



Level 1 Building Recording

at

39 Brunswick Hill, Reading

for

E. B. Solutions Limited



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Executive summary

Permission was granted for the demolition of the garage at 39 Brunswick Hill and a condition attached to that permission required the production of a Level 1 Building Recording Report to be submitted to enable the discharge of Condition 11. The assessment found that the garage was significant in terms of the setting of number 39 and the way it reflects some of the brickwork and decorative features of number 39. The demolition was also found to have a small impact on the setting of the street scape. This report complies national and local planning policy related to demolition of this garage.



1. Introduction

1.1 Instruction

- 1.1.1 Archway Heritage has been commissioned to produce a Level 1 Building Recording Report on behalf of E. B. Solutions Limited to comply with Condition 11 of the planning permission (application number 210811). The level 1 “archival recording with colour pictures” provides an appropriate record of the existing garage building adjacent to number 39.

1.2 The Site and location

- 1.2.1 The site is located at 39 Brunswick Hill, Reading, RG1 7YU; National Grid Reference SU 7023 7316. The garage is located directly north of the large house on the property and a gap of roughly two metres separates the two structures.

1.3 The permitted works

- 1.3.1 Demolition of the garage has been permitted (210811).

1.4 Methodology

- 1.4.1 A detailed methodology is provided at Appendix 6. The assessment is based on information extracted from searches and studies relating to The National Heritage List for England map and a visit to the Site, where a visual inspection was undertaken to enable the production of this report.

1.5 Report structure

- 1.5.1 The remainder of this report is divided into sections, consisting of: evidence and proposed works, including a history of the development of the site; evidence of significance and the proposed works at section 2; relevant planning policies at section 3; a reference list at section 4; planning and legislative framework context at section 5; explanation of methodology and method of assessment at section 6; a glossary of general terms at section 7; figures at appendix 8; and plates at appendix 9.



2. Evidence and proposed works

2.1 General

- 2.1.1 This section of the report consists of a description of the building as an introduction to the significance, external and internal appearance and development of the building. The general description provides a context for the assessment of significance and the impact caused by the demolition of the garage.
- 2.1.2 A visit to the site was made on 26 August 2021 and a series of colour photographs were taken of the external and internal elevations of the garage, including of the historic fabric and architectural features (see Appendix 9).

2.2 Historic development and heritage interest

- 2.2.1 The footprint of the garage first appears in an Ordnance Survey map published in 1911 and is not present in the previously available map published in 1900. It is likely that the garage was constructed at the same time as the house, which dates to 1906, according to the Reading Civic Society, in response to Planning Application No 210811 (03/03/2021).
- 2.2.2 The quality of the garage's historic fabric and its setting result in an overall low level of heritage interest and a low level of importance (see Table 1).
- 2.2.3 A southern and northern garden wall both first appear in the Ordnance Survey map published in 1911. The northern wall runs immediately parallel to the garage's northern elevation and separates the property of number 39 from 35. The southern wall separates the garage and driveway from number 39 and garden.
- 2.2.4 Roughly two metres separate the garage and the northern elevation of the house directly to the south. This area allows for pedestrian and small vehicular access. Directly to the east of the garage is a car parking area.

2.3 External characteristics and features

- 2.3.1 A series of photographs record the exterior (see Appendix 9, Plates 1-7).
- 2.3.2 Externally, the building consists of four elevations and a roof. The walls are constructed in Flemish Garden Wall bond (three stretchers to one header in each row), however, some alterations have been identified at some elevations, occasionally changing this pattern.
- 2.3.3 The roof features slate tiles, as well as ridge tiles that run east to west along the apex of the roof (Plate 6). Some of the slate tiles have been replaced and several are held in



place by hooks, indicating later repair (Plate 6).

- 2.3.4 The eastern elevation consists of two large painted wooden sliding doors within a timber frame, in poor condition (Plate 1). Above the doors, a large triangular wooden frame contains vertically arranged individual glazed panes each stacked one on top of the pane below. Vertical glazing bars hold each column of panes in place. This unusual arrangement likely resulted from the replacement of panes which once extended the full height of the triangular frame. The timber frame is in poor condition (Plate 3).
- 2.3.5 In response to Planning Application No 210811 (03/03/2021), Reading Civic Society state that the garage possesses “unusual glazing treatments”. The glass was found to be either painted in-situ or coated. However, the glass does not have the qualities of handmade glass or historic glass. Interestingly, a pane in the lower right corner is inconsistent with the majority of panes in both material and style (Plate 3).
- 2.3.6 The southern elevation mainly consists of red brick generally constructed in Flemish Garden Wall bond pattern (Plate 5). This elevation now contains the principal access into the garage in the form of a painted wooden Dutch door that opens inwards and a timber-framed window, three panes wide (Plate 6). A timber wall beam runs along the top of the brick wall (Plate 7).
- 2.3.7 The western elevation contains several features, including diaper brickwork formed with burnt brick headers (the short side of the brick). Also featured is a projecting cornice in stepped brick courses, supporting the gabled roof, set on a course of moulded bricks and flanked either side by a pier also set on moulded bricks at head height. Two small recessed horizontal metal-framed windows are located roughly at the midpoint of this elevation (see Plate 4 for all these features).
- 2.3.8 The northern elevation is not visible from the property as it faces onto the adjacent plot. It consists of red brick constructed in Flemish Garden Wall.

2.4 Internal characteristics and features

- 2.4.1 A series of photographs record the interior (see Appendix 9, Plates 8-11).
- 2.4.2 The interior is open-plan. The modern interior decoration and cladding may mask historic features beneath. These decorative features include a ceiling, timber beams that form storage space in the western portion of the garage and a carpet covering the floor. The white and multicoloured paint on the western elevation masks the decorative diaper brickwork, which is visible from the exterior (Plate 9).
- 2.4.3 The truss that supports the roof appears to have been constructed piecemeal overtime using modern timber and does not conform to any specific truss type (Plate 8). In the western third of the garage, wooden planks are laid across seven closely spaced beams to form a spacious storage area (Plates 9 and 11). Metal rods, as well as nails and screws, are used to join beams.



- 2.4.4 The northern, western and southern elevations constructed in Flemish Garden Wall bond pattern and later painted. This pattern changes close to the Dutch door and window at the southern elevation, by the horizontal windows at the western elevation and occasionally at the northern elevation (Plates 9 and 10).

2.5 **Features shared with number 39**

- 2.5.1 The garage and the house share some brickwork features, although, the house primarily consists of Flemish Bond brickwork and the garage of Flemish Garden Wall bond brickwork. The diaper decorative brickwork pattern present on the western elevation of the garage is also present along much of the house's northern elevation. The southern garden wall is also constructed in Flemish Garden Wall bond brickwork.

2.6 **Assessment of significance**

Significance of brick bond

- 2.6.1 As discussed above, the building is constructed in Flemish Garden Wall Bond, however, some changes have occurred. Sections of the southern elevation have been rebuilt and a subsequent change in brick pattern around the flue and below the window has resulted, indicates rebuilding of portions of the wall to accommodate these additions.

Significance of the heritage interest of the garage

- 2.6.2 Berkshire Archaeology highlighted no concerns in regards to buried archaeological heritage at 39 Brunswick Hill and therefore nothing of archaeological interest and significance is noted for the garage.
- 2.6.3 Little architectural significance is present in the historic fabric of the garage, with the only element of architectural interest coming in the form of diaper bonds in the west elevation. However, this feature is more appreciable along the eastern elevation of the house on the property.
- 2.6.4 Little artistic and historic interest exists for the garage to form any tangible significance.

Significance of the setting and its contribution to number 39

- 2.6.5 Due to its limited significance, the loss of fabric and related craftsmanship after the demolition of the garage will be negligible. There will be a small loss to number 39, due to the demolition of a garage originally associated with the house as the garage is a poorer quality replication of the higher quality of workmanship is in evidence within



the fabric of the house.

2.7 **Visual impact and effects of demolition**

- 2.7.1 A driveway, flanked by hedgerows, will be constructed at the site of the garage to give access to a car park at the rear of the property.
- 2.7.2 There will be no effect on the views from listed buildings in the immediate area, on Tilehurst Road, due to their relative positions to number 39.

2.8 **Other impacts and effects of demolition**

- 1.1.2 The demolition of the garage will also create a noticeable gap in the streetscape from the perspective of Brunswick Hill, resulting in a small impact, however, the streetscape already contains some gaps.
- 2.8.1 Demolishing the garage will alter the intended design of the property, as the garage formed part of the design of the house. This will have a limited effect on the intended function of this space
- 2.8.2 The loss of fabric and related craftsmanship is negligible because that evidence is preserved within number 39 (e.g., diaper bond brickwork).



3. Statement of justification

3.1 Policy context

- 3.1.1 Some sections of the National Planning Policy Framework (NPPF 2021) and of Reading Borough Council's New Local Plan (adopted in 2019) are relevant to the permitted plans to demolish the garage at number 39.
- 3.1.2 Section 194 of the NPPF is relevant because it states that local planning authorities require an applicant to describe the significance of any affected heritage assets and that the level of detail should be proportionate to the asset's importance (see 5.2 for more detail).
- 3.1.3 Section 195 of the NPPF is relevant because local planning authorities need to identify and assess the significance of heritage assets affected by a proposal, taking into account available evidence and necessary expertise (see 5.2 for more detail).
- 3.1.4 Section 205 of the NPPF is relevant because it requires the developer to record and advance understanding of the significance of any heritage asset to be wholly lost in a manner proportionate to the asset's importance and impact. This evidence should then be made publicly available (see 5.2 for more detail).
- 3.1.5 Section EN4: Locally Important Heritage Assets, of Reading Borough Council's New Local Plan is relevant to the plans to demolish the garage because "where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals".
- 3.1.6 Based on these policies, this building recording complies national and local planning policy related to demolition of this garage.



4. References

Chartered Institute for Archaeologists (2014) Standard and guidance for archaeological investigation and recording of standing buildings or structures. In: s.l.:s.n.

Department for Communities and Local Government (2021) National Planning Policy Framework. In: s.l.:s.n.

Historic England (2008) updated (2017 as a consultation draft) Conservation Principles, Policies and Guidance. Published online - <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

Historic England (2016). Understanding Historic Buildings: A Guide to Good Recording Practice. Published online - <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>

Reading Borough Council (2019) Reading Borough Local Plan: Adopted November 2019. 531. Published online - <https://www.reading.gov.uk/planning/planning-policy/new-local-plan/>



5. Planning background and legislative framework

5.1 Legislative framework

- 5.1.1 The Historic Buildings and Ancient Monuments Act 1953 provides for the preservation of buildings of outstanding historic or architectural interest and their contents and related property.
- 5.1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990: provides for additional factors to be taken into account by the Secretary of State in considering whether to include, retain or release a building, or part thereof; makes provision for excluding parts of buildings and structures within the curtilage of Listed Buildings; and for connected purposes.
- 5.1.3 The National Heritage Act 2002 makes further provision in relation to the functions of the Historic Buildings and Monuments Commission for England.

5.2 National Planning Policy Framework (NPPF)

- 5.2.1 The NPPF (DCLG 2021) sets out the Government's planning policies for England and how these are expected to be applied. National heritage policy is contained within section 16 of the NPPF. The over-arching principles are:

"190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) "the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place."*

The relevant policies are:

""194. 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."

"195. 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"

"197. 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."

"199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

"200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) "grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

"201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and



b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use."

"202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

"203. 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."

"204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred."

"205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."

"206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."

"207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."

"208. Local planning authorities should assess whether the benefits of a proposal for



enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies."

5.3 Local policy

- 1.1.3 The Site is located within the administrative area of Reading Borough Council. The Council has produced a New Local Plan, adopted in 2019, which contains the planning policies to guide development up to 2036. The New Local Plan includes EN1: Protection and Enhancement of the Historic Environment, EN3: Enhancement of Conservation Areas, EN4: Locally Important Heritage Assets and EN6: New Development in A Historic Context.

Reading Borough Council's New Local Plan

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

"Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- *Listed Buildings;*
- *Conservation Areas;*
- *Scheduled Monuments;*
- *Historic parks and gardens; and*
- *Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List."*

"All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits."

"Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement."

"The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers."

"Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision."

EN3: ENHANCEMENT OF CONSERVATION AREAS

"The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to



proposals which take opportunities to enhance the character of Conservation Areas. These may include:

- Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture;*
- Restoring original building features;*
- Removing inappropriate additions or alterations to buildings;*
- Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area;*
- Improving signage and street furniture;*
- Restoring or re-establishing appropriate paving, railings or walls;*
- Sympathetic landscaping and planting;*
- Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area;*
- Signage that reveals and promotes the Conservation Area and its boundaries;*
- Interpretation panels to inform the public of the area's historical significance."*

"Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development."

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

"Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset."

"Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality."

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

"In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development. When determining planning applications for new development, the following factors will be taken into consideration:

- a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and*
- b. views, and open space);*



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- c. *Sensitivity to historic context;*
- d. *Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);*
- e. *Whether development promotes and/or improves access to previously undiscovered or*
- f. *neglected historic significance”.*



6. Methodology and Method of Assessment

6.1 General approach

- 6.1.1 The historic environment consists of buildings, monuments, settlements, buried sites or scapes on land or underwater. This appendix explains the approach taken to determine the significance of Heritage Assets and the predicted residual effects of the Proposed Development, where possible. Each of the aspects considered is dealt with individually in the sections below.
- 6.1.2 The detail of the assessment presented in the report is proportionate to identify issues likely to be relevant in enabling *“an informed and reasonable decision to be made”* when determining the planning application for the Proposed Development.
- 6.1.3 The assessed likely residual effect is used as the basis for assessing the ‘Harm’ caused by the Proposed Development in accordance with the National Planning Policy Framework (‘NPPF’, DCLG 2021), which stipulates that all proposals fall into one of two scenarios: ‘Substantial Harm’ and ‘Less than Substantial Harm’.
- 6.1.4 The assessment was undertaken in accordance with the principles of the NPPF, within the context of the Development Plan and is produced in accordance with:
- the standard and guidance for archaeological investigation and recording of standing buildings or structures issued by the Chartered Institute for Archaeologists (2014);
 - the levels of recording outlined in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016).
- 6.1.5 It also utilises the guidance provided in Conservation Principles, Policies and Guidance, published in 2008 (updated in 2017 as a consultation draft) by Historic England, when working on projects that have a direct physical impact on Heritage Assets.
- 6.1.6** To begin the explanation of methodology and method of assessment, clarity of the use of the term significance is provided.



6.2 Significance of Heritage Assets

- 6.2.1 From a heritage perspective, significance is defined in Annex 2 of the NPPF as the Heritage Assets interest which *"may be archaeological, architectural, artistic or historic"*. Included in the definition of significance, in Annex 2 of the NPPF, is a statement about setting - *"Significance derives not only from a Heritage Asset's physical presence, but also from its setting"*.
- 6.2.2 This definition ties in with Historic England guidance for establishing the significance or value of heritage assets is based on four criteria provided by Historic England in Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (HE 2008). These criteria are evidential, historical, aesthetic and communal.
- 6.2.3 The values used to establish the significance of heritage assets have been replaced by archaeological, architectural, artistic and historic in the NPPF Glossary and in the consultation draft of Conservation principles for the sustainable management of the historic environment (2017), which will replace the 2008 document in due course (see Appendix 7 Glossary).
- 6.2.4 The significance of the heritage asset leads to a judgement of the Heritage Assets importance, in policy terms. The degree of protection afforded to a heritage asset is based on its significance and expressed as having a specific degree of importance.



- 6.2.5 Where there would be a likely reduction of Significance caused by the Proposed Development, the importance of the recorded heritage assets is assessed (see Table 1).

Table 1: Criteria for measuring the importance attributed to designated heritage assets

Importance	Indicative criteria
Very High	Designated heritage assets of international Significance are legally protected and/or protected by international agreements or non-designated heritage assets of international Significance, which have no legal protection but are important in policy terms as they contribute to international research objectives
High	Scheduled Monuments and their settings are legally protected Non-designated heritage assets, which have no legal protection but are important in policy terms as they contribute to national research objectives Grade I and Grade II* listed buildings and their settings are legally protected Grade I Registered Parks and Gardens, Conservation Areas containing very important buildings and their settings are legally protected
Medium	Grade II listed buildings and their settings are legally protected Grade II Registered Parks and Gardens and their settings are legally protected Conservation Areas containing buildings that contribute significantly to its historic character are legally protected Non-designated buildings that may be of listable quality
Low	'Locally Listed' buildings or equivalent and settings Historic (unlisted) buildings of modest quality in their fabric or historical association and their settings
Very Low	Buildings of no architectural or historical note; buildings of an intrusive character
Unknown	Buildings with some hidden (i.e. inaccessible) Potential for historic Significance

6.3 Level 1 building recording methodology

- 6.3.1 Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, not normally an end in itself but contributing to a wider aim.
- 6.3.2 Level 1 surveys will generally be of exteriors only, although they may include superficial interior inspection for significant features. Only if circumstances and objectives allow



will any drawings be produced, and these are likely to take the form of sketches.

A Level 1 record will typically consist of:

6.3.3 drawings sometimes

- 1 - Sketched plan, section, elevation or detail drawings (if a more thorough drawn record is not made). Sketches may be roughly dimensioned.

or

- Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate, for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.

6.3.4 Photography 1, sometimes 2

- 1 - A general view or views of the building.
- 2 - The building's external and internal appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate.

6.3.5 Written account 1–4

- 1 The building's precise location, as a National Grid reference and in address form.
- 2 A note of any statutory designation (listing, scheduling or conservation area). Non-statutory designations (historic parks and gardens registers, local lists etc) may be added.
- 3 The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location.
- 4 A summary (if no further details are called for) of the building's type or purpose, historically and at present, its materials and possible date(s), in so far as these are apparent from a superficial inspection.



7. Glossary of general terms

Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them (NPPF)
Architectural Interest	The properties of a place resulting from and revealing the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types
Artistic Interest	The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric
Cornice	Any moulded projection which crowns or finishes the part to which it is affixed
Diaper Pattern	A decorative masonry pattern formed by brick headers having a dark glazed finish exposed on one end
Designated Heritage Asset	Designated heritage assets are World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation
Grade I, II* and II Listed Buildings	Grade I is a designation of buildings that are of exceptional interest Grade II* designations are for buildings that are of more than special interest Grade II Listed Buildings are of special interest, warranting every effort to preserve them
Effect	The level of effect is the measure of change caused to a Heritage Asset
Historic Interest	The connections between a place and past lives and events
Impact Pier	The magnitude of impact is the measure of disturbance of buried Heritage Assets or alterations to built Heritage Assets A column designed to support a concentrated load

Site Location

Number 39 Brunswick Hill is located directly east of Reading West station, to the west of central Reading and between Oxford Road to the north and Tilehurst Road to the south.



Site

Garage at Number 39, Brunswick Hill, Reading, RG1 7YU

Client

EB Solutions Ltd

Title

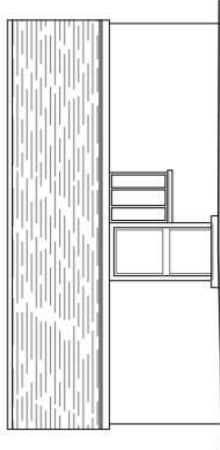
Figure 1 : Location plan submitted under planning application 201843 and 210811

Date

31/08/21

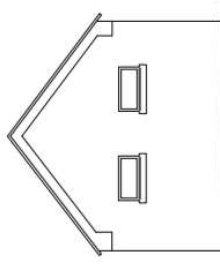


Reproduced from Location Plans 20-J2471-LP 2020



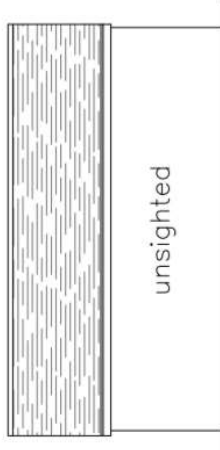
EXISTING SIDE ELEVATION

Datum 52.00m



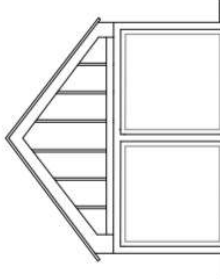
EXISTING REAR ELEVATION

Datum 52.00m



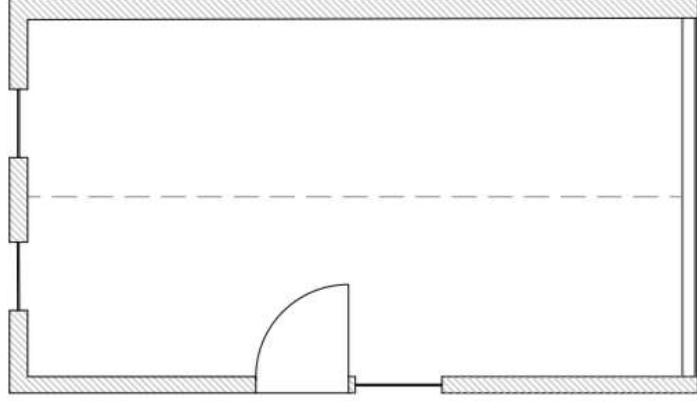
EXISTING SIDE ELEVATION

Datum 52.00m



EXISTING FRONT ELEVATION

Datum 52.00m



Site

Garage at Number 39, Brunswick Hill, Reading, RG1 7YU

Client

EB Solutions Ltd

Title

Figure 2: Existing floor plan submitted under planning application 201843 and 210811

Date

31/08/21



Reproduced from Existing Buildings
20-J3471-06 2020



Plate 1: External view looking west to the east elevation



Plate 2: External view looking southwest to towards the east elevation of the garage in relation to the northeast elevations of the house



Figure 3: External view looking west towards the upper east elevation showing timber framed glass in detail



Plate 4: External view looking east towards the west elevation



Plate 5: External view looking northeast towards the south and west elevation



Plate 6: External view looking northwest towards the south elevation and the roof of the garage



Plate 7: External view looking west towards the space between garage's southern elevation and the house's northern elevation



Plate 8: Internal view of looking northwest towards the north and west elevations



Plate 9: Internal view looking east towards the west elevation



Plate 10: Internal view of the south elevation



Plate 11: Internal view looking northeast towards the north and east elevations