

HERITAGE STATEMENT rev. 00

Purpose of the report: The purpose of this report is to accompany a planning 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.

Heritage Asset and its Setting:

Project Address: 49 South Street, Reading, RG1 4QU

Conservation Area: None

Listing Status: Grade II List entry no. 1156987

Building Use: Office. Currently vacant.

Project Overview:

Change of use from office to single residential dwelling.



Photo 1 – Front Elevation



Photo 2 Rear elevation

Schedule of Intervention:

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

- The removal of the existing carpets and floor coverings.
- Removal of GF disabled WC and replacement with new finishes and sanitaryware.
- Rewiring throughout including mains wired smoke detection.
- Removal of existing ground floor kitchen and replacement in new location.
- No change to existing windows.
- No change to the basement flat.
- Removal of fire signage and extinguishers.
- Removal of first floor bathroom sanitaryware and finishes. New bathroom fittings and finishes.
- Removal of modern stud wall at first floor level containing wc. Removal of adjacent kitchenette. New ensuite in this location with new doorway through to bedroom. Reuse existing door and architrave. Block up existing doorway.
- Refurbishment and redecoration of the existing timber sash windows and fitting of draught excluders to the frames.

Setting Overview:

A two storey plus basement early 19th century terrace originally designed as a house and converted into office accommodation in modern times. The basement level is residential in purpose. Listed as part of a group of 4 houses. The front of the building is faced with stone ashlar and the side and rear is a grid of brickwork and flintwork. The building mostly contains traditional timber sash windows to the front and rear apart from the basement and side which have been replaced for UPVC. There is a parapet to the front roof and a pitched slate roof visible to the rear.

The local area is mixed in its nature with a huge variation in building eras and scales. It is a mixture of residential and commercial in the local area. The density of the buildings around the site has intensified greatly over the years as Reading grows as a town.

The property is currently vacant as it was unable to be rented as commercial property.



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

642 49 South Street, Reading, RG1 4QU

Impacted Heritage Assets:

The building does not sit in a Conservation Area.

The building is Grade II Listed.

SOUTH STREET 1. 5128 Nos 43 to 49 (odd) SU 7273 7/570 II 2. Circa 1852, possibly by J J Cooper. 2 storey and basement terrace with Bath ashlar front and flint with brick dressings and quoins behind. 2 bays each, glazing bar sash windows. Ground floor channelled with band over. Plain fascia to cornice and parapet. Doors altered. Slate roof, No 43 retains fleur-de-lys arrow head rails to basement.

Listing NGR: SU7202573132



Listing record photos.

The proposals do not include any ground works so no review has been made in regards to below ground archaeology.

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:

There are no proposed below ground works so no assessment has been made in regards to this.

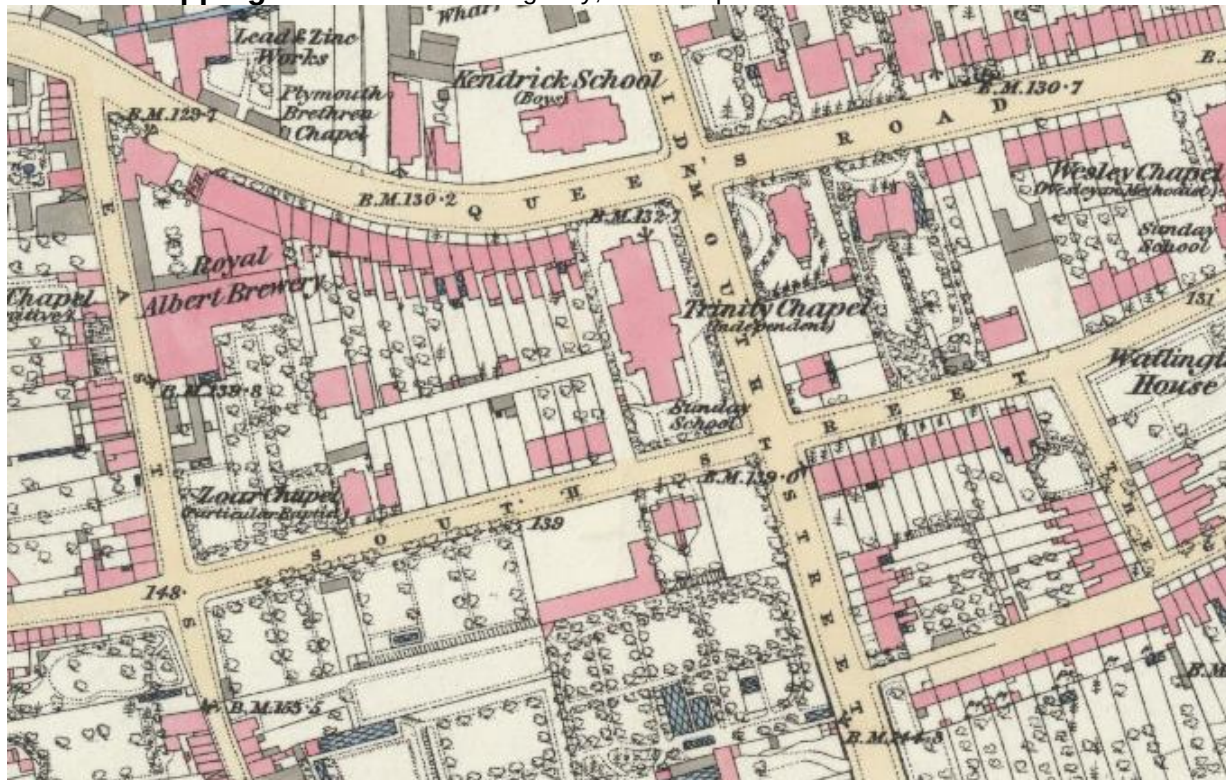
Historic:

The building appears to have been built for residential purposes with the rear originally laid to garden. The building is thought to have been designed by Reading Architect J J Cooper.

Architectural or Artistic:

Although vacant the property in question is of a good quality build and aesthetic contributing positively to the character of the local Area. It is a traditional building reflective of the character of many of the early 19th Century buildings within the Reading area.

Historic Mapping – For reference dating only, not for reproduction



Extract from OS Mapping dated 1875



Extract from OS Mapping 1912

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:

There are no proposed changes to the exterior of the building.

Internally:

The proposals include the removal of modern fixtures and fittings. There is one proposed new doorway at first floor level and the removal of a modern partition. The rooms retain their plan arrangement and the alterations are minor in nature in order to secure the maximum usability of the property with minimal change.

Scale and Massing:

There is no impact upon the scale and massing of existing architecture. There are no proposed extensions.

Archeaology:

There is no impact upon below ground archaeology.

Use:

The proposals involve the change of use back to what is believed to be the original purpose of the property. There will be a reduction in the intensity of the use and the proposals will bring a vacant building back into use.

Overall the impact of the development is sympathetic in nature responding to the historical use of the property. The public benefit of the restoration of the property to a high standard outweighs any harm caused by the Change of Use.

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.

Conclusion:

The proposed change of use is necessary to ensure the long term investment in a Listed building finding new purpose after a period of being vacant. They have no impact upon the scale and massing of the townscape.

The proposals do not impact upon the external elevations.

There is no known loss of historic features as a result of the proposals apart from the forming of a new internal doorway at first floor level. There is minimal impact upon the room layouts within the property.

The proposals act in accordance with the requirements of the local authority as well in accordance with Historic England development guidelines and policies.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

Date of Site Visit: 15/12/21 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):