

PL/25/1017 - 43 Church Road, Caversham (Banksfoot)

CADRA welcomes the proposed repair and restoration of this important heritage asset—a Grade II listed 18th-century house within the Caversham Conservation Area, directly opposite the Caversham Court’s listed stables and courtyard. Banksfoot and its neighbouring cottage make a significant contribution to the character of this important part of Church Road.

While the contents of the Design and Access Statement are useful, we are surprised by the absence of more detailed plans and professional reports to enable a rigorous assessment.

We would appreciate clarification on several practical matters:

- **Construction traffic:** There is no mention of how deliveries and access to the site will be managed to minimise disruption on this narrow road, which is busy throughout the day. Where will construction vehicles park? A situation compounded by the loss of parking next to the canoe club on The Warren, where those vehicles operating in the vicinity normally park, if not able to do so on the site.
- **Scaffolding:** The application states scaffolding will surround the building and that all access will be via the drive. However, the exact position is not clear. This is particularly concerning given the narrowness of the front garden and the pavement along this stretch of Church Road. Will the scaffolding encroach or limit space on the pavement, in any way?
- **Pedestrian impact:** In relation to the above, what are the arrangements to ensure pedestrian safety, given the known risks of walking along and crossing this busy road.

CADRA supports the intent of the application, and the restoration of this historic property, but requests our concerns are addressed through additional supporting documentation, and clear conditions to mitigate the disruption, the risks for pedestrians and to safeguard the conservation area.