



Heritage Statement
for a proposed extension

at

9 Bath Road, Reading

for

the Kadampa Meditation Centre
(KMC Reading)



Report Reference: AH_232-Br-R_Heritage-Statement_Final.doc



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Produced by: Archway Heritage

Date: 20/07/21

Document quality checks

Version	Date produced	Author
Client draft – Draft v1	30 th June 2021	Mary Neale
Final	20 th July 2021	Mary Neale

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1 Introduction

1.1 Instruction

- 1.1.1 This Heritage Statement has been commissioned by Kadampa Meditation Centre (KMC Reading) 959 9133 ('the Clients') to inform a planning application. The 'Proposed Development' consists of internal alterations to the rear of Number 9 and an extension in the form of a single-storey pavilion, to provide a purpose-built meditation room.

1.2 The Site and Study Area

- 1.2.1 The Site address is 9 Bath Road, Reading, RG1 6HH; National Grid Reference SU 70566 72894 (see Drawing 659-02-00). It is located on the south side of Bath Road, which is part of the A4 that runs directly to the north of the town centre, the Site being to the southwest of Reading town centre, Berkshire. The 'Site' is the area within the red line boundary (planning application boundary), which is a sub-rectangular plot.
- 1.2.2 The Site is located within Character Area 6.5, Castle Crescent and streets south of Castle Hill, within Castle Hill/Russell Street/Oxford Road Conservation Area. The building on the Site, Number 9, is not listed though is considered to make a positive contribution to the historic character and appearance of the Conservation Area. There are no listed buildings nearby.
- 1.2.3 The Study Area extends from the western edge of the character area eastwards as far as Coley Park Road. The extent of this Study Area has been defined by those heritage assets whose settings may potentially be affected by the Proposed Development.

1.3 Purpose and aims

- 1.3.1 This Heritage Statement examines the level of effects of the Proposed Development on heritage assets present within the Study Area, proportionate to the extent of changes proposed. The aims of the Heritage Statement are to:
- assess the Significance of heritage assets and their settings within the Study Area;
 - assess the effect of the Proposed Development on those heritage assets; and
 - advise, where appropriate, on the integration of impact avoidance, minimisation measures, conservation methods and enhancement measures.

1.4 Methodology and method of assessment

- 1.4.1 The assessment follows the Methodology and method of assessment (see Appendix 9) and is produced based on guidance and information provided in:
1. Conservation Principles, Policies and Guidance (Historic England 2008); and
 2. Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of heritage assets (Historic England 2017).
- 1.4.2 For settings assessments, the five step approach is based on Note 3. The level of



detail is proportionate to the Significance of the setting and the effects of the proposed changes.

Assessing setting

- 1.4.3 Significance of a heritage asset derives not only from its physical presence, but also from its setting. The way setting contributes to the Significance of heritage assets relates to Heritage Values and how setting can enable that Significance to be appreciated (see Glossary 10). The Significance of the setting of heritage assets is the historical, archaeological, architectural and artistic interest, and its setting and the associated values, which are evidential, aesthetic, communal and historical (see Methodology 9.2 and Glossary 10).
- 1.4.4 Heritage Values relate to the way we enjoy and experience the historic environment, and may be understood by assessing how heritage assets contribute to public benefit through:
- communal connections and meanings of a place (Communal Value);
 - the way the public draw sensory and intellectual stimulation from aesthetic qualities (Aesthetic Value);
 - the understanding gained by a historic illustration or a historic association that links a place with past and present people (Historical Value); and
 - discovering the evidence about past human activity (Evidential Value).

Assessing the effect of the Proposed Development

- 1.4.5 An assessment of the Proposed Development in relation to the contexts described above is based on Steps 3-4 of Historic Environment Good Practice Advice in Planning: Note 3. A measure of effects is based on the sensitivity of the settings and the impacts of the Proposed Development (see Methodology 9.4 - 9.6), to a level of detail proportionate to the Significance of the setting and the proposed changes. The findings are then considered within the context of local and national planning policy.

1.5 Structure

- 1.5.1 The remainder of this report consists of:
- a description of the baseline and photographic evidence, heritage assets and the Proposed Development at section 2;
 - an assessment of the attributes of the setting of non-designated heritage assets and of potential impacts and effects on the setting at section 3;
 - an assessment of the attributes of the setting of the Conservation Area and of potential impacts and effects on the setting at section 4;
 - section 5 includes a statement of justification and outlines the public benefits;
 - section 6, consists of an assessment of the Proposed Development in the planning context; and
 - section 7 is a list of references, followed by Appendices 8-11, consisting of the methodology, planning background and legislative background, glossary and Plates, Figures and Viewpoints.



2 Baseline evidence and Proposed Development

2.1 General

- 2.1.1 The Study Area has been defined by those designated heritage assets whose settings may potentially be affected by the Proposed Development. The baseline consists of a description of the Conservation Area, listed buildings, the Proposed Development and the photographic evidence for the assessment. This baseline information informs the scope of the assessment (see Methodology 9.2 and 9.3), including reference to views (see Methodology 9.3.3 and 9.3.4). Evidence of setting is often expressed by reference to views.

2.2 Views potentially affected by the Proposed Development

- 2.2.1 None of the Significant Views noted in the Conservation Area appraisal would be affected.
- 2.2.2 Views along Bath Road and from The Firs are recorded as Viewpoints 1-4 (see Appendix 11). Oblique views are anticipated from the access to The Firs and from the windows along the eastern arm overlooking the garden of Number 9; however, no views are afforded from the Bath Road, Castle Crescent or Coley Avenue due to screening by the surrounding built environment and trees. One illustrative view is recorded in the car park and two specific views and one representative view are recorded.
- Viewpoint 1 is a view looking south-southwest towards Number 9 from the junction of Castle Hill and Coley Avenue, showing the long vistas of the town centre afforded from this point. This reflects View 5a, a specific view noted in the Conservation Area appraisal. View 5a is a specific view. Heavy traffic and signage along the road distract from the historic character.
 - Viewpoint 2 is a view looking east-northeast towards Number 9 along Bath Road, showing the long vistas towards Downshire Square afforded from this point, which is a specific view, 5b, noted in the Conservation Area appraisal. Heavy traffic and signage along the road distract from the historic character.
 - Viewpoint 3 is a view looking east-northeast towards Number 9 from the access to The Firs, which is a representative view of those overlooking the garden of Number 9.
 - Viewpoint 4 is a view looking north-northeast towards Number 9 from the carpark of The Firs, which is an illustrative view from rear of the Numbers 2a and 4 Coley Avenue.
- 2.2.3 The aesthetic appreciation of the views of the buildings is affected by the modern blocks of The Firs, Lima Court and Janson Court as evidenced in Viewpoints 1 - 2.



2.3 Number 9

- 2.3.1 Number 9 is considered a non-designated heritage asset because it is located within and contributes to the Conservation Area (see Plates 1 and 2). This villa is constructed of red polychromatic brick and has a tiled roof of multiple pitches, with a pyramidal element. It is three bays wide with front facing gables either side of the central bay. The projecting gables are emphasised by the use of barge boards. Looking from the street, there is a central doorway and a bow window at ground and first floors. Openings are emphasised through the use of buff brick surrounds. The entrance to the adjacent site, The Firs, is located to the side of Number 9, which is enclosed by a wall that surrounds the Site.
- 2.3.2 Numbers "5, 7 and 9 Bath Road, date from c.1880-90 and were incorporated into the Conservation Area in the 2004 Appraisal. Each has a similar appearance to the villas of the same time period on Castle Crescent. The houses are set back from Bath Road, following a similar alignment to the grand housing present on the road earlier in the 19th century. These polychrome brick properties have attractive, deep front gardens with striking trees that are safeguarded by TPO's" (Reading Borough Council 2020, page 108).
- 2.3.3 The 1875 map, published in 1879, at a scale of 25" to the mile evidences an earlier phase of the construction of suburban villas that were set back within large plots. This indicates that numbers 5, 7 and 9 were built as slightly later infill of the same quality and design intention. Though the data mapping shows no details of soft landscaping, there is a path shown at the frontage of Number 9 and for this reason, together with the design intent to create a suburban ideal, it is assumed that soft landscaping to the rear was specifically designed. However, that landscaping would have been altered over subsequent decades. The current use of building requires a different form of soft landscaping to that which would have been preferred in Victorian times.

2.4 The Character Area affected by the Proposed Development

- 2.4.1 The Castle Hill/Russell Street/Oxford Road Conservation Area was designated in 1974 and has been extended several times. The Conservation Area comprises a microcosm of Reading's residential dwellings dating from Georgian to Edwardian periods. *"The area developed largely in the 18th century as an area of intense residential housing to the west of the town. ... It encompasses a range of Georgian villas, terraces and artisan housing. The Conservation Area lies alongside and between two historic routes leading westwards out from the mediaeval core of Reading ..."* (Reading Council 2020, pages 7 and 17).
- 2.4.2 Number 9 is located in Character Area 6.5, 'Castle Crescent and streets south of Castle Hill', which has a mix of villas and terraces. Near the Site, there are a number of large polychrome villas set back in their plots with large gardens, many bounded by walls. The principle characteristics of the area are properties that are secluded, tranquil and harmonious streetscapes.
- 2.4.3 The Site is located on the edge of the Conservation Area; the built environment beyond the Conservation Area boundary also forms part of the setting of the Site.



Buildings at The Firs, Lima Court and Janson Court detract from the scale, materials and grain of the Conservation Area; however, any direct effect on the Site is buffered by mature trees.

- 2.4.4 One of the structures to the rear has been referred to as a 'bomb-shelter'. This does not appear on the 1931 Ordnance Survey map but does appear on the 1971 map.

2.5 The Proposed Development

- 2.5.1 The Proposed Development involves the demolition of the existing outbuilding, 'bomb-shelter' and the walls of the projecting two-storey rear gable (see Plates 3 and 4). The latter would allow for the installation of WCs in that location, integrating the proposed with the existing, whilst retaining the remainder of the original rear wall. The Proposed Development also provides for limited interior alteration, comprising widening of the corridor, the blocking up of a doorway of and renovation to the current meditative room.
- 2.5.2 The foundation design drawing demonstrates the use of piled foundations (see Drawing 659-03-12), which have been engineered to avoid tree roots, key to the character of the area. The piled foundations have been designed with beams and pads to "float" above ground level and limit the impact on the health of the trees, which also allows increased water penetration to existing root structures. The floating foundations give a lightweight appearance.
- 2.5.3 Other key design features include the curving shape of the proposed link, which is designed to enable the appreciation of the bow window and other architectural features of the existing building. In addition, the hipped roof and glazed side passage reduce the impression of massing. The curved colonnade connects with the garden, a key aspect of the contemplative space; links have been created with the eastern walkway / veranda and a side footpath on the site boundary.

2.6 Design evolution in consultation with RBC officers

- 2.6.1 A pre-application consultation, 201711, was undertaken and a reply was received from Reading Borough Council on the 3rd March 2021. It states that a single storey pavilion is acceptable in principle and recommends some design revisions, as outlined below. Consultation with the Conservation and Urban Design Officer continued as the design was refined, which affects some of the points originally raised, differentiated as sub points below.
1. Move the west wall of the extension approximately 1m to the east to line up with the exterior wall of the historic building in front.
 - a. This configuration has been designed in, to create a walkway with an access ramp to aid accessibility.
 2. The parameters for the eastern masonry wall are: no greater than 3m high; and an angled roof (rather than a flat roof).
 - a. Through ongoing consultation, the principles of a 3m height and angled roof were progressed. As the wall now lines up with the exterior wall of the historic building, the height became less critical in design terms.



Further, it was decided to create a hipped roof, changes which were discussed and agreed with the Conservation and Urban Design Officer. This should allow for the suggested 'angled' appearance.

3. A link that steps in at least 2m, to allow a glazed wall looking onto a recessed planting bay plus a side footpath on the site boundary.
 - a. This has been achieved though the exact measurement of 2m is of less importance because the scale has been reduced, which will affect the depth of the inset of that link, which has been found agreeable.
4. Design a shallow pyramid to top the square central hall.
 - a. A hipped roof was agreed instead.
5. A lightweight eastern walkway/veranda.
 - a. This has been shortened, and there are now open steps to the south giving access to the glazed section, with a colonnade that has been reduced in size to create a light weight appearance.
6. Reduce impact on the tree roots by designing piled foundations and suspended floor.
 - a. Yes, this design feature has been carried forward through a slightly reduced footprint.



3 Non-designated heritage asset and impacts of the Proposed Development

3.1 General

- 3.1.1 The Proposed Development would affect a very limited area of Number 9, which is a non-designated heritage asset, and its setting. To assess the physical impact on Number 9, the significance of and changes caused to the historic fabric are detailed below. Significance is assessed in accordance with the guidance contained in Conservation Principles, Policies and Guidance (Historic England 2008). The setting of Number 9 is also assessed. Setting is the surroundings from which a heritage asset may be experienced (see Glossary, Appendix 10). Broadly the Significance of the setting would be the same as the Significance of the Conservation Area, holding **Low Importance** (see Table 1).

3.2 Architectural and Archaeological Significance

- 3.2.1 The building holds architectural interest in terms of the design and its contribution to local distinctiveness. Architectural interest and communal values connected with buildings provide meanings that form a sense of place that people can relate to, and may form part of a collective experience or memory. The level of sensitivity of these architectural connections is of medium sensitivity.
- 3.2.2 Number 9 is three storeys, with a basement and attic space. The building reflects its original function evidenced in the preservation of the layout, design and planform, which has been slightly altered. Only the original architecture of the rear will be altered, which has been previously impacted by the construction of a small WC extension.
- 3.2.3 Archaeological interest and evidential value relate to the potential of a building or Site to yield evidence that informs us about the way people lived in the past. The rear gable to be demolished is a later addition with less archaeological interest than the main house. The blocking up of a doorway of and renovation to the current meditative room also has limited impact. As long as renovation does not change any historic features within the meditative room then the archaeological interest of the fabric and the associated craftsmanship (for e.g. joinery, brick bond and architectural features) will have limited impact. These construction phases do not add to the Significance of the building. The parts of the building affected holds **Low Sensitivity** to further change (see Table 2).

3.3 Historic Significance

- 3.3.1 The historic interest of Number 9 relates to its original role as a villa, one of a number of late 19th century infill villas. The built environment of the surrounding area began from the mid to late 18th century, as seen on John Rocque's Map of Reading. As previously evidenced, the south side of the road was constructed within a suburban idyll. There is a historic connection between the buildings on the road, their scale and their composite plan forms, as demonstrated by their frontages facing onto Bath Road. Previously a private dwelling, today it holds communal value



as a contemplative house associated with the Buddhist meditative space of the Kadampa Meditation Centre.

- 3.3.2 The 1898 Ordnance Survey map of Reading indicates Number 9 was a relatively modestly-sized villa set back within a narrow, deep plot, comparable to the neighbouring properties of the time. The plots on either side changed overtime, becoming sub-divided or amalgamated, whilst the scale and grain of Number 9 remained the same. There was a possible connection between Number 9 and its neighbour to the west as indicated by a run of glass houses shown on the 1938 Ordnance Survey map. However, this was later demolished and the rear of Number 9 shows no evidence of the presence of structures connected to the rear.
- 3.3.3 Today, the architectural connections with Numbers 5 and 7 amplify the experience of the significance of Number 9, identifying this part of Bath Road with the rest of the character area. The level of sensitivity of these historic connections holds medium sensitivity and will be unaffected. The rear of the house and altered garden has a **Low Sensitivity**, having been affected by changes of use over the years.

3.4 Artistic Significance and setting

- 3.4.1 The artistic Significance of Number 9 relates more to the quality of the fabric than its modest level of decoration. The building's artistic interest lies in the architectural symmetry of the bays and asymmetry of the openings and projecting bow windows. These features can also be appreciated to the rear, though screened by the 'bomb shelter', which holds **Low Sensitivity** to further change.

3.5 Setting

- 3.5.1 Number 9 contributes to and benefits from its current setting in various ways; the contribution of those attributes varies. The key attributes of the setting are: 'views'; the duality of openness and enclosure; and the 'history and degree of change over time'.
- 3.5.2 Views of the rear of Number 9 are partially screened, though it remains appreciable within the garden, which is a private space.
- 3.5.3 There is an openness provided by the wide road, which is a busy route that detracts from the leafy backdrop in the front garden but has less effect in the more peaceful rear garden, which is more enclosed.
- 3.5.4 The mix of form, use and materials of historic homes contribute though the setting lacks cohesiveness due to the presence of the modern units. Nevertheless, both indicate the degree of change over time.
- 3.5.5 Number 9 contributes to the setting through the use of a characteristic palette of red bricks, wooden windows and pitched clay tiled roofs and contributes to a sense of historic function adjacent to a modern infill. In this way, the building holds value as a stimulus for the sensory and intellectual appreciation of 19th century domestic dwellings with **Medium Sensitivity** to further change. However, it is recognised that this context is now a more urban setting associated with large apartment blocks,



though they are screened by trees.

3.6 Visibility

- 3.6.1 The Proposed Development would not be visible from Bath Road, not just because of the extent of screening provided by the mature trees on the boundary but also because of its low height. There may be glimpsed views of the roofline, as designed (see Paragraph 2.6). The extent of foliage helps to 'soften' views, some being evergreen such as Holly. However, some are deciduous, such as Horse Chestnut and Sycamore.
- 3.6.2 The impact would relate to views of the rear of the building, being slightly larger than the current 'bomb shelter'. The Proposed Development would have a **Very Small Impact**, as it further screens the view of the rear of Number 9; however, the design compliments the house (see Table 3). On balance, this change would have a **Negligible Effect** on these views (see Tables 4 and 5).

3.7 Siting and location

- 3.7.1 The location at the rear of Number 9 would not affect its intended prominence fronting on to Bath Road. However, it would cause a **Small Impact** on the historic importance of this large garden that would lead to a **Minor Effect**.
- 3.7.2 The setting is capable of absorbing the siting of new development with an appropriate design, which complements the setting without detracting from its essential character. This would equate to a **Small Impact**, which would lead to a **Minor Effect**.

3.8 Scale and appearance

- 3.8.1 As the Proposed Development is single storey and to the rear, the prominence of Number 9 on the street scene remains unchanged. Not only is the scale of the Proposed Development designed to be subservient but the curving elevation of the link and openness of the colonnade is designed to heighten the aesthetic appeal of the bow window on the rear elevation of Number 9.
- 3.8.2 The shape of the Proposed Development also reduces the impression of massing as seen from the garden, houses and apartments overlooking the garden. These changes would cause a **Very Small Impact** that would lead to a **Minor Adverse Effect**, only to the extent that the lower part of the rear elevation would be obscured. This negative affect is balanced against a design that heightens awareness of the high quality architecture of this rear elevation.
- 3.8.3 The materials proposed are red brick in Flemish bond, which reflects that of the main building. Ideally, the red brick should be variegated in hue and tone. However, the scale and massing of the Proposed Development distinguishes the design from the original phase; this differentiation is heightened by the use of some modern materials. For example, a standing seam zinc cladding and the Velux windows on the roof ensures a visual distinction between the historic house and modern build, creating an authentic distinction. Likewise, the stone-clad colonnaded and glazed



walkway is distinct from the main building while the curve of the link reflects the curves of the bow window. The new build has a greater aesthetic appeal and would be more in-keeping with the main building than the 'bomb shelter'. However, it does require the demolition of the 'bomb shelter', which has historic value. On balance these **Small Impacts** would lead to a **Minor Effect**, with the adverse aspect of one, i.e. historic importance of the 'bomb shelter', balancing with the positive aspects of the other, i.e. high quality design.

3.9 Wider impacts, permanence and consequential impacts

- 3.9.1 Once built, there would be an increase in the height of the built environment and a small increase in activity at allocated times. This change is part of the history and degree of change over time, which is an attribute of the setting, and appropriate to the context of the current use of Number 9.
- 3.9.2 The effect on the Significance of the building itself, which has low sensitivity, would constitute a **Small Impact** and **Minor Effect**.



4 Setting of the Conservation Area and impacts of the Proposed Development

4.1 General

- 4.1.1 As stated in the 'general' paragraph of the previous section, setting has a specific meaning in heritage terms and it relates to how a heritage asset may be experienced (see Glossary, Appendix 10). Broadly the Significance of the setting would be the same as the Significance of the Conservation Area, holding **Medium Importance** (see Table 1). However, the contribution of each of the attributes of setting varies.
- 4.1.2 Four attributes of setting are of particular note and each holds Aesthetic, Evidential and Historical Values (see Glossary, Appendix 10). These key attributes of the setting are: firstly, the 'views'; secondly, the duality of openness and enclosure; thirdly, definition, scale and grain of the streets, including enclosure, boundaries and privacy; and fourthly, 'history and degree of change over time'. Historic and aesthetic values are associated with these attributes of the Conservation Area, and to a lesser degree, evidential and communal values.
- 4.1.3 This is followed by an assessment of effects on the setting of the Conservation Area, which is based on Steps 3-4 of the assessment guidance (Historic England 2017). This is followed by an assessment of the impacts and effects (see Appendix sections 9.6 to 9.8) with a level of detail proportionate to the Significance of the setting and the proposed changes.

4.2 Specific and representative views

- 4.2.1 Glimpses of private homes along Bath Road, behind mature trees on and within the boundary walls give an air of exclusivity aided by large, enclosed gardens to the rear. Such views form an important part of that experience within the Conservation Area (see Figure 1 and Viewpoints 1-2).
- 4.2.2 Comparing these Viewpoints to views in the Conservation Area Appraisal highlights that Views, 5a and 5b are relevant in this assessment. View 5a is a specific view that *'looks west along the Bath Road towards the Downshire Square Conservation Area from the junction of Castle Hill, Russell Street, Coley Avenue and Bath Road'* (RBC 2020, page 45), as shown on Figure 4.2.9 (ibid, page 29). View 5b is a specific view that looks east along the Bath Road towards the town centre. The Proposed Development would have no effect on either of these Significant Views as noted in the Conservation Area Appraisal.
- 4.2.3 Fleeting and oblique visibility of the proposed extension is likely from Viewpoints 3 and 4, which hold **Medium Sensitivity** to further change (see Table 2). Aesthetic appreciation is affected by modern infill as evidenced in these Viewpoints.

4.3 Duality of openness and enclosure

- 4.3.1 The setting is characteristically exclusive, suburban and spacious with a strong emphasis distinguishing public and private spaces. The wide street, foliage and trees contribute to the green and open nature of the surrounding townscape character



though walls, hedges and trees also contribute to privacy and enclosure of individual plots. The variety of boundary walls, trees and hedges traditionally dividing plots is as important to the character as openness. Adding to the open character of the immediate setting are the long views afforded by this long straight road and recognition of further Conservation Areas north [towards Downshire Square] and south [towards Castle Street]. The character differs from Coley Avenue along which the openness and enclosure create narrow and concentrated views. Many of the mature trees are protected by TPO status and the trees within the Site contribute to the verdant nature of the setting.

- 4.3.2 Modern infill has altered the sense of openness and enclosure along the Conservation Area boundary. Based on the extent of infill, the setting has been altered, whilst remaining identifiable within the designated area, having a **Low-Medium Sensitivity** to further change at this location (see Table 2).

4.4 Definition, scale and grain of the streets

- 4.4.1 The importance of Bath Road is emphasised by the orientation of the frontages of individual homes looking out onto it, providing those houses not only with a connection to this route but a prominence along it. Though Bath Road was and is a major route, there was also a distinct suburban identity to the southern side of the road and the verdant nature of the gardens provide evidence of this design intent. The trees offer a variety and texture to the scene and separation from the urban streetscape. The enclosure provided by the planting of hedges and trees were developed along the plot layouts at the time of new build and added to the sense of privacy and seclusion within this suburban environment. The definition, scale and grain of the villas are two and three storey in scale and associated with generous massing, each one sitting within spacious plots. Buildings and their plots vary in size, which adds interest and each building heightens the appreciation of the other buildings. Each home has a unique and historically significant contribution to make to the setting, which holds **Medium-High Sensitivity** to further change (see Table 2).

4.5 History and degree of change over time

- 4.5.1 The degree of change in the immediate area is indicated on the overlay shown below (see Map overlay 1), in which the 1st edition Ordnance Survey map from 1872-1877 is layered over an Ordnance Survey map from 1938. Beneath is an image of the 1872-1877 Ordnance Survey map without that overlay, for ease of reference.



with Berkeley Court, an inter-war development.

- 4.5.3 The buildings themselves have also experienced a history and degree of change most evident in the extensions, creating composite forms. The varied rooflines and composite forms add to the interest of this Character Area and are juxtaposed with modern buildings 3-4 storey blocks with shared central amenity spaces.
- 4.5.4 It is evident that the 'history and degree of change over time' holds Historical Value for the area with a **Medium-High Sensitivity** to further change (see Table 2).

4.6 Visibility of the Proposed Development

- 4.6.1 The Proposed Development would not obscure views of the listed building from Bath Road and its aesthetic contribution to the Conservation Area. Due to the limited visibility of the extension from Significant Views as noted in the Conservation Area Appraisal, the Proposed Development is assessed as having **No Impact** on Views 5a and 5b or Viewpoints 1 and 2 (see Table 3).
- 4.6.2 There would be a **Very Small Impact** within views to the rear of Number 9. As stated at Paragraph 3.6.2, the Proposed Development would screen the rear of the building to a greater extent but would be a higher quality design more in keeping with the context and therefore assessed as having a **Negligible Effect** (see Tables 4 and 5).

4.7 Siting and location

- 4.7.1 The Proposed Development would have an effect on the history and degree of change over time, in terms of a greater quantum of built form within the garden. However, it would have no effect on the intended prominence of Number 9 from Bath Road. As stated at Paragraph 3.7.2, this appropriate design complements rather than detracts from the character of the area resulting in a **Negligible Effect**.

4.8 Scale and appearance of the Proposed Development

- 4.8.1 The delineation of homes along the road evidences the historic connection between these buildings and one of the major routes between Reading and the west. A further aspect of the definition, scale and grain of the road is the scale and height associated with these Victorian villas. Each villa is unique, which heightens the appreciation of the other buildings. Therefore, the change caused would have **No Impact** on this ability to appreciate the historic environment beyond that assessed at Paragraphs 3.8.2 and 3.8.3. However, the minor adverse effect would be much lower within this wider context.

4.9 Wider impacts, permanence and consequential impacts

- 4.9.1 Modern infill has a greater effect on the duality of openness and privacy at this location despite the screening of the Site, which will be preserved. The Proposed Development would not impact significantly on the setting of the green and open nature of the surrounding townscape character because the majority of the trees are being retained and the extension is discreetly tucked-in behind Number 9.
- 4.9.2 No specific archaeological potential was identified within the Site. Construction has



the potential to cause limited effects on any buried heritage assets because the pad foundations are small in size with raft supported on piles. In addition, the grubbing up of the foundations of the demolished portions of the 'bomb shelter' would not be essential; therefore, there is the opportunity to preserve these *in-situ*. The construction phase also has the potential to cause a number of impacts, which would be temporary and include increased noise and, potentially, lighting. However, the construction phase would be controlled by planning conditions. Therefore, this temporary impact would be controlled.

- 4.9.3 There would be **No Effect** on any archaeological potential nor on the openness and privacy that the Site contributes to the Conservation Area.
- 4.9.4 No other consequential impacts have been identified as a result of the Proposed Development.



5 Statement of justification

5.1 Necessity

- 5.1.1 The Proposed Development would deliver a peaceful meditation space with ease of access to an existing centre that has been in occupation for over 15 years, maintaining the building in good condition.
- 5.1.2 However, some alterations are required. There is limited wheelchair access, no disabled WC and the proportion, size and spatial qualities of the existing meditation room is unsuitable. The Proposed Development provides a high quality building that adds to the current identity of the space; place-making is supported by the NPPF.

5.2 Mitigation

- 5.2.1 Despite the high quality of the Proposed Development, it will have some minor effects. On balance, many of these are neutral however a small number of adverse effects have been identified. For this reason, mitigation measures need to be put in place. Our clients should consider improvements to soft landscaping and repair of the surface of the car parking at the front of the property, which would improve the appearance within the Conservation Area and also be an advantage to the services they offer.
- 5.2.2 Level I or II building recording of the 'bomb shelter' may be deemed appropriate.

5.3 Public benefit

- 5.3.1 Public benefits would be delivered by providing a sustainable expansion to current use. Whilst achieving this change, the Proposed Development conserves the setting. These contributions include: firstly, maximising good design; secondly, respecting the scale and grain of this suburban environment; and thirdly, valuing the setting.
- 5.3.2 Whilst achieving these sustainable benefits, the Proposed Development conserves the Heritage Values that contribute to the setting of the nearby listed buildings and the Conservation Area.



6 Conclusions

6.1 Policy context - NPPF

- 6.1.1 The guidance within the NPPF to maintain heritage assets in economic and sustainable uses is in recognition of the positive contribution that heritage assets can make. The proposed alterations are not considered harmful to the Conservation Area. The assessment has found that the Proposed Development would cause very limited harm whilst conserving the historic character of the setting and delivering additional public benefits. Thus the Proposed Development accords with NPPF paragraphs 192 and 196.

6.2 Policy context – CS7

- 6.2.1 As stipulated by Policy CS7, the design of the Proposed Development respects and enhances local distinctiveness by valuing the setting.

6.3 Policy context – EN1 and EN3

- 6.3.1 This Heritage Statement responds to Policies EN1 and EN3, and the Proposed Development enhances the setting of the Conservation Area and listed buildings.

6.4 Policy context – CS33

- 6.4.1 As stipulated in Policy CS33, the Proposed Development respects the setting of the area's historic character.

6.5 Policy context – EN6

- 6.5.1 The Proposed Development respects local character by conserving the historic context.



7 References

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Reading Borough Council (2018) Reading Borough Local Plan (Adopted 2019).

Reading Borough Council (2020) Castle Hill/Russell Street/Oxford Road Conservation Area Appraisal.



8 Planning background and legislative framework

8.1 Legislative framework

- 8.1.1 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.
- 8.1.2 The planning (Listed Buildings and Conservation Areas) Act 1990 defines Conservation Areas as “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”. Local planning authorities have the statutory duty to identify and designate such areas and introduces general controls over demolition and development. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This means that, in carrying out the planning balance, where there is harm to the setting of a Listed Building or Conservation Area, the desirability of preserving the setting is to be accorded considerable importance and weight.
- 8.1.3 The National Heritage Act 2002 makes further provision in relation to the functions of the Historic Buildings and Monuments Commission for England.

8.2 National Planning Policy Framework (NPPF)

- 8.2.1 The NPPF (DCLG 2019) 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:
- *“the desirability of sustaining and enhancing the Significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - *the desirability of new development making a positive contribution to local character and distinctiveness”; and*
 - *to bring to fruition, “opportunities to draw on the contribution made by the historic environment to the character of a place.”*

“193. When considering the impact of a 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.”

“194. 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.”



"196. 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."

"197. 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."

8.3 Local policy

- 8.3.1 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);*
- 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”.*

9 Methodology and Method of Assessment

9.1 General approach

- 9.1.1 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, incorporating the contribution of their settings, the Potential for buried heritage assets to be present (together with their Significance, where known) and the predicted residual effects of the Proposed Development, where possible. Each of the aspects considered is dealt with individually in the sections below.
- 9.1.2 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.
- 9.1.3 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 2019), which stipulates that all proposals fall into one of two scenarios: ‘substantial harm’ and ‘less than substantial harm’.
- 9.1.4 The assessment was undertaken in accordance with the principles of the NPPF, within the context of the Development Plan and:
- uses the definitions and procedures set out in Conservation Principles, Policies and Guidance (Historic England 2008) and in Seeing the History in the View (Historic England 2011); and
 - follows the assessment approach set out in Historic Environment Good Practice Advice in Planning: Note 3 - The setting of heritage assets (Historic England 2017).
- 9.1.5 To begin the explanation of methodology and method of assessment, clarity of the use of the term Significance is provided.
- 9.1.6 The assessment is also based on information extracted from searches and studies relating to:
- The National Heritage List for England map;
 - records held at the local records office; and
 - a visit to the Site and Study Area.

9.2 Significance of heritage assets

- 9.2.1 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”*.
- 9.2.2 The term Significance in this sense should not be confused with assessment of the *Significance of an effect* (as is required in Environmental Impact Assessments, for

example), which is derived from a combined consideration of the nature of effect, confidence of the likelihood of the effect occurring, the sensitivity of the Heritage Asset and the magnitude of the impact.

- 9.2.3 This definition ties in with the Conservation Principles guidance document published by Historic England (2008), which provides more information on how the above may be interpreted, as evidential, historical, aesthetic and communal. 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.
- 9.2.4 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
Low	'Locally Listed' buildings 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



- 9.2.5 As discussed above, the Significance of the heritage assets is its archaeological, architectural, artistic or historic interest and its setting. Four values contribute to that interest, aesthetic, historical, communal and evidential.

9.3 Determining the baseline for settings of heritage assets

- 9.3.1 As defined in the Historic England Guidance Note (2017), the setting of a Heritage Asset is the surrounding landscape from where that asset may be experienced. Attributes of a setting may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed. Setting is separate from the curtilage, character and context of a Heritage Asset although these may be found to be interrelated. The guidance provides five steps in assessing settings as follows:

- *“Step 1: identify which heritage assets and their settings are affected;*
- *Step 2: assess whether, how and to what degree these settings make a contribution to the Significance of the heritage asset(s);*
- *Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that Significance;*
- *Step 4: explore the way to maximise enhancement and avoid or minimise harm; and*
- *Step 5: make and document the decision and monitor outcomes. The first of these steps constitutes the baseline section, which is to identify the heritage assets potentially affected by the Proposed Development.”*

- 9.3.2 Visits to each of those heritage assets likely to be affected by the Proposed Development allowed the author to compile a photographic record that forms part of the evidence base. Photographic views were taken towards and from the heritage assets looking towards the Site.

- 9.3.3 Viewpoints are chosen from within the Site and towards the Site at a point of ‘accurate visual representation’ (AVR) at or near heritage assets. Additional Viewpoints may be chosen from Viewpoints that take in the Site in the context of the settings of a number of heritage assets. Kinetic views may also need to be represented using a series of AVRs. These locations are mapped and Viewpoint context described. No access to private properties has been obtained during the field study. Viewpoints may be categorised as follows:

- Representative Viewpoints – selected to represent the experience of different types of visual heritage assets, where larger numbers of Viewpoints cannot all be included individually and where the level of effects are unlikely to differ;
- Specific Viewpoints – selected because they are key and sometimes promoted Viewpoints within the landscape; and
- Illustrative Viewpoints – Selected specifically to demonstrate a level of effect or specific aspect (e.g. screening).
- Key Views are those views that illustrate locations where there would be unobstructed visibility of the Heritage Asset and the Proposed Development.

- 9.3.4 The photographs have been taken using a Nikon camera using a 50 mm (35 mm format equivalent) lens. The photographs used to illustrate the assessment have been ‘stitched’ together using digital imaging software to provide a ‘panorama



image', thus providing a visual context to the focus of the centre photograph. The photographs have been corrected for lens distortion and to correct changes of scale across the photograph and a cylindrical projection used to ensure consistency of scale across the panorama, vertically and horizontally when viewed on printed paper.

- 9.3.5 The work undertaken towards the production of the assessment has included desk study, fieldwork (including a site visit) and discussions with the design and assessment team (to help inform the design and assessment process).
- 9.3.6 The assessment presents mitigation options, including the enhancement of the Significance of heritage assets, mitigating and minimising adverse effects on the historic environment. Defining Significance of the heritage assets rely on professional judgement and on the information available at time of writing, thus the assessment may require revision if more information becomes available.

9.4 Settings of heritage assets

- 9.4.1 As defined in the Historic England Guidance Note (2017), the setting of a Heritage Asset is the surrounding landscape from where that Heritage Asset may be experienced. Designated and non-designated heritage assets are defined within Annex 2 of the NPPF. There may be various individual contributing attributes of a setting and these may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed and is separate from the curtilage, character and context of a Heritage Asset, although these may be found to be interrelated.
- 9.4.2 Visits to the Site and each of the heritage assets predicted to be indirectly affected by the Proposed Development, through changes to its setting, allowed the compilation of representative photographs to be taken within and towards the Site, where the view is interrelated to one or more heritage assets. No access to private properties was able to be obtained during the fieldwork.
- 9.4.3 The contribution of the current setting to the Significance of heritage assets was assessed (Step 2 in the Historic England Guidance Note). Identifying the contribution of setting depends on the Heritage Asset's physical surroundings and the visitor's experience of the heritage assets. Various individual attributes contributing to setting, likely to be affected by the Proposed Development, are assessed in terms of their individual contribution to the Significance of the heritage assets and an overall assessment of the contribution of the setting to the Significance of the Heritage Asset made. That contribution will vary depending on previous and proposed changes. The extent of previous changes will affect the sensitivity of the setting to further change.

9.5 Sensitivity

- 9.5.1 *"Heritage assets and their settings may contribute" to the character of an area. "The historic character of a place is the group of qualities derived from its past uses that make it distinctive.... including its original configuration and subsequent losses and changes."* In the latest Guidance Note 3 publication, sensitivity of setting is explained as 'the capacity of the setting to accommodate change without harm to the Heritage Asset's Significance'.
- 9.5.2 *"Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to Significance but settings which have changed may also themselves enhance Significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impact from inappropriate past developments and may be enhanced by the removal of the inappropriate structure(s)".* A measure of the sensitivity of the heritage assets is based on the indicative criteria in Table 2.
- 9.5.3 A measure of the sensitivity of the heritage assets is based on the indicative criteria in Table 2.

Table 2: Criteria for measuring the sensitivity of a heritage asset to further change

Level	Indicative criteria
Very High	The current setting has been influenced by limited degrees of incremental changes that are a reflection of the distinctive characteristics of the setting
High	The current setting has been influenced by medium degrees of incremental changes, some of which are harmonious within the original setting
Medium	The current setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the original setting of the Heritage Asset
Low	Some aspects of the current setting have been compromised at specific locations within that setting such that the Heritage Asset contributes to the setting to a very limited extent
Very Low	The current setting has been widely compromised



9.6 Magnitude of impacts

9.6.1 The assessment of the magnitude of impacts is carried out on settings of designated heritage assets and the Heritage Asset's themselves, as applicable. The indicative criteria forming the basis for the magnitude of impact is given in Table 3.

Table 3: Criteria for measuring the magnitude of impact

Magnitude	Indicative Criteria
Very Large	Total loss of the attributes of the setting of heritage assets
Large	Comprehensive alterations to attributes of setting that alter the way heritage assets are experienced
Medium	Considerable alterations to attributes of setting that affect the character of heritage assets
Small	Slight alterations to attributes of setting that affect the surroundings, some of which affect the heritage values of heritage assets
Very Small	Slight alterations to attributes of setting that affect the surroundings but not the heritage values of heritage assets
No	No appreciable impact on attributes of setting

9.7 Level of effects

9.7.1 The assessment of effects is carried out on settings of designated heritage assets and the heritage assets themselves, as applicable. When assessing the effect on the setting of heritage assets, the sensitivity of different attributes of the setting to change is considered in conjunction with the impact of the Proposed Development. Assessing the combination of the sensitivity of the Heritage Asset and the magnitude of impact provides a resultant level of effect (see Table 4), which may be beneficial or adverse.

Table 4: Criteria for measuring the likely effects

Effect	Indicative criteria
Substantial	Profound changes to attributes of setting that represents a total alteration to the setting
Major	Comprehensive changes to attributes of setting that affect the character of heritage assets
Moderate	Considerable changes to wider attributes of setting, some of which affect the character of heritage assets
Minor	Slight changes to limited attributes of setting, some of which affect the character of heritage assets
Negligible	Slight changes to attributes of setting, which do not alter the character of heritage assets
No Change	Very slight changes to attributes of setting, which do not alter the character of heritage assets

9.7.2 Once mitigation has been taken into consideration, what remains are the likely residual effects which may be beneficial or adverse (see Table 5). There is often a weighing exercise involved in considering whether the overall outcome is more beneficial or more adverse, that is not reliant on a mathematical equation of greater or lesser numbers of beneficial and adverse effects. A detailed explanation of how a conclusion on the balance is arrived at is possible in circumstances where there are heritage-specific benefits. However, in projects where public benefits are wider and not heritage-specific, the judgement as to whether benefits outweigh harm needs to be made by the decision maker for the permission being sought and not the author.



Table 5: The relationship between sensitivity, magnitude that cause a level of effect

Sensitivity \ Magnitude:		Very small —————> Very Large	
Very Low ↓ Very High		Negligible	
		Minor	
		Moderate	
			Major
			Substantial

Moderate or less:	Not significant
Moderate - Major:	Potentially significant - (use professional judgement and justify if not significant)
Major and Substantial:	Significant

9.8 The assessment effects within the planning context

- 9.8.1 The criteria adopted for determining the likely residual effect is also equated to the degree of harm to the Significance of a Heritage Asset. Professional judgement has been used to translate the assessed effects of the Proposed Development to the degree of harm in accordance with the NPPF (paragraphs 193-194), which may be 'substantial harm' or 'less than substantial harm'.



10 Glossary of general terms

General terms

Aesthetic Value	The ways in which people draw sensory and intellectual stimulation from a place.
Associative relationships	The relationship between separate heritage assets by association, which may include functional and visual associations.
Curtilage	The curtilage of a building (the principal building) is in general terms any area of land and other buildings that is around and associated with that principal building. The courts have considered the precise extent of curtilage on many occasions. Determining the exact curtilage of any building is a complex question and much will depend upon the facts of the individual case. The key considerations are the physical layout of the buildings; the ownership past and present; and, the function of the buildings and spaces past and present.
Communal Value	The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
Cumulative change	Cumulative change includes permitted developments, yet to be construction, to be considered when assessing whether additional change will further detract from or enhance the Significance of a Heritage Asset
Evidential Value	The potential of a place to yield evidence about past human activity.
Heritage Value	Heritage Values represent a public interest in places, regardless of ownership. The use of law, public policy and public investment is justified to protect that public interest. Heritage Values comprise of Evidential Value, Historical Value, Aesthetic Value and Communal Value.
Historical Value	The ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
Kinetic	Relating to, caused by, or producing motion. The kinetic, or dynamic, nature of a view refers to the way in which it changes as the viewer moves through a Viewing Place.
<i>in situ</i>	Anything in its natural or original position or place, also referred to as 'primary context'
Level of effect	The level of effect ('effect' for brevity) is the measure of change caused to a Heritage Asset.



Magnitude of impact

The magnitude of impact ('impact' for brevity) is the measure of disturbance of buried heritage assets or alterations to built heritage assets.

Natural

Undisturbed natural geology accumulated without the influence of human activity

Potential

Professional judgement is used to interpolate potential within a site by understanding the baseline information for each archaeological period within a Study Area

Setting

The setting of a Heritage Asset is the surrounding landscape from where that asset may be experienced. Attributes of a setting may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed. Setting is separate from the curtilage, character and context of a Heritage Asset although these may be found to be interrelated



Plate 1: Looking south at the frontage of
Number 9



Plate 2: Looking north at the rear elevation of
Number 9



Plate 3: Specific views of the area to be demolished



Plate 4: Looking north at the proposed location of the extension



Figure 1: Location of viewpoints
(image used with kind permission of Colony Architects)



Viewpoint 1: Looking south-southwest from the junction of Castle Hill and Coley Avenue



Viewpoint 2: Looking east-northeast along Bath Road



Viewpoint 3: Looking east-northeast from the access to The Firs



Viewpoint 4: Looking north-northeast from the carpark of The Firs