

Christchurch Conservation Area Conservation Area Appraisal

A community-led Conservation Area Appraisal

Reading Conservation Area Advisory Committee on behalf of Reading Borough Council



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Foreword by Councillor Micky Leng

I am delighted to be able to present this appraisal for the Christchurch Conservation Area. The appraisal is the culmination of months of hard work by volunteers in Reading's Conservation Area Advisory Committee (CAAC), who have used their considerable expertise and local knowledge to pull together a thorough and comprehensive piece of work. The CAAC is made up entirely of members of the local community, and this is the third in a series of new appraisals for our conservation areas, produced by the CAAC following on from the St Peter's and Castle Hill/Russell Street/Oxford Road areas.



Our historic buildings and areas are part of what makes Reading unique, and making sure those areas are preserved is an essential part of our wider environment. This area is on the main historic route out of Reading to the south, on a hilltop location, and includes development from the Georgian era onwards. It is an important part of Reading's historic expansion.

However, 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 wherever possible.

I urge anyone who wants to be involved in future work on Reading's conservation areas, in particular those with particular professional expertise, to contact the CAAC, who are always keen to welcome anyone with interest and knowledge in the local historic environment.

Councillor Micky Leng, Lead Councillor for Planning and Assets

Initial Statement

Reading has fifteen Conservation Areas. Each Conservation Area (CA) has an individual Conservation Area Appraisal (CAA).

Historic England (HE) recommends that appraisals should be undertaken for each Conservation Area and that these should be reviewed every five years to ensure that they reflect the up-to-date situation and are continuing to do the job they are designed for – to protect ‘the character or appearance of an area which it is desirable to preserve or enhance’.

Reading Conservation Area Advisory Committee (CAAC) is an independent community led body set up in 2016 to advise Reading Borough Council when reviewing Conservation Area Appraisals or policies for the preservation and enhancement of CAs, heritage sites or other features of historic importance.

The Christchurch Conservation Area was formally designated on 13 November 1987, following a period of public consultation. It was last appraised by the Council’s external consultants, The Conservation Studio of Cirencester, in September 2010. Their report was formally adopted by the Council at that time and, as many of that report’s findings and recommendations have been found to remain relevant today, they have been carried forward in this Appraisal where appropriate.

This Appraisal has been prepared by the Reading CAAC, using an adaptation of the Oxford Character Assessment Toolkit, an approach to carrying out appraisals recommended by Historic England.

The Appraisal is preceded by a one-page summary of the CA. The first part of the appraisal comprises a Statement of Special Interest, which summarises the key qualities and features which give the area its character and which justify the special protection afforded by a conservation area. This is followed by a more detailed analysis of each of the key elements and areas.

An action plan sets out recommendations for the future management of the area to maintain its special character.

The appendices document the consultation process, archaeology and historic development of the area, and there are photographic appendices for listed buildings, buildings of townscape merit, views and trees and green spaces.

The existing boundaries of the CA have been reviewed and all of the areas currently included merit retention.

An extension is proposed to include:

- Weymouth, St Leonards and Brighton Terraces, with the Derby Cottages and Peacock Cottage in between, on the west side of Basingstoke Road/Whitley Street;
- the east side of Whitley Street Nos 1-81 and the former Wellington Arms (now a retail unit with apartments above), on the west side;
- Whitley Hall Methodist Church (now Reading Hindu Temple) and the properties to the rear comprising Prospect Cottages and Nos 8 and 12 Boults Walk;
- 2-40 Milman Road (north side) and 1-9, 17-27 & 31 Milman Road (south side);

- an additional extension to the south and east will include the houses at Nos 1-11 Glebe Road, together with 23, 25 and 12 Christchurch Gardens;
- an extension to include and 32 and 34 Christchurch Road and 8-26 Cintra Avenue (west side), 11 Cintra Avenue and area of green space (east side).

An extension including the following areas was originally considered but rejected for the reasons stated:

- Swainstone Terrace, Basingstoke Road, as it was not as well-detailed as the three terraces to the north and has deteriorated over time;
- terraces of cottages dating from the first half of the nineteenth century that were formerly Grade III listed, between the Wellington Arms (now a retail unit with apartments above) and Whitley Hall Methodist Church (now Reading Hindu Temple) on Whitley Street west, because of the significant loss of character and detailing;
- a set of 1950s houses at 114-124 Kendrick Road between Whitley Crescent and the boundary of the Kendrick CA because, although 114 Kendrick Road is locally listed and this group would bridge the gap between the Kendrick and Christchurch CAs they were not considered to have sufficient special interest.

Consideration was also given to the areas below:

- In the southern corner of Vicarage Road and Christchurch Gardens is a gated community in which there are two early 20th century cottages and a converted coach house and stables forming a third dwelling, together with other more modern houses built on a former paddock for the horses. The gated community has not been included in the extended CA as it is not visible from the road and does not impact on the CA though it may be considered for inclusion in a future re-appraisal.
- Other streets including Warwick Road were not considered to merit inclusion at this review.

We are grateful to Reading Borough Libraries, Royal Berkshire Archives, Berkshire Archaeology and Reading Museum for their assistance with producing this revised appraisal and permission to reproduce images and maps as noted in the text.

Contents

Foreword.....	3
Initial Statement	4
Contents.....	6
Statement of Special Interest.....	8
SS1 Introduction and Summary	8
SS2 Significance and Key Positive Features	9
SS3 Issues and vulnerabilities	10
SS4 Recommended measures	11
SS5 The 2024 Boundary and Character Area Adjustments.....	11
Extension to the west.....	11
Extension to the south east	14
Extension to the east	14
Conservation Area Appraisal	16
1. Introduction.....	16
1.1 Policy context.....	16
1.2 Public consultation.....	17
2. Landscape setting	17
3. Brief History of the Area	18
4. Spatial Analysis	19
4.1 Key characteristics and plan form.....	19
4.2 Views	21
4.5 Trees and green spaces	25
5. Buildings and Public Realm.....	27
5.1 Key positive characteristics	27
5.2 Historic shopfronts	30
5.3 Materials, styles and features	31
5.4 Buildings listed by Historic England and Buildings of Townscape Merit.....	32
5.5 Public Realm - floorscape, street lighting, street furniture and local detail	34
6. Character Areas	34
6.1 The Georgian group of houses in Christchurch Road	35
6.2 Christ Church, Vicarages and larger Victorian houses	35
6.3 Victorian Terraces and houses Whitley Street/Basingstoke Road and Milman Road	36
6.4 The Whitley Street buildings and the Whitley Pump roundabout.....	38
6.5 The Victorian villas.....	39
6.6 Cintra Avenue	40

7. Negative features, issues and opportunities for enhancement	42
7.1 Loss of original architectural features and detail	42
7.2 Neglect and opportunities for enhancement	43
7.3 Advertising and shop signage.....	44
7.4 Tree loss	45
7.5 Street furniture and surfacing	45
7.6 Rubbish and bins	45
7.7 Development pressure and changing skyline	46
7.8 Traffic noise and pollution.....	46
8. Action Plan	47
Table 1 – All Conservation Areas	47
Table 2 – Christchurch Conservation Area	48
Appendix 1 Public Consultations.....	51
Appendix 2 Archaeology and historical development of the area	57
Archaeology.....	57
Historical Development.....	57
Transport	65
Historic Associations.....	66
References:	66
Appendix 3 Listed buildings.....	67
Appendix 4 Buildings of townscape merit.....	71
Appendix 5 Conservation Area Views	80
Appendix 6 Conservation Area Trees	86

Statement of Special Interest

SS1 Introduction and Summary

This section summarises those elements which create the area's character and justify its designation as a Conservation Area (CA) to assist key decisions on its development and enhancement. Later sections of this appraisal provide fuller details can be found. The key characteristics are:

- The area lies to the south of the ancient town, on a spur of high ground having commanding views to the North, South and West.
- It is a suburb of Reading developed from the late Georgian era as a semi-rural, healthy alternative to the town, which still suffered from the diseases of the period and was rapidly running out of space for housing both artisans and business people as the population increased rapidly.
- A selling point for much of the area until 1887, when boundary changes were made and Whitley was included in Reading, was that a large part was situated in the old Whitley manor outside the Reading Borough and so benefitted from not having to pay Reading rates.
- The eastern section of the CA is loosely centred on an iconic Victorian church with tower and spire and fine townscape views, particularly northwards along the avenue of Kendrick Road.
- At the western edge of the CA is a historic road junction for routes south to Basingstoke and east to Shinfield. During the first half of the nineteenth century the west side of Whitley Street was gradually developed as Spring Gardens. In the later nineteenth century the demolition of Highgrove allowed new development on the east side of the street.
- In the second half of the nineteenth century development continued southwards along Basingstoke Road and Whitley Street and west along Milman Road.
- Whitley Hall Methodist Church was built in the Edwardian period to replace the Spring Gardens Mission Hall.
- The CA has significant elements from each period of architectural quality and socio-historical value.
- The Christchurch CA complements the adjoining CAs of Kendrick and The Mount.
- 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 area bounded by Christchurch Road, Christchurch Gardens, Glebe Road and Whitley Street;
- the gatehouse to the now demolished Cintra Lodge, the green space that was once part of the grounds, 11 Cintra Avenue and the twentieth century architect designed houses on the west side of Cintra Avenue.

SS2 Significance and Key Positive Features

A hilltop Conservation Area beside the country lane along a ridge leading to Shinfield, now A327 and extending along the north/south road from Whitley Street to Basingstoke Road, now B3031. The streets demonstrate the pattern of development of this suburb of Reading and include representative examples of the work of Reading architects, brickwork and styles of architecture from the late Georgian to the early twentieth century.

- A group of south-facing Grade II listed houses on Christchurch Road (Nos 1-33) originally known as Whitley Crescent. All properties date from the first half of the nineteenth century apart from 3 Christchurch Road which was added in the late Victorian period.
- Victorian and Edwardian Villas situated in Glebe Road, Christchurch Gardens and Christchurch Road show the creative polychrome brickwork characteristic of Reading together with Arts and Crafts influences of the period. The red brick is relieved by yellow Coalbrookdale brick, silver sand faced brick and blue engineering brick laid in patterns and expressing structural elements such as arches. Together they have significant group value and townscape merit.
- Five large late-Victorian villas in the north-east part of the Conservation Area. These are particularly characteristic of nineteenth century Reading brick and terracotta work from the local kilns in Elgar Road and Tilehurst. They were developed on land owned by William Poulton, who owned the Waterloo brick kiln nearby, and are essays in his products: 117/119 Kendrick Road, now part of a hotel; a pair of semi-detached houses on the corner at 35-37 Christchurch Road; a substantial mansion - 'Hillingdon' - in which Poulton himself lived, which is now the main frontage of the hotel at 39 Christchurch Road with original coach house at the rear 'The Stables'. A later Arts and Crafts house 'Mullingar' at 41 Christchurch Road is of striking detail and was built in the early twentieth century for Poulton's son next to Hillingdon. All of these buildings have townscape merit.
- The Grade II* listed mid-Victorian parish church, Christ Church, by Henry Woodyer, with a striking spire on the highest point and with a fine interior. It has a Grade II listed war memorial cross by W R Howell in the front garden, erected in 1920.
- A nineteenth century house at 34 Christchurch Road, originally the gatehouse to Cintra Lodge, which was once the home to the Sutton family.
- Two nineteenth century houses by Alfred Waterhouse: the former Vicarage and Somerleaze - both now part of the Abbey Junior School and Early Years Centre. They show the Puginesque asymmetry of the time and the virtuoso local brickwork. Part of the land of the Grade 2 listed former Vicarage was used to build a new Vicarage in the 1970s.
- A Methodist Church, 'Whitley Hall' at 112 Whitley Street, of early twentieth century build in a distinctive red brick Edwardian Baroque, now the Reading Hindu Temple.
- The 1897, William Ravenscroft designed, former public house, 'Wellington Arms' at 70-72 Whitley Street, now renovated as apartments and a retail unit but retaining its original external features.

- 65-71 Whitley Street, two pairs of semi-detached red brick three-storey houses dating from the first half of the nineteenth century formerly known as Conduit Crescent and adjacent to the north side of the ancient Conduit (or Spring), now sealed under a house in Highgrove Street.
- 73-81 Whitley Street, a continuation of Conduit Crescent, a terrace of five houses, also now shops, of later nineteenth century build of red and grey brick with cream brick detail around the windows.
- 1-63 Whitley Street is now a largely a parade of shops some of which were originally built as residential properties in the late Victorian era.
- Three terraced blocks built in the late Victorian period along the west side of Whitley Street and Basingstoke Road and which are similar in style and form. Between St Leonards Terrace and Weymouth Terrace are semi-detached Derby Cottages and Peacock Cottage.
- Highclere, 9 Milman Road, built at the end of the nineteenth century for John Swain, rope and brush maker.
- The Whitley Pump roundabout has a landmark three-quarter size replica of the original Victorian pump at its centre and is surrounded by a replica trough. There is a plaque on the kerb near 79 Whitley Street commemorating its unveiling in 1999.
- Nos 1-9 (odd) Glebe Road, an eclectic group of late C20 houses built on land attached to Whitley Glebe, and two late C20 houses, Nos 23 and 25, in Christchurch Gardens are included to provide a coherent boundary.
- Two distinctive houses bordering Christchurch Gardens: 'Whitley Glebe' at 11 Glebe Road, designed and occupied by local architect Montague Wheeler and 'Abbey Gardens' at 12 Christchurch Road, designed by local architect Joseph Morris and presently occupied by the Abbey Junior School.

SS3 Issues and vulnerabilities

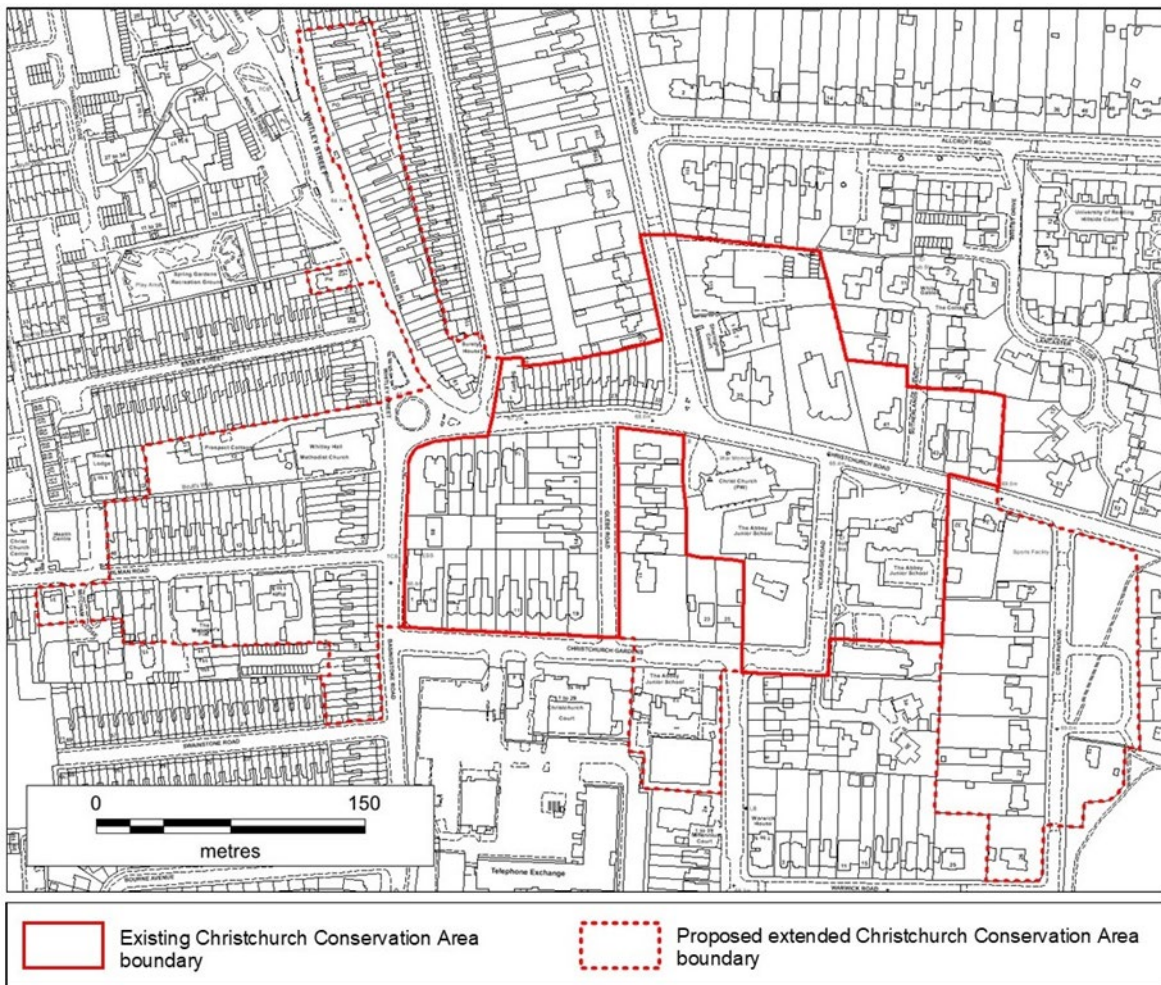
- Loss of original architectural details;
- Many of the unlisted, and some of the listed, buildings in the CA have been adversely affected by the use of inappropriate modern materials or details. Common faults include:
 - the replacement of original timber sash windows with uPVC or aluminium;
 - the loss of original panelled front doors and their replacement with stained hardwood, uPVC or aluminium doors;
 - the loss of flanking quadrants from one of the Whitley Crescent houses;
 - loss of chimney stacks and clay pots;
 - the replacement of clay tile or Welsh slate roofs with modern materials
 - painting over original decorative brickwork.
- Street clutter;
- Waste and litter;
- Traffic noise and pollution detract from the character and environmental quality of the main streets;
- Historic streetscape and local distinctiveness are under threat from the requirements of traffic management and public amenities;
- Utilities work does not always re-instate road and pavement surfaces like for like;
- The maintenance of buildings and their gardens of high streetscape value is often poor, usually because of their use as flats or HMOs, some with gardens roughly cleared for car parking;

- The condition of the replica Whitley Pump is deteriorating and requires its trough to be re-faced.

SS4 Recommended measures

In order to address the issues and vulnerabilities set out above, Section 8, The Conservation Area Action Plan, sets out in tabular form a series of measures with timescales which should be undertaken to ameliorate these issues.

SS5 The 2024 Boundary and Character Area Adjustments



Existing and proposed extended Christchurch Conservation Area

Extension to the west

The view at the west end of Christchurch Road is closed by Reading Hindu Temple (built as a Whitley Methodist Church). From here roads lead downhill south towards Basingstoke and Winchester and north to Reading town centre. The road junction, where there was once a pond and later a pump for the rest and refreshment of travellers and animals on their way to or from Reading, now has a roundabout and a replica of the Whitley Pump.

- **Weymouth, St Leonards and Brighton Terraces, with the Derby Cottages and Peacock Cottage in between, on the west side of Basingstoke Road/Whitley**

Street. These properties just beyond the brow of the hill going south are good examples of late nineteenth century ribbon development with good quality patterned and/or polychrome brickwork.

- **The east side of Whitley Street Nos 1-81 and the former Wellington Arms (now a retail unit), on the west side.** The Wellington Arms is an 1897 public house by a notable local architect, William Ravenscroft, that replaced an earlier building. The east side of Whitley Street has a slightly curving parade of shops, many of which were originally built as residential properties. Two of the properties date from the early nineteenth century and the others from the second half of the nineteenth century when the land became available for development with the sale of the Highgrove estate in 1892. The properties have good quality patterned and/or polychrome brickwork and some retain original ground floor residential entrances.



Former Wellington Arms 70 Whitley Street



Whitley Street looking north

- **Whitley Hall Methodist Church (now Reading Hindu Temple) and the properties to the rear comprising Prospect Cottages and Nos 8 and 12 Boult's Walk.** Whitley Methodist Hall was built at the beginning of the twentieth century to replace the Spring Gardens Mission Hall and serve a growing population in the area. This significant building was saved when acquired for the Hindu Temple and retains many original interior features. The properties at the rear are much older and date from the mid nineteenth century when the area was still semi-rural.
- **East end of Milman Road (2-40 Milman Road (north side) and 1-9, 17-27 & 31 Milman Road (south side)).** Milman Road developed in stages from the mid-nineteenth century onwards. There are many substantial terraced, semi-detached and detached properties. The most significant property is No 9, Highclere, which was built for John Swain, rope and brush maker, in 1895.



Highclere, 9 Milman Road

Extension to the south east

This small extension includes properties that contribute to the setting of Christ Church.

- **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.



Christ Church from Glebe Road

- **12 Christchurch Gardens.** This property was designed by Morris & Stallwood and is the last of a group of large villas on the south side of the road of which only some low walls topped by railings survive.

Extension to the east

- **32 and 34 Christchurch Road and 8-26 Cintra Avenue (west side), 11 Cintra Avenue and area of green space (east side).** To the east of the Abbey Junior School at 30 Christchurch Road (originally Somerleaze) are two houses one of which (No 34) is the original gatehouse to Cintra Lodge. Cintra Lodge was a large stucco mid-Victorian Italianate House and the detailing of the gatehouse reflects this. After the death of Martin Hope Sutton of Suttons Seeds, some of the land around Cintra Lodge became available for building and Cintra Avenue was laid out. Cintra Avenue is arguably the handsomest road of its era in Reading.

Changes to character areas have been made, new character areas established to reflect the boundary extensions and the areas renumbered as follows:

- 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;
- Character Area 2 has been renumbered Character Area 1 but remains unchanged;
- Character Area 3 has been renumbered Character Area 5 but remains unchanged.

Properties within the boundary extension have been included in three new character areas 3, 4 and 6.

The numbering sequence reflects the age of the majority of properties within that character area.

Conservation Area Appraisal

1. Introduction

1.1 Policy context

The purpose of an Appraisal document is to ensure that the special interest justifying designation of the Conservation Area (CA) is clearly defined and analysed in a written statement of its character and appearance. This provides a sound basis, defensible on appeal, for development plan policies and development control decisions, and also forms the basis for further work on design guidance and enhancement proposals.

This Appraisal describes and defines the particular historical and architectural character and interest of the Christ Church CA, highlighting those features of its character and appearance that should be preserved or enhanced and identifying negative features that detract from the area's character and appearance, and issues that may affect it in future.

The CAA has been produced within current national and local planning policy guidelines. The NPPF states 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.'*

Sustainable development

The government has outlined a presumption in favour of sustainable development with economic, social and environmental objectives. In relation to the environmental objective the NPPF states:

"...to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

New development in conservation areas

In relation to new development in conservation areas the NPPF states:

"Local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites, and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

In order to accurately make these judgements clear, evidence must be laid out detailing the importance of the historical, heritage and cultural significance of the conservation area and its assets.

Local Plan

Reading adopted a new Local Plan in November 2019 which set out policies for the protection of Reading's historic environment including designated heritage assets such as

conservation areas and non-designated heritage assets. A partial update to the plan commenced in 2023.

This Appraisal cannot hope to mention every building or feature within the CA that might be of value. Any omission should not be taken to imply that it is not of any interest or value to the character of the area.

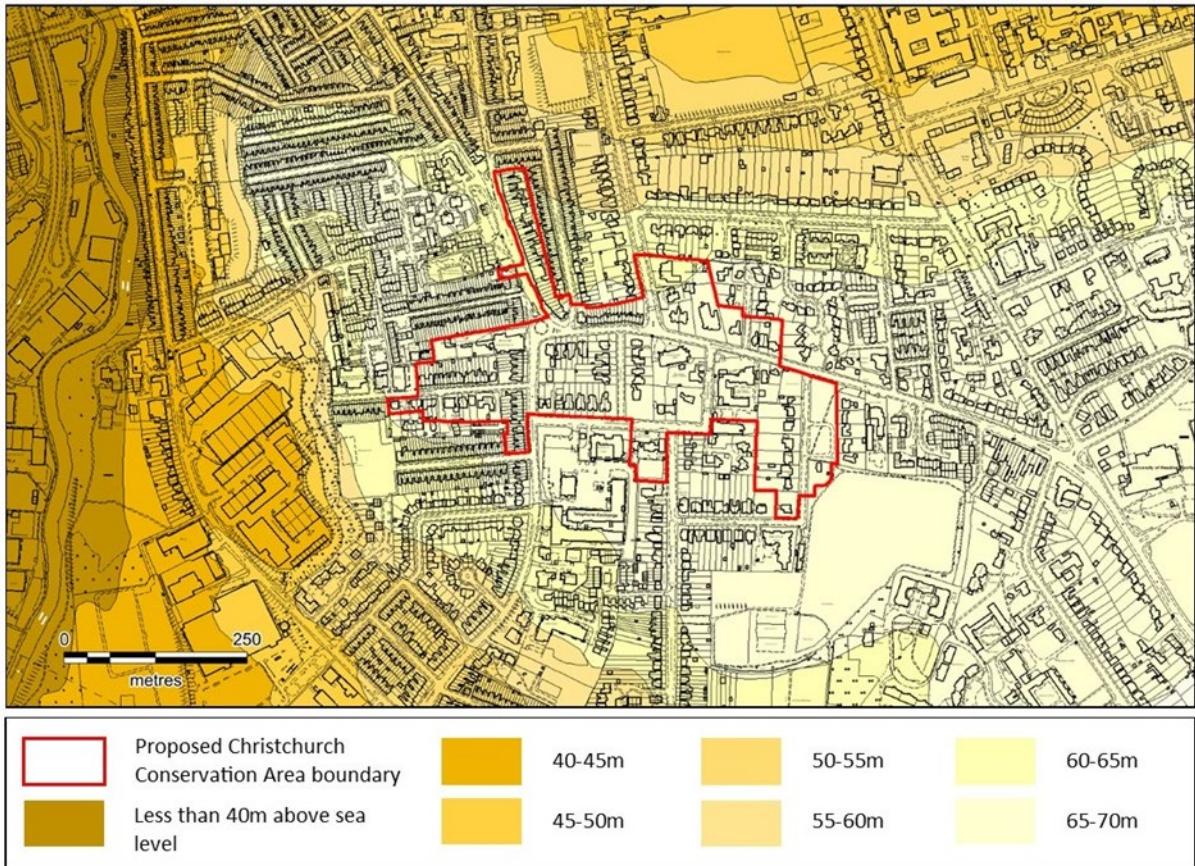
1.2 Public consultation

This Appraisal is in a format recommended by Historic England. It has been prepared by the Reading CAAC and includes a management plan and photographic appendices. In this CA, there are many local residents to consult with and also local businesses. Consultation has been aimed at engaging with residents, businesses and other stakeholders in the area to help define what is of special significance and worthy of protection and/or enhancement.

2. Landscape setting

The Christchurch CA is located on the west end of the southern heights above the historic core of the Borough. The land therefore slopes downwards from the ridge along Whitley Street and Kendrick Road to the north, Basingstoke Road and Northumberland Avenue to the south and down to the River Kennet to the west. There are thus considerable views in these directions and features such as the church spire, a hotel and the Whitley Pump replica are amongst the most prominent in the district.

The geology of the ridge with clay over gravel beds has produced natural features such as ponds and springs within the conservation area.



Map 2: Landscape map of the extended conservation area

3. Brief History of the Area

The area was wooded in medieval times forming a corner of the manors of Whitley to the east and Reading. Farming took place on the lower levels initially with a lane south-eastwards towards Shinfield. A water supply existed as a spring in the gravel (the Conduit), said to be the water supply for Reading Abbey from the twelfth century. The King's Head pond was just to the south of this. The area on the north corner of Christchurch Road by the roundabout was where an isolation hospital was located during the plague years of the seventeenth century. The area on the south corner of Christchurch Road by the roundabout was the location for the Civil War defences at Harrison's Barn. Brick kilns were established along the Kennet riverside at least from the seventeenth century, from which the area's construction materials were derived.

In the early nineteenth century, development took place slowly, with the construction of Whitley Crescent, together with a few other contemporary houses. The next area of development was the Spring Gardens area, now largely demolished and replaced by the 1970s Whitley Street estate. A diagonal road through Spring Gardens led to Grove Road, now Milman Road which was developed in a piecemeal fashion throughout the second half of the nineteenth century.

After the 1840s the healthy contrast to the old town caused a number of large residences or mansions to be built; these were Highgrove, Whitley Rise, Whitley Grove, Cintra Lodge and Sutherlands. Cintra Lodge and Sutherlands were large stucco buildings of an indeterminate mid-Victorian Italianate style and all have now been replaced.

The southern road from Reading (now Basingstoke Road) led to development in medieval times down the hill, creating farmland at the lower level. In the twentieth century this farm land was gradually sold for extensive housing development. The Basingstoke Road has in turn been by-passed by a road on the flood plain, the A33 Relief Road, reducing southbound traffic considerably.

The parish church was built in 1861, consecrated in 1862 and completed in 1876, attracting more development in the surrounding area progressively along what was once known as Southern Hill.

The properties on the east side of Whitley Street, with the exception of Conduit Crescent, date from the later nineteenth century. They were built in groups as can be seen from the subtle variations in architecture and brickwork.

Infill properties were built on the gardens of larger properties in the twentieth century, particularly on Milman Road.

4. Spatial Analysis

4.1 Key characteristics and plan form

The historic development of the conservation area focussed around the roads leading to the east, south and north of the gravel ridge to the south of Reading town centre. From the seventeenth century until the early nineteenth century it was a semi-rural location with market gardens, cottages, larger houses and facilities for those travelling into and out of Reading.

Progressive urbanisation in the nineteenth century took place along major routes and away from them as plots of land became available. This influenced the shape of the area as it is today and the architectural styles of the character areas described in this conservation area appraisal.

Whitley Villa and Whitley Crescent on Christchurch Road are the main group of listed houses in the area face south and until 1887 the boundary of the borough ran along the rear of the properties.

Opposite on the south side are a late nineteenth century mix of detached and semi-detached villas with polychrome brickwork stretching through Glebe Road and back to the parallel Christchurch Gardens.

Christ Church and its war memorial (both listed) facing down Kendrick Road is the outstanding feature of this area. The plot of land was donated by Sir William Milman.

Beyond the church are two substantial houses by Waterhouse, the former Vicarage (also listed) and Somerleaze. The road continues east leading to the former gatehouse to Cintra Lodge and Cintra Avenue which was developed before the Second World War on land formerly belonging to Cintra Lodge

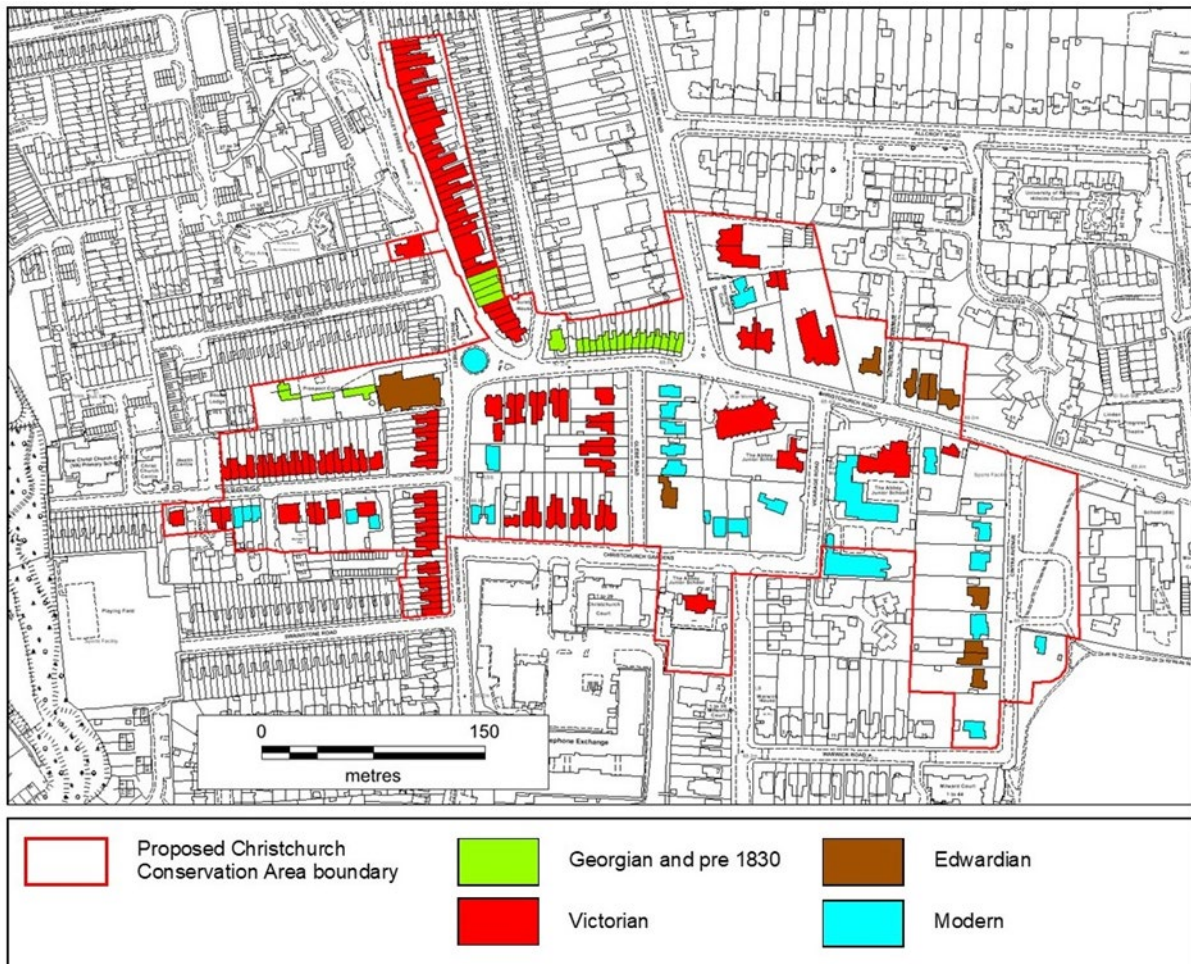
To the north, after Kendrick Road, are the brick and terracotta houses built for local brickmaker William Poulton, then a distinctive house built a little later and, beyond Sutherland Avenue, are a few Edwardian houses.

The east side of Whitley Street is mainly a late Victorian development of retail and residential properties. The slightly varying architecture and brickwork indicate the progressive development of the site. In 2023, an Article 4 direction affecting these properties came into force. This removes certain permitted development rights that would result in new dwellings. Details of the Direction can be found at the Council's website¹.

Whitley Methodist Hall in Edwardian Baroque style dates from 1905 and closes the view down Christchurch Road.

The presence of the spring and King's Head Pond, later replaced by the Whitley Pump in the 1860s has been commemorated on the roundabout at the road junction, where a three-quarters replica pump and troughs has been erected and floral displays maintained.

The whole area within the boundary, except for properties east of Vicarage Road and south of Christchurch Road, is covered by an Article 4 direction which removes normal rights to convert a house (C3 use) into a small house in Multiple occupation (C4 use).



Map 3: Buildings by age

¹ <https://www.reading.gov.uk/planning-and-building-control/article-4-directions/>

4.2 Views

Views into, within and out of the CA contribute to its special character.

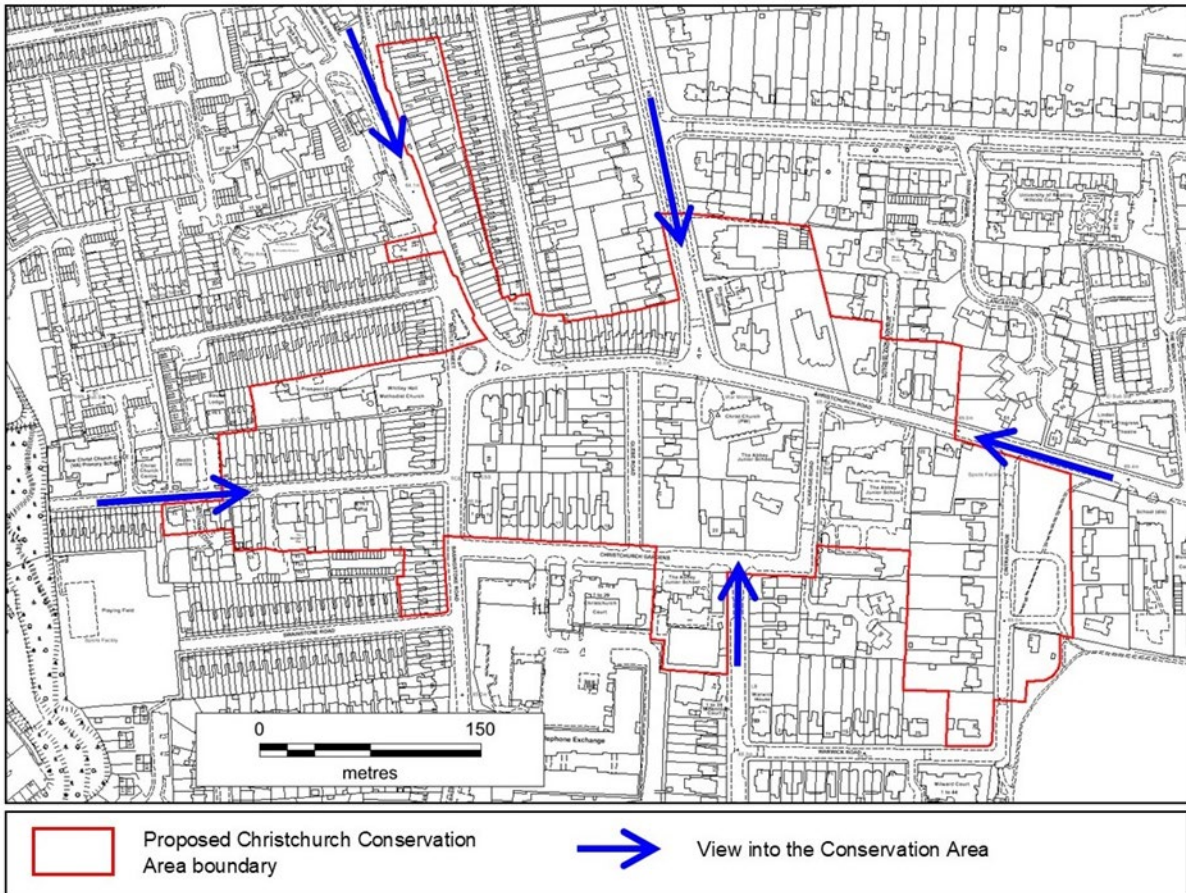
4.2.1 Views into the area

These views contribute to the sense of arrival when approaching the CA. Photographs of each of the views can be found in Appendix 5.

- Upwards along Kendrick Road, through the aisle of mature trees, rises centrally Woodyer's handsome tower and spire. As one approaches, the nave and chancel come into view with the war memorial in front.
- Westwards along Christchurch Road from opposite Cintra Avenue, the view is closed off by Whitley Villa and Whitley Crescent's late Georgian houses, the Whitley Pump and then Whitley Hall.
- Along Whitley Street from the junction in front of the Pheasant public house, the view takes in the shopfronts of the C19 houses on the left, the Whitley Pump roundabout and the former Wellington Arms, the Whitley Hall and the cottages on the right.
- Approaching the CA from Northumberland Avenue the spire of Christ Church dominates the skyline.
- Going east along Milman Road the spire of Christchurch can be seen ahead.
- The spire of Christ Church is a landmark that can be seen from many vantage points around Reading.



Example – view south along Whitley Street



Map 4: Views into the Christchurch Conservation Area

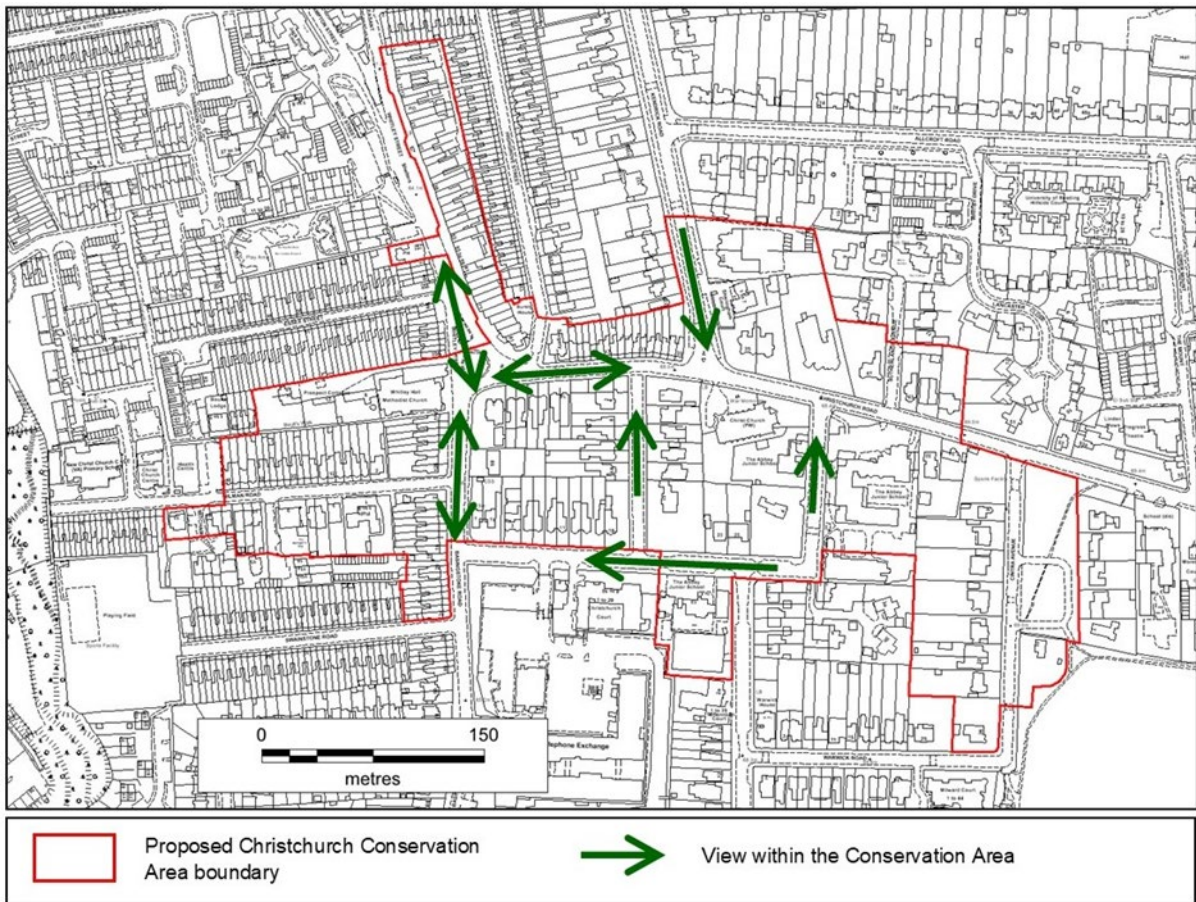
4.2.2 Views within the area

Views within the area are more enclosed but are enhanced by the landscape setting. Photographs of each of the views can be found in Appendix 5.

- From Kendrick Road looking south to Christ Church
- Looking east along Christchurch Road from the top of Highgrove Street past the Georgian buildings on the left, the Victorian villas on the right and the towering spire of Christ Church in the background and vice versa towards Whitley Pump and Reading Hindu Temple
- From the Whitley Pump roundabout to the north of the buildings that include shopfronts along Whitley Street and vice versa towards Whitley Pump
- From the Whitley Pump roundabout to the south along the terrace buildings past Milman Road and Christchurch Gardens and vice versa towards the shopfronts
- Westwards along Christchurch Gardens, the two mansions; the Whitley Glebe and the former Judges Lodgings (No 12) and the row of houses of ornate brickwork, closed off by the three Victorian Terraces: Brighton, St Leonards and Weymouth Terrace with three intermediate cottages.
- North along Glebe Road towards Joseph Huntley's house on Whitley Crescent
- North along Vicarage Road towards Hillingdon (now a hotel)



Example – view west along Christchurch Road



Map 5: Views within the Christchurch Conservation Area

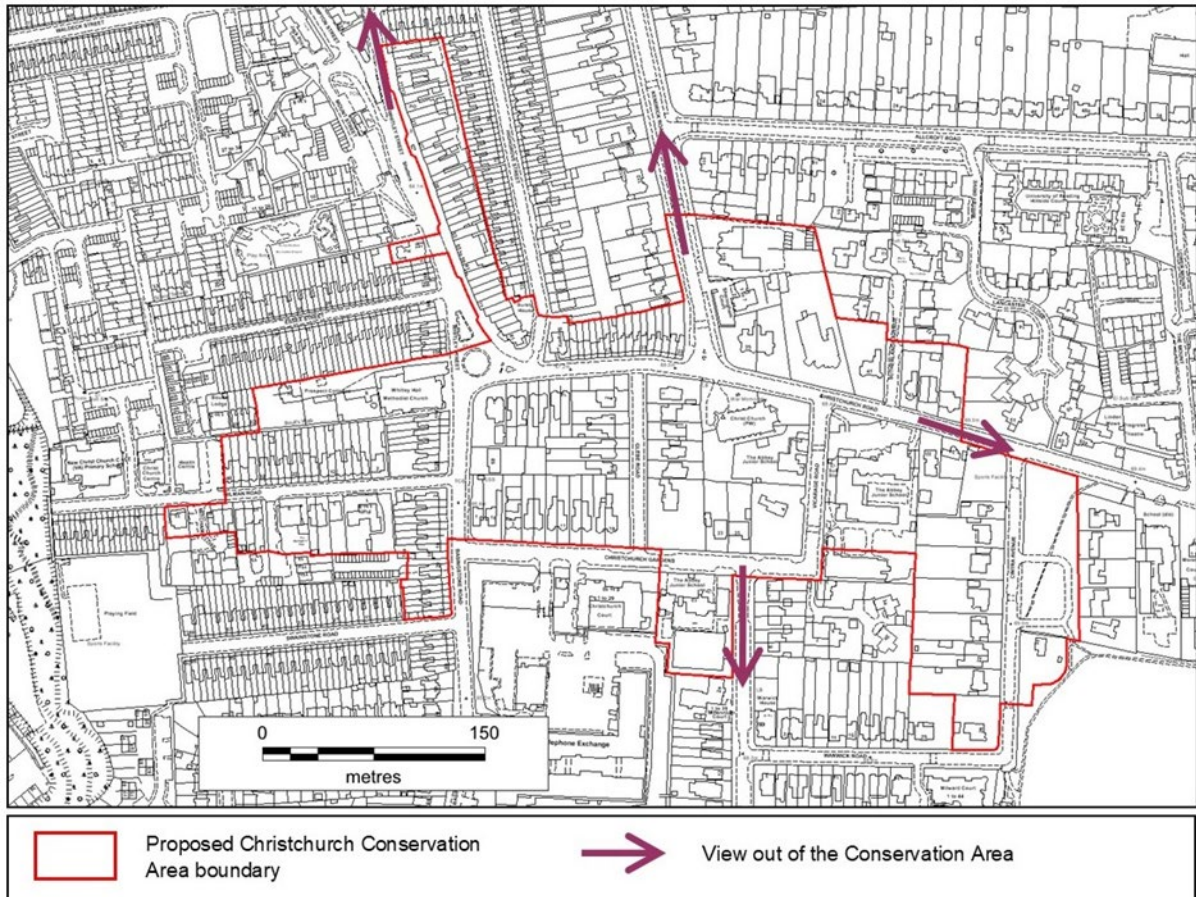
4.2.3 Views out of the area

There are a limited number of good views out of the area but the view south to open countryside and north into the centre are timeless. Photographs of each of the views can be found in Appendix 5.

- There are good views northwards from the top of plane-tree-lined Kendrick Road towards the town centre panorama and Kendrick View, once owned by the Mitford's on London Road.
- From Whitley Street, the view down Mount Pleasant, look at the wide spread of the town centre.
- Eastwards from the CA can be seen the full extent of Christchurch Road, taking in the avenue of pine trees in Cintra Avenue, The Mount CA frontage, and on to the Redlands CA and the entrance to the University of Reading's Whiteknights campus.
- From Christchurch Gardens south the view down Northumberland Avenue to the hills beyond.



View east along Christchurch Road towards The Mount



Map 6 Views out of the Christchurch Conservation Area

4.5 Trees and green spaces

- There are a number of trees which generally make a significant contribution to this urban CA's special character and sense of identity (see Appendix 6). However, some have been self-seeded or unwisely sited, such as in front of No 10 Christchurch Road, obscuring and obstructing the frontage rather than enhancing its setting and potentially affecting stability through tree root caused movement. TPOs should be thought through carefully and removal of badly sited trees facilitated. Trees at present protected by TPOs are marked on the map as are other significant or groups of trees.
- The green space on the east side of Cintra Avenue has been included within the boundary extension but there are no other green spaces or areas within the CA except for Christ Church churchyard, a small patch of green at the top of Kendrick Road and the Whitley Pump roundabout. However, there are many green areas with trees, hedges, lawns and shrubs in the gardens of properties in the CA.
- Adjacent to the CA and visible from properties within the boundary there is a green area on Whitley Street next to the former Wellington Arms and more significantly Cintra Park on Cintra Avenue.



Trees on the corner of Christchurch Road and Whitley Street



Map 7: Trees and green spaces within the Conservation Area



Cintra Avenue green space at the junction with Christchurch Road

5. Buildings and Public Realm

5.1 Key positive characteristics

The CA includes a Grade II* listed church, Christ Church, the centrepiece of the CA with its commanding spire on the high point of south-east Reading. It has a significant interior and contains memorials and stained glass to original residents. It has well-kept grounds and a Grade II listed memorial cross and original stone boundary wall on the road frontage, which includes an Edwardian wall letter box.

The Georgian terrace of Whitley Crescent and Villa on a gentle curve, fashioned for viewing the town in the northern direction, is a fine feature alongside the main road, before the church is reached. It has a good range of surviving details.

Christchurch Gardens, Glebe Road and Christchurch Road display rows of 1890s villas in classic polychrome Reading brickwork. The road is wide and the leafy front and side gardens lend an attractive domestic note. The south side of the Gardens apart from No 12 lies outside the CA and has been mostly redeveloped to provide the Telephone Exchange entrance at No 2 and a retirement housing block (Nos 6-10 with a warden's house at No 4). The north-east side of the Gardens, together with the east side of Glebe Road, include some modern housing but shielding foliage has succeeded in preserving the effect in front of many of the properties. The houses on the main road are of plainer brickwork with Gothic doorways.

75-81 Whitley Street has fine examples of polychrome brickwork as do the terraces along the eastern side of Whitley Street/Basingstoke Road. Brighton Terrace has an interesting string course of tiles with a vitruvian wave pattern.



Brighton Terrace, Whitley Street – polychrome brickwork and vitruvian wave string course

The six large brick and terracotta houses built for the Poulton family anchor and frame the aspect of Christ Church spire on the road junction. The materials and art work are important examples of William Poulton's Waterloo Brick and Tile Works at its peak in 1897 showing the contrast between grey brick and orange terracotta work. Hillingdon in particular is a fantastic showcase of the potential of the brickmaker's art.



Hillingdon, now a hotel

The two buildings of the Abbey Junior School (the former Somerleaze now called Kensington House) and the Early Years Centre (the former Vicarage) are contrasting works of Waterhouse showing the asymmetry of the Gothic revival interpreted in local materials. The Abbey Junior School building on the site in Christchurch Road has been extended twice in this century, the first not at all in keeping with the character of the area and the second more recent one was an attempt to match the Waterhouse styling.

Reading Hindu Temple (formerly Whitley Methodist Hall) by architects Cooper & Howell, is an example of spectacular Edwardian Baroque architecture at a prominent position on the junction with Whitley Street and Christchurch Road.

Behind the Hindu Temple are four properties that remain from a group of houses from the first half of the nineteenth century within land owned by John Boulton at the junction of Christchurch Road and Whitley Street.

On Milman Road imposing Highclere built for John Swain, local rope and brush maker, stands out with a mixture of red and grey brick, and stone. It has stone lintels, window surrounds and quoins with a decorative stonework lintel with the initial 'JS' above the front door and decorative stonework on the two bay windows.

The retail unit at 70 Whitley Street with apartments above is a fine example of a sympathetic conversion of a former public house, The Wellington Arms. The Victorian design was by local architect William Ravenscroft for brewers H & G Simonds.

Lesser features which still enhance the CAs include:

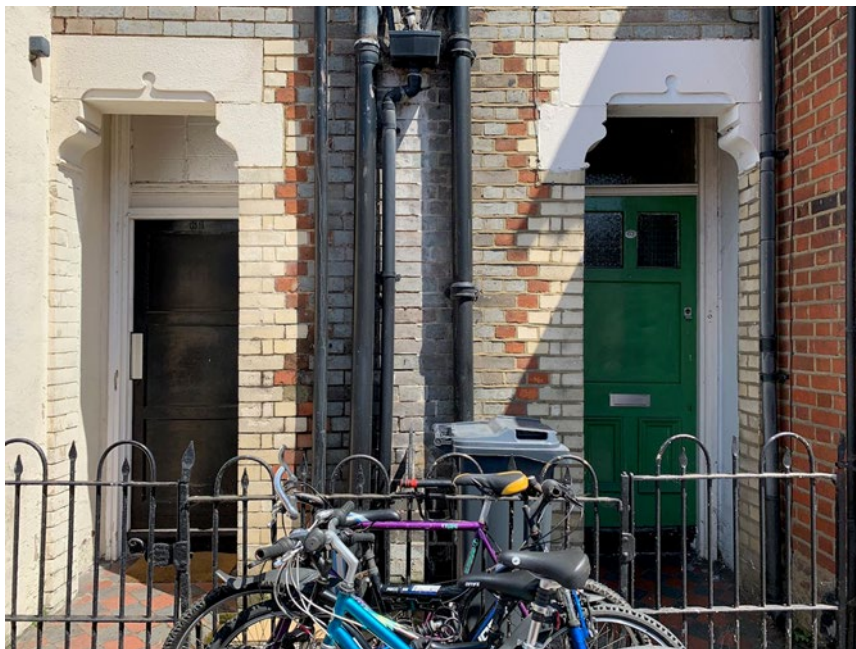
- Boundary wall of flint and stone around the church
- The wall letter box in the boundary wall of the church.
- The terracotta balustrade of Hillingdon and engraved name in gate pier;
- Iron railings in front and behind houses in Whitley Crescent and at Whitley Villa;
- Boundary pillars along parts of Christchurch Road



Hillingdon, 39 Christchurch Road

5.2 Historic shopfronts

Whitley Street is the only location in the CA that has shopfronts and all the shops have residential accommodation above. No historic shopfronts remain although some retain original residential entrances from Whitley Street.



Residential entrances on Whitley Street

The Victorian terraced houses at 1-63, Georgian semi-detached houses at 65-71 and late Victorian 73-81 Whitley Street were in most cases gradually modified to incorporate shop fronts during the early/mid twentieth century although a couple of shops have reverted to entirely residential.

The front gardens were adopted by Reading Borough Council at various dates up to the 1930s.



Adoption by Reading Corporation in 1934

The former Wellington Arms (No 70) on the west side of Whitley Street was sympathetically converted for residential and retail.

5.3 Materials, styles and features

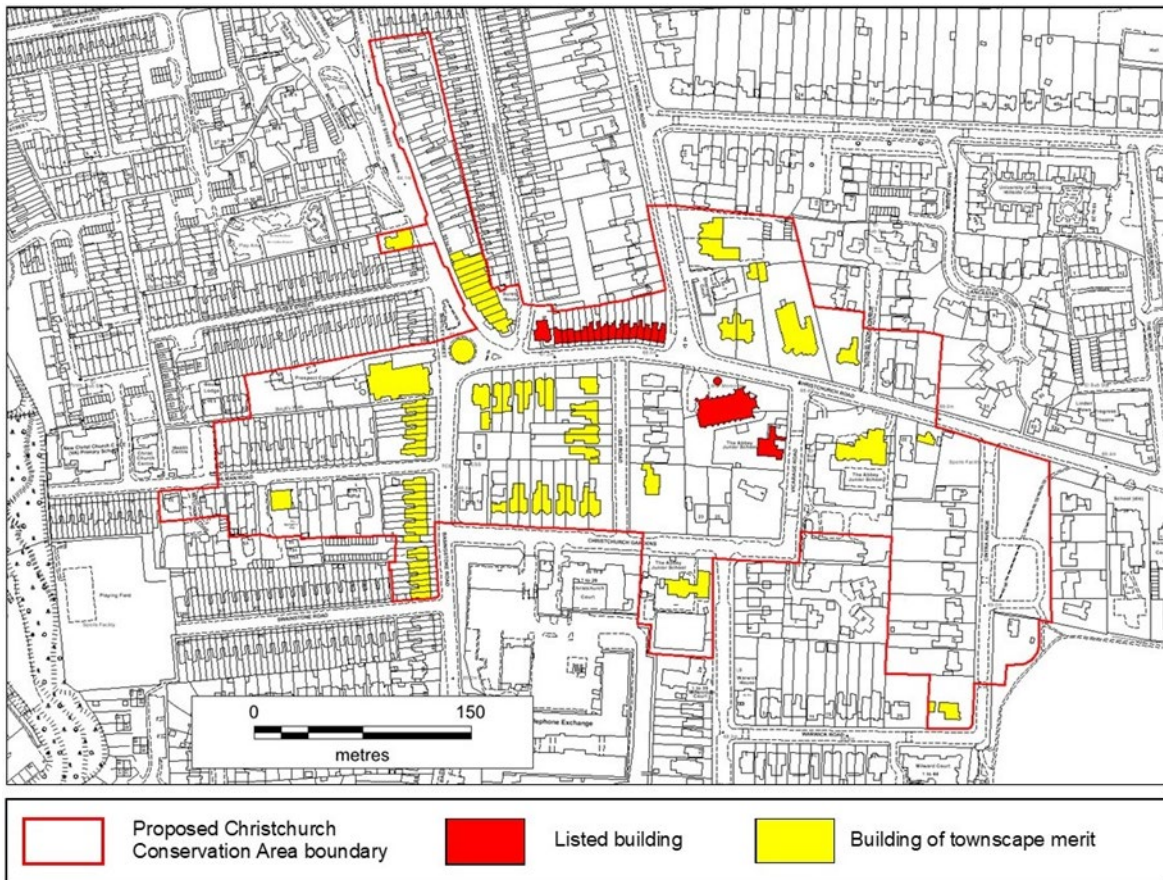
The predominant material in the CA is polychrome brickwork manufactured in local brickworks such as the Waterloo Kiln on Elgar Road.

The CA contains buildings from the early nineteenth century onwards, showing the contrast between Georgian materials and methods and those of the late nineteenth century and into the twentieth century.

There is little late twentieth century redevelopment. Rear extensions to the hotel in Kendrick Road, though modern, and the apartment building next door, Sheringham Court named after the earlier Sheringham Hotel at 117-119 Kendrick Road, have been executed in materials which carefully match the style of the Poulton buildings surrounding it.

Two undistinguished twentieth century houses were built on the western corner of Christchurch Gardens (Nos 1 and 1A) on part of the site of a former Reading tramways substation. 85 Whitley Street is a large late twentieth century bungalow within an earlier 1930s garden wall associated with the former substation. The new Vicarage is mid-twentieth century design as is the house at 32 Christchurch Road.

5.4 Buildings listed by Historic England and Buildings of Townscape Merit



Map 8: Listed buildings and buildings of townscape merit

There are Georgian buildings and a high Victorian church with associated former Vicarage and war memorial, all listed; there are structures and buildings of townscape merit within the extended CA as well as undesigned heritage assets.

5.4.1 Listed Buildings

There are seven listing entries in the CA. The buildings and structures are all identified on Map 8 and are also listed in Appendix 3 where images are provided along with a short summary and link to the Historic England listing entry.

- Whitley Villa 1 Christchurch Road
- 3-9 Christchurch Road
- 11-25 Christchurch Road
- 27-33 Christchurch Road
- Christ Church
- Christ Church War Memorial
- Former Christ Church Vicarage



Christchurch old vicarage, 2 Vicarage Road with Christ Church spire behind

5.4.2 Buildings of Townscape Merit

There are 23 buildings or groups of buildings of townscape merit. These are identified on Map 8 and listed with a short description in Appendix 4.

Character Area 1:

None

Character Area 2:

- Somerleaze, Abbey Junior School, Christchurch Road
- Mullingar, 41 Christchurch Road
- Hillingdon, 39 Christchurch Road
- 35-37 Christchurch Road
- 117-119 Kendrick Road
- Whitley Glebe, 11 Glebe Road.
- 12 Christchurch Gardens

Character Area 3:

- Reading Hindu Temple (formerly Whitley Methodist Hall)
- Highclere, 9 Milman Road
- Brighton Terrace, Whitley Street
- St Leonard's Terrace, Basingstoke Road
- Weymouth Terrace, Basingstoke Road
- Derby Cottages and Peacock Cottage, Basingstoke Road

Character Area 4:

- Former Wellington Arms, 70 – 72 Whitley Street
- 65-71 Whitley Street. These two pairs of semi-detached houses are some of the oldest in the area and date from at least the 1830s
- 73-81 Whitley Street
- Whitley Pump roundabout replica

Character Area 5:

- 2 -14 Christchurch Road
- Christchurch Gardens (north)
- Victorian and Edwardian Villas along Glebe Road

Character Area 6:

- Cintra Lodge, 34 Christchurch Road
- 26 Cintra Avenue, was the home of Professor H Hopkins, the inventor of the endoscope.

5.5 Public Realm - floorscape, street lighting, street furniture and local detail

Road and footway surfaces are modern, i.e. tarmac, concrete paving and brick products, and there are many perhaps excessive pieces of street furniture such as posts for traffic signs. Maintenance of roads and footpaths is poor in parts, particularly the roadway in Vicarage Road and pavements along Christchurch Road north side; potholes do not add to the ambience of the CA nor do the traffic calming additions to Kendrick Road. The street signage does not fully reflect the location of the CA and the red writing used on some of the signs is not easy to read.

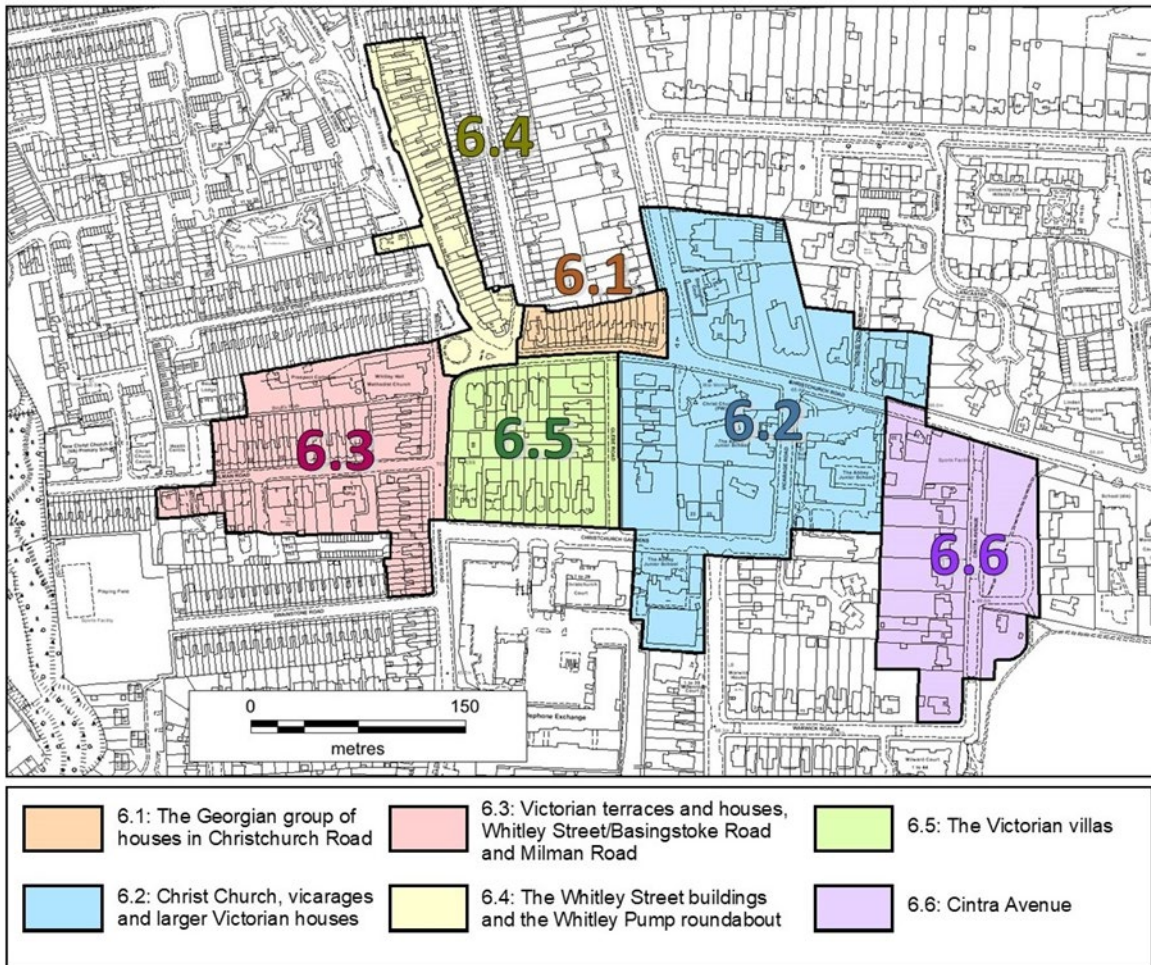
The roads in the CA form part of the bus and busy road transport network which require much of this to be in place for road safety.

There are cast iron street signs on Vicarage Road and Whitley Street and Basingstoke Road at the junction with Milman Road.

A major blot on the streetscape is the Christchurch Gardens bus shelter on the east side of Whitley Street. The shelter is poorly maintained and often covered in graffiti. A telephone box has recently been removed from this location. Sadly it was similarly neglected despite having been the location of the box from which Mick Jagger used to make phone calls when visiting Marianne Faithfull in Milman Road.

6. Character Areas

The CA divides into six character areas defined according to the predominant age, style of architecture and rationale for development. The areas are numbered according to age with character area 1 being the oldest.



Map 9: Character Areas (inclusive of proposed area extensions)

6.1 The Georgian group of houses in Christchurch Road

The Georgian terrace of Whitley Crescent and Whitley Villa on a gentle curve, fashioned for viewing the town to the north, is a fine feature alongside the main road, before reaching the church. It has good surviving details with only a minority being lost or defaced. The western block, the first to be built (excluding No 3), is a plain three-storey stucco block. The centre block is brick-faced two-storey. The eastern block is in the worst condition; four-storey, stucco, with arched ground floor windows. No 3 was added in the late Victorian period, although a structure can be seen on earlier maps. All houses have basement/cellar floors.

6.2 Christ Church, Vicarages and larger Victorian houses

This character area is predominantly of late Victorian properties centred around Grade II* listed Christ Church. It has a commanding spire on the high point of south-east Reading and can be seen in views from other parts of Reading and Caversham. Pevsner says 'An exceptionally rewarding High Victorian Church and very typical of Woodyer.' It has a significant interior and contains memorials and glass to original residents. It has well-kept grounds and a memorial cross Grade II listed and stone boundary wall on the road frontage.



Christ Church spire (Evelyn Williams)

Two high status houses adjacent to the church, the Vicarage and Somerleaze, are contrasting works of Waterhouse showing the asymmetry of the Gothic revival interpreted in local materials. On the corner of Vicarage Road and Christchurch Road is the new 1970s-built Vicarage that was erected on land previously part of the old Vicarage property.

The six large brick and terracotta houses built for William Poulton and his son, Francis, flank the view of Christchurch spire up the long tree-lined Kendrick Road on the east side. The materials and art work are important examples of the Reading Waterloo Brick and Tile Works at its peak in 1897 showing the contrast between grey brick and orange terracotta work. The original residents were notable in socio-economic history terms for their role in the development of Reading.

Continuing along Christchurch Road is Mullingar an Elizabethan Revival/Arts & Crafts property in a large garden, then four Edwardian houses on the north side.

Modern houses on Glebe Road and 23 & 25 Christchurch Gardens, have been included in this character area because of their location around Christ Church and their importance to its setting.

The Edwardian 11 Glebe Road was described by Pevsner ‘...free Cotswold seventeenth century style, otherwise barely seen in Reading’.

The Victorian red brick 12 Christchurch Gardens is the last of the villas on the south side of Christchurch Gardens. The properties predated the development of those to the north.

6.3 Victorian Terraces and houses Whitley Street/Basingstoke Road and Milman Road

Looking west from Christchurch Road the view is stopped by the Edwardian Reading Hindu Temple (formerly the Whitley Methodist Hall). The plot of land extending behind the temple comprises older mid nineteenth century properties surviving from this cluster of houses, garden ground and land at the top of the hill originally owned by John Boulton.

Three very distinctive late Victorian terrace blocks (Brighton, St Leonards and Weymouth Terraces) run from the Whitley Pump roundabout past Milman Road to Swainstone Road. Derby Cottages and Peacock Cottage sit between St Leonards Terrace and Weymouth Terrace opposite the junction with Christchurch Gardens and were also built in the same period.



L to R Weymouth Terrace, Derby Cottages, Peacock Cottage and St Leonard's Terrace

St Leonards Terrace, 2-16 Basingstoke Road, is covered by an Article 4 direction recognising the importance of its grey patterned brickwork.

Milman Road, with Whitley Street to the north and Basingstoke Road, to the south is comprised of mainly terraced properties with some significant detached and semi-detached properties on the south side. The tall terraces on the north side of the road were built as three blocks in the third quarter of the nineteenth century. The most significant property is the house, Highclere, built for John Swain, rope and brush manufacturer, in 1897. Milman Road was first known as Grove Road but the name was changed to commemorate Sir William Milman, nephew of Sir Henry Hart Milman dean of St Paul's, who gave the land for Christ Church in 1861.

6.4 The Whitley Street buildings and the Whitley Pump roundabout



Conduit Crescent, 65-71 and 73-81 Whitley Street before they became shops c1905

This buildings in this cluster represent three phases of nineteenth century development but have been grouped together due to their location around this historically important road junction. From here the road east went to Shinfield, south to Basingstoke and Winchester and of course north into Reading.

Until the late nineteenth century the east side of Whitley Street was part of the Highgrove Estate that only became available for development in the 1890s when it was sold.

The oldest buildings are two pairs of semi-detached late Georgian villas (65-71 Whitley Street) that appear on the 1834 Commissioner's map of Reading. A ghost Conduit Crescent sign is visible above the fascia board of Nos 69-71.

Next to these four buildings are a group of 5 Victorian houses at 73-81 Whitley Street. These were the last properties on Whitley Street to become retail or business premises. The front gardens of these properties had been taken over by extended shop premises by at least the 1930s.

Between the two groups of houses there was an alleyway through an arch leading to the conduit. The conduit was fed by a spring that supplied water locally and was thought to have been channelled through pipes to supply Reading Abbey.



Conduit Crescent C 1910. Lantern slide from Reading Museum. Mr Cox on his bicycle. Note archway through to conduit. Museum object number REDMG: 1931.435.62

North of 73 Whitley Street is a row of Victorian properties built in six architecturally similar groups. Those furthest north were built first and were business or retail premises for fruiterers, tobacconists, butchers and bakers. Further south the properties appear to have started out as a mix of residential and businesses with occupations in the 1901 census including clerk, police officer, and commercial traveller. Most of the shopfronts are modern and many of the original residential entrances have been removed or obscured.

The former Wellington Arms at 70 Whitley Street was built in 1897 to designs by local architect William Ravenscroft. The Victorian building was a replacement for an older public house on the site and can be linked with the contemporary development of the west side of the street.

The landmark replica of the Victorian Whitley Pump on the roundabout links Whitley Street and Christchurch Road and is a focus for this part of the CA. The troughs were used to provide water to animals travelling to and from the market in Reading and a place to rest.

6.5 The Victorian villas

The plot of land bounded by Christchurch Gardens, the west side of Glebe Road and the south side of Christchurch Road was the last in the western part of the CA to be available for development.



2 (R) to 10 Christchurch Road c1905 with the original Whitley Pump

The rows of 1890s and early twentieth century villas have classic bright polychrome Reading brickwork and detailing. Christchurch Gardens is wide and the leafy front and side gardens lend an attractive domestic note. The houses on the south side of Christchurch Road are of plainer brickwork with Gothic doorways.



Christchurch Gardens

6.6 Cintra Avenue

Beyond Somerleaze, on the south side of Christchurch Road, are a modern house at 32 Christchurch Road and the former gatehouse to Cintra Lodge at 34 Christchurch Road, which is largely in its original condition.

Cintra Avenue was a part of the Sutton Estate until the death of Martin Hope Sutton in 1903. He had purchased Cintra Lodge, a large stucco Mid-Victorian Italianate house of 1851. The first three houses were built in 1905. In Cintra Avenue these consisted of the present numbers 24, (Herrenden), 22/20 (semi-detached houses) and 14 (Collingwood). These are large and elegant Arts and Crafts houses, probably by W R Howell who lived (and died in 1940) at no 24. They are identified and related by their dentilled stacks and curious chimney pots. Nos 16, 20,22 retain timber windows and upper leaded lights but no 24 has lost these. They all have “mock Tudor” gables with Collier’s tiled roofs.



Houses on Cintra Avenue



Looking south down Cintra Avenue towards the park gates

The remaining houses (on the West side) were added by the 1920's and are similar though of lesser detail. The house on the corner, , No 26, dating from 1923 is a striking building

having key views from Cintra Park. It was the home of Professor H Hopkins, the inventor of the endoscope, after whom Hopkins Ward is named in the Royal Berkshire Hospital.

Cintra Avenue is arguably the handsomest road of its era in Reading. The key heritage assets are the arts and crafts details of the houses, the green space opposite and the association with the Sutton family.

7. Negative features, issues and opportunities for enhancement

7.1 Loss of original architectural features and detail

The listed houses in Christchurch Road have suffered variously from unsympathetic removals, replacements and additions. Replacement front doors with integral fanlights have replaced six-panelled Georgian doors with fanlights over, leading to some absurdities of double fanlight doorways. One has a modern uPVC door with oval glass.

A veranda and its canopy were removed in 2018 at No 25 Christchurch Road during refurbishment. An ornamental original iron gatepost has been replaced with a brick pier at No 15 Christchurch Road. Flanking quadrants to a doorway have been removed. Period doors have been allowed to rot, railings have been broken and not repaired, houses subdivided for letting have been left unrepaired.

Elsewhere gardens have been cleared and boundary walls removed for car parking on rough ground.

A large chimney stack was removed from the top of 117-119 Kendrick Road in 2016 and chimney stacks have been removed over time from properties on the south side of Christchurch Road. This has had a negative impact on the historic roofscape.

The original gates and railings are in poor condition at No 2 Christchurch Road. This is a landmark building on the corner of Whitley Street and Christchurch Road which by its position now creates a strong negative impression of the neighbourhood and the CA.

A brick wall on the front boundary of No 3 Christchurch Road has been painted an out of character dark blue colour.

An extension of the Abbey Junior School building (formerly Somerleaze) at Christchurch Road completed in 2019 does not fit well with the character of the original Waterhouse building.

Boundary gates and walls are missing variously between 4 and 10 Christchurch Road and also variously between 118 and 122 Kendrick Road and between 45 and 47 Christchurch Road.

Vicarage Road school garage/ coach house wall patching is insensitive to its listed status.



Negative features within the Conservation Area

The management plan (Appendix 2) sets out to remedy some of these issues and most importantly proposes an Article 4 direction to remove permitted development rights to prevent further damage to the special character of the area. Without this the CA is likely to become a CA at risk as is currently the case for the Russell Street, Castle Hill, Oxford Road CA.

7.2 Neglect and opportunities for enhancement

The condition of some of the Georgian/pre 1850 listed buildings of Whitley Crescent is a cause for concern. Original features have been lost or removed and at least one window has been replaced with UPVC within the last few years. Statutory enforcement powers should be used to undo these losses.

For unlisted buildings it is recommended that an Article 4 direction is considered to remove permitted development rights within the CA or parts thereof and prevent further erosion of the special character and appearance of the area.

Selected examples and opportunities are highlighted below.

- 25 Christchurch Road is a listed building. During renovation works the canopy mentioned in the listing description which was in poor repair was removed.
- 27-33 Christchurch Road are listed buildings in a deteriorating condition particularly 27, 31 and 33.
- 2 Christchurch Road is a landmark detached building, once a doctor's surgery and now converted to flats. Maintenance of the property is poor and railings and gateposts are deteriorating. The grounds and car park are untidy.
- 85 Whitley Street is a modern house on the southern portion of Whitley Street. The grounds are poorly maintained and often accumulate rubbish. A wall and gate pier

were damaged by a tree and has been partially unsympathetically repaired with brickwork that does not match the original.

- Sheringham Court and 35-37 Christchurch Road. Although the fabric of these buildings is good the grounds and management of bins are poor.
- The troughs of the Whitley Pump replica (now over 20 years old) are deteriorating
- The front and rear gardens of flats are often neglected

7.3 Advertising and shop signage

Signs outside the Hillington on Christchurch Road (illuminated) and 117-119 Kendrick Road forecourts, now a hotel, are out of character with the CA.

The former Wellington Arms converted to flats and a retail unit in the 2010s has subtle interior signage, in keeping with a heritage building, however the view approaching from the north is marred by long standing illuminated advertising.

The shopfront of the tanning salon is obscured by film covering the windows.



Illuminated advertising on the upper northern elevation of the former Wellington Arms



Film covered shop windows at 79 Whitley Street

7.4 Tree loss

There is no evident tree loss in the public parts of the extended CA and, in Kendrick Road, new additional trees have been planted in recent years by the Council. As a whole the CA and surrounding area is very green and verdant despite the inner suburb location.

7.5 Street furniture and surfacing

Many posts and standards have been erected when one post could perform more than one role. Pavements are often in poor repair and to minimum aesthetic standards.

Telecommunication cabinets are regularly daubed with graffiti.

The bus shelter at the junction of Whitley Street and Milman Road is often painted with graffiti and is poorly maintained.

The view down Kendrick Road has been affected in early 2021 by introduction of traffic calming measures including speed cushions and particularly built-out kerbs.

7.6 Rubbish and bins

Multiple wheelie bins are left exposed on frontages particularly at HMOs and flats, including: Sheringham Court in Kendrick Road, where the bins are left overloaded for much of the time; 35-37 Christchurch Road, the latter also having a generally untidy frontage on both the Christchurch Road and Kendrick Road entrances and 2 Christchurch Road. 85 Whitley Street has a bus shelter outside which is a general source of untidiness and rubbish, in spite of there being a litter bin provided.

The terraced houses along Whitley Street/ Basingstoke Road are intermittently plagued by overflowing bins and refuse in the front gardens and on the street.

Whitley Street is a busy street of shops and takeaways and regularly overflowing and unsightly trade bins on the pavement give a poor impression of the area.



Trade bins on Whitley Street

7.7 Development pressure and changing skyline

There is one undeveloped site where the house at 108 Whitley Street previously stood next to the Hindu Temple. Though it is fenced off, it has been left for wild trees, etc. to grow for a few years. Some of the larger houses in the CA occupy areas attractive to developers.

A major development is taking place at the rear of Whitley Crescent between Kendrick Road and Highgrove Street to convert a former builder's yard to erect 8 dwellings. This is a particular worry for the safety, security and integrity of the rear of the listed properties along Christchurch Road, in particular the wall at the rear of Whitley Villa and railings, walls and gates at the rear of some of the Whitley Crescent properties, which are on or near the boundary with the development.

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 but could be compromised in certain circumstances. Tall towers are appearing on the skyline beyond The Pheasant public house. The Blade has long been visible from the top of Highgrove Street and a reminder of the times when water from the conduit was supplied to Reading Abbey.

7.8 Traffic noise and pollution

The main A327 road and the local B3031 run through the CA as does Kendrick Road bringing traffic to and from the town. All these roads are on Reading Buses bus routes and are very busy during the normal working day especially when Abbey School senior and junior students are arriving or leaving. The hospital is nearby and so many emergency vehicles pass through.

This, and the traffic calming measures in Kendrick Road, leads to severe road congestion at busy times in the morning and afternoon and significantly increases air pollution in the area as a result.

8. Action Plan

Table 1 – All Conservation Areas

Policies, attitudes and actions which need to be applied to all of Reading's Conservation Areas if the town's remaining historic character is to be protected and enhanced as it should be. These apply to the Christchurch Conservation Area as fully as they do to all, particularly with regard to the careful protection of architectural detail in any building alterations. It is acknowledged that these proposals have resource implications, especially for Reading Borough Council, at a time when resources are stretched and limited.

Table 1: Actions for all conservation areas

ISSUE	ACTION	WHO
Loss of original architectural features and details (see 7.1). Insensitive change and development not requiring planning permission, permitted development	<p>Guidance: Provide guidance document on 'approved' methods for common small scale alterations</p> <p>Awareness: Provide householder information on the added value of 'period detail' and detail on economic alternatives for energy efficiency savings</p> <p>Material prepared by other planning authorities could be used as a model for preparing written guidance</p>	RBC and CAAC
Loss or change to original boundary features.	<p>Awareness: Provide householder information document on the added value and visual importance of boundary walls and railings</p> <p>Policy: Article 4 directions could be implemented as resources allow (see Table 2 for further recommendations on what this should cover in this CA)</p>	RBC and CAAC
Insensitive development undertaken without permission (see 7.2 e.g. window replacement in listed buildings)	<p>Guidance: Provision of property owner guidance on legal requirements for alterations/development/tree works in conservation areas.</p> <p>Enforcement: Legal enforcement by RBC to secure reversal of changes</p>	RBC and CAAC RBC

ISSUE	ACTION	WHO
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.	<p>Guidance, Policy: Supplementary Design guidance planning document for development in historic areas.</p> <p>Support: Use CAAC to gain informed comment on planning applications affecting Conservation Areas</p>	RBC and CAAC

Table 2 – Christchurch Conservation Area

Policies and actions which are specific to this Conservation Area, to retain and enhance its important contribution to the life of Reading as a whole. They may require some limited revenue resources, which it is recommended should be given high priority, but little or no public capital expenditure.

Table 2: Actions for Christchurch Conservation Area

ISSUE	ACTION	WHO
Boundary extensions should be implemented as proposed in this revised appraisal.	Policy: Boundary extension to be implemented.	RBC
Poorly maintained properties including listed buildings.	<p>Identification & Enforcement: RBC should use the powers that it has to enforce maintenance of properties especially those that are listed.</p> <p>Guidance: Property owners may not be aware of grants and other assistance that could be available for maintenance and improvements.</p>	<p>CAAC can identify and inform RBC to use the processes that are available to it subject to resources.</p> <p>RBC/RCS/CAAC</p>

Christchurch Conservation Area Appraisal (November 2024)

ISSUE	ACTION	WHO
Loss of original features of properties and alterations that have had a negative impact on the character and appearance of the CA as described within the body of the appraisal but which may have been allowed under permitted development rights.	<p>Policy: An Article 4 direction should be considered to remove permitted development rights in order to protect the character and appearance of the CA. This would require planning permission to be obtained before these works could be undertaken in the future.</p> <p>Action: Draft wording of suitable Article 4 for agreement with RBC.</p>	CAAC/RBC
Trade bins on Whitley Street	<p>Guidance: RBC, CAAC and local groups to work with businesses on Whitley Street to look at alternative solutions for trade refuse.</p>	CAAC and local groups can identify and inform RBC to use the processes that are available to it subject to resources.
Overflowing domestic bins and fly tipping	<p>Identification & Awareness: This problem is a Reading wide issue which can only be solved by RBC.</p>	RBC must implement an innovative solution to the problem which is a blight on the borough and cannot just be solved by enforcement.
Redundant signage and street clutter in the CA.	<p>Training/Awareness: RBC staff should take into account existing signage when new signage is proposed for roads, pavements or information.</p> <p>Similarly for utilities companies.</p> <p>Existing superfluous and redundant signage should be removed and damage made good using CIL funding for the area.</p>	<p>Traffic Department, planning department and CAAC.</p> <p>RBC councillors and officers/ utilities companies to approve and allocate funding.</p>
Redundant signage and street clutter in the CA.	<p>Identification: Remove and replace.</p>	<p>CAAC to survey to identify.</p> <p>RBC councillors and officers to approve and allocate funding.</p>

Christchurch Conservation Area Appraisal (November 2024)

ISSUE	ACTION	WHO
Redundant wires, cabling, television aerials etc to domestic properties	Identification: Remove	Residents to survey and identify

Appendix 1 Public Consultations

1. The initial public consultation was held on 16 July 2022 at Christ Church, Christchurch Road.

CHRISTCHURCH CONSERVATION AREA Launch of initial public consultation



Saturday 16 July 2022 at 2pm

Christ Church, Christchurch Road, Reading, RG2 7AR

Reading Conservation Area Advisory Committee (CAAC) have been undertaking a community-led review of the Christchurch Conservation Area appraisal.

We would like your views on our proposals so far, which include boundary changes and a management plan to conserve and enhance the character and appearance of the area.

Refreshments will be available after the meeting.

CAAC works with Reading Borough Council to promote the preservation and enhancement of Reading's heritage, particularly but not limited to the protection and good management of conservation areas.

We would like to thank Christ Church for providing the venue for this event and Katesgrove Community Association for funding the printing costs of this flyer.



www.readingcaac.org www.christchurchreading.org.uk www.katesgrove.org.uk

Notice of the initial consultation

2. We are grateful to Christ Church for hosting the event and Katesgrove Community Association for funding the flyers. We would like to thank everyone who attended the event: residents, councillors and CAAC members who shared information and asked questions.

3. A questionnaire was issued at the 16 July 2022 Launch event and was also available online (surveymonkey).



The Christchurch Conservation Area was first designated in 1987 and was last reviewed in 2010.

The conservation area appraisal describes and defines the special historical and architectural character and interest of the Christchurch CA. It highlights those features of its character and appearance that should be preserved or enhanced. It also identifies negative features that detract from the area's character and appearance, and issues that may affect it in future.

<p>1. Do you agree that the designation of conservation areas is important to protecting the special character of Reading?</p> <p>Please tick the box that applies.</p>	Strongly agree	<input type="checkbox"/>
	Agree	<input type="checkbox"/>
	Neither agree nor disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>
	Strongly disagree	<input type="checkbox"/>
<p>2. Do you agree with the proposed boundary extensions?</p> <p>Please tick the box that applies. If other please comment in the box below.</p>	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Space for comments on Question 2

3. Do you agree that current appearance of some of the properties is the biggest challenge to the character and appearance of the conservation area?

Please tick the box that applies.

Strongly agree	<input type="checkbox"/>
Agree	<input type="checkbox"/>
Neither agree nor disagree	<input type="checkbox"/>
Disagree	<input type="checkbox"/>
Strongly disagree	<input type="checkbox"/>

4. Do you agree with our recommendation that an Article 4 designation is required to protect the original exterior appearance of properties, for example brickwork, chimneys, garden walls, windows and doors, in the Christchurch Conservation Area?

Please tick the box that applies. If other please comment in the box below.

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Other	<input type="checkbox"/>

Space for comments on Question 4

5. Are you satisfied with the appearance and cleanliness of the streets and public realm in the conservation area?

Please tick the box that applies.

Very satisfied	<input type="checkbox"/>
Satisfied	<input type="checkbox"/>
Neither satisfied nor dissatisfied	<input type="checkbox"/>
Dissatisfied	<input type="checkbox"/>
Very dissatisfied	<input type="checkbox"/>

6. Do you live in or own property in the conservation area?

Please tick the box that applies.

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

7. Do you work in the conservation area? Please tick the box that applies.	Yes	<input type="checkbox"/>
	No	<input type="checkbox"/>

8. If have any further comments please use the space below or email chair.readingcaac@gmail.com.

9. How interested are you in the work of Reading Conservation Area Advisory Committee? Please tick the box that applies.	Very	<input type="checkbox"/>
	Slightly	<input type="checkbox"/>
	Not at all	<input type="checkbox"/>

Thank you for responding to this questionnaire.
www.readingcaac.org
@CaacReading

3. Two copies of the draft appraisal were placed in Whitley Library and the Central Library following the 16 July event along with questionnaires.

4. In advance of the 16 July 2022 event properties in the proposed extension areas were sent a letter from Lead Councillor for Planning and Assets, Councillor Micky Leng.

5. 30 responses to the questionnaire were received either at the launch event or online. There were no responses from the copies in the libraries. Feedback from the questionnaire was collated and is summarised below:

- Respondents generally approved of the proposed boundary extensions. The rationale for the modern houses on Glebe Road and Kendrick Road were questioned. There were several suggestions for further extensions which informed a walkabout of the area with planning officers. This resulted in the exclusion of some of the properties originally proposed for inclusion and the inclusion of other areas (see Section SS5).
- Despite general dismay at the state of the public realm and some properties in the area the condemnation was not universal.

General points raised which might apply to all conservation areas:

- The benefits and obligations of conservation area status need to be further explained.
- There is some trepidation as to the benefits v costs to residents of an Article 4 covering the area. This, despite the fact that it is currently covered by the University Area HMO Article 4 and that Brighton Terrace, proposed for inclusion is covered by an Article 4 for patterned brickwork.
- The implications for responses to climate change such as heat pumps and solar panels, that would require a planning application if an Article 4 were adopted.
- The difference between listed buildings, buildings of townscape merit and any other property within the conservation area needs to be further explained.
- The powers of and potential for financial support from Reading Borough Council and Reading CAAC in relation to management of the area need to be further explained.

6. Properties in the newly proposed extension areas were sent a letter from Lead Councillor for Planning and Assets, Councillor Micky Leng in August 2023.

7. The revised appraisal was endorsed for formal public consultation by the Strategic Planning and Environment Committee on 13 March 2024. The consultation took place from 5 April 2024 to 31 May 2024.

Appendix 2 Archaeology and historical development of the area

Archaeology

Paleolithic and Neolithic tools and implements have been found within the CA in Glebe Road and south of Christchurch and Christchurch Gardens. Just south at Whitley Park Farm Bronze or Iron Age burial urns including cremated remains were found in an old gravel pit. Two Roman coin hoards were found in Milman Road at the end of the nineteenth century.

The hilltop position on a ridge and the associated geology was important in determining early settlement and communications patterns in the area. These influences persist today.

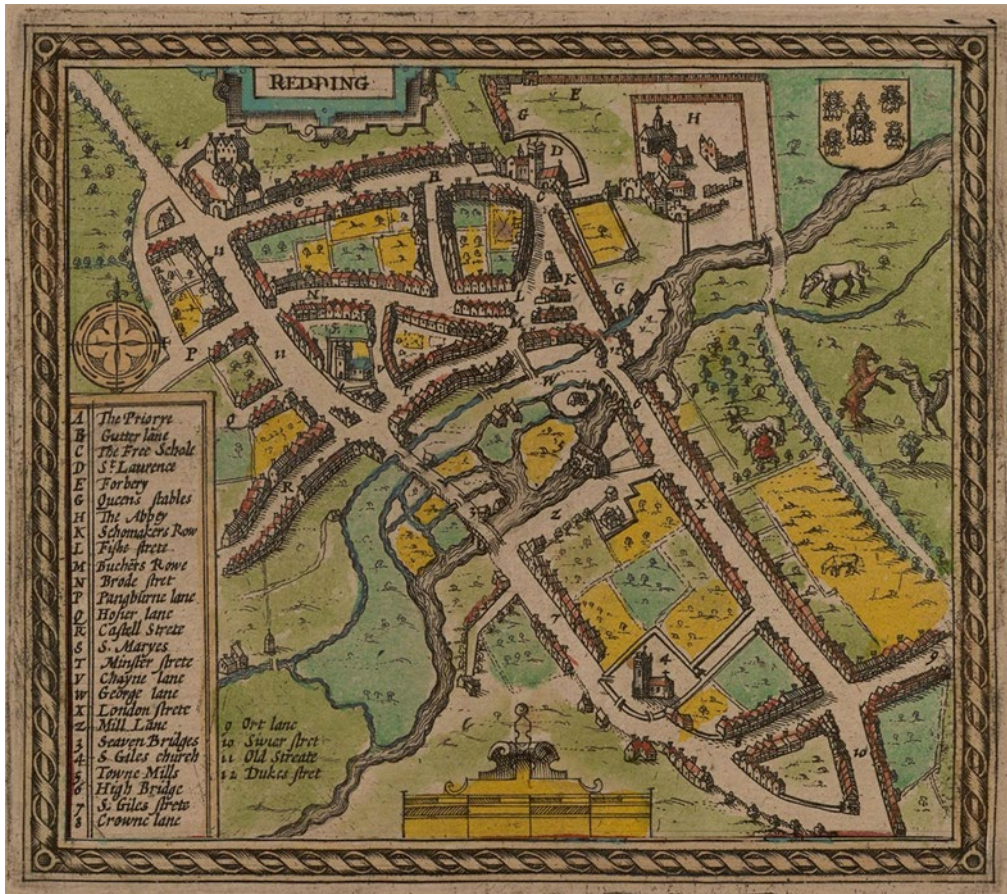
Historical Development

The CA lies just to the north of Whitley Park which was in the possession of Reading Abbey from the twelfth century. It is also highly likely that a water supply from the spring and conduit house at the top of Whitley Street supplied the Abbey.

The area was largely agricultural until the nineteenth century with roadside hostelries and some market gardening supplying the centre of Reading.

In 1546 after Reading Abbey was dissolved the hill top spring and some buildings on the hill were specifically excluded from land transferred to William Grey and retained by the King: *'...barne and close called the Conduit Close, in the tenure of Richard Hame, in the parish of St Giles 13s 4d a year forasmuch as the conduit house wherein the spring's head is, that serveth the king's house in Reading, is within the said close.'*

The first map that covers part of the area is Speed's map of 1611.



John Speed's map of Reading 1611 – the basic street plan is retained today

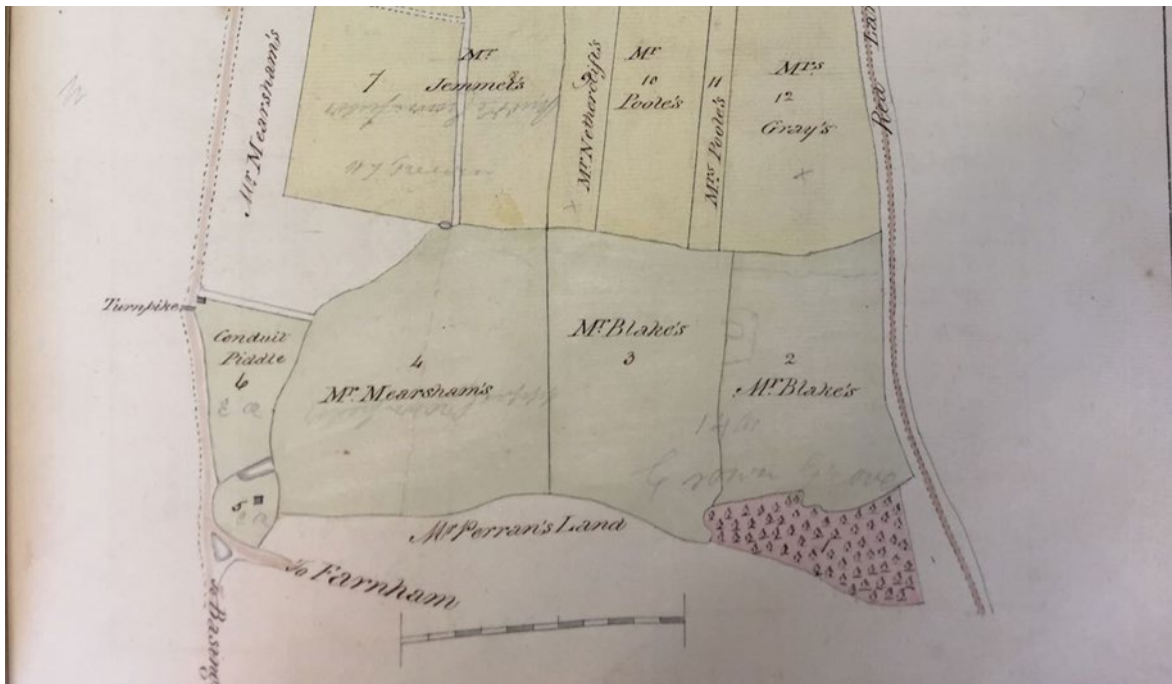
Christchurch CA lies just behind the southernmost point of Speed's map. Skelton states that the map was probably sketched from a higher ground to the south east of the town. John Speed on his visit to map Reading, may have strode out from the town centre and walking up London Street and Silver Street, or Southampton Street to the top of Whitley Street, where all Reading would be laid out before him: the three parish churches, Greyfriars, the Kennet and its mills, Holybrook and of course the Abbey. He may have stood next to the spring and the conduit (top of Highgrove Street).

There are several mentions in Reading Corporation records in the early seventeenth century of arrangements for funding and managing 'pest houses' at Conduit Close for people who had been infected with plague.

The next map available for some of the area is a plan of the civil war siege defences of 1643. This shows Harrison's Barn surrounded by a moat at the junction of Christchurch Road and Whitley Street with the pond (later King's Head Pond) in front of it. There is another structure marked by a single line which may be the conduit house and a Lunette looking south down the hill of Basingstoke Road.



Extract from Burts engraving of a contemporary map of the Civil War defences of Reading in 1643. South is at the top of the map and Harrison's Barn stood at the corner of what is now Christchurch Road and Whitley Street.



Extract from Plan of Crown Fields and Orts 1721 (copy) Courtesy of Royal Berkshire Archives ref: R/AT 5/1

A plan from the 1720s covers the area north of Christchurch Road (to Farnham), marked as Mr Perran's land along the road, Dr Aubery's 'piece at the conduit' (5) and the Conduit Piddle (6) and Upper Crown Fields just to the north.

In 1813 there was very little development on the hill at the top of Whitley Street but over the next 30 years development spread to the east and west of Whitley Street and along Christchurch Road. The Whitley turnpike marked on the 1813 map (below) as just south of what is now The Pheasant. It later moved past the pond to a spot on Basingstoke Road opposite the King's Head public house which no longer exists.



1813 map of Reading - Before Queens Road, South Street, Station Road and the coming of the railway and before Queen Victoria Street. None the less the major streets are still recognisable.

The 1834 Commissioner's map shows the beginnings of the development of Spring Gardens and housing along Christchurch Road. The area between London Street and Whitley Street and at the top of Southampton Street is also becoming more built up. There are brick kilns down by the River Kennet.



1834 Commissioners map of Reading - By this time the first houses on Whitley Crescent and Conduit Crescent have been built. Highgrove House (or its predecessor) is east of the junction with Southampton Street and Mount Pleasant.

The map dates from the same era as Mary Mitford's Belford Regis which describes approaching Belford (Reading) from the south.

It was in this vein that in 1835 Mary Mitford wrote of reaching the junction of Christchurch Road and Whitley Street on the journey into fictional Belford Regis (Reading) in 1835:

“About this point, where one road, skirting the great pond and edged by small houses, diverges from the great southern entrance, and where two streets meeting or parting lead by separate ways down the steep hill to the centre of town, stands a handsome mansion surrounded by orchards and pleasure-grounds; across which is perhaps seen the best view of Belford, with its long ranges of modern buildings in the outskirts, mingled with picturesque old streets; the venerable towers of Ste Stephen’s and St Nicholas; the light and tapering spire of St John’s; the huge monastic ruins of the abbey, the massive walls of the county gaol; the great river winding along like a thread of silver; trees and gardens mingling amongst all; and the whole landscape enriched and enlightened by the dropping elms of the foreground, adding an illusive beauty to the picture, by breaking the too formal outline, and veiling just exactly those parts which most require concealment.

Nobody can look at Belford from this point, without feeling that it is a very English and charming scene; and the impression does not diminish on further acquaintance.”

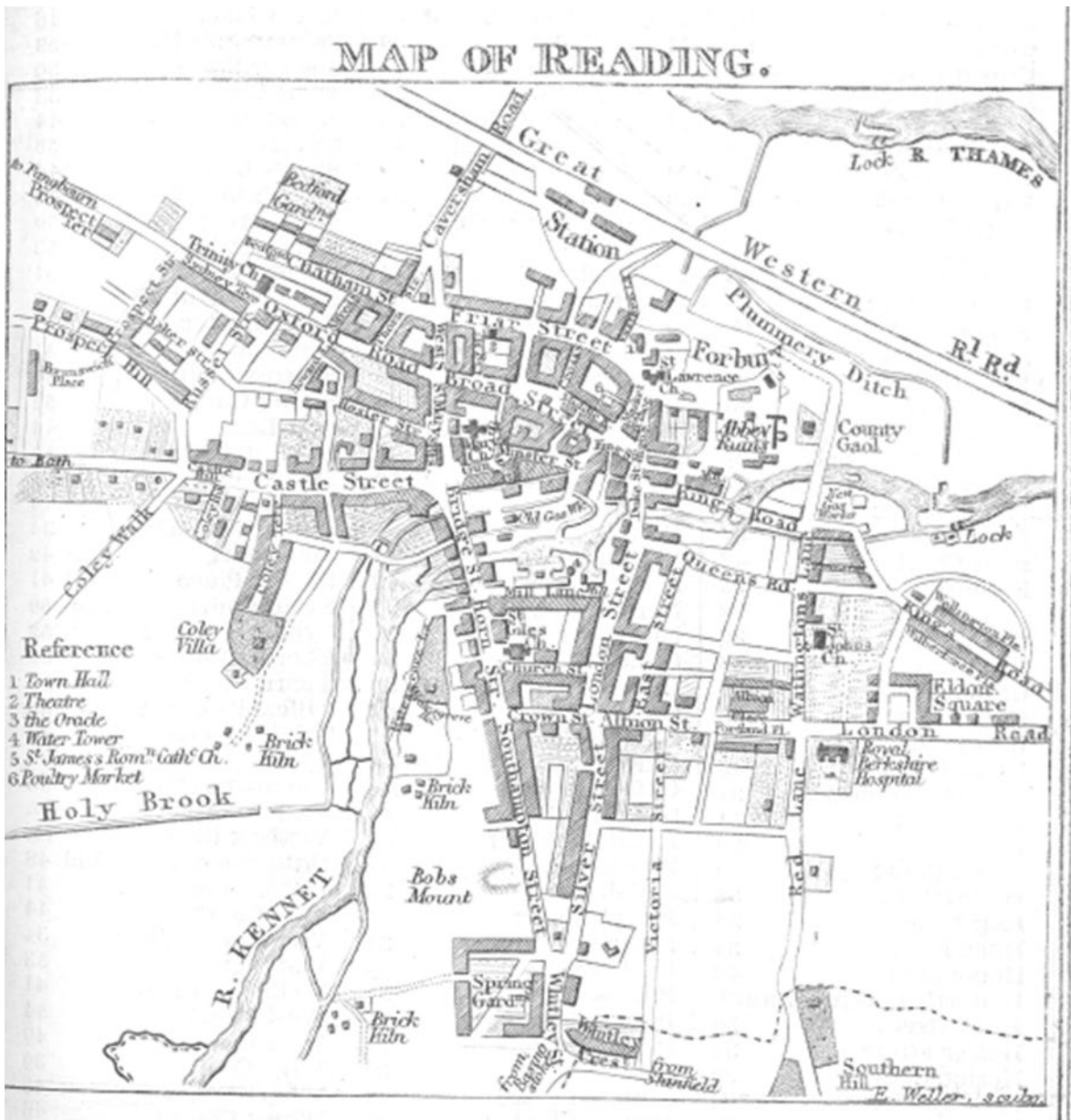
Mary Russell Mitford, Belford Regis or Sketches of a Country Town, 1835.

In 1841 the St Giles title apportionment map provides additional detail. Some of the properties marked opposite the junction with Whitley Crescent were acquired and demolished to build the Whitley Methodist Hall; others are still in existence. Whitley Crescent, Conduit Crescent and houses on the west side of Whitley Street as well as the location of the beer shop that later became the Wellington Arms can all be identified.



Extract from St Giles parish tithe apportionment map 1841 courtesy Berkshire Record Office ref: D/D1/96/1

The 1841 census and in 1842 Snare's Post Office Directory, which includes a map of Reading, begin to give a fuller picture of the people and businesses in the area.



1842 map of Reading from Snare's Post Office Directory. The dotted line marks the Reading borough boundary.

By 1842 Whitley Street and Spring Gardens comprised a mix of residential properties, shops and traders' premises. Most of the land between Whitley Street and Silver Street and what is marked as 'Victoria Street' (later Kendrick Road) was part of J J Blandy's Highgrove estate.

Whitley Crescent was outside the borough boundary and four houses were advertised there in 1825 as 'genteel cottages...situate on an exceedingly healthy spot, commanding one of the finest views in or near the borough.'

Along Christchurch Road, to the east, larger detached villas were built around the middle of the nineteenth century. One of these was Cintra Lodge which was sold by Reading Borough and demolished in 1957 with five modern (c1960) houses being built on the site. A large green space remains with tall fir trees that gives the Avenue its name and great amenity.

The first houses on Milman Road, originally known as Grove Road can be seen on the Board of Health map of 1853; there are larger detached and semi-detached houses on the

southern side and tall terraces on the northern side. The most significant property on Milman Road today, No 9 Highclere, was built for John Swain in the late nineteenth century in the garden of his original home next door. That property was converted into today's Nos 5 & 7.

The foundation stone of Christ Church was laid on 6 July 1861 and the church was completed the next year, although the tower steeple was not added until 1875. The architect was Henry Woodyer. The church was a chapel of ease for St Giles to cope with the increasing number of parishioners in the area and southwards in Whitley. The land was given by Sir William Milman, nephew of dean of St Paul's and former parish priest at St Mary's Minster, Sir Henry Hart Milman.

In 1874 the boundary of Reading Borough was beaten by the Mayor and members of the Corporation who set out on their perambulation from Watlington House preceded by the mace bearer. The press report describes how after they had crossed Kendrick Road they '...proceeded along the back of Whitley Crescent to the spot where at the last perambulation King's Head Pond was situated, and through which the mace had to be passed. Since then the pond has been filled up and the corner considerably improved.'

By 1887 the whole area of the CA was within the borough boundary.

In 1892 the Highgrove Estate was sold and made available for development around Highgrove Street. This included development on the remainder of Conduit Crescent beyond Conduit Close.

In 1898 the parcel of land between Christchurch Road and Christchurch Gardens was sold. This resulted in large residential properties being built in the area especially fronting Christchurch Road and Christchurch Gardens and along Glebe Road. Many of these remain as single family houses.



Christchurch Conservation Area and surrounding development before the First World War. Extract from OS map surveyed 1909 to 1910 published 1913, National Library of Scotland

In the 1950s the east side of Glebe Road was developed on land belonging to Whitley Glebe when the house was sold.

In modern times the main development affecting the area was the redevelopment of Spring Gardens in the 1970s which included the demolition of properties on Whitley Street to the north of the Wellington Arms. On the south side of Christchurch Gardens large Victorian detached properties were replaced by the BT complex and Christchurch Court.

Transport

From the first half of the eighteenth century turnpike roads from Reading passed through the CA going east to Shinfield along Christchurch Road and south to Basingstoke and Winchester. The turnpike gate was originally at the top of Silver Street and c1800 moved further south just past Christchurch Gardens. The toll gate here closed in 1870 and the road became free to use.

Christchurch Road had good public transport communications with Reading town centre by horse bus in the late nineteenth century, followed by trams and trolley buses. The only vestige of these former modes of public transport is the substation adjacent to 85 Whitley Street which supplied power to the trams.

In modern times the A33 Relief Road has reduced traffic from the M4 passing through the CA, but it is still a very busy area.

Historic Associations

Being at the junction of two major routes in and out of Reading also made it a notable location. It was approximately the top of the hill by the roundabout that Mary Mitford described in 'Belford Regis' in 1835, just as it was being developed with residential properties:

“Then the turnpike-gate, with its civil keeper – then another public-house - then the clear bright pond on the top of the hill, and then the rows of small tenements, with here and there a more ambitious single cottage standing in its own pretty garden, which form the usual gradation from the country to the town.”

It has also been home to many prominent families and notable residents of Reading:



Plaque to Joseph Huntley at 21 Christchurch Road

- William Silver Darter, twice Mayor of Reading
- Joseph Huntley founder of Huntley's Biscuits which became Huntley and Palmers, marked by a plaque on the house at 21 Christchurch Road
- William Poulton (brickmaker) and son Francis
- John Swain
- Members of the Sutton family of Suttons Seeds
- Samuel Wheeler, the builder
- Montagu Wheeler, the architect, and
- The Wilkins family who were filmed in the UK's first fly on the wall documentary, 'The Family' in the 1970s.

References:

Daphne Barnes-Phillips, *The Top of Whitley Revisited* (2013), Corridor Press.

Dennis Wood, *Views from the Hill: The Story of Whitley* (2017), Scallop Shell Press

Directories, newspapers and Reading local history publications.

Appendix 3 Listed buildings




Table 3: Listed buildings in Character Area 1

Address of building	HE listing number	Image 1	Image 2	Brief description mainly derived from listing entry
1 Christchurch Road, Whitley Villa	1113437 https://historicengland.org.uk/listing/the-list/list-entry/1113437			Grade II Early C19. 2 storeys red brick with grey brick headers. Slate roof with brick end chimneys, gable ends treated with parapets between chimneys. Fleur-de-lys railings and gates. Whitley Villa ghost sign on west elevation. (image Evelyn Williams)
3-9 Christchurch Road	1154854 https://historicengland.org.uk/listing/the-list/list-entry/1154854		None	Grade II Nos 5-9 before 1840. Built as part of Whitley Crescent. Altered. Stucco 3 storey and basement terrace, Nos 7 and 9 with band over ground floor. 1 range of glazing bar sashes each originally. No 3 second half of nineteenth century to match with 5-9 (image Dennis Wood)

Christchurch Conservation Area Appraisal (November 2024)

Address of building	HE listing number	Image 1	Image 2	Brief description mainly derived from listing entry
11-25 Christchurch Road	<p>1321966</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1321966</p>			<p>Grade II</p> <p>Built as part of Whitley Crescent before 1840.</p> <p>2 storeys and basement. Brick with slate roof. Glazing bar sash windows.</p> <p>Canopy originally extended over 15-25. (image Dennis Wood)</p> <p>Plaque to Joseph Huntley on 21 Christchurch Road, unveiled in 2022. (image Evelyn Williams)</p>
27-33 Christchurch Road	<p>1154859</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1154859</p>		None	<p>Grade II</p> <p>Circa 1840. Built as part of Whitley Crescent. A good stucco terrace of 2 bay 3 storeys and basement houses. String at 1st floor level, eaves, hipped slate roof. (image John Missenden)</p>

Table 4: Listed buildings in Character Area 2

Address of building	HE listing number	Image 1	Image 2	Brief description mainly derived from listing entry
Christ Church, Christchurch Road	1113441 https://historicengland.org.uk/listing/the-list/list-entry/1113441		None	Grade II* Church of England 1861-2 by Henry Woodyer. Enlarged 1874. An extremely good and large High Victorian Church and one of Reading's landmarks. Early English style. North-west tower porch capped by steeple. Built in coursed Pennant sandstone rubble with ashlar quoins and dressings. Tower and steeple are the main features, completed 1875 (though carving unfinished). (image Evelyn Williams)
Christ Church War Memorial, Christchurch Road	1453033 https://historicengland.org.uk/listing/the-list/list-entry/1453033			Grade II First World War memorial erected in 1920 and was paid for by public subscription. The architect was W R Howell. Group value with Christ Church. (image Dennis Wood)






Christchurch Conservation Area Appraisal (November 2024)

Address of building	HE listing number	Image 1	Image 2	Brief description mainly derived from listing entry
Christchurch (old) Vicarage, 2 Vicarage Road	1113601 https://historicengland.org.uk/listing/the-list/list-entry/1113601			<p>Grade II</p> <p>Designed by Alfred Waterhouse. 2 and 3 storeys of grey brick with quoins and dressings of red brick. Old tile roof with gables. Toothed brick eaves and verges. Red brick chimneys, large chimney to east with grey tumbling brick.</p> <p>(image Evelyn Williams)</p>






Appendix 4 Buildings of townscape merit

All properties in Character Area 1 are listed

Table 5: Buildings of townscape merit within Character Area 2

Address of building	Image 1	Image 2	Comment
Somerleaze, Abbey Junior School, Christchurch Road			<p>This house was built for William Silver Darter, twice Mayor of Reading 1850 - 51 and 1851 – 1852. His ‘Reminiscences of an Octagenarian’ are an important contribution to the social and political history of Reading in the first half of the nineteenth century. The architect is thought to have been Alfred Waterhouse. The school has added extensions in recent years.</p> <p>(image John Missenden/Dennis Wood)</p>
41 Christchurch Road, Mullingar			<p>This picturesque house in Arts & Crafts style was built for Francis Poulton. William Poulton lived there in later life with his son.</p> <p>(image John Missenden/Dennis Wood)</p>
39 Christchurch Road, Hillingdon		None	<p>Hillingdon, including the coach house/stables now a hotel. This large and flamboyant example of Reading brick was built for local brickmaker William Poulton. He lived here while serving as Reading Mayor 1899-1900.</p> <p>(image John Missenden)</p>

Christchurch Conservation Area Appraisal (November 2024)

Address of building	Image 1	Image 2	Comment
35-37 Christchurch Road			<p>This pair of properties on the corner of Christchurch Road and Kendrick Road were built for William Poulton at the end of the nineteenth century.</p> <p>(image John Missenden)</p>
117-119 Kendrick Road		None	<p>These semi-detached properties date from the late nineteenth century and have been significantly extended to provide hotel accommodation.</p> <p>(image John Missenden)</p>
11 Glebe Road, Whitley Glebe			<p>Architect Montagu Wheeler designed this house for himself and lived there from 1900-1916. Pevsner describes this as '...free Cotswold seventeenth century style, otherwise barely seen in Reading'.</p> <p>(image John Missenden/Dennis Wood)</p>

Christchurch Conservation Area Appraisal (November 2024)








Address of building	Image 1	Image 2	Comment
12 Christchurch Gardens (Upper Cross/ Burge House/ Abbey Gardens (Abbey Juniors)).		None	<p>(Upper Cross / Burge House/ Abbey Gardens (Abbey Juniors))</p> <p>The architects of this house were Morris & Stallwood. Most recently it has been part of Abbey Junior School and previously lodgings for the Crown Court judge when visiting Reading.</p> <p>(image Dennis Wood)</p>

Table 6: Buildings of townscape merit within Character Area 3

Address of building	Image 1	Image 2	Comment
Hindu Temple (previously Whitley Methodist Hall)			<p>Whitley Methodist Hall was designed in Edwardian Baroque style by Cooper and Howell, a partnership between J O Cooper and W R Howell that practised between 1891 and 1905. The interior of the building retains the first floor gallery.</p> <p>(image Evelyn Williams)</p>





Christchurch Conservation Area Appraisal (November 2024)

Address of building	Image 1	Image 2	Comment
9 Milman Road			<p>Whitley Methodist Hall was designed in Edwardian Baroque style by Cooper and Howell, a partnership between J O Cooper and W R Howell that practised between 1891 and 1905. The interior of the building retains the first floor gallery.</p> <p>(image Evelyn Williams)</p>
Brighton Terrace			<p>Built in 1883, this three storey terrace in polychrome brickwork with a tile string course was owned by Samuel Gostage at the end of the nineteenth century but the architect is unknown.</p> <p>(image Dennis Wood/Evelyn Williams)</p>

Christchurch Conservation Area Appraisal (November 2024)

Address of building	Image 1	Image 2	Comment
St Leonards Terrace		None	<p>Built in 1888, this three storey terrace is covered by an Article 4 direction to protect its polychrome brickwork. The architect is unknown.</p> <p>(image John Missenden)</p>
Weymouth Terrace		None	<p>Compared with the other two seaside locations on the west side of Whitley Street/ Basingstoke Road, Weymouth is smaller in scale but has the best preserved paths and railings of all three. A plaque has the date '1892' and initials 'O' and 'D'. The architect is unknown but the 'relieving arch' pattern is reminiscent of that at 75-81 Whitley Street.</p> <p>(image Dennis Wood)</p>
Peacock Cottage and 20-22 Basingstoke Road		None	<p>These three cottages with a range of buildings behind Peacock Cottage built c1887 are less grand than the three terraces and sit immediately opposite the junction with Christchurch Gardens.</p> <p>(image Dennis Wood)</p>



Table 7: Buildings of townscape merit within Character Area 4

Address of building	Image 1	Image 2	Comment
Wellington Arms, 70 Whitley Street		None	<p>The present building dates from 1897 and was designed by local architect W Ravenscroft. It was for many years a Simonds public house. The pub closed in the 2010s and was sympathetically converted to apartments with a retail unit below.</p> <p>(image Dennis Wood)</p>
65-71 Whitley Street, Conduit Crescent		None	<p>These two pairs of semi-detached houses are some of the oldest in the area and date from at least the 1830s. Just above the fascia board is a ghost sign 'Conduit Crescent' which was the name given to this part of the street and the corner to the south which was developed much later.</p> <p>(image Evelyn Williams)</p>
73-81 Whitley Street (continuation of Conduit Crescent)			<p>These properties were built on part of Conduit Crescent in the 1890s. Local architect Joseph Morris may have designed them as they were built by the People's Investment Company, of which he was Chairman.</p> <p>(image Evelyn Williams)</p>

Christchurch Conservation Area Appraisal (November 2024)

Address of building	Image 1	Image 2	Comment
Whitley Pump			<p>This three-quarters replica of the 1860s pump and drinking trough at the junction of Whitley Street and Christchurch Road was unveiled by Councillor Trish Thomas in May 1999. There is a kerbside plaque on the east side of Whitley Street commemorating the unveiling (replaced in May 2023).</p> <p>(image Evelyn Williams)</p>

Table 8: Buildings of townscape merit within Character Area 5

Address of building	Image 1	Image 2	Comment
2 Christchurch Road			<p>This property together with nos 4-14 was built around the same time as those on Glebe Road and Christchurch Gardens. No 2 is a detached property, for many years operating as a doctors surgery</p> <p>(image Evelyn Williams)</p>

Christchurch Conservation Area Appraisal (November 2024)


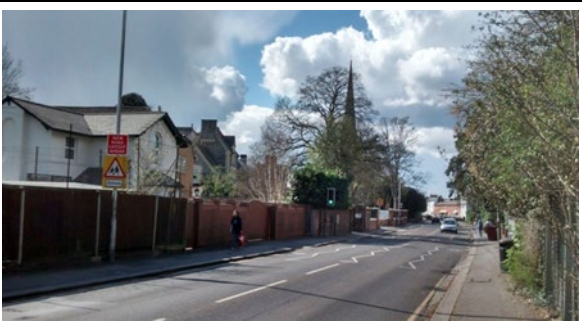

Address of building	Image 1	Image 2	Comment
4-14 Christchurch Road			<p>These properties were built around the same time as those on Glebe Road and Christchurch Gardens. Semi-detached houses with patterned grey and red brickwork.</p> <p>(image John Missenden)</p>
Christchurch Gardens (north)		None	<p>Victorian and Edwardian Villas along Christchurch Gardens. This plot of land was developed at the end of the nineteenth century at the same time as 2-14 Christchurch Road. The houses are substantial semi-detached and detached properties with patterned red, grey and cream brickwork.</p> <p>(image Evelyn Williams)</p>
Glebe Road (west)			<p>Victorian and Edwardian Villas along Glebe Road. This plot of land was developed at the end of the nineteenth century at the same time as 2-14 Christchurch Road. The houses are substantial semi-detached and detached properties with patterned grey and cream brickwork.</p> <p>(image John Missenden/Evelyn Williams)</p>

Table 9: Buildings of townscape merit within Character Area 6



Address of building	Image 1	Image 2	Comment
Cintra Lodge gatehouse, 34 Christchurch Road		None	<p>The gatehouse is all that remains of Cintra Lodge. The house was built in the early 1850s and later acquired by Martin Hope Sutton of Suttons Seeds in 1857. The estate was sold on his death in 1903 and was in educational and government use for most of the subsequent years until its demolition in the 1950s.</p> <p>(image Dennis Wood)</p>
26 Cintra Avenue		None	<p>This corner house, dating from 1923 is a striking building having key views from Cintra Park. It was the home of Professor H Hopkins, the inventor of the Endoscope, after whom Hopkins Ward is named in the Royal Berkshire Hospital.</p> <p>(image Evelyn Williams)</p>

Appendix 5 Conservation Area Views

Table 10: Views into the Conservation Area


Location of view	Image
<p>Upwards along Kendrick Road, through the aisle of mature trees, rises centrally Woodyer's handsome tower and spire. As one approaches, the nave and chancel come into view with the war memorial in front.</p> <p>(image Evelyn Williams)</p>	 A photograph showing a view looking up Kendrick Road. The road is lined with mature trees on both sides. In the distance, a tall, white tower with a spire is visible against a blue sky with scattered clouds. A white car is driving on the road.
<p>Westwards along Christchurch Road from opposite Cintra Avenue, the view is closed off by Whitley Villa and Whitley Crescent's late Georgian houses, the Whitley Pump and then Whitley Hall.</p> <p>(image Dennis Wood)</p>	 A photograph showing a view looking westwards along Christchurch Road. The road is lined with buildings, including Whitley Villa and Whitley Crescent. A tall, white tower with a spire is visible in the distance. The sky is blue with scattered clouds.
<p>Along Whitley Street from the junction in front of the Pheasant public house, the view takes in the shopfronts of the C19 houses on the left, the Whitley Pump roundabout and the former Wellington Arms, the Whitley Hall and the cottages on the right.</p> <p>(image Dennis Wood)</p>	 A photograph showing a view looking along Whitley Street. The street is lined with buildings, including the Pheasant public house and the Whitley Pump roundabout. A tall, white tower with a spire is visible in the distance. The sky is blue with scattered clouds.





Christchurch Conservation Area Appraisal (November 2024)



Location of view	Image
<p>Approaching the CA from Northumberland Avenue the spire of Christ Church dominates the skyline. (image Evelyn Williams)</p>	
<p>East along Milman Road towards Christ Church (image Evelyn Williams)</p>	



The spire of Christ Church is a landmark that can be seen from many vantage points around Reading.

Table 11: Views within the Conservation Area

Location of view	Image
<p>From Kendrick Road looking southwards to Christ Church (image John Missenden)</p>	

Location of view	Image
<p>Looking east along Christchurch Road from the top of Highgrove Street past the Georgian buildings on the left, the Victorian villas on the right and the towering spire of Christ Church in the background.</p> <p>(image Evelyn Williams)</p>	
<p>Looking west along Christchurch Road from the top of Kendrick Road past the Georgian buildings on the right, the Victorian villas on the left and towards Whitley Pump and Reading Hindu Temple</p> <p>(image Evelyn Williams)</p>	
<p>From the Whitley Pump roundabout to the north of the buildings that include shopfronts along Whitley Street.</p> <p>(image Evelyn Williams)</p>	
<p>From the Whitley Pump roundabout to the south along the terrace buildings past Milman Road and Christchurch Gardens.</p> <p>(image Dennis Wood)</p>	

Location of view	Image
<p>Westwards along Christchurch Gardens, the two mansions; the Whitley Glebe and the former Judges Lodgings (No 12) and the row of houses of ornate brickwork, closed off by the three Victorian Terraces: Brighton, St Leonards and Weymouth Terrace with three intermediate cottages.</p> <p>(image Evelyn Williams)</p>	
<p>North along Glebe Road towards Joseph Huntley's house on Whitley Crescent.</p> <p>(image Dennis Wood)</p>	
<p>North along Vicarage Road towards Hillingdon</p> <p>(image Evelyn Williams)</p>	

Location of view	Image
<p>Eastwards from the CA can be seen the full extent of Christchurch Road, taking in the avenue of pine trees in Cintra Avenue, The Mount CA frontage, and on to the Redlands CA and the entrance to the University of Reading's Whiteknights campus.</p> <p>(image Evelyn Williams)</p>	
<p>From Christchurch Gardens down Northumberland Avenue to the hills beyond (even better in the top deck of the No 5 bus).</p> <p>(image Evelyn Williams)</p>	

Appendix 6 Conservation Area Trees

Table 13: Details of trees with a Tree Preservation order within the Conservation Area

Location of Tree	Details	TPO number if applicable
12 Christchurch Gardens	6 trees, 1 group	63/05
1 Christchurch Road	1 tree	10/15
30 Christchurch Road	2 trees	84/004
35/37 Christchurch Road	5 trees	35/37 (Variation for TPO 334)
39 Christchurch Road	3 trees	79/06
4 Vicarage Road	1 tree	50/07
11 Glebe Road	4 trees, 1 group	78/08
9 Milman Road	1 tree	174/07




Table 14: Details of trees with a Tree Preservation order adjacent to the Conservation Area

Location of Tree	Details	TPO number if applicable
11 Basingstoke Road (Telephone Exchange)	6 trees, 1 group, 1 woodland	65/05
118 Kendrick Road	1 tree	4/17
5 Sutherland Avenue	1 tree	2/23
43 Christchurch Road	1 tree	89/06
51 Christchurch Road	10 trees	155/01
11, 12, 14, 15 & 16 Lancaster Close	8 trees	152/01

Table 15: Other significant trees

Location of tree	Image
5 Christchurch Gardens (image John Missenden)	

Christchurch Conservation Area Appraisal (November 2024)

Location of tree	Image
2 Christchurch Road (image Evelyn Williams)	 A large, mature green tree stands at a street corner. The tree is full and leafy. In the background, a house with a red roof is visible. A blue street sign is on a pole to the right of the tree. The sky is blue with some clouds.
5 Christchurch Road (image Evelyn Williams)	 A tree is planted in front of a row of houses. The houses are multi-story with white windows and brick chimneys. A traffic light is visible on the left side of the image. The sky is blue with some clouds.
Trees on each side of Kendrick Road (image Evelyn Williams)	 A street lined with trees. The trees are tall and leafy, lining both sides of the road. The road has white markings. In the background, houses are visible. The sky is clear and blue.