



HERITAGE STATEMENT rev01

156 Castle Hill, Reading, RG1 7RP

The purpose of this report is to accompany a Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

Job number: 2002
156 Castle Hill, Reading, RG1 7RP

PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 156 Castle Hill, Reading, RG1 7RP

Local Authority: Reading Borough Council

Conservation Area: Russell Street / Castle Hill Conservation Area

Listing Status: Grade II* List entry no. 1113431

Building Use: Residential

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Locally Listed Heritage Asset	N
Archaeological Notification Area	N
Other non-designated Heritage Asset	N

Project Overview:

The underpinning at the rear of an existing house to engineers details. The replacement of an existing rear timber lean to as a result of the underpinning works. Repair work to the rear elevation including doors and windows following building movement. Reinstatement of landscaping following underpinning works.



Photo 1– Photos from the garden at the rear of the property

Job number: 2002
156 Castle Hill, Reading, RG1 7RP



Photo 2 – Photo of the rear elevations



Photo 3 and 4 – Photo of the timber lean to proposed for demolition

Job number: 2002
156 Castle Hill, Reading, RG1 7RP



Photo 4-5 – Photos illustrating the damage to the rear door



Photo 6 – Photo illustrating the damage to the first floor window

Job number: 2002
156 Castle Hill, Reading, RG1 7RP



Photo 7-8— Photos around the rear door

Job number: 2002
156 Castle Hill, Reading, RG1 7RP



Photo 9-12 – Photos showing rear areas impacted by underpinning

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- Lift and set aside paving in rear area sufficient to carry out underpinning and avoid damage from the equipment.
- Break out and remove rear tiled step. Replace like for like following remedial work.
- Remove existing timber lean to and cart away.
- Excavate as required for underpinning works to occur. Underpin using mass concrete method. Refer to the engineers details.
- Reinstall all landscaping and repair bricks at perimeter. Create peashingle strip at the perimeter to ensure that no more brick damage occurs as a result from rain bounce back.
- Repair brick fractures on rear elevation using lime mortar. Sulphate resistant mortar type C (marine cement) or equivalent should be used for repairing the brickwork
- Remove rear doors and first floor window on RHS as they show signs of severe movement. Repair the windows as required and reset with new perimeter sealant and weather sealing to ensure that no water ingress occurs as a result of the movement. Redecorate like for like.
- New timber lean to on new underpinning works. Insulated timber framing with Code 5 leaded roof. Insulation to sit above new roof structure. New white painted timber glazed door. New white painted timber fixed window to the side.

Job number: 2002
156 Castle Hill, Reading, RG1 7RP

Setting Overview:

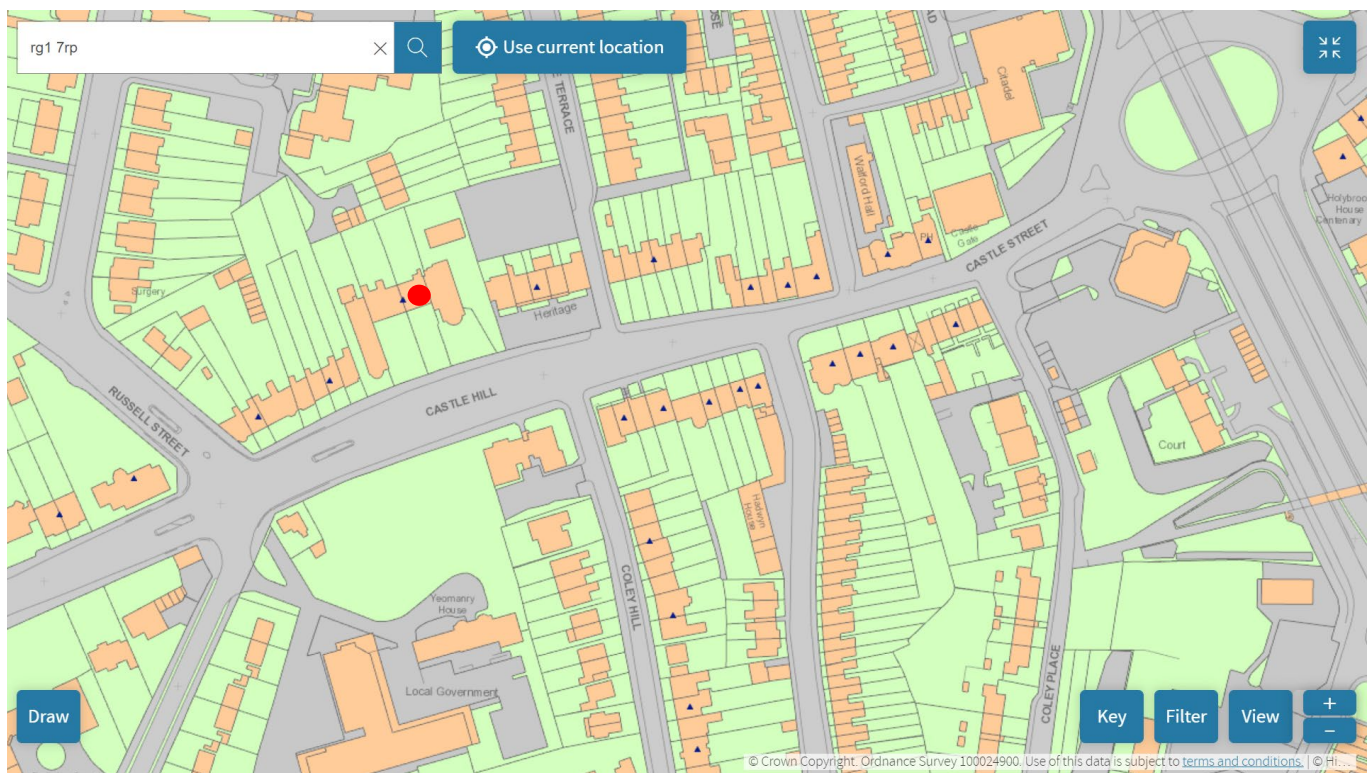
156 Castle Hill is a part of a U shaped 2- 3 storey block plus basement subdivided into houses and flats. The houses have Georgian frontages and are set back from the road behind a large front garden/ driveway containing mature trees. The front elevations are render and have traditional timber sash windows. There is a slate roof sat behind a parapet wall detail. The two ends of the u-shape are taller and have dominant bay shaped projections.

The rear of the property has red facing brick typical of that found in the local area and a number of brick extensions. There is an eaves gutter detail and the slate roof is more prominent. There are a number of traditional timber sliding sash windows and French doors.

The rear gardens slope substantially to the north away from the buildings resulting in terraced gardens.

Castle Hill is close to the medieval core of Reading Town Centre along what was a turnpike road and has been a key residential area within Reading since the 17th century. The area is predominantly residential in nature.

Setting: Urban Area



Map taken from Historic England Listing Database. Property shown with a red dot.

Job number: 2002
156 Castle Hill, Reading, RG1 7RP

Impacted Heritage Assets:

The building sits within the Russell Street / Castle Hill Conservation Area.

The building is Grade II listed.

List Entry Number: 1113431

Date first listed: 22-Mar-1957

Statutory Address 1: NOS 154 TO 160 (EVEN) AND RAILINGS TO STREET, 154-160, CASTLE STREET

Location

Statutory Address: NOS 154 TO 160 (EVEN) AND RAILINGS TO STREET, 154-160, CASTLE STREET

The building or site itself may lie within the boundary of more than one authority.

District: Reading (Unitary Authority)

Parish: Non Civil Parish

National Grid Reference: SU 70859 73015

Details

CASTLE STREET 1. 5128 (North Side) Castle Hill Nos 154 to 160 (even) and railings to street SU 7073 12/41 SU 7072 13/41 22.3.57. II* GV 2. Former King's Arms Inn. A group of buildings with C18 fronts on 3 sides of a court. 2 storey centre block, stucco with moulded cornice, parapet and mansard slate roof with brick chimneys. 2 fluted conical lead rainwater heads. 11 windows on 1st floor, 6 on ground floor, glazing bar sashes mostly. 2 doors with small Doric porches (No 156: columns replaced by plain uprights). 6 panel doors. No 156 now half-glazed. No 158, upper 2 panels glazed. A further side door to left with trellis porch. Left hand wing (No 160): 2 storeys and attic. Stucco. Old tile roof, partly mansard. End facing street has 2 storey bow with 3 cross glazed sash windows and balcony to terrace in front of attic window. Arched door to right with fanlight and reeded pilaster surround. Right hand wing (no 154): Similar to No 160 (a later addition however) of colour- washed brick with stone balustrade at 2nd floor level. Tarred tile hipped mansard roof. Plate glass sash windows. Entered from left hand in tented triangular headed porch. C18 spearhead rails with urns on standards facing street, the gates have braced upper rail, dog-rails and box-panels standards. Interior of No 154: late C18 staircase, the 1st floor bow window room is circa 1790s, has marble fireplace surround, some good cornices and fine doorcases with Adam-type friezes. Interior of No 158 very interesting with a good coved ceiling and panelled room on the 1st floor and an C18 stair with turned balusters and straight string. The building was an 'L' block (Nos 158 and 160) in 1734 and had developed by 1796, when it was occupied by 200 exiled French priests quartered in Reading, (1) into its present plan with covered colonnades to north and west sides of the court, the west side with a corridor above the colonnade. (1) (Sources: Catholic Record Society Vol LXXXVI (1932)).

Listing NGR: SU7086273016

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF

Archeological:

Medieval deposits were uncovered in the vicinity of 31-37 Castle Street (HERRD15622), 41 Castle Street (MRM15953) and the site lays within a well established part of the Reading settlement therefore it is reasonable to assume that the site area is of high archaeological value. The works however are immediately next to the building in an area of high past disturbance and therefore the ground in this immediate region is likely to be of low significance.

Historic:

The building was originally a coaching inn called the Kings Arms. Castle Hill was made into a turnpike road in 1715 by an Act of Parliament and a toll house is recorded to have been located on Castle Hill in 2 different locations relocated as the town expanded. Even before the popularity of the route for common travel the road is one of the oldest in the area connecting Reading Town Centre to the west of the country. Coaching Inns were very profitable in the 18th century prior to the arrival of the railways as a resting point for travelers and their horses. It is likely that the popularity of the inn started to decline not long after the railway arrived in Reading in 1840. The earliest mapping illustrating the building is the Rocques Map 1961 however the building is recorded as having been built in 1734 and then an additional wing added in 1796 presumably needed as the popularity of the trading route increased. The building was later split into a small number of high status houses presumably when the popularity of the railway made coaching inns redundant. This splitting of the site appears evident on the 1879 mapping. Further subdivision occurred later as the area became less popular for wealthy businessmen.

Extract from the Historic England Research Records: Formerly the King's Arms Inn. A group of buildings with 18th century fronts on three sides of a court. The central block is of two-storeys and is stuccoed with a moulded cornice, parapet and mansard slate roof. The left hand wing (number 160) is of two-storeys with and attic and has a two storey bow facing the street. The wing is stuccoed with an old tile roof. The right hand wing (number 154) is a later addition of colour-washed brick with a stone balustrade at second floor level and a tarred tile hipped mansard roof. The listing includes the railings to the street. In 1796 the building was occupied by 200 exiled French priests who were quartered in Reading.

Job number: 2002
156 Castle Hill, Reading, RG1 7RP

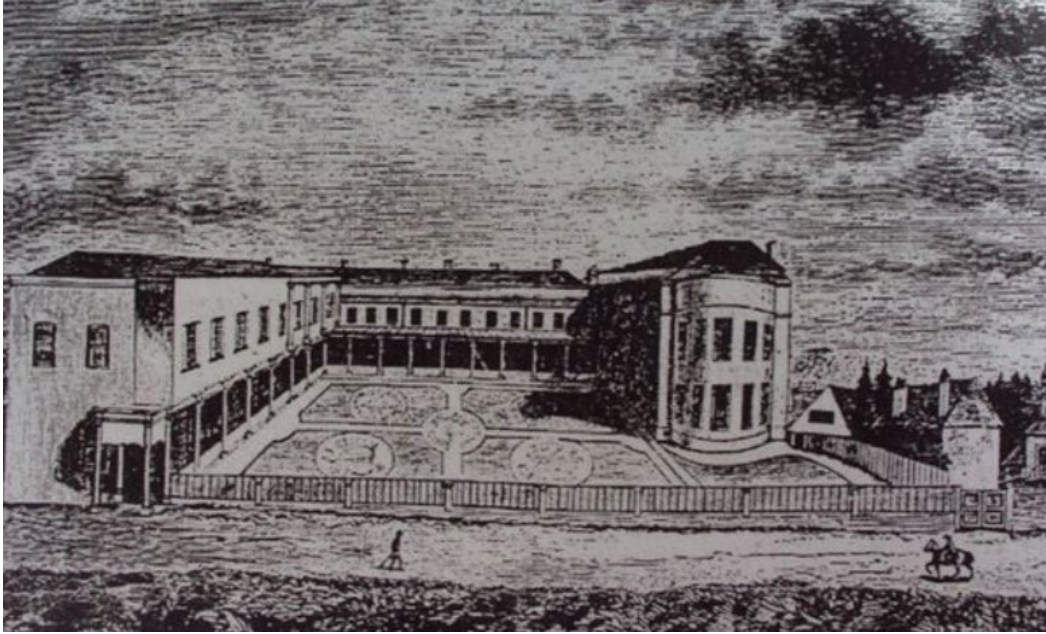


Image of The Kings Arms dated 1802

Architectural or Artistic:

The building has a strong Georgian character and was likely refronted as the popularity of the route increased to improve its visual appearance. It is likely that older timber framing sits behind the façade. It is a focal point on the road and within the Conservation Area and provides good visual evidence of the historical development of the local area as a high status residential area at the beginning of the 19th Century. The building has changed a great deal as a result of its change from a coaching inn to a high end residence but the original footprint of the building is still clearly evident.



Google streetview image of the front elevation.

Job number: 2002
156 Castle Hill, Reading, RG1 7RP

Historic Mapping – For reference dating only, not for reproduction

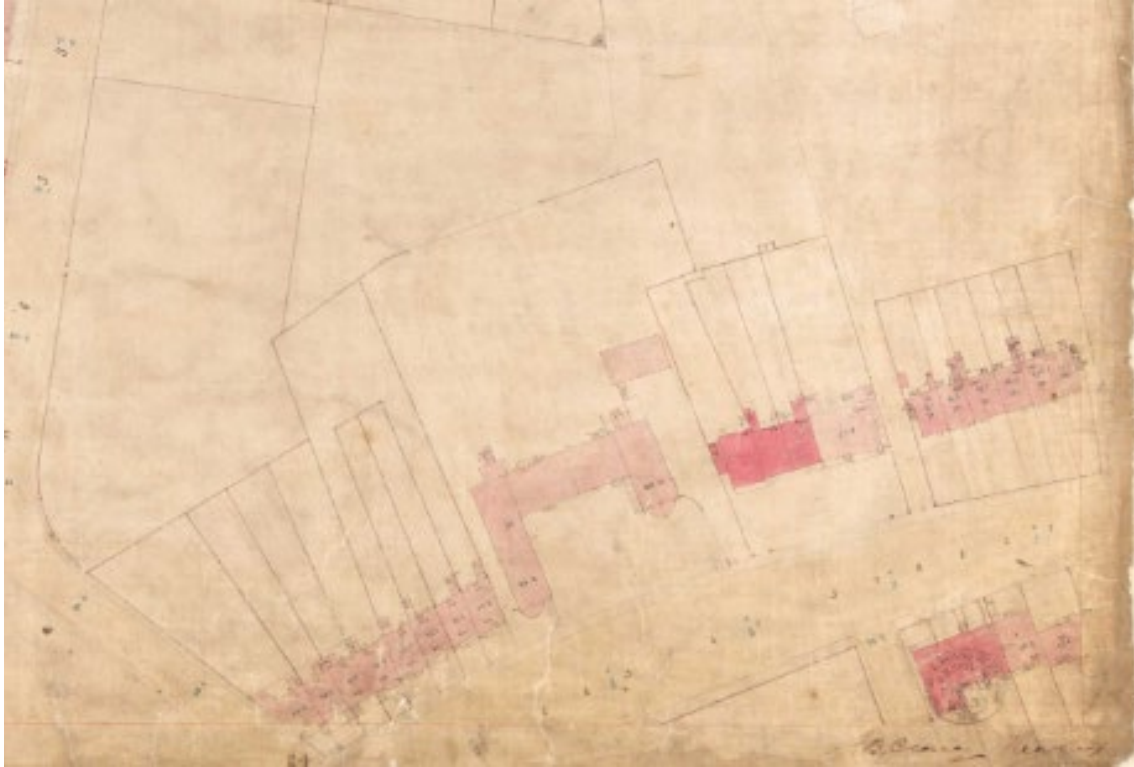


Extract from Rocques Map 1761



Extract from Coates Map 1802

Job number: 2002
156 Castle Hill, Reading, RG1 7RP

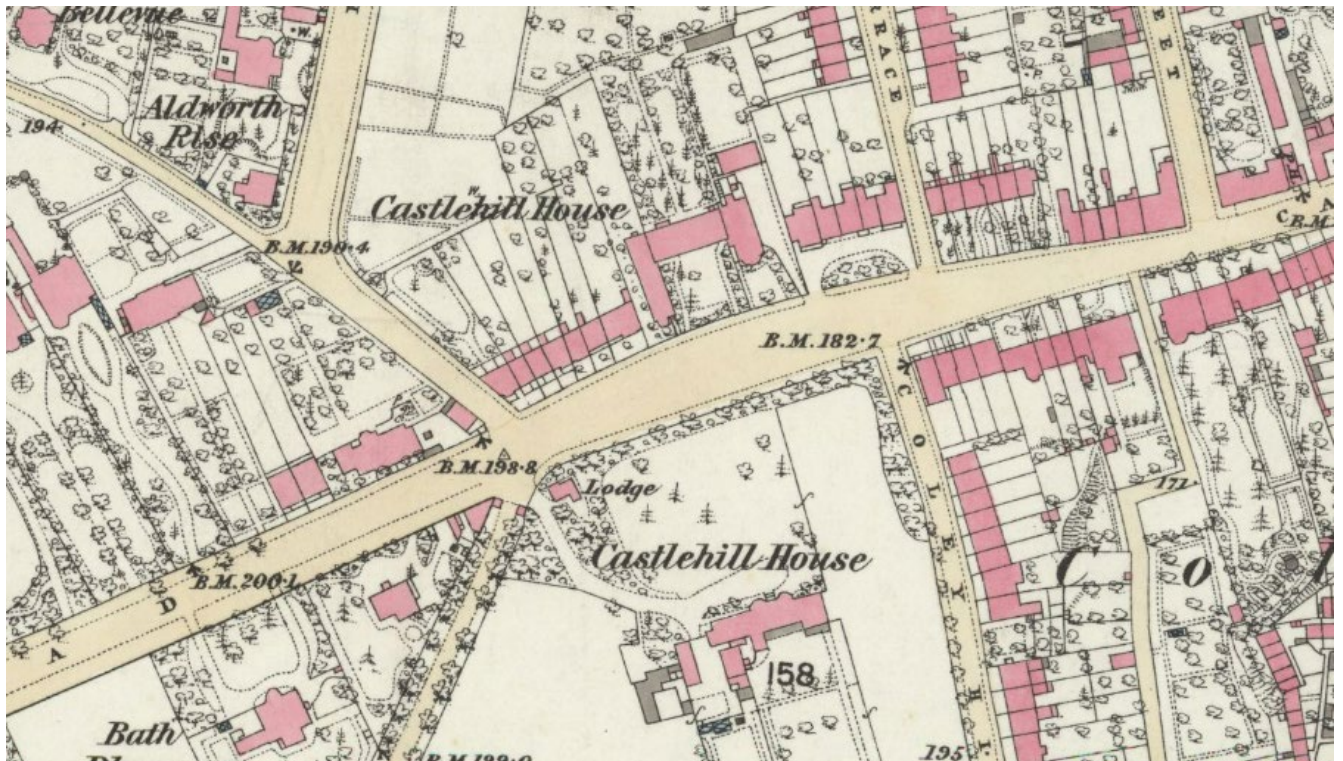


Extract from 1853 sanitation map- Reading Board of Health



Reading- Berkshire XXXVII.3.17 1879

Job number: 2002
156 Castle Hill, Reading, RG1 7RP



Berkshire XXXVII.3 1879



Berkshire XXXVII.3 1900

Job number: 2002
156 Castle Hill, Reading, RG1 7RP



Berkshire XXXVII.3 1934

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

The only proposed visual changes to the building are the replacement of the rear timber lean-to at the rear of the building. This is a modern addition to the property of a low build quality. Its loss will not result in the loss of historic fabric and its replacement is with a simple timber structure that matches in terms of massing and proportions but of an enhanced quality will enhance the building.

There is no impact upon the building as a focus within the Conservation Area setting.

Internally:

The works required are essential repair works only resulting from damage caused by subsidence and are like for like in nature. There will be no loss of historical detailing as a result of the works and the works aim to prevent further internal damage.

Scale and Massing:

There is no proposed change to the mass and scaling of the building.

Archeaology:

The works are immediately next to the building in an area of high disturbance and therefore any impact of below ground significance is likely to be minimal.

Use:

There is no impact upon the use of the property as a single dwelling.

Relevant Policy:

The Government has set out its planning policies for the historic environment in the National Planning Policy Framework (NPPF). This was published in March 2012 and replaced in 2018, 2019 and 2021. It replaced Planning Policy Statement 5: Planning for the Historic Environment. The PPS5 Practice Guide remains valid for use alongside the NPPF. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority guidance also includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset, in this case the surrounding Conservation Areas.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

Job number: 2002
156 Castle Hill, Reading, RG1 7RP

Conclusion:

This is a structural intervention required following subsidence of the property and has been inspected by a qualified structural engineer and implemented by the buildings insurance company. This work is required in order to prevent structural failure of the property and is an issue also experienced by the adjoining properties (historically part of the same plot). As a consequence of the structural failings repair work like for like is required to the rear of the property as well as reinstatement to the landscaping with minor improvements to prevent future damage to the soft bricks next to the ground from rain splash back.

The replacement of the lean-to does not result in the loss of historic material and will instead result in enhanced detailing of a higher build quality whilst remaining subservient to the original dwelling.

There is no impact to front elevation nor the buildings Conservation Area setting.

Overall there is net heritage gain from these interventions and the works are required in order to ensure its long term survival. There is no material harm to the value of the place.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC
Date of Site Visit: 19/08/22 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x
National Planning Policy Framework x
Planning Practice Guidance: Conserving and enhancing the historic environment x
Relevant Local Plans x
Conservation Area Character Appraisal x
Local Authority Landscape Character Assessment n/a
The Local List of Buildings and Monuments x
Local Records Office Other (please state):