

READING BOROUGH LOCAL PLAN

Adopted November 2019



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Reading
Borough Council

Working better with you

Terraced Housing in Central Reading

CR9: TERRACED HOUSING IN CENTRAL READING

The character of the following areas of traditional town centre terraced housing will be respected:

- **CR9a: Blakes Cottages**
- **CR9b: Crane Wharf**
- **CR9c: Queen's Cottages**
- **CR9d: Sackville Street & Vachel Road**
- **CR9e: Stanshawe Road**

Development should not result in a loss, or have a detrimental effect on the character of, these areas.

- 5.3.33** The centre of Reading contains a number of small groupings of traditional terraced housing within the Inner Distribution Road. These areas make a unique contribution to the character of central Reading, and can be a pleasant surprise to first time visitors. These areas have merit in their own right: for instance, Sackville Street is a fine example of Reading patterned brickwork housing. In addition, Crane Wharf, Queen's Cottages and Blakes Cottages are old waterside housing areas abutting the towpath and displaying a distinct character and fabric worthy of retention and enhancement. However, there are a number of areas of distinct character in Reading, and it is the juxtaposition with the high-density, often modern, context in which these areas are found that marks them out and makes them most worthy of retention. The fact that it is the context of these areas that is the main reason for their significance makes a policy in the Local Plan a more appropriate mechanism than designation as conservation areas.
- 5.3.34** In addition, terraces provide opportunities for people who would not wish to live in a flat, to live in the centre. High land values mean that the development of many further houses with gardens in the core of the centre is unlikely, so these areas, where they are not already converted into flats, are important to preserve in terms of maintaining a mix and variety of housing in the centre.

Tall Buildings

CR10: TALL BUILDINGS

In Reading, tall buildings are defined as 10 storeys of commercial floorspace or 12 storeys of residential (equating to 36 metres tall) or above. Tall buildings will meet all the requirements below.

- i) Within Reading Borough, tall buildings will only be appropriate within the 'areas of potential for tall buildings' as defined on the Proposals Map. These areas are as follows:**

CR10a: Station Area Cluster

CR10b: Western Grouping

CR10c: Eastern Grouping