



Archway Heritage

**Heritage Statement
for the
Proposed Development**

at

**27-33 Christchurch Road,
Reading**



Report Reference: AH_219-CCRd+KRd-R_Final.doc



www.archwayheritage.co.uk

**Produced by: Archway Heritage
Date: 12/02/21**

Document quality checks

Version	Date produced	Author	Checked by
Client draft – Draft v1	9 th February 2021	Mary Neale	Mary Neale
Final	12 th February 2021	Mary Neale	Mike Lang Hall

The reports and all intellectual property rights in it and arising from it are the property of or are under licence to Archway Heritage or the client. Neither the whole nor any part of this report, nor any drawing, plan, photograph, other document or any information contained within it may be reproduced in any form without the prior written consent of Archway Heritage or the client as appropriate. All material in which the intellectual property rights have been licensed to Archway Heritage or the client and such rights belong to third parties may not be published or reproduced at all in any form, and any request for consent to the use of such material for publication or reproduction should be made directly to the owner of the intellectual property rights therein. Archway Heritage disclaims any responsibility to third parties.

**Archway Heritage
24 Addison Road
Reading RG1 8EN**

0044 7716 917152

**Author: Mary Neale
mary@archwayheritage.co.uk**



Table of Contents

1.	Introduction	5
1.1	Instruction	5
1.2	The Site and Study Area	5
1.3	Purpose and aims	5
1.4	Methodology and method of assessment	5
1.5	Structure	6
2.	Baseline evidence and Proposed Development	8
2.1	General	8
2.2	Views potentially affected by the Proposed Development	8
2.3	The listed buildings and the Site	8
2.4	Other listed buildings adjacent	9
2.5	Christchurch Conservation Area - Character Area 2	10
2.6	Kendrick Conservation Area - Character Area 2	10
2.7	The Proposed Development	11
2.8	Consultation	11
3.	Significance of the Site	13
3.1	General	13
3.2	Architectural Significance	13
3.3	Archaeological Significance	14
3.4	Historical Significance	15
3.5	Significance of the terrace	16
3.6	Recommended conservation approach to proposed works	16
3.7	Impacts of the Proposed Development	18
4.	Setting	20
4.1	General	20
4.2	Specific and representative views	20
4.3	Built grain (enclosure and openness)	20
4.4	Materials and surfaces	21
4.5	History and degree of change over time	21
4.6	Variety of the building stock	21
5.	Assessing the impacts of the Proposed Development	23
5.1	General	23
5.2	Visibility of the Proposed Development	23
5.3	Scale and appearance of the Proposed Development	23
5.4	Wider impacts, permanence and consequential impacts	23
6.	Statement of justification	24
6.1	Necessity	24
6.2	Public benefit	24
6.3	Policy context - NPPF	24
6.4	Policy context – CS7	24
6.5	Policy context – EN1 and EN3	24
6.6	Policy context – CS33	24
6.7	Policy context – EN6	25
6.8	Policy context - Reading City Centre Framework and Conservation Area Appraisal	25



7.	References	26
8.	Planning background and legislative framework	27
8.1	Legislative framework	27
8.2	National Planning Policy Framework (NPPF)	27
8.3	Local policy	28
9.	Methodology and Method of Assessment	32
9.1	General approach	32
9.2	Significance of heritage assets	32
9.3	Determining the baseline for settings of heritage assets	34
9.4	Settings of heritage assets	35
9.5	Sensitivity	36
9.6	Magnitude of impacts	37
9.7	Level of effects	38
9.8	The assessment effects within the planning context	39
10.	Glossary of general terms	40
11.	List Entry Summary	
12.	Figures	
13.	Plates	
14.	Viewpoints	

Tables Index

Table 1: Criteria for measuring the importance attributed to designated heritage assets	33
Table 2: Criteria for measuring the sensitivity of a heritage asset to further change	36
Table 3: Criteria for measuring the magnitude of impact	37
Table 4: Criteria for measuring the likely effects.....	38
Table 5: The relationship between sensitivity, magnitude that cause a level of effect.....	39



Appendix 12: Figures Index

Figure 1: Red line boundary of the Site and Viewpoint locations

Figure 2: The Study Area

Appendix 13: Internal views Index

Plate 1: The internal views of Number 27

Plate 2: The internal views of Number 29

Plate 3: The internal views of Numbers 31 and 33

Appendix 14: External views and Viewpoints Index

View 1: The front elevation of Numbers 27-33

View 2: The condition of the east facing elevation

View 3: The rear elevation of Numbers 27-33

View 4: Parking area to the rear of Numbers 31-33

Viewpoint 1: Looking west along Christchurch Road

Viewpoint 2: Looking east along Christchurch Road

Viewpoint 3: Looking south from Christchurch Conservation Area towards Christchurch spire

Viewpoint 4: Looking south from Kendrick Conservation Area towards Christchurch spire



1. Introduction

1.1 Instruction

- 1.1.1 This Heritage Statement has been commissioned by the applicants to inform a planning application. The 'Proposed Development' consists of reconfiguration of all floors and a lower ground and ground floor rear extension.

1.2 The Site and Study Area

- 1.2.1 The Site address is 27-33 Christchurch Road, Reading RG2 7AA; National Grid Reference SU 72161 72229 (see Figure 1, Drawing A-1000 Rev A). It is located on the north side of Christchurch Road and on the corner of Kendrick Road, to the south 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 consists of a row of Grade II listed terraces located within Character Area 2 of Christchurch Conservation Area. This terrace is considered to have a positive impact on the historic character and appearance of the Conservation Area. The conservation area appraisal states that these buildings are beneficial, stating that this is a "*Group of 1840s three storey terraced properties similar to 3-9. Front and flank elevations stucco rendered and painted white, therefore highly visible in the street scene. Little in the way of adverse alteration. Interesting front doors. Frontage railings intact*" (Reading Borough Council 2010 pg. 6).
- 1.2.3 The Study Area extends to the buildings along the western portion of Christchurch Road and along the southern part of Kendrick Road (see Figure 2). The extent of the 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, a five step approach is recommended in Note 3 (Historic England 2017). The appropriate steps undertaken for this assessment (see Appendix 9, Methodology 9.3) to a level of detail that 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 a 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 Appendix 9, Methodology 9.2 and Appendix 10, Glossary).
- 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 benefits 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

- 1.1.1 An assessment of the Proposed Development in relation to the contexts described above is based on Steps 3-4 of Historic England guidance (2017). A measure of effects is based on the sensitivity of the settings and the impacts of the Proposed Development (see Appendix 9, Methodology 9.4 - 9.6). The findings are then considered within the context of local and national 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 significance of the terrace on Site and the impacts of the Proposed Development at section 3
 - an assessment of the attributes of the setting at section 4;
 - an assessment of potential impacts and effects on the setting of the adjacent listed buildings and the Conservation Area at section 5;



- section 6, consists of a statement of justification and outlines the public benefits an assessment of the Proposed Development in the planning context; and
- section 7 is a list of references, followed by Appendices 8-14, consisting of the Planning background and legislative background, Methodology and Method of Assessment, glossary, List Entry Summary, Figures, Plates 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 photographic evidence for the assessment and the Proposed Development. This baseline information informs the scope of the assessment (see Appendix 9, Methodology 9.2 and 9.3), including reference to views (see Appendix 9, 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 As a corner terrace, Numbers 27-33, is prominent in the street scene. However, due to the winding nature of the Christchurch Road, the hill top location of the Site and the surrounding built environment there are limited views beyond 100m and no views from beyond these locations. A series of four Viewpoints were recorded, two are representative and two are specific.
- 2.2.2 Viewpoint 1, which looks west along Christchurch Road is a representative view from the street. There are limited views of the Site from the Church and churchyard due to the diagonal angle of the view and wall around the churchyard. The graffiti on the side elevation detracts from the contribution the Site makes within this view. The Site is prominent at the junction and provides the viewer with an impression of upcoming views anticipated whilst continuing westwards.
- 2.2.3 Viewpoint 2, which looks east along Christchurch Road is a representative view from the street. The architectural context for the Site is that of high quality buildings which is clearly 'readable' as a phase of historic development as the viewer progresses east. The similar scale and proportion of these buildings is pleasingly harmonious whilst being varied.
- 2.2.4 Viewpoint 3 is a specific view that looks south from Christchurch Conservation Area towards Christ Church spire. Christ Church provides a stunning vista-stop in these views, as discussed in the conservation area appraisal, and again for Viewpoint 4. The rear of the Site is clearly visible, though at an angle.
- 2.2.5 Viewpoint 4 is also a specific view looking south from Kendrick Conservation Area towards Christ Church spire. Views of the rear of the Site are less clearly perceivable than those seen at Viewpoint 3. This relates to the greater distance, with views only of the upper floors whilst climbing the hill. The rear extensions come into view near the edge of Christchurch Conservation Area.

2.3 The listed buildings and the Site

- 2.3.1 Numbers 27 - 33 are Grade II listed buildings (List Entry Number: 1154859) constructed



between 1823 and 1833 as a group of 4 town houses, comprising a lower ground floor, ground, first and second floor. The front and sides of the terrace are stucco-rendered, painted white and decorated with a string course at first floor level. The roofline has a hipped slate roof at the western end and gable at the eastern end. The elevation to the rear is of brick construction and has been altered by the demolition and rebuild of extensions and the introduction of doorways to upper floors.

- 2.3.2 Each town house is 2 bays wide with a tall ground floor window in a segmental-headed recess and a door in deep recesses with fluted quadrant jambs, key-pattern frieze and radiating fanlights. A number of the panelled doors are decorated with a large central rosette. The railings have been retained and add to the character of the terrace and the street.

2.4 Other listed buildings adjacent

- 2.4.1 The setting of the other listed buildings in this terrace strengthens the contribution that Numbers 27-33 make to the street, with a pleasing variation of scale and proportion, described under Viewpoint 2.
- 2.4.2 Numbers 11-25 Christchurch Road is a Grade II listed terrace (List Entry Number: 1321966). It is a central terrace of eight 2 storey buildings that presents an unbroken line of similar front elevations. The terrace consists of unpainted brick with historic tuck pointing and a verandah with lead canopy that adds decorative interest to the frontages and contrasts with the 3 storey stucco-faced, terraces either end. Originally the verandah would have run the length of the two-storey terrace. However, it was removed from Numbers 19 and 21. Sections of the iron railings and gates to the front of Numbers 15-25 have also survived. In addition, only two houses have retained the original six-panel front door, although the original fanlights above the front doors have been retained.
- 2.4.3 Numbers 3-9 Christchurch Road are part of a Grade II listed terrace (List Entry Number: 1154854). Numbers 5-9, hold the three storey and lower ground floor arrangement and share the same roof. Whereas, Number 3 was intentionally a straightforward three storey design without a lower ground floor and its floors are at different levels. This results in a variation of the windowsill heights between this set of properties. The arrangement of the windows is also at variance with Numbers 5-9. Number 3 also has a slightly lower pitch, hipped roof, which is covered in modern artificial slates. Nevertheless, some architectural details are replicated, such as the arch detailing and stucco façade.
- 2.4.4 Whitley Villa (List Entry Number: 1113437) is a two storey detached property of red brick with grey brick headers, which has end chimneys and a slate roof. The ground and first floor windows vary from the adjacent buildings, as does the larger front garden. However, the low brick walls and railings at the front are similar to those of the adjacent terraces.
- 2.4.5 The Grade II* listed Christ Church (List Entry Number: 1113441) and Grade II listed Christ Church War Memorial, Reading (List Entry Number: 1453033) stand opposite



the junction between Christchurch Road and Kendrick Road. St Giles at Southampton Street ministered to the growing population, which required a new church. Hence Christ Church was designed by Henry Woodyer and built in 1861-1862 and enlarged in 1874. The 164-foot spire of Christ Church is a Reading landmark. The vicarage (1871) was designed by Alfred Waterhouse (Reading Borough Council 2005). Christ Church and its churchyard is the main area of open space within the Conservation Area.

2.5 Christchurch Conservation Area - Character Area 2

- 2.5.1 The Conservation Area was designated in 1987. *"The Christchurch Conservation Area comprises a tightly drawn, essentially Victorian/Edwardian suburb of Reading, loosely centred on Christchurch itself, a Grade II* listed building. It has street frontages to Christchurch Road which runs east-west to the north of the area, and the north side of the parallel Christchurch Gardens to the south of the area, together with the north-south frontages of Vicarage Road, Glebe Road and the east side of Basingstoke Road which link them". "There is therefore a considerable variety, exuberance and blending of architectural styles of the Victorian/Edwardian period in close proximity in the core of the area centred on Christchurch itself, which makes the area attractive and worthy of Conservation Area status. This is reinforced by the retention of boundary walls and railings throughout the area, which together with mature tree cover, give the area its coherence"* (Reading Borough Council 2010 pgs. 3 and 10).
- 2.5.2 The properties within Character Area 2 are noted as the earliest in the Conservation Area (see Figure 1). The street scene is enhanced by the harmony of these terraces which present neat rows. At the end of the row, stand Whitley Villa and Number 3 Christchurch Road. The latter is a later rebuild that differs from its neighbouring three terraced houses.
- 2.5.3 The Character Area has a tightly knit mixed urban character composed of continuous frontages of two- and three-storey buildings with small front gardens bounded by low wall and railings at the pavement edge. The long, narrow gardens have been retained except for the conversion to parking at the rear of Numbers 31-33 and rear of Whitley Villa.

2.6 Kendrick Conservation Area - Character Area 2

- 2.6.1 Kendrick Conservation Area lies just to the north of the Christchurch Conservation Area, the boundaries of which meet on Kendrick Road. On exiting the Conservation Area, the viewer can appreciate clear prospects of Christ Church spire centred midpoint on the road. The spire towers above the tall avenue of plane trees, considered a deliberate piece of Victorian town planning (Reading Borough Council 2005).
- 2.6.2 *"On the east side of the road, dwellings are set back from the wide foot way behind small front gardens with much larger gardens to the rear. Houses are typically two-storey with attic or three storey. Those at the northern end of the road are large single dwellings in individual plots (e.g. nos. 5-15) whilst further north, semi-detached is the norm with only a*



small gap between buildings (e.g. nos 19-43)" (Reading Borough Council 2005). Many of these mid-Victorian buildings are built in an eclectic style of domestic architecture and contrast with the more modern houses opposite of mixed quality, *"which lack historic or architectural interest and have been omitted from the conservation area"* (ibid). The rear of Numbers 31 and 33 can be seen within this background.

2.7 The Proposed Development

- 2.7.1 The Proposed Development would involve the rear extension of Numbers 27-33 to a similar depth as the current extension of Number 27. The proposed extensions have pitched roofs and rear doors to the lower ground floor. The external doors seen on the rear upper floor levels would be replaced as shown on the elevation drawing.
- 2.7.2 Separate apartments are proposed on the lower ground and ground floor levels and duplex apartments on the first and second floors within each house.
- 2.7.3 The design has accommodated the integration of lower ground level patios.

2.8 Consultation

- 2.8.1 A meeting was held with two members of the Conservation Area Advisory Committee (CAAC) in order to discuss the proposals and provide feedback on the Proposed Development. The aim of all parties is to work together to find the best solutions to achieve a sustainable use. This is in-line with the National Planning Policy Framework Paragraph (NPPF) 192, which states that the focus needs to be on *"... the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation"*.
- 2.8.2 Members of the CAAC regularly provide comments on planning applications and did so in relation to a previous application for one of the properties in this terrace. That research also contributes to this application. For example, it is noted that the railings were manufactured by Wilder of Reading, which adds to our understanding of Evidential Value, and there is evidence of the Site on the Tithe Map with additional notes about the nature of the geology and topography, which adds to our understanding of the Historical Value of the Site.
- 2.8.3 The design was reviewed having considered the feedback from the consultation process and advice from the author. The arrangements for the bin and bicycle store have been reconfigured to improve views from Kendrick Road. There is an awareness within the project team that the proposed location for bin store will mean that those in some apartments will have to travel a distance to use them. However, with the introduction of smaller bins we hope this will not cause an imposition and has been the preferred option during consultation as a means of reducing the impact of unsightly bins along the main route of the Conservation Area.
- 2.8.4 As much of the original rear walls and sub-division of rooms has been retained as possible, to preserve as much of the historic authenticity as feasible whilst ensuring sufficient natural light and space for the new apartments meet recommended



standards. The options of different roof forms were considered and it was found that:

- a flat roof option would pose security risks;
- there is insufficient depth for an angle of slope to construct a roofline matching the direction of the slope of the main roofline; and
- due to the irregular spacing of the fenestration, a roofline designed to have a single apex for each extension would be too irregular.

2.8.5 Whilst the need for changes to the internal configuration and extensions are acknowledged essential as part of making these properties viable, so is the opportunity to improve the external appearance as part of the heritage balance and public benefits. Such improvements would also be of benefit to the Conservation Area. Improvements include:

- the removal of bins in the front to the rear;
- installation of planters to enhance the hard standing of the frontage

2.8.6 Reinstatement of the original division between Numbers 31 and 33 has been re-established, improving the readability of the original layouts. In addition, it was agreed that where original fireplace openings are enclosed, these would be revealed.



3. Significance of the Site

3.1 General

- 3.1.1 The Significance of buildings lies in their architectural interest, historic interest, archaeological interest, artistic interest and their settings (see Glossary 10). The contribution made by the setting will be assessed in the following two sections of the report. In this section of the report, the architectural, historic, archaeological and artistic interest of the terrace will be assessed (see Appendix 9, Methodology 9.3). This will be followed by an assessment of the effects of the Proposed Development.
- 3.1.2 The site visit was undertaken on the 3th November 2020. However, the visit was time limited due to the risks associated with the current pandemic. The following specific areas were inaccessible: the ground floor apartments of Numbers 31-33; and the circulation areas between floors at Number 33, which were not accessible due to occupiers' recent return from abroad.
- 3.1.3 The properties do share damp problems and currently water is seeping in through the sash windows, which have fallen into disrepair.

3.2 Architectural Significance

- 3.2.1 Specific architectural features give character to this property, including: low pitched slate roofs; panelled doors with arched fanlights; glazing bar sash windows. Low frontage brick walls and low brick walls with railings provide a visual link with the rest of the terrace. However, gradual unsympathetic changes have, cumulatively, altered the uniformity of the terrace. For example, the steps to the lower ground floor of Number 29 have been covered over. As a result, rain water can splash over the timber framed window below the covered front steps and front garden space. In addition, the modern uPVC door and window to the lower ground floor of Number 27 is a detracting alteration. The other lower ground floor openings to the front are timber-framed.
- 3.2.2 Numbers 27-33 are one of the few terraces in the Conservation Area with stucco frontages as the majority of the houses have brick frontages. Whilst outstanding in appearance and scale, its current condition is detracting. The deterioration of the fabric needs to be redressed, particularly the render. The condition of the windows and external doors also need to be addressed. Nevertheless, an aesthetic expressing classical design is still appreciable. For example, the single-glazed, timber framed, eight over eight sash windows, is reduced to six over six window panes and three over three window panes on the upper floors, emphasises proportions influenced by Palladian architecture.
- 3.2.3 The building that most closely matches the original plan form of the terrace, Numbers 27-33, is Number 29. Of less significance, is the L-shape of these buildings, created by the rear extensions which were not part of the original design, as shown on the Tithe Map. Moreover, these extensions have been demolished and rebuilt over the years. Therefore, they are not considered to be important, with some elements detract from



the significance of the buildings.

3.2.4 Gradual, unsympathetic changes have also reduced the significance.

- Modern doors throughout and the absence of architectural detailing, that would be expected, (such as coving), indicates that these were removed during previous phases of redecoration. Some features survive, such as the arch to Number 27 that has been in-filled, which can be reversed. The timber-framed windows are in poor condition and in addition, there are signs of damp throughout, not all of which would be explained by the poor upkeep of the window openings. Other changes that detract from the significance of these historic buildings are the uPVC windows and external doors installed in the lower ground floor.
- The lower ground floors of both Numbers 31 and 33 have been modernised and any surviving historic features, beyond the timber-framed openings to the front, are hidden behind modern décor. The fireplace openings throughout the apartments viewed and the timber-framed windows are the most obvious historic features. Though the fireplace openings on the first and second floors of Number 33 have been removed, there is potential for the survival of fireplace openings on the other floors. The air circulation offered by well maintained and ventilated fireplaces and chimneys, would obviate the need for additional ventilation through the use of vents etc. Fireplaces and chimneys are, therefore, key to keeping damp problems under control. In particular, there are more signs of damp in the first floor apartment.

3.2.5 However, significance is retained in the following features.

- The lower ground floor of Number 29 has not been tanked, which had been part of the previous application [180174]; though ventilated and redecorated, signs of damp are, nevertheless, in evidence in storage areas here. There is potential for the survival of some historic features on the upper floors. The coving and skirting boards on the first and second floors appear authentic and where authentic, would need to be retained. In addition, most of the fireplace openings are visible and the fireplace ironwork on the first floor is in-keeping and could be original. Overall, more of the internal significance of this building has been retained although the windows are in poor condition and water can penetrate through some of the windows and cills, which will progress decay. Of note, the internal space of Number 29 is the most readable of all of these historic house.

3.2.6 Nevertheless, sufficient architectural detailing survives to allow us to appreciate the original simplicity and proportion of the design.

3.3 Archaeological Significance

3.3.1 Traditional craftsmanship and fabric, such as historic hydraulic lime plaster, are in evidence within the structural fabric¹. Where the internal dividing walls on the first and second floors match those on the other floors, it is assumed they are located as per the original design and may be original fabric. However, patch repairs are in evidence

1 It was not possible to view the roof voids.



throughout, which are associated with the risk that at least some of those repairs were undertaken with modern materials. These inappropriate repairs would need to be removed, where it is possible to do so without causing further damage and replaced with breathable alternatives because the impermeability of modern materials will damage the historic fabric.

- 3.3.2 Whilst the stairs on the ground, first and second floors have been preserved, the stairs between the lower ground floor and ground floors have been removed in all properties except Number 29. The retained stairs are significant as evidence of traditional carpentry and popular designs of the period. Traditional craftsmanship is also in evidence in features such as the historic timber framed windows and front doors, Number 31 being most likely original. The small pane sash windows, the front doors, the radiating fanlights over the doors and the railings contribute to the Significance of the buildings, though in poor to very poor condition. The railings also provide evidence of local craftsmanship and manufacturing, manufactured by Wilder of Reading (CAAC response to a previous planning application [180174]).
- 3.3.3 The 1872-77 Ordnance Survey map shows rear extensions in different locations as in evidence today, with the possible exception of a small portion of the western rear extension of Number 31. The lower ground floor rear extensions to Numbers 27, 31 and 33 were built in modern times. In contrast, Number 29 has no lower ground floor extension but a single storey ground floor rear extension forming a bathroom and providing access to the garden. A small portion of the western rear extension of Number 29 may be Post-medieval in origin. Historically, Numbers 31 and 33 had been extended slightly in the Post-medieval, with adjoining rear extensions. An additional extension to Number 31 is also clearly illustrated on the 1872-77 Ordnance Survey map. Whereas, Numbers 27 and 29 were also extended slightly, but at a later date, as illustrated on the 1910-11 Ordnance Survey map. In summary, piecemeal changes to the rear extensions have resulted in little surviving historic fabric in these areas.

3.4 Historical Significance

- 3.4.1 The Site was once part of fields in the hamlet of Whitley, located outside the boundary of Reading Borough but within the Reading parish of St Giles. Prior to the development of the terraces of and properties adjacent to the Site, this area was seen to be a favourite spot for the purchase of the dwellings by the upper and independent classes. However, the rapid expansion of Reading between *circa* 1830 and 1914, a growth facilitated by industrialisation, spurred development, which altered the area's earlier green spacious character.
- 3.4.2 Historic details of the way this terrace became developed is available at Reading Berkshire Records Office. Lady Frances Emily Milman of Pinner in Middlesex inherited (Berkshire Record Office D/EB1180/F1) and then leased the land to George Shackel and 'other responsible persons' to be developed through covenants with conditions (Berkshire Record Office D/EB1180/T6)² to meet housing needs. The Site formed part

² The plot illustrated in this primary source is larger than Whitley Crescent.



of Whitley Crescent (the row of buildings between Whitley Villa and Number 33 as shown on the 1879 Ordnance Survey map), which was gradually developed between 1823 and 1840 (Berkshire Record Office R/D77/1/1-7); it was formerly known as Whitley Crescent.

- 3.4.3 At this time, 1833, the Site was in the Reading parish of St Giles and on the boundary of Reading Borough. Of St Giles, which extended south and east from the River Kennet, the Report on the Corporation of Reading states that it "... contains the greatest number of the residences belonging to the upper and independent classes." (Berkshire Record Office D/EX1445/10/1-5). However, the Tithe Map of 1840 shows an area largely of fields with only Whitley Street, Spring Gardens and Whitley Crescent having been developed. Growth and development continued in a similar way to that evidenced within the Site and by 1887 the area had become part of Reading Borough.

3.5 Significance of the terrace

- 3.5.1 Due to their location, Numbers 27-33 have a commanding presence set between two road junction points. The terrace is a tightly knit mixed urban component within the Conservation Area. This and the other terraces in this row have continuous frontages of two- and three-storey buildings, with front gardens on the pavement edge. Each is bounded by either brick walls and / or railings which highlights groups of terraces.
- 3.5.2 The uniformity of the plots creates an identifiable element within the streetscape. The design of the former gardens, is illustrated on the 1879 Ordnance Survey map, which has changed over time, though the majority retain the original, rear property boundaries.

3.6 Recommended conservation approach to proposed works

- 3.6.1 Detailing the works and fabric within each individual building would be beyond the agreed scope of works. However, the approach that would be required through the discharge of conditions process is designed to ensure works are carried out appropriately. To ensure the following approach is taken, the work is to be carried out by an appropriate certified and experienced conservation contractor, preferably taking the role of principal contractor in accordance with Construction (Design and Management) Regulations 2015.
- 3.6.2 As Grade II listed buildings, the legal protection includes all fabric internal and external and all extensions where they make a contribution to the buildings. Therefore, there is the basic assumption that all repairs should be carried out on a like for like basis. However, this should be tempered with an approach that requires the least intervention possible, particularly with structural alterations and repairs; whilst recognising that in some cases, it may be more expedient to use new materials and methods to reduce disturbance, impact on the historic fabric and finishes and meet modern regulations. Those modern fabrics must allow for the breathability of the properties as a whole.
- 3.6.3 Where the fabric of existing features and materials have failed due to poor

intervention, detailing and material selection needs to be in-keeping with the historic nature of the properties. Where intervention is to be made to prevent future damp issues, such alterations are encouraged as long as such interventions do not inadvertently create further damp problems through the use of inappropriate materials. However, whilst repairing and modernising of non-historic facilities within the buildings are necessary, the methods need to have as little impact as possible on the character and historic fabric of the building. Therefore, any changes necessary to upgrade the buildings for viable use, should be reversible. They should not result in the loss of any significant historic fabric or destroy the integrity of the historic character of the building. Therefore, the input of a heritage professional who can provide advice on the materials and methods that work best is recommended.

- 3.6.4 Repair of the external frontages would be beneficial not only in terms of keeping the buildings in good condition but also in relation to the consideration of the balance between any adverse and beneficial impact when making planning decisions. The current finish may be a lime render or a natural or artificial cement render³. To avoid inadvertent damage and subsequent expense through the use of inappropriate materials, repairs should utilise breathable materials that do not cause further damage to the building. As lime plaster has been noted internally, it may also form the external finish. Historically, the majority of lime-based renders or plasters were applied in two or three coats and materials, techniques and finishes varied over time. It is important to establish the origin of the current render and the nature of any past repair prior to commencing repairs.
- 3.6.5 Where brick repair and repointing on historic facades is necessary, a mortar mix of non-hydrated lime and a cut back of approximately 2 inches to take a brick slip should be considered before deciding that replacement is necessary. However, any attempt to replace headers would break the bond in the wall and should therefore be avoided. Where repairs are noticeable, ageing processes using natural organic wash is recommendable.
- 3.6.6 Ventilation from the kitchens, ensuites and toilets would ensure humidity is expelled, preventing dampness of the historic fabric, aided by wall materials that are highly breathable and breathable wall and ceiling coats in these rooms.
- 3.6.7 Where roof insulation is needed, the materials and methods should be appropriate as recommended for listed historic houses and prior to doing so, a check for any gaps in the structure, particularly at eaves level, is recommended. These gaps should be appropriately repaired to avoid heat loss.
- 3.6.8 In general, removal of layers of paint is to be discouraged as they are a record of the changing tastes in interior decoration. Many of the historic painted timber surfaces, both inside and out, are likely to have many layers of paint applied over years. Therefore, lower coats may contain lead, so the appropriate health and safety precautions need to be taken in the preparation of these surfaces for new paint. As a fire safety precaution the use of flames for stripping paint needs be avoided and

3 The word 'stucco' is the Italian word for plaster and the term is imprecise. The use of the terms plaster and render cause less confusion.



mechanical stripping is preferred where possible, which may be used where it is necessary to strip back to obtain a firm base. The use of modern impervious paint is inadvisable and it is recommended that traditional vapour permeable and flexible materials are used instead.

- 3.6.9 Historic joinery is to be retained and where repair is necessary, timber can be matched to the original profiles. Where new joinery is being introduced, similar profiling to that of historic fabric would reflect the original thereby being harmonious to retain the character of the building.
- 3.6.10 Great care needs to be taken in the installation of services in order not to damage original fabric or surfaces. Wherever possible, new wiring can be hidden in areas of new fabric and care taken in the design and routing of services to avoid disfiguring historic fabric. Every effort is to be made in the design of pipe-runs to avoid cutting into flooring joists; some surface fixing may be necessary as a result as long as it meets building regulations. Any wiring in inaccessible roof voids needs to be placed within fire resistant cable. It is recommended that where cables need to be chased into the historic plaster walls, the new cable run should be cut by hand and the cable placed within 20mm round plastic conduits so that rewiring can take place at a later date without the need to re-cut chases, thus preventing further damage to the fabric in the future.
- 3.6.11 Hard, non-permeable cement based render may have been applied to lower ground floor walls, known as tanking. It had been permitted within Number 29 with the intention of reducing dampness. However, this work has not been carried out. The fact that this work was not carried out is positive because tanking contributes to considerable condensation due to a lack of ventilation and cement's inability to regulate humidity. Instead, a ventilated lime based plastering system is recommended. This would consist of lime hemp plaster applied to reed or wool wood backed boards on the lower ground floor walls with a ventilated air gap between the wall and the plaster backed board. In addition, cast iron ventilation grilles or air bricks need to be installed to the front and rear elevations at low level to ventilate all lower ground floor rooms.

3.7 Impacts of the Proposed Development

- 3.7.1 The Plates 1-3 show the limited historic fabric that exists, based on a visual inspection, and the past and present signs of water ingress. A regular maintenance schedule is recommended to keep the buildings in good condition and avoid costly remedial work.
- 3.7.2 Detailed design reviews were undertaken for each floor with the aim to maximise the retention of historic fabric, which was balanced by the architectural team with the modern standard requirements to make sufficient space for living accommodation.
- 3.7.3 The reveal to the lower ground floor bedroom of Number 27 has been reduced as much as possible without reducing day light factors too much. The architectural team confirmed the configuration of Numbers 29 and 31 is necessary to conform with space standards.



- 3.7.4 The ground floor apartments were reconfigured so that as much of the existing rear walls of Numbers 29 and 31 could be retained.
- 3.7.5 The sub-dividing walls of each property on the first floor level could not be retained in the current positions. The architectural team confirmed that the proposed configuration was necessary to achieve the required space standards.
- 3.7.6 The sub-dividing walls on the second floor of each property could not be retained in the current position, due to the need to provide 7.5 sq. m of space in the single bedrooms and 10.5 sq. m of space in the double bedrooms. The architectural team also confirmed that locating the facilities in their current position ensures the soil vent pipe progresses through each floor with the least possible number of openings, minimising damage to floors and ceilings.
- 3.7.7 The alterations have an impact on the rear walls, which have been impacted in the past. However, the circulation would not be altered and each of the stairwells from ground to second floors of Numbers 27-31 is positive. The arrangement of the stairwell of Number 33 would be required to achieve the separation between Numbers 31 and 33 to their original independent status, which would be beneficial to the readability of both interiors.
- 3.7.8 These impacts are small within the scale of each individual unit. There would be a lesser impact on Numbers 27, 31 and 33 than on Number 29 based on their current condition. However, as a listed group of buildings the impacts are acceptable if this is the best viable option, which has been confirmed by the architectural team. The building holds less Evidential Value in its internal features than in the structural, where original fabric survives. Its Historical Value is noteworthy, however, its greatest significance lies in its external Aesthetic Value.
- 3.7.9 A window schedule has been prepared for the application and materials for windows, external doors and rainwater goods may be agreed as part of conditions to any permission granted. Additional improvements such as the removal of superfluous and trailing wires from the front of all the properties and the protection of the side elevation from graffiti may be agreed as part of the maintenance, repair and improvement works.



4. Setting

4.1 General

- 4.1.1 Setting is the surroundings from which a heritage asset may be experienced (see Glossary, Appendix 9). Broadly the Significance of the setting would be the same as the Significance of the Grade II listed buildings and the Conservation Area, holding **Medium Importance** (see Table 1). Within that broad categorisation, the contribution of different 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 9). The key attributes of the setting are: views; the built grain of the streets providing a sense of enclosure and openness; historic materials; history and degree of change over time; and the variety of the building stock.

4.2 Specific and representative views

- 4.2.1 The representative views along Christchurch Road, represented by the Viewpoints 1 – 2 hold **Medium Sensitivity** because the streetscape has been subject to incremental changes, many of which are not in keeping within the Conservation Area. In particular, the street furniture has more of an impact in this immediate locale than the comparatively wider, tree-lined Kendrick Road.
- 4.2.2 The specific views (Viewpoints 3 and 4) hold **High Sensitivity** because the streetscapes have been subject to incremental changes, some of which are and some of which are not in keeping with the Conservation Areas (see Table 2).

4.3 Built grain (enclosure and openness)

- 4.3.1 The built grain reflects the historic growth of the Character Area, which differs from the other Character Areas. The 19th century grain of the Site and adjacent terraces consist of long narrow plots, with wealth and success demonstrated by the scale and grandeur of the frontages. The 19th century landscaping to the rear has given way to less formal gardens and parking at either end of the Character Area.
- 4.3.2 A sense of enclosure is created: along the north-side frontages, which are built to the edge of the footpath; with limited permeability through the plots; and by the narrowness of the road. This contrasts with the open character to the south of the road. However, a greater contrast between enclosure and openness is experienced along Kendrick Road, associated with the larger plots and the wider road.
- 4.3.3 The long avenue of trees along Kendrick Road are prominent in the street scene and make a valuable contribution to the character and appearance of the conservation areas. Christchurch and Kendrick Roads are busy with associated detracting noise and fumes.
- 4.3.4 The built grain holds Aesthetic Value and **Medium-High Sensitivity** because the built



environment has been subject to incremental changes, some of which are and some of which are not in keeping with the Conservation Area, particularly the extensions and rear parking.

4.4 Materials and surfaces

- 4.4.1 19th century materials were predominantly: red brick, stone or terracotta details; blue grey slate; and timber window frames and doors. Some of these materials are gradually being replaced with modern materials, which detracts from their character.
- 4.4.2 The 20th century street furniture, particularly on Christchurch Road (A327), which is associated with this important road junction, detracts from the southern entrance to the Conservation Area. Features that detract from the character are: the safety colours of the road surface; the tarmac pavements with concrete kerbs; the choice of street lighting columns; and the signage. This setting holds Evidential Value and a **Medium-High Sensitivity** to further change.

4.5 History and degree of change over time

- 4.5.1 The Site is located within the Conservation Area Character Area 2 and the Study Area touches on the Character Areas 1 and 3 on the south side of Christchurch Road and the southern tip of Kendrick Conservation Area. These areas are associated with two socio-economic trends of the 19th century (see Paragraphs at 3.4).
- 4.5.2 Details of the first trend relates to its early development and the recognition of this area as a green, leafy and spacious place to live. The second trend relates to its development into a terrace and was once associated with the rapid expansion of the Town. It is evident that the 'history and degree of change over time' holds Historical Value for the area with a Medium Sensitivity to further change because this variation in architectural form has been influenced by limited degrees of incremental change (see Table 2).
- 4.5.3 Some of those incremental changes are a 20th century reflection of aspects of that growth and other incremental changes are not harmonious with the original setting. For this reason, the setting holds Historical Value and a **High Sensitivity** to further change.

4.6 Variety of the building stock

- 4.6.1 The buildings in this Character Area are listed, indicating their architectural quality and historic interest. The character of those listed buildings contrasts with the non-listed buildings on the south side of the road and along Kendrick Road. Nevertheless, the quality and presence of the historic buildings are sufficient and retain Aesthetic Value.
- 4.6.2 Within these broad historic trends, which are reflected in architectural traditions and quality, there is evidence of more nuanced variation in architectural form and detailing. Evidence of minor trends within major built traditions include the eclectic



style of domestic architecture on Kendrick Road. The subtler variation in the proportion and finishes of the listed terraces in Character Area 2 add interest. The varied rooflines and the piecemeal extensions create composite forms that add to the interest of this Character Area.

- 4.6.3 The setting has been proven to have the capacity to integrate residential extensions whilst retaining its character. However, the setting has less capacity to tolerate changes such as the replacement of rear gardens with rear parking. It is associated with a **Medium Sensitivity** to further change (see Table 2).



5. Assessing the impacts of the Proposed Development

5.1 General

- 5.1.1 This section of the report consists of an assessment of effects on the setting of the heritage assets. An assessment of the impacts of the Proposed Development in relation to the historic fabric and structure of Numbers 27-33 are assessed at Paragraph 3.7. This section of the report is based on Steps 3-4 of the assessment guidance (Historic England 2017) and focuses on the impacts and effects on the setting as these relate to the Proposed Development (see Appendix 9, Methodology 9.6 to 9.8). It follows the proceeding section assessing the setting in relation to the Site and relates specifically to the external appearance of the Proposed Development.

5.2 Visibility of the Proposed Development

- 5.2.1 The current views are of rear extensions and previous alterations do not add to the significance of the Site. There would be a **Small Impact** with a **Minor beneficial Effect** on Significant Views up towards Christ Church as noted in the Conservation Area Appraisals, the Proposed Development is assessed as (see Tables 3 and 4).
- 5.2.2 Improvements to the frontage would have a positive impact on the way in which people draw sensory and intellectual stimulation from street views and would represent a **Small Impact** with a **Minor beneficial Effect** on Viewpoints 1-4 (see Tables 3 and 4).

5.3 Scale and appearance of the Proposed Development

- 5.3.1 The proposed extensions and associated change of doors to the rear would regularise the rear façade and proposed landscaping would also improve the appearance of the property. In conjunction to improvements to the bins, bicycle and car parking, the resulting changes would have a **Small Impact** with **Minor beneficial Effects** to the contribution of the Site to the Significance of the Conservation Areas (see Tables 3 and 4).

5.4 Wider impacts, permanence and consequential impacts

- 5.4.1 Construction has the potential to cause a number of impacts, which would be temporary and include increased noise and lighting. However, the construction phase would be controlled by planning conditions. Therefore, this temporary impact would be controlled.



6. Statement of justification

6.1 Necessity

- 6.1.1 Permission would allow alterations that would increase the viability of the buildings, and, in so doing, benefit the Conservation Area.

6.2 Public benefit

- 6.2.1 Whilst achieving these sustainable benefits, the Proposed Development can, with the right controls, conserve the Heritage Values that contribute to the listed buildings and to the setting of the Conservation Area, creating an opportunity for enhancement.

6.3 Policy context - NPPF

- 6.3.1 Given the guidance within the NPPF to maintain heritage assets in economic and sustainable uses and a recognition of the positive contribution that heritage assets can make, the proposed alterations would not be considered harmful to the Conservation Area. The assessment has found that, with the right controls, the Proposed Development would cause limited harm whilst conserving the historic character of the setting and delivering additional housing. Thus the Proposed Development would accord with NPPF paragraphs 192 and 196.

6.4 Policy context – CS7

- 6.4.1 As stipulated by Policy CS7, the design of the Proposed Development would respect and enhance local distinctiveness by improving the quality of the rear elevation.

6.5 Policy context – EN1 and EN3

- 6.5.1 This Heritage Statement responds to Policies EN1 and EN3, and the delivery of the Proposed Development would enhance the setting of the Conservation Area and adjacent listed buildings, when developed in line with the recommendations in this report.

6.6 Policy context – CS33

- 6.6.1 As stipulated in Policy CS33, the delivery of the Proposed Development would respect the setting of the area's historic character, when developed in line with the recommendations in this report.



6.7 Policy context – EN6

- 6.7.1 The delivery of the Proposed Development would respect local character by conserving the historic context, when developed in line with the recommendations in this report.

6.8 Policy context - Reading City Centre Framework and Conservation Area Appraisal

- 6.8.1 The provision of the Proposed Development, when developed in line with the recommendations in this report, would observe the guidance provided in Reading City Centre Framework and the Conservation Area Appraisal.



7. References

- Berkshire Record Office (BRO) D/EB1180/F1 and D/EB1180/T6 Milman Family papers.
- Berkshire Record Office (BRO) D/EX1445/10/1-5. Report on the Corporation of Reading, Commissioners on Municipal Corporations of England and Wales, October 1833
- Berkshire Record Office (BRO) R/D77/1/1-7. Deeds of messages in Whitley Crescent. 1823-1837
- Berkshire Record Office (BRO) D/D1/96/1 Reading St Giles tithe award and map. 1841
- Department for Communities and Local Government (2019) National Planning Policy Framework. In: s.l.:s.n.
- Historic England, (varying dates) The National Heritage List Entry. Published online - <http://list.historicengland.org.uk/mapsearch.aspx>
- Historic England (2008) Conservation Principles, Policies and Guidance. Published online - <https://content.historicengland.org.uk/images-books/publications/conservation-principles9sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>
- Historic England (2011) Seeing the History in the View. Published online - <https://historicengland.org.uk/images-books/publications/seeing-history-view/>
- Historic England (2017) The setting of heritage assets. Historic Environment Good Practice Advice in Planning: Note 3 - The setting of heritage assets. Published online - <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.ppdf/>
- Reading Borough Council (2005) Kendrick Conservation Area Appraisal.
- Reading Borough Council (2008) Reading City Centre Framework.
- Reading Borough Council (2010) Christchurch Conservation Area Appraisal.
- Reading Borough Council (2018) Reading Borough Local Plan (Adopted 2019).



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 Core Strategy, adopted in January 2008 with an alteration adopted in January 2015, sets out the Borough’s overall planning strategy and important principles for development in Reading. Reading Borough Council has also published a Local Development Framework Reading Central Area Action Plan 2009. The Council is in the process of producing a New Local Plan, 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 Local Development Framework Core Strategy 2008 (Altered 2015) and Policy CS7: Design and the Public Realm

“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including:

- Layout: urban structure and urban grain;*
- Landscape;*
- Density and mix;*
- Scale: height and massing; and*
- Architectural detail and materials.”*

“will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives:

- Character-a place with its own identity and sense of place*
- Continuity and enclosure*
- Quality of the public realm*
- Ease of movement and permeability*
- Legibility-clear image and easy to understand*
- Adaptability – capable of adaptation over time*



- *Diversity – meets a wide range of needs.”*

“Developments will also be assessed to ensure that they:

- *Respond positively to their local context and create or reinforce local*
- *character and distinctiveness, it including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*
- *Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;*
- *Address the needs of all in society and are accessible, usable and easy to*
- *understand by them; and*
- *Are visually attractive as a result of*
- *good high quality built forms and spaces, the inclusion of public art and*
- *appropriate materials and landscaping.”*

“Applications for major and minor developments should be accompanied by a design access statement that deal with all the above matters.”

Reading Borough Council Local Development Framework Core Strategy 2008 (Altered 2015) and Policy CS33

“Policy CS33: Protection and Enhancement of the Historic Environment 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.”

Reading Borough Council Reading City Centre Framework

“New and altered buildings and frontages need to be of good intrinsic quality themselves and to respect the qualities that already exist” (page 45).

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 locations that are mapped and Viewpoint contexts are 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 has 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

Magnitude: → Very Large	
Sensitivity : Very Low ↓ Very High	Very small
	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.
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.
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.
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



27-33, CHRISTCHURCH ROAD

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1154859

Date first listed:

14-Dec-1978

Statutory Address:

27-33, CHRISTCHURCH ROAD

Map



© Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2020. All rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions** (<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1154859.pdf**

(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/145935/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 26-Oct-2020 at 14:25:36.

Location

Statutory Address:

27-33, CHRISTCHURCH ROAD

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

District:

Reading (Unitary Authority)

National Grid Reference:

SU 72152 72227

Details

CHRISTCHURCH ROAD 1. 5128 (North Side) Nos 27 to 33 (odd) SU 7272 9/84 II GV 2. Circa 1840. Built as part of Whitley Crescent. A good stucco terrace of 2 bay 3 storeys and basement houses. String at 1st floor level, eaves, hipped slate roof. Glazing bar sashes except on 2nd floors and upper sashes of No 27. Ground floor windows in segmental-headed recesses. Doors in deep recesses with fluted quadrant jambs, key-pattern frieze and radiating fanlights. Excellent panelled doors with large central rosette all similar (except for No 27 now replaced by poor modern door). Nos 27-31 (odd) retain fleur-de-lys rails.

Listing NGR: SU7215272227

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

38843

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Don't have an account? Register [here](https://account.historicengland.org.uk/sign-in) (<https://account.historicengland.org.uk/sign-in>)

© Historic England 2020



Figure 1: Redline boundary of the Site and Viewpoint locations



Figure 2: The Study Area



Plate 1: The internal views of Number 27

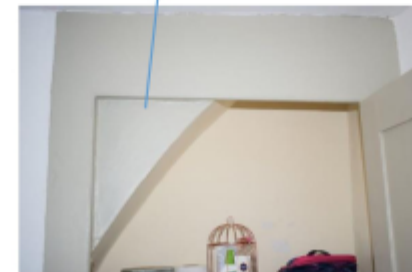
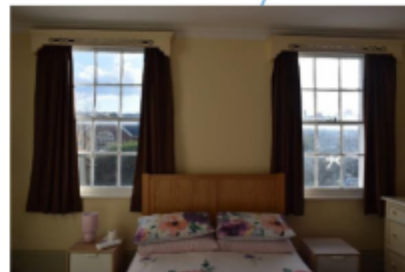
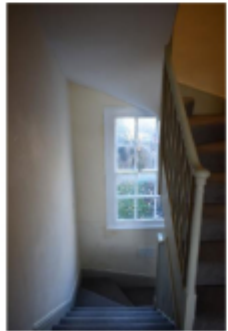
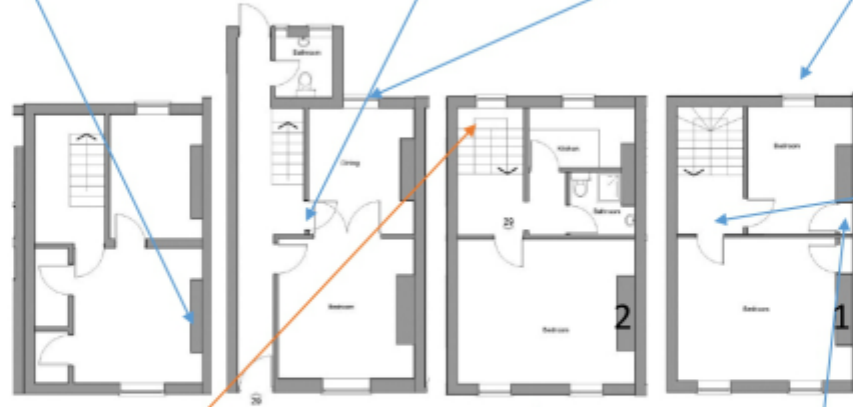
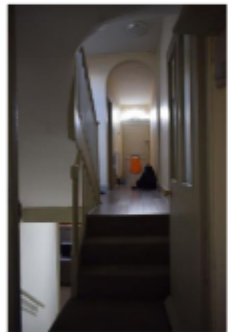
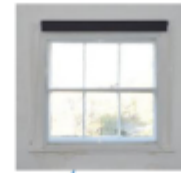
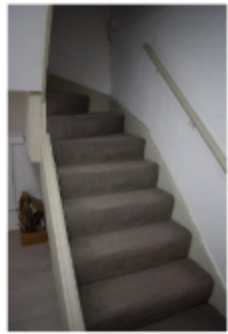


Plate 2: The internal views of Number 29



Plate 3: The internal views of Numbers 31 and 33