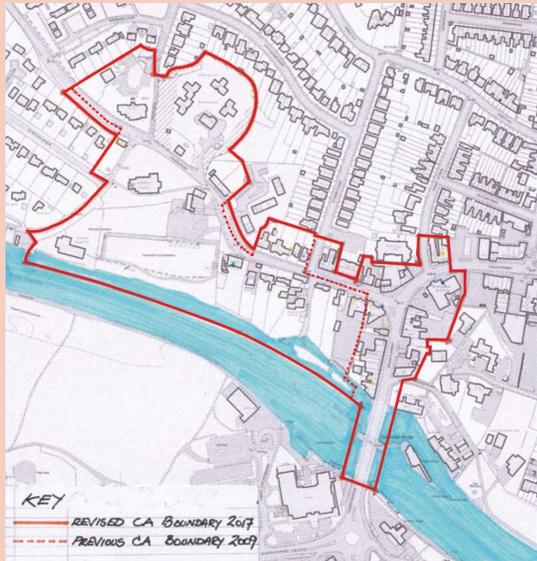


Boundary adjustment

An extension to the boundary of the Conservation Area, to include part of Church Street, Bridge Street and Caversham Bridge, is recommended for the following reasons:

- Listed buildings at the junction of Church Road and Church Street form part of the original bridgehead village.
- Caversham Bridge and the views from it are central to the appreciation of the Conservation Area and its proposed extension.
- There are several unlisted buildings of townscape merit within the proposed extension area.
- The height and scale of buildings in the new area contribute to a uniform roofscape and skyline.
- Caversham Bridge and the Church Road/Bridge Street junction form an important visual axis.



Key features

Issues and vulnerabilities

The use of red brick and flint for boundary walls is a unifying factor in the western part of the area



Along Church Road, the built form of the original bridgehead village is still apparent



Loss of original architectural details in the area



Careful attention in respect of any change to original shopfronts along Church Road and Church Street



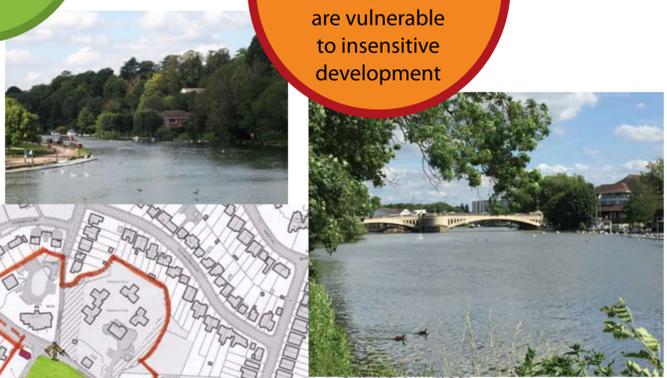
Traffic noise, pollution and queuing due to A4074



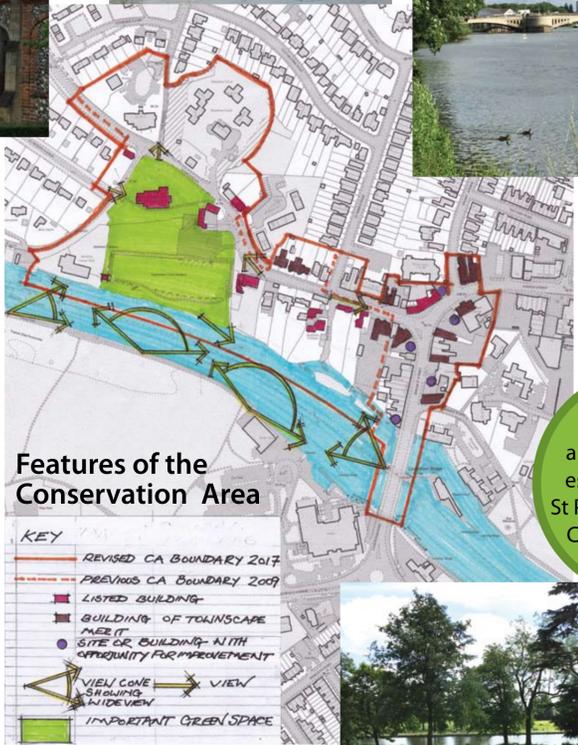
Vistas and views from Caversham Bridge towards and across the Conservation Area



Views across the Conservation Area from Caversham Bridge and Thames Promenade are vulnerable to insensitive development



St Peters Church and tower together with Caversham Court Gardens



Tree cover and green spaces especially around St Peters Church and Caversham Court



Tree cover and greenery is vulnerable: pre-2009 aerial photos show loss

Four key gap sites provide both threats and opportunities

Buildings by age

KEY

- REVISIED CA BOUNDARY 2017
- PREVIOUS CA BOUNDARY 2009
- 16-17C OR EARLIER ORIGINAL VILLAGE
- 18TH CENTURY
- 19C & TO WW1 - MAINLY LATE VICTORIAN & EDWARDIAN
- INTER WAR, WW1 TO WW2
- POST WW2



These two early 20th century public houses contribute to the character of the area



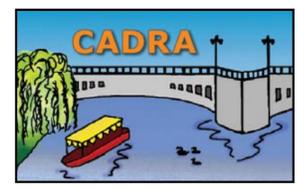
Church Road/Bridge Street junction includes some distinguished banks and listed buildings

Change of use and any alterations to the bank buildings at the Church Road/Bridge Street junction requires care



Design of new development within and adjoining the Conservation Area requires sensitivity

Scope for rationalisation and improvement of street furniture, surfacing and access



St Peters Conservation Area Appraisal

