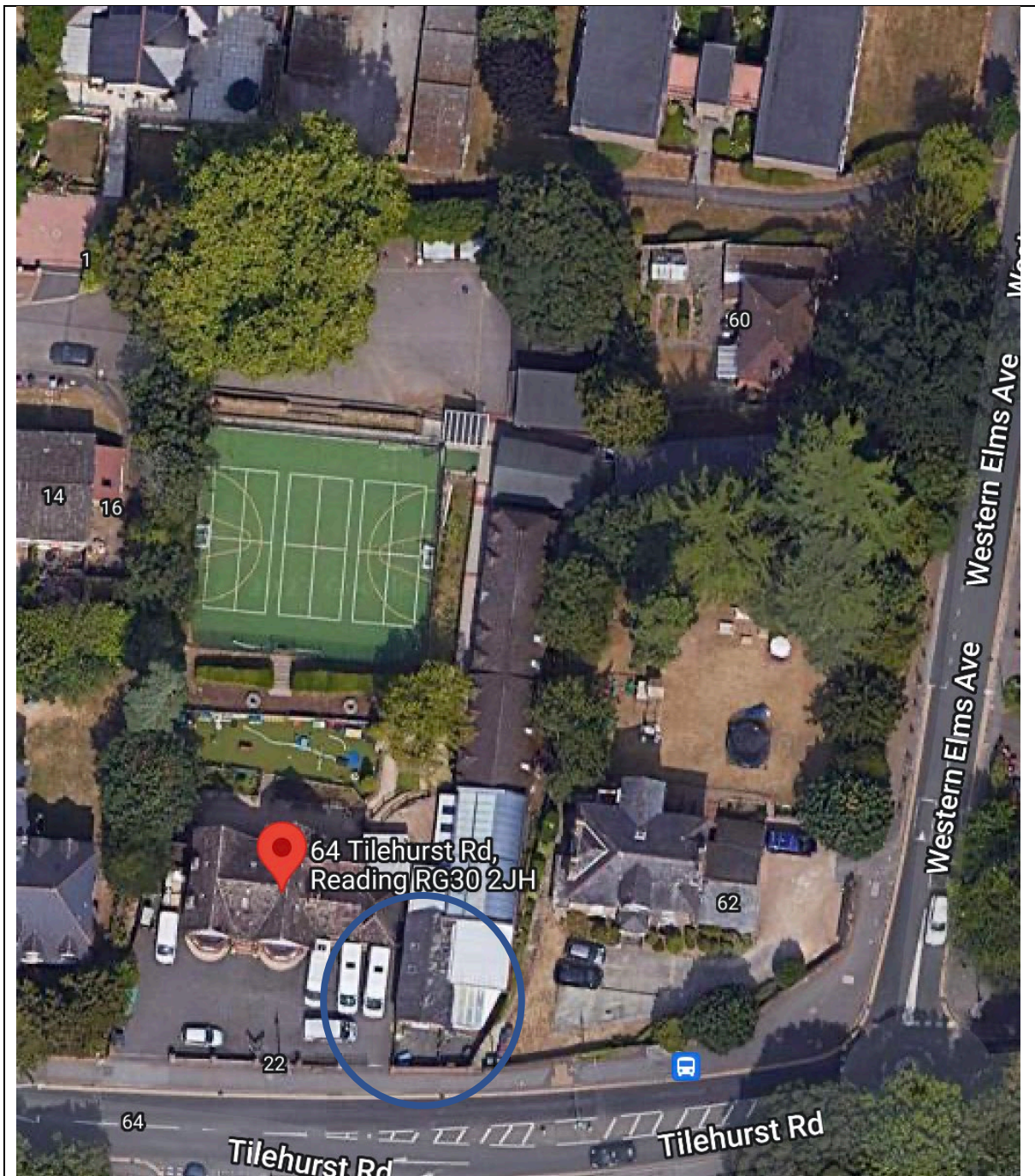
Maps of 64 (& 62) Tilehurst Road



Extract from 1882 OS map. National Library of Scotland digital collection. Coach house circled to the west of the house



*Extract from 1932 OS map. National Library of Scotland digital collection.
Note by this time 64 Tilehurst Road has been built between no 62 (Fremington House) and Leopold House.
Coach house circled to the west of the house*



Aerial view of 62 Tilehurst Road from Google Earth. Coach house circled to the west of the house.

Illustrations of 64 (& 62) Tilehurst Road



64 Tilehurst Road – stable/coach house – originally part of No 62. From the west.



Coach house from the street in front of 62 Tilehurst Road. Note the extension between the building and the boundary, there are also extensions to the rear.



Coach house with No 62 in the background. From the south



L to R 64 to 62 Tilehurst Road. From the south.



Junction of Southcote Road and Tilehurst Road with 64 – 62 Tilehurst Road on the left and locally listed 24 Southcote Road on the right. From the south.



24 Southcote Road (1865) in December 2022 following refurbishment from the west.

Appendix 3: Proposed local list text

Mid-19th century former coach house, historically associated with Fermington House, 62 Tilehurst Road, a locally listed villa. The building is of red and grey polychromatic brickwork, arranged in distinctive horizontal bands with red brick dressings and decorative brick detailing beneath the eaves. It has a one-and-a-half-storey under pitched roof of slate with a prominent gable to the front, occupying a tall first-floor opening reflecting its original use. Although later alterations include replacement windows and doors and modern extensions, the historic form, scale and substantial areas of characteristic masonry remain legible.

The building is of local architectural and historic interest as a surviving ancillary building associated with Fermington House. Its brickwork provides a strong visual and architectural relationship with the principal house and is characteristic of Reading's 19th-century suburban style. The former Coach House at 64 Tilehurst Road and Fremington House at 62 Tilehurst Road have particular group value, illustrating the historic development and functioning of the original villa property.