

43A CHURCH ROAD, CAVERSHAM, BERKSHIRE

HERITAGE STATEMENT



JPHERITAGE

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PROJECT: 43A Church Road, Caversham, Berkshire

DOCUMENT TITLE: Heritage Statement

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43A CHURCH ROAD, CAVERSHAM - HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 Project background

- 1.1.1 This Heritage Statement has been prepared by JP Heritage on behalf of Mr and Mrs Pagella to inform a listed building consent application for a proposed development at 43A Church Road, Caversham. 43A Church Road is a Grade II listed building located within the St Peter's Conservation Area. This report has been updated following pre-application comments from Reading Borough Council and a subsequent revision of the proposals in response to these comments.
- 1.1.2 The document provides a description of the historic development and significance of the listed building and an assessment of heritage impacts of the proposed extension and alterations. This has been undertaken to meet the requirements of the LPA in accordance with paragraph 194 of the National Planning Policy Framework (NPPF, Revised 2021).

2.0 POLICY CONTEXT

2.1 NPPF (Revised 2021)

- 2.1.1 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation of the historic environment. It advises that in determining planning applications '*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to 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* (paragraph 194).
- 2.1.2 Annex 2 of the NPPF defines a Heritage Asset as being '*a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions.*' Heritage assets are the valued components of the historic environment. They include designated heritage assets and non-designated heritage assets.
- 2.1.3 In determining planning applications, the NPPF advises that local planning authorities should take account of (paragraph 197):
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.1.4 Specific guidance on the treatment of designated heritage assets (listed buildings) emphasises the need to understand the significance of a heritage asset in order to determine impacts on the historic environment (paragraph 199). It advises that '*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.

- 2.1.5 Paragraph 200 continues by stating that ‘*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*’.

2.2 Draft Reading Borough Local Plan (2017)

- 2.2.1 The Reading Borough Local Plan was issued as a draft in May 2017. The relevant historic environment policy for the proposed development is as follows:

- Draft Policy EN1: Protection and Enhancement of the Historic Environment

2.3 Reading Core Strategy (adopted January 2008 with alteration adopted 2015)

- 2.3.1 The relevant historic environment policy contained within the Reading Core Strategy is as follows:

- Policy CS33: Protection and Enhancement of the Historic Environment.

Policy CS33 states that:

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

- *Listed Buildings;*
- *Conservation Areas;*
- *Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located.

2.4 Reading Central Area Action Plan (adopted January 2009)

- 2.4.1 Policies contained within the Reading Central Area Action Plan relate to consideration of impacts on the settings of listed buildings and conservation areas.

2.5 Reading Sites and Detailed Policies Document (adopted 2012)

- 2.5.1 This document refers to guidance set out in the NPPF (2012) and to Policy CS33 of the Reading Core Strategy but does not include additional policies relating to the historic environment.

3.0 UNDERSTANDING THE HERITAGE

3.1 Heritage Designations

- 3.1.1 Banksfoot, 43 Church Road was added to the statutory *List of Buildings of Architectural or Historic Interest* at Grade II on 22nd March 1957. The list description reads as follows:

Early and mid C18. 2 storeys, right hand part taller with attic. (Colourwashed brick. Old tile roof. Road front – 2 casement windows and 2 glazing bar sashes (4 in all) on 1st floor). Left part has central ½ glazed door with rectangular fanlight and flat hood. Tall chimney to right and

modern garage extension with re-used beams. Interior: inglenook in room on ground floor to right. Flint garden wall to street.



Figure 1: 43 Church Road (right) and 43A Church Road (left)

- 3.1.2 The listing description does not appear to make any reference to 43A Church Road and it is not, therefore, clear if 43A Church Road forms part of the listing. Consultation of the Land Registry shows that both 43 and 43A Church Road were under the same ownership (Gladys Evelyn Burnell) at the transference of the properties to Frederick Eke and Alan Goddard respectively in January 1959. This suggests that both properties were probably under the same ownership at the time of listing in March 1957. A previous application for external works at 43A Church Road (ref. 170503/LBC) required listed building consent. On the evidence of the Land Registry and a previous application, it is assumed that 43A Church Road forms part of the Grade II listing for 43 Church Road.
- 3.1.3 43A Church Road is located within the St Peter's Conservation Area and lies in proximity to a number of heritage assets, as follows:
- Church of St Peter (Grade II*);
 - Caversham Court Stables (Grade II);
 - Caversham Court (Grade II Park and Garden);
 - Screen wall at north-east end of Caversham Court Recreation Ground (Grade II).

3.2 Historical background

- 3.2.1 John Rocque's map of Berkshire provides the earliest available cartographic evidence for 43 and 43A Church Road. This map shows a building with a long, linear footprint with wings to the rear on the northern side of Church Road. An L-plan building is shown on the opposite side of the road which relates to the Grade II listed Caversham Court Stables.



Figure 2: Extract from John Rocques map of Berkshire (1761)

- 3.2.2 A Plan of Caversham (1844) shows 43 and 43A Church Road (marked 328) on the south-eastern side of a chalk pit (marked 329). The footprint of the building is clearly wider at the south-east end (i.e. 43 Church Road) and narrower on the north-west side (43A Church Road). The Rectory (demolished) and an L-plan layout of outbuildings (including the Grade listed Stables) are shown on the southern side of Church Road adjacent to 43/43A Church Road.



Figure 3: Extract from a Plan of Caversham (1844)

- 3.2.3 The 1st edition of the Ordnance Survey map (1879) shows 43/43A Church Road with a regular rectangular footprint. There is a small square projection on the southern corner. The boundary to the property is very close to the rear and sides of the building and was probably a revetment wall. There is an internal boundary along the front wall which suggests a division in function between the north-west and south-east sides of the building.

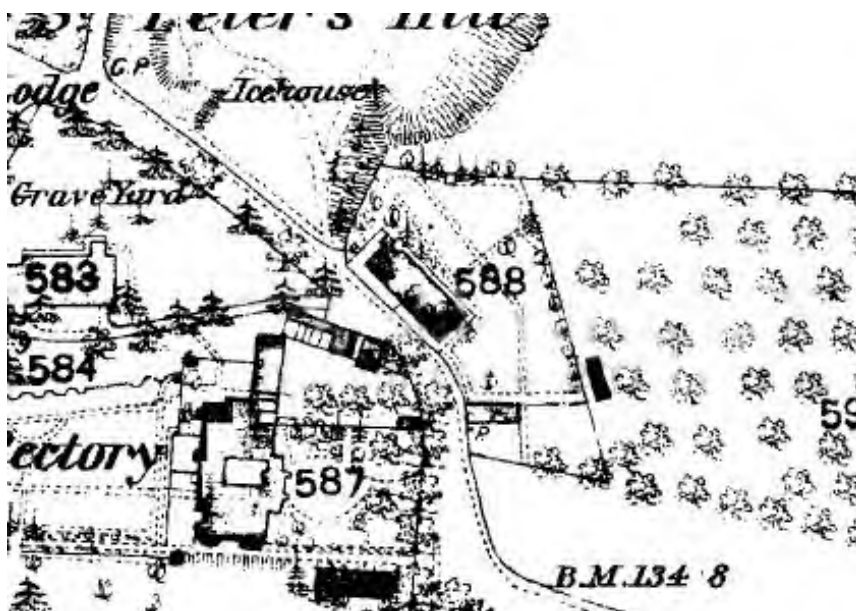


Figure 4: Extract from the 1st edition of the Ordnance Survey map (1879)

- 3.2.4 The 2nd and 3rd editions of the Ordnance Survey maps (1899 and 1913) do not show any clear changes to 43/43A Church Road. There is a small outbuilding, possibly including a greenhouse, and a small enclosure to the north and north-east of 43A Church Road shown on the 1913 map.



Figure 5: Extract from the 3rd edition of the Ordnance Survey map (1913)

- 3.2.5 Survey drawings of Banksfoot (43/43A Church Road) were produced in August 1920 as part of a scheme of alterations undertaken by W Nicholas, the owner. The 1 ½ storey element at the centre of 43A Church Road includes a small casement window to the upper floor and a slightly off-centre plank door with what appear to be leaded lights with mullions to the right. Part of the ground floor elevation to the right of the door is finished with weatherboards. There is a lean-to structure to the left which also includes a plank door and window opening. The single storey structure to the right includes a plank door and four-light window, both with segmental arched heads.



Figure 6: Front elevation of 43A Church Road in 1920

- 3.2.6 The drawing of the rear elevation shows the central 1 ½ storey element with what appears to be a weatherboard finish in the gable apex and a small window. The ground floor includes a central chimney stack with what appears to be a bread oven with tiled roof over to the right and a low chimney stack to the left. The lean-to to the right is partly finished with

weatherboard and includes a plank door. The single storey element to the left includes a pair of windows, probably leaded.

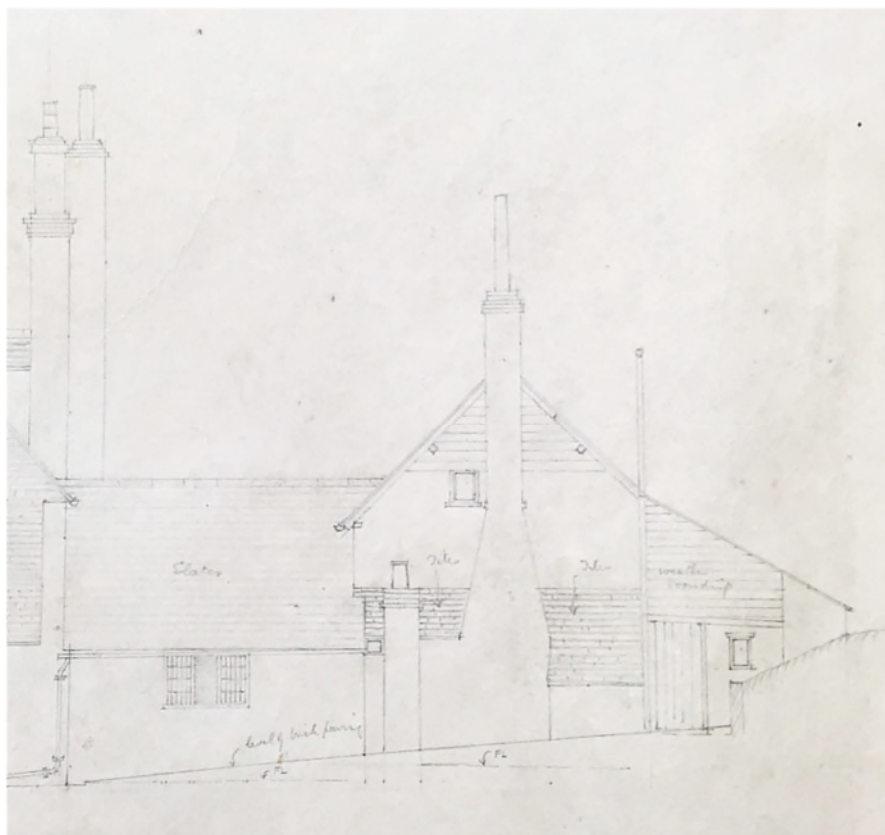


Figure 7: Rear elevation of 43A Church Road in 1920

- 3.2.7 The ground floor plan shows that the current kitchen was a dining room with larder to the rear, the living room was a kitchen and the bathroom/bedroom area housed within the lean-to was for fuel storage and included a W.C. to the rear. The stairs at this time were on the south-western side of the current living room. The first floor plan shows that the external and internal partition of the rear bedroom was timber framed in 1920.

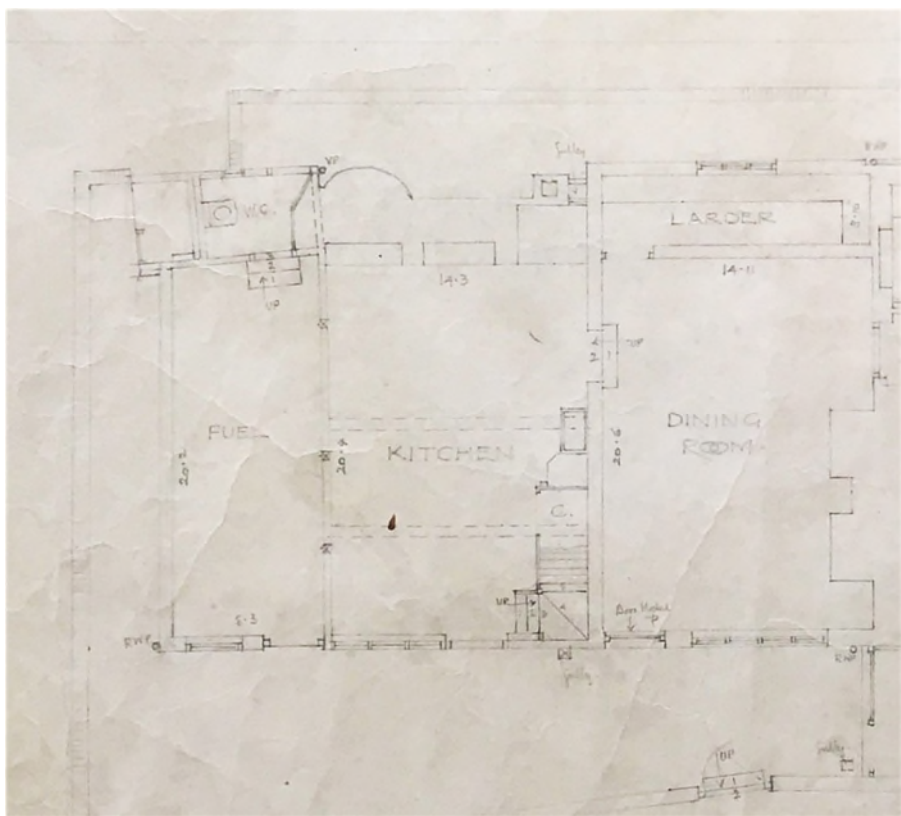


Figure 8: Ground floor plan of 43A Church Road in 1920

- 3.2.8 The proposal drawings clearly describe the alterations that very much dominate the character of 43A Church Road as it is today. All of the door and window openings on the front elevation were replaced with strips of casements with leaded lights and brick on edge heads. The elevation and ground floor drawings suggests that the much of the ground floor was rebuilt/refaced in brick.

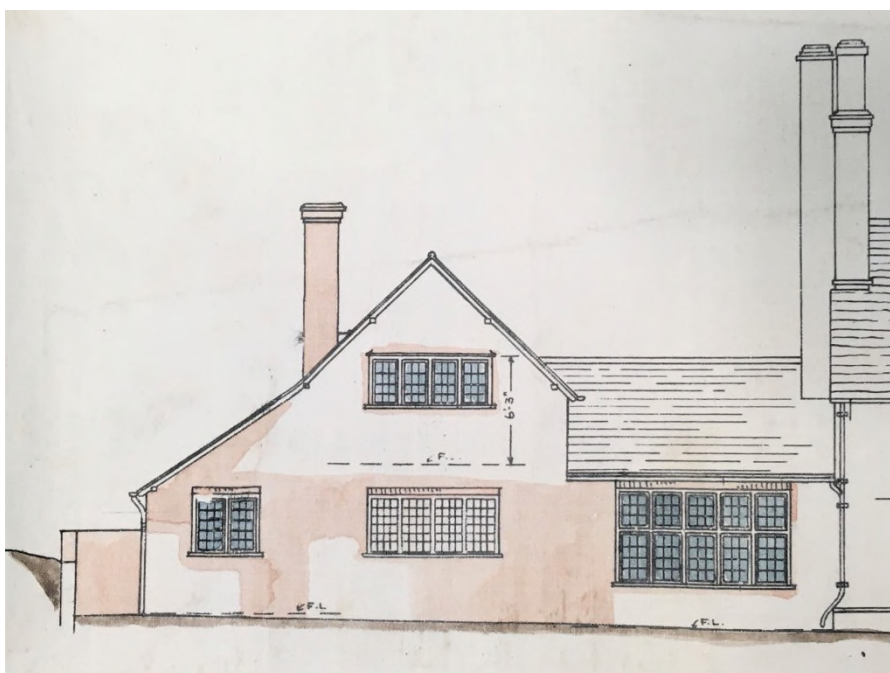


Figure 9: Proposed front elevation (1920-21)

- 3.2.9 The drawing detailing the proposed rear elevation shows that the rear stacks, bread oven and associated lean-to rood structures were demolished and replaced with a new lean-to. A replacement chimney was inserted along the north-west wall of the kitchen (now living room). The lean-to did not incorporate any of the existing structures to the rear.



Figure 10: Proposed rear elevation (1920-21)

- 3.2.10 The proposed ground floor plan shows that the dining room and larder (now kitchen) remained largely intact. The larder was converted to a passage leading from the staircase hall at No. 43. A new opening was created at the north-west end of the passage for direct access to the kitchen (now living room). As noted above, a new chimney stack was inserted on the north-west side of the kitchen (now living room) and a replacement staircase in a new position to the rear of the kitchen. A new beam was inserted where the demolished chimney breast to the rear of the kitchen was located. A door opening located roughly at the centre of the south-east wall of the kitchen was infilled. The lean-to on the north-west side of No. 43A was subdivided to create a scullery, larder, fuel store, W.C. and boiler room. Part of the north-west wall appears to have been retained but the specification of works states that the roof structure was to be replaced.

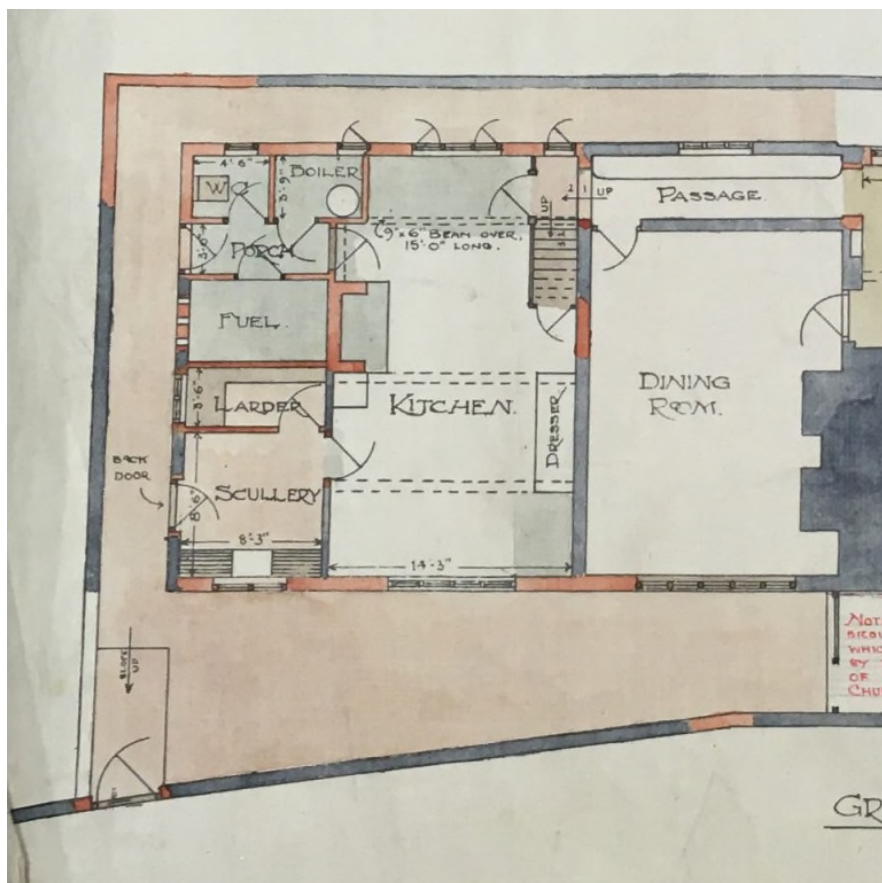


Figure 11: Proposed ground floor plan (1920-21)

- 3.2.11 The main changes to the first floor, as detailed on the proposed first floor drawing, included the insertion of a partition for a staircase enclosure, a first floor fireplace in the rear bedroom, the insertion of partitions to create a bathroom and the insertion of cupboards.

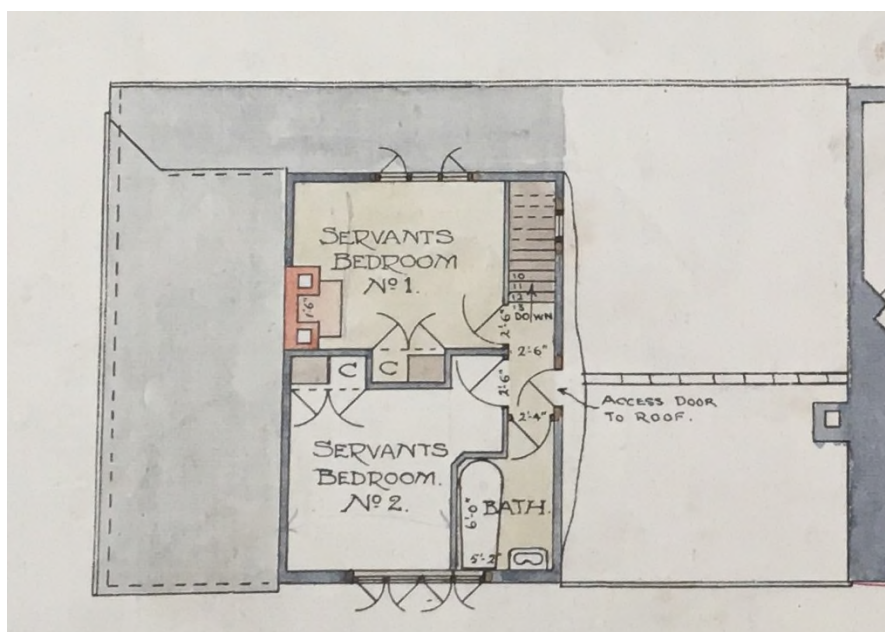


Figure 12: Proposed first floor plan (1920-21)

4.0 DESCRIPTION OF 43A CHURCH ROAD

4.1 Exterior

- 4.1.1 The front elevation includes the predominantly rebuilt lean-to on the left hand side. The pattern of brickwork matches that of the rear lean-to, i.e. mostly stretcher bond. This brickwork extends (at ground floor level) to the left hand edge of the large window to the kitchen on the right hand side of the elevation. Below and to the right of this window is older header bond brickwork which is possibly 18th century. There is a straight joint where No. 43A abuts No. 43. The ground floor window to the current living room was recycled from the current kitchen as part of the early 1920s work. The window details, such as catches with decorative back plates, differ from the early 1920s window details.



Figure 13: Front elevation



Figure 14: Change from stretcher bond to header bond on the left hand side of the 1920s window



Figure 15: Window from the kitchen re-used for the living room as part of the 1920s works

- 4.1.2 The rear elevation includes the single storey element with white painted brick, slate roof, modern windows and rear door. The brickwork is in Flemish garden wall bond and the brick dimensions are similar to later 18th and 19th century sizes. The central 1 ½ storey element is partly masked by the early 1920s lean-to extension. The upper part of the elevation is partly rendered but includes weatherboards in the gable apex and an early 1920s window with leaded lights. The early 1920s lean-to is constructed of brick in predominantly stretcher bond and includes the early 1920s pattern of windows.



Figure 16: Left hand side of the rear elevation



Figure 17: Phase 1 structure with 1920s lean-to

- 4.1.3 The side elevation is largely blank. There is an infilled door opening in line with the side gate. This door opening was originally created as part of the early 1920s alterations. The right hand side of this elevation includes a window and door opening. The window is of 1920s date but the original plank door has been replaced with a modern panelled door.



Figure 18: Right hand side of the north-west elevation with modern door to the right



Figure 19: Blocked door opening on the left hand side of the north-west elevation

4.2 Interior

Kitchen

- 4.2.1 The kitchen is a single open space. The original passage on the north-east side has been removed at some point during the course of the 20th century. The windows and door leading to the back garden are modern replacements. There is a blocked opening with curved head on the right hand side of the north-west internal wall that relates to the creation of access between the staircase hall at No. 43 and the kitchen (now living room) at No. 43A. At the centre of this room there is a door opening which was blocked up as part of the early 1920s work and is now used as a cupboard. There is a large open fireplace with segmental arched brick head on the south-eastern side of the room. The existing and proposed drawings from 1920 suggest a much smaller fireplace for a coal grate. This suggests modifications to the existing fireplace since the 1920s.



Figure 20: Infilled door opening created in the early 1920s

- 4.2.2 The dividing wall between the kitchen and living room is brick at ground floor level and timber framed at first floor level. There is a central post on a pad stone with a girding beam on each side and studs of slender scantling. The pattern of nails on the face of the studs demonstrates an earlier lath and plaster finish. A lath and plaster finish related to this wall can be observed in the roof void over the kitchen.

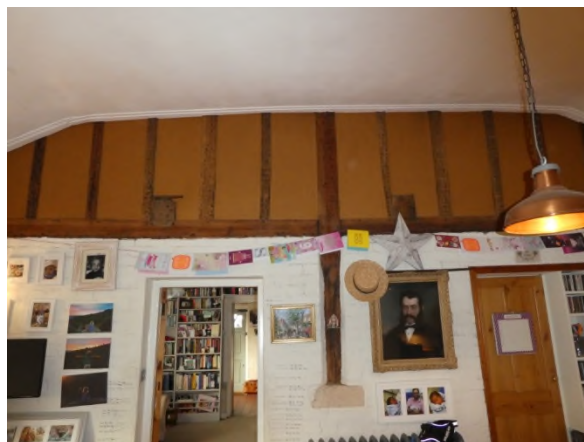


Figure 21: First floor stud framing on the north-west side of the kitchen



Figure 22: Lath and plaster finish on the upper part of the wall on the north-west side of the kitchen

- 4.2.3 The roof structure over the kitchen is shallow pitched and includes common rafters with a ridge plank and sarking boards over. The timbers are machine sawn softwood.



Figure 23: Roof structure over the kitchen

Living Room

- 4.2.4 The Living Room is accessed from the kitchen through a door opening which appears to have been created post-1920s. The architrave is typical of early 20th century design but remains popular today. The door is early 20th century style. The ceiling of the living room includes two chamfered transverse beams. There are chamfer fillets on each side of these beams which were added as part of the 1920s work to provide additional support to the joists. The beam at the north-eastern end of the room was inserted as part of the early 1920s work following demolition of the chimney stacks on this side of the building. Some of the joists include chamfers with runout stops. These are approximately 75mm wide. The details of the ceiling structure suggest an early 18th century date.



Figure 24: Chamfered beams and joists in the living room



Figure 25: 1920s beam on the north-eastern side of the living room

- 4.2.5 The area below the early 1920s staircase is enclosed and the associated cupboard is accessed from the kitchen. The partitions of the cupboard under the stairs are formed of breeze blocks. A 1920s chimney breast/fireplace occupies the north-western side of the room. The doorway on the right hand side of the chimney breast leads to a bathroom. The 1920s plans show that this was designed to provide access to a porch flanked by a fuel store, boiler room and W.C. The door architrave is characteristic of 1920s style.



Figure 26: Enclosure to the 1920s staircase



Figure 27: 1920s fireplace



Figure 28: Door opening to the bathroom (formerly a porch in the 1920s)

- 4.2.6 An interesting feature on the first floor is the ogee brace visible at the head of the stairs. This type of wall frame feature is characteristic of 16th century building techniques. It is incompatible with the stud framing visible from within the kitchen. Further stud framing with a lath and plaster finish on the north-western side of the living room can be observed from within the roof void of the lean-to on the north-west side of the house.
- 4.2.7 The roof void over the first floor bedrooms includes a collared truss and clasped purlins. The apex of the common rafters appear to have a bridled joint and a small number of the rafters are flatways. The flatways rafters are a further indication of c. 16th century techniques but it is currently unclear whether this represents re-use. The ceiling joists are narrow softwood and are probably of later 19th century date.



Figure 29: Ogee brace on the first floor

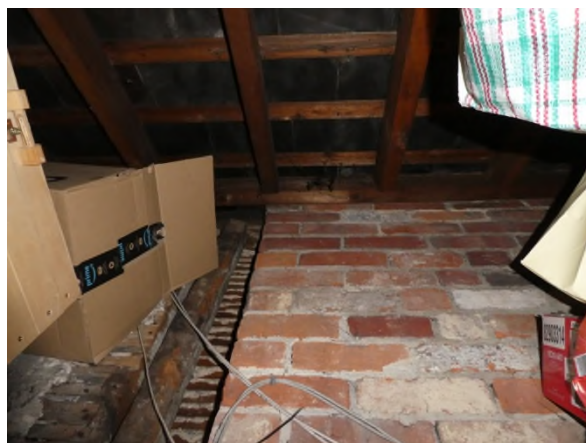


Figure 30: Studs with lath and plaster finish on the north-west side of the living room and 1920s roof structure to the side lean-to



Figure 31: Clasped purlin roof structure over the first floor bedrooms



Figure 32: Mix of flatways and on-edge rafters

5.0 STATEMENT OF SIGNIFICANCE

5.1 Defining significance

5.1.1 This Statement of Significance follows guidance on assessing the heritage value of a building or place which is set out in *Conservation Principles* (Historic England 2006). The following values will be considered:

- Evidential,
- Historical,
- Aesthetic,
- Communal.

5.2 Evidential value

5.2.1 Evidential value derives from the potential of a structure or place to yield evidence about past human activity. This section therefore considers the building's ability to demonstrate history in its physical fabric.

5.2.2 No. 43A Church Road was substantially refurbished in the early 1920s. It is this period that provides the dominant character of the house. This includes replacement windows and doors that are reminiscent of Arts and Crafts style. Much of the ground floor external wall structure was also replaced/rebuilt at this time. The originally open fuel store was sub-divided to create spaces that supported the service function of this end of the house. The original staircase and chimney stacks serving the kitchen (now living room) were removed at this time. The least altered space is the current kitchen, although the original larder has been removed. The character and fabric of 43A Church Road is therefore heavily influenced by the 1920s alterations.

5.2.3 The evidence of the roof structure over the first floor bedrooms (clapsed purlin), the fabric of the first floor wall frames (stud with lath and plaster finish) and the form of the ceiling beams and joists suggest an early 18th century date for this phase of the building's historic development. There are, however, a number of anomalies, including an ogee brace and

flatways rafters which suggest a 16th century date. It is currently unclear how these relate to the rest of the structure and whether they represent re-use.

- 5.2.4 The next phase of development appears to relate to the single storey element that abuts 43 Church Road. This phase includes header bond brickwork on the front elevation, common rafter roof structure of machine sawn softwood timbers. The brickwork on the front elevation appears to be older than the roof structure (mid to late 19th century) and appears to be of different character to the Flemish bond brickwork on the rear elevation. Perhaps an earlier structure in this location was widened/rebuilt in the later 19th century incorporating earlier brickwork. The rear wall of the dining room shown on Figure 11 may have been the original rear wall of this phase.
- 5.2.5 It is not clear when the rebuilt lean-to elements were originally constructed.
- 5.2.6 No. 43A Church Road retains evidence for Phase 1 in the form of wall frames, ceiling beams and roof structure. These elements preserve the original form of the Phase 1 structure. This early phase is considered to be of moderate evidential value. Later 19th and early 20th century alterations are the dominant elements of the buildings character and these later phases are considered to be of low evidential value.

5.3 Historical value

- 5.3.1 Historical value derives from the ways in which past people, events and aspects of life can be connected through a structure or place to the present. This section considers the building's associational links for which there is no physical evidence.
- 5.3.2 There is anecdotal evidence for 43A Church Road serving as a dairy supplying Caversham Court. Historic mapping demonstrates the development of the footprint of 43 and 43A Church Road from the middle of the 18th century. This evidence suggests that both properties have been attached since this time. 19th century mapping also supports this.
- 5.3.3 Later 19th and early 20th century photographs provide information on the front elevation of 43 and 43A Church Road. Perhaps the most useful documents relating to the history of the house are the detailed existing and proposal drawings relating to alterations to the property in the early 1920s. These include plans, elevations, drawings of architectural details, as well as before and after photographs.
- 5.3.4 43A Church Road is considered to be of low to moderate historical value.

5.4 Aesthetic value

- 5.4.1 Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a structure or place. This section considers how the design of the building contributes to its significance.
- 5.4.2 As noted above, the design of 43A Church Road is heavily influenced by the 1920s alterations and reads as such. The details are typical of the time, i.e. reminiscent of Arts and Crafts style. Banksfoot (43 and 43A) was included in *Examples of Modern Architecture* by CB Willcocks and JR Greenaway in 1924. This appears to be as an example of a refurbishment in the 'modern' style. The 1920s alterations are most legible on the exterior, particularly defined by the windows. Internally, this is less clear and as the service part of the house the detailing is quite plain. Alterations during the course of the 20th century have diluted the 1920s layout and

character. This later phase of the building's development is considered to be of low aesthetic value.

- 5.4.3 The earlier fabric of the Phase 1 building includes chamfered ceiling beams and joists and a clasped purlin roof structure which are characteristic of the period and are considered to be of low to moderate aesthetic value. The anomaly of an ogee brace is of some aesthetic value.

5.5 Communal value

- 5.5.1 Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory.
- 5.5.2 43A Church Road makes a positive contribution to the St Peter's Conservation Area. Otherwise the building does not have a clear communal value.

6.0 ASSESSMENT OF IMPACTS OF THE PROPOSED DEVELOPMENT

6.1 Internal alterations

- 6.1.1 Proposed internal alterations include the following:
- Blocking up 2x doors on the north-west side of the kitchen;
 - Reinstatement of a door on the north-west side of the kitchen;
 - Removal of a ground floor wall to the bathroom.
- 6.1.2 Both doors to be blocked up in the wall between the kitchen and living room represent later 20th century changes to the house and are therefore not considered to be of interest. The insertion of a door to the rear of the kitchen would reinstate a door opening created as part of the early 1920s works (**figure 20**). These works are considered to have a neutral impact on the significance of the listed building.
- 6.1.3 The removal of the partition on the south-east side of the ground floor bathroom would impact on 1920s fabric which is considered to be of low significance (**figure 28**). This area relates to the 1920s alterations and has already been substantially altered in the later 20th century to accommodate a bathroom.

6.2 External alterations/extension

- 6.2.1 The proposed external alterations are as follows:
- Partial demolition of the rear lean-to;
 - Construction of a 2-storey extension;
 - Alterations to window and door openings to the rear of the kitchen.
- 6.2.2 It is proposed to partially demolish the rear lean-to extension to create a larger linking space between the existing house and the proposed extension (**figure 17**). This would impact on 1920s fabric only, including windows. The revised scheme includes the removal of a corner section forming a pillar. There would not be a particularly greater degree of loss of definition or impacts on the proportions of spaces than was included in the pre-application submission. There were no concerns raised at pre-app in relation to the removal of these sections of wall. This element of the listed building is of early 20th century date and is considered to be of low heritage significance.

- 6.2.3 The main part of the proposed extension would be set back from the existing building with a glazed link. This will provide visual separation between the new and the old. Concerns were raised at pre-app with regards to the form of the proposed link section. The proposed design has responded positively to the pre-app comments and, with a flat roof, better relates to the contemporary design of the extension and rationalises the junction between the new and the old. This better preserves the definition between the existing building and the extension.
- 6.2.4 The proposed extension would be built into the existing bank and this will ensure that the 2-storey elevations remain subservient to the main house while ensuring adequate space for the proposed ground and first floors.
- 6.2.5 Subservience will also be attained by incorporating a shallow mono-pitched roof. This will be finished with zinc which will reference the colour tones of the slate roof finishes on the host building.
- 6.2.6 The overall design of the proposed extension is contemporary in form with strips and individual panels of glazing and vertical engineered timber boarding. This approach provides contrast with the existing building while making reference to the use of weatherboard on the Phase 1 element of the house.
- 6.2.7 The low profile and physical separation of the proposed extension will allow the continued appreciation of the listed building from a rear aspect. Views from Church Road to the rear of 43A Church Road are limited (**figure 13**). As stated above, the proposed zinc roof will reflect the appearance of the existing natural slate roof finishes of the listed building. The vertical boarding of the south-west elevation of the proposed extension will be partly visible in glimpsed views from Church Road but this will be broken up by the slate roof over the proposed staircase to the upper floor of the extension.
- 6.2.8 The proposed position, alignment, scale and form of the proposed extension will only have limited impacts on the appreciation of the listed building from Church Road and on the character and appearance of the conservation area.
- 6.2.9 It is proposed to alter the arrangement of window and door openings on the rear elevation of the kitchen and to add roof lights. The changes to the position of the door will result in the removal of modern windows and door and the loss of a small area of brickwork (**figure 12**). This represents only a very minor degree of harm that, given the changes already undertaken to this part of the rear elevation, would not adversely impact on the significance of the listed building.
- 6.2.10 The proposed roof lights are of modest size and are located within a discreet position to the rear of the building. The roof structure is common rafters and probably dates from the late 19th century. The roof lights could potentially be inserted between the rafters to avoid cutting any of them.

6.3 External works

- 6.3.1 It is proposed to demolish the existing garage and construct a replacement garage. The existing garage was built in 1979 and is of poor quality design. The demolition of the garage would enhance the setting of the listed building character and the character and appearance of the St Peter's Conservation Area.



Figure 33: Late 1970s garage

- 6.3.2 The proposed replacement garage would be of traditional design with double pitched roof finished to match existing and brick walls. The proposed replacement garage represents an enhancement to the heritage assets.

7.0 CONCLUSIONS

- 7.1.1 This assessment provides an overview of the historic development of listed building and assesses the significance of the areas affected by the proposed change of use. As such, it is considered that this Heritage Statement meets the requirements set out in paragraph 194 of the NPPF and local planning policy and provides sufficient information regarding the built heritage.
- 7.1.2 The revised design has responded positively to pre-application comments. The conclusion of this Heritage Statement is that the proposed internal and external alterations would impact on early 1920s fabric of low heritage value. The proposed extension is considered to be sympathetic to the established scale of the host building. Similar to the works of refurbishment carried out in the early 1920s, this phase of the building's historic development has been designed in a contemporary or 'modern' style. As such, the proposed development is very much in keeping with the dynamic history of the house. The low profile, the use of contemporary materials that reference the existing palette, the position and scale of the proposed extension is considered to be sympathetic to the host building. The contrasting design complements the host building while not directly imitating it and preserves the legibility of the earlier phases of 43A Church Road.
- 7.1.3 This report demonstrates that the proposed development would have some impacts on 20th century fabric of low significance. The proposals would also extend the property in a sympathetic manner that preserves the significance of the listed building. The replacement garage would enhance the setting of the listed building and the character and appearance of the conservation area. As such, it is considered that the proposals would not have an adverse impact on the significance of the listed building and would include enhancements within its setting with the replacement of the existing garage. The proposals are therefore considered to be in accordance with the NPPF and the Reading Borough Local Plan Policy EN1.