

Heritage Statement

FOR
49 SOUTH STREET
READING
RG1 4QU

This guidance and template has been designed to be used to help produce the necessary heritage statement when submitting a listed building application. There is no requirement to use the template, however the issues covered need to be included in the statement you do submit in order for your application to be valid.

A Heritage Statement and Impact Assessment must be submitted with any application for Planning Permission affecting designated heritage assets including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas and their settings, or non-designated heritage assets. As per paragraph 128 of the NPPF.

Planning applications will not be validated or processed unless the required Heritage Statement and Impact Assessment have been submitted. Historic England's publication "Conservation Principles" (2008) would be useful to follow in assessment of significance (evidential, historic, aesthetic and communal).

The Application Site

Site address: 49 SOUTH STREET. READING RG1 4QU

Is the development site (please tick relevant boxes):

- ☒ A listed building
- ☐ A building of local interest
- ☐ A scheduled monument
- ☐ A site of archaeological interest
- ☐ Within a designated conservation area
- ☐ Within a registered historic park or garden
- ☐ Within a registered battlefield
- ☐ In the setting of/adjacent to one of the above
- ☐ A non-designated heritage asset

The Nature of the Asset

Please describe the history, character and appearance of the heritage asset, e.g. listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

GRADE 2 LISTED BUILDING .

The Extent of the Asset

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

THE DEVELOPMENT SITE IS AT THE END OF A ROW OF TERRACED PROPERTIES, THE STREET SCENE WOULD NOT BE AFFECTED BY THE REPLACEMENT WINDOWS AT THE REAR OF THE PROPERTY .

The Significance of the Asset

Please describe the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains. For further assistance please refer to Historic England's "Conservation Principles" 2008.

N/A .

The Proposed Works

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

THE PROPOSAL IS TO REPLACE FOUR SASH
WINDOWS AT THE REAR OF THE PROPERTY.

Applications for demolition

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

NO PROPOSED DEMOLITION .

Preserve, Enhance and Mitigate

How does the proposal preserve or enhance the heritage asset or better reveal its significance? What steps have been taken to mitigate any harm?

THE PROPOSAL TO REPLACE THE EXISTING SASH WINDOWS WITH NEW WOULD ENHANCE THE PROPERTY.

Relevant Planning History

Please discuss any relevant planning history which has influenced the heritage asset

N/A .

The Impact on the Asset

Please describe the impact the proposals will have on the significance of the asset or its setting. This may include example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

N/A .