

## **CADRA OBSERVATIONS ON PLANNING APPLICATION 231257 2-4 CHURCH STREET CAVERSHAM**

1. 2-4 Church Street (currently The Spice Oven) is at the centre of a row of listed cottages across the corner of Church Road and Church Street. It is very prominent in the streetscape as seen from Caversham Bridge and is referenced in the St Peters Conservation Area Appraisal on page 21. The cottages form part of the original bridgehead village.
2. Photographs in 1911 show the building in use as Baylis and Company Grocers, a high-class service delivering to a wide area. A subsequent use was as a nightclub.
3. In relation to previous applications 160800/801, members of the Conservation Area Advisory Committee and CADRA met with the Keen Partnership in 2017 to discuss how the historic frontage should best be restored taking account of the more recent uses and alterations.
4. At ground floor level, support was given to the introduction of the vertical pilaster elements, similar to those on adjoining shopfronts to the west and for the shop fascias and their cornices to be of similar size, scale and design to those to the west. This delineation of the two proposed shops reflects the past history of the building as two separate buildings. The pilaster elements would add a welcome vertical emphasis. Careful detailing of all these elements will be required to achieve a successful outcome and materials agreed.
5. Likewise, support was expressed for the reinstatement of the central first floor window with a traditional painted timber sash window and the replacement of the existing two upvc windows with traditional painted timber sash windows. This again reflects the historic arrangement of windows to these buildings. Smaller section parapet mouldings at high level would successfully break up the area of render but not overly dominate. It was suggested that the new parapet mouldings should be of painted render not timber.
6. The two doors to the front of the building are not in keeping and replacement should be considered.
7. Concern was previously expressed that the kitchen layout in flat 1 of the listed buildings where kitchen units appear to clash/ pass across the sash window. We hope this has now been remedied.
8. The building now appears in poor repair and work is becoming increasingly urgent.
9. Proposals for the rear of the building are unclear. We express concern at the loss of an original brick wall. As this forms part of the listing, we would have expected to see a Listed Building Application.
10. A number of photos below may assist.
11. We hope this will assist Officers in reaching a conclusion and enable important restoration to proceed.



October 2023 showing doors



October 2023





October 2023



[Link to adjacent cottages in Church St.](#) 2011

View from Caversham Bridge 2011



Detail of image above



In use as Baylis Grocery and decorated for the Coronation in June 1911