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Executive Summary

This heritage statement assesses the effects of the construction of the Proposed Development on the setting of the nearby listed buildings and the heritage policy implications associated with the proposals. The Application Site address is land at 22a Waylen Street, Reading.

The existing buildings on site comprise a small outbuilding, attached to Number 22, now part of an unused workshop and storage space that has been extended to the rear to infill the full length of the plot. The derelict condition of the modern extension and the relatively in-tact historic outbuilding is evidenced on page 16 of the Design and Access Statement. However, the only historic fabric surviving is the solid brick walls. There is no evidence of any other historic fabric with a low risk of historic fabric being hidden behind the wall boards.

The Proposed Development is a dwelling designed to occupy the same footprint as the footprint as the current built form. It responds to the local character through the use of contemporary detailing that retains a traditional form. Specifically, the height and scale to the rear reflects the subservient massing of the rear extensions in the area and the translucent porch would replace the existing timber doors, which are in poor condition. The siting and location would remain on the street would remain the same with the outbuilding setback for the straight edge which is distinct from the continuous frontages of the main buildings. The main impact relates to the rear of the property, which is in keeping with the change that has already occurred and the proposed sits on the same footprint as that which occupied the site since the 1950s.

The assessment found that the Proposed Development would have beneficial effects. Therefore, the Proposed Development would be in keeping with local heritage policy in Reading Borough's Local Plan, respecting the need for retaining a sense of local distinctiveness and the setting of listed buildings. In addition, the Proposed Development meets the requirements of the test at paragraph 196 of the NPPF because it has a beneficial effect on the Significance of designated Heritage Assets.



1 Introduction

1.1 Instruction

- 1.1.1 This Heritage Statement has been commissioned by Neil Marshall ('the Client') to inform and support a planning application. This full application is for a single house scheme, 'the Proposed Development'.

1.2 The Application Site and Study Area

- 1.2.1 The Application Site address is land at 22a Waylen Street, Reading RG1 7UP; National Grid Reference SU 70855 73257 (see Figure 1). It is located to the west of Reading town centre, south of Oxford Road. The 'Application Site' is the area within the red line boundary (planning application boundary), which is an 'L' shaped plot of approximately 130msq.
- 1.2.2 The Study Area extends along Waylen Street and properties to the rear of Russell Street, which is part of the Russell Street/Castle Hill Conservation Area. 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, to the extent that is proportionate to the Significance of the Heritage Assets and 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 8) 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 applied based on Note 3. The level of detail is proportionate to the Significance of the setting and the effects of the proposed changes.

Assessing setting

- 1.4.3 Significance of a Heritage Asset derives not only from 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, Appendix 9). The Significance of the setting of Heritage



Assets is the historical, archaeological, architectural and artistic interest, and its setting and associated values, which are evidential, aesthetic, communal and historical (see Methodology 8.2 and Glossary, Appendix 9).

1.4.4 Heritage Values relate to the way we enjoy and experience the historic environment, and may be understood by assessing how Heritage Assets contribute to public benefit through:

- communal connections and meanings of a place (Communal Value);
- the way the public draw sensory and intellectual stimulation from aesthetic qualities (Aesthetic Value);
- the understanding gained by a historic illustration or a historic association that links a place with past and present people (Historical Value); and
- discovering the evidence about past human activity (Evidential Value).

Assessing the effects of the Proposed Development

1.4.5 An assessment of the Proposed Development in relation to the contexts described above is based on Steps 3-4 of Historic England guidance (2017). A measure of effects is based on the sensitivity of the settings and the impacts of the Proposed Development (see Methodology 8.4 - 8.6), to a level of detail proportionate to the Significance of the setting and the proposed changes. The findings are then considered within the context of local and national policy.

1.5 Structure

1.5.1 The remainder of this report consists of:

- a description of the baseline and photographic evidence, a description of the Heritage Assets in the Study Area and the Proposed Development at section 2;
- an assessment of the attributes of the setting at section 3;
- a section for the assessment of potential impacts and effects on the setting of the adjacent listed buildings at section 4;
- section 5, which includes a statement of justification and outlines the public benefits and assesses the Proposed Development in the planning context;
- section 6 is a list of references, followed by Appendices 7-11, consisting of: the planning context at Appendix 7; methodology, planning background and legislative background at Appendix 8; glossary at Appendix 9; details of the listed buildings at Appendix 10; Figures at Appendix 11; and Viewpoints at Appendix 12.



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, which are a listed building and the Conservation Area. The baseline consists of a description of the listed building, the photographic evidence for the assessment and the Proposed Development. This baseline information informs the scope of the assessment (see Methodology 8.2 and 8.3). Evidence of setting is often expressed by reference to views. A photographic record was made on the 13th December 2019.

2.2 Viewpoints

- 2.2.1 The following three Illustrative Viewpoints were chosen (see Appendix 11).
- Viewpoint 1 is a view looking west towards the Application Site and the historic character of this outbuilding.
 - Viewpoint 2 is a view looking southwest towards the Application Site from Waylen Street, which is illustrative of the limited visibility of the Application Site from the street. This view also evidences the architecture in the immediate vicinity of the Application Site.
 - Viewpoint 3 is a view looking north towards the west side of Waylen Street, which is again illustrative of the limited visibility of the Application Site and the architecture within this setting.

2.3 Russell Street/Castle Hill Conservation Area

- 2.3.1 *"The area developed largely in the 18th century as an area of intense residential housing to the west of the town centre centred along the road to Bath, along Castle Street and Castle Hill, and the Oxford Road leading towards Pangbourne and Oxford. These two early mediaeval routes out of Reading defined the structure of the development of the area. The Conservation Area is a microcosm of Reading's residential building styles in a concentrated area. Within its boundaries, housing spans both wealthy and more modest examples from the 18th century to the 20th century"* (Reading Borough Council 2019, page 7). This is in evidence in the variety of villas and terraced housing along Waylen Street.
- 2.3.2 Prior to 1853 long terraces of 2 and 3 storey properties were built on the former market gardens once owned by Mrs. Zinzan. Waylen Street and Zinzan Street were developed between the 1830s and 1840s, as infill roads as part of the expanding residential area. The architecture on Waylen Street displays more variety in height than on neighbouring streets along an otherwise continuous, fine-grain building line. The Site is located within the Russell Street and Streets East Character Area. Like other streets in this character area, there is a range of building types within this residential street including former villas, terraces, a house converted to Elim Church and now Central Jamme Mosque, a Sunday school of the Methodist Church on Oxford Street, which was redeveloped as flats.



2.4 Listed building

- 2.4.1 There is only one listed building that may be affected by the Proposed Development due to limited visibility, the result of rear property development within intervening views. The single potential first floor oblique view towards the Proposed Development identified would be seen from one of two windows on the rear elevation of the Grade II listed 41 Russell Street during leaf fall. It is a 19th century two storey red brick detached building with a hipped slate roof and rear extension. It has sash windows and a panelled door with a fanlight above.

2.5 The Application Site

- 2.5.1 The Application Site is located on the west side of the street. The full extent of the garden has been built-out as a single storey extension attached to a two storey historic outbuilding, which was once part of Number 22, Gower House. Gower House was one of the bigger villas with large back gardens as seen on the 1879 Ordnance Survey map, which differentiated it from the terraces with small gardens (see Figure 2). The character of the Application Site changed during the mid-20th century as seen on Ordnance Survey maps from the 1930s onwards. The small rear plot was added to the Application Site between 1931 and 1957 and appears as part of Number 22a on the 1962 Ordnance Survey map. By 1962 buildings occupied the entire length of the plot and it appears as it does today, i.e. single storey extensions to an historic outbuilding.
- 2.5.2 A site visit was undertaken on the 13th December 2019 to assess the extent of remaining historic fabric within the two storey frontage. In form, the building was an outbuilding, possibly a coach house. There is a full-width modern timber door on the ground floor and an original window opening on the first floor, though the window frame has been altered, partially infilled with brick. The shape and style of the window lintel is similar to that of the first floor gable elevation of Number 22. The outbuilding is brick built in Flemish bond with a flat felt roof.
- 2.5.3 Internally, the ground floor rear wall has been demolished to give full width access to the rear extensions. There is a first floor rear wall above; unfortunately wall boards mask the fabric beneath. However, wall boards on the other walls cover the external brick elevations of the buildings either side. An RSJ acts as a lintel above the ground floor doorway. Beyond a single panel door, no other historic fabric was observed.

2.6 The Proposed Development

- 2.6.1 A dwelling is proposed, which has been designed to respect the conservation area and nearby listed buildings whilst being an innovative response to this narrow L-shaped plot (Colony Architects 2020, pg. 21). The design also overcomes the limited opportunity for window aspects, to avoid overlooking and overbearing issues onto the existing gardens, through the use of light-wells and courtyards. Windows are aligned to face away from existing dwellings and amenity areas.



3 Setting

3.1 General

- 3.1.1 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 nearby Grade II listed buildings, holding **Medium Importance** (see Table 1). Within this assessment, each attribute will be considered in turn as the contribution made by different attributes of setting varies.

3.2 Views

- 3.2.1 The Conservation Area Appraisal does not specify any protected Views along Waylen Street. One oblique view from the first floor window of the side extension to the Grade II listed 41 Russell Street is anticipated. This would be less intrusive than the view of the extension to the mosque from this window. Potential views from the ground floor window of this side extension would be very limited, assuming that the intervening rear garden fences and buildings would block the view. Due to the setback of the neighbouring property on Russell Street, there would be no views from the original part of the listed building itself. The single view from the first floor window of the side extension to the Grade II listed 41 Russell Street holds **Low Sensitivity** to further change (see Table 2).
- 3.2.2 Of all of the reasons for including Waylen Street within the Conservation Area, the one element most likely to be affected by the Proposed Development is the aesthetic appeal of the buildings and their contribution to local distinctiveness. There is a Significance of the built form and fabric in terms of the Evidential Value and craftsmanship. That Aesthetic Value is heightened by the ability of the viewer to appreciate the buildings in close proximity, which amplifies the experience of the Significance of each. In contrast, the condition of the Application Site contributes little to the Aesthetic Value of the Conservation Area, except in its function as an outbuilding to Number 22. That contribution is diminished by its condition, as seen in Viewpoint 1. The view holds **Low Sensitivity** to further change (see Table 2).
- 3.2.3 Appreciation of the fine grain and variety of the historic terraces adjacent to the Application Site can be seen in Viewpoints 2 and 3. The view holds **Medium Sensitivity** to further change due to intrusions including satellite dishes, external wires, bins, and uPVC windows that distract from the scale and simplicity of the historic buildings in the setting.
- 3.2.4 The greatest change to views would be seen from the rear of the nearest properties. Due to the varied alignment of the plots the clearest views would be from Numbers 23 and 25 Russell Street. The historic form to the rear of Number 23 Russell Street has been altered by a large extension in the recent past. Views from the modern rear extensions would consist of the closest views there would also be views from the first and second floor rear windows of the original Numbers 23 and 25. Such views have changed considerably over time - once overlooking rear gardens, the views now take in views of hardstanding and parking areas. This is also true of views



from the rear of the other properties along east side of Russell Street. As such the views hold **Low Sensitivity** to further change (see Table 2).

- 3.2.5 Due to the changes that have occurred to the rear of the properties along Russell Street and Waylen Street, the addition of a small building to the rear of Number 22a would not be detrimental. It would, however, be of a greater ascetic value than many of the modern extensions to the rear of these buildings. Due to the strength of the character of the built environment as experienced from the street, the setting has the capacity to absorb limited changes without causing harm to the Significance of the setting.

3.3 History and degree of change over time

- 3.3.1 This street developed rapidly, within 40 years. The early Victorian terraces were smaller in scale and concentrated either end of Waylen Street and the large mid-Victorian terraces and villas were infill sites (see Figure 3). The plot layouts and buildings themselves have experienced a history and degree of change most evident in changes to boundary definitions and extensions, which form part of the history of change in the wider area. Comparing the earliest Ordnance Survey map with Google maps of the area today, there are a number of notable differences.

- Buildings to the rear of these properties, within and beyond garden boundaries, have been a feature of the area since Ordnance Survey mapping began.
- The majority of rear gardens have been retained towards the northern end of the Russell and Waylen Streets. In contrast, hardstanding, car parking and rear garages have replaced formal gardens to the rear of the property is at the southern end of streets.
- Gaps in, and changes to, property boundaries within this southern end of the street provide rear access from Numbers 24 and 26 Baker Street. This latter access area begins from the rear of Number 20 southwards and includes the Application Site.
- Page 12 of the Design and Access Statement (Colony Architects 2020) shows new build to the rear of the properties, including the rear extension to the mosque, and Numbers 34 – 40 Waylen Street and 26 Baker Street.
- A small number of modern extensions to the rear of buildings are also notable.

- 3.3.2 It is evident that the 'history and degree of change over time' holds Historical Value for the area where the architectural planform and property layouts remain intact. That Value has **High Sensitivity** to further change at the northern end of the streets and **Medium Sensitivity** at the southern end of the streets (see Table 2). Due to the long-term gradual change to the current plot configuration and building occupation, the setting has proven to have the capacity to absorb such changes with limited harm to its Significance.

3.4 Materials

- 3.4.1 The high quality materials and craft skill used within the historic built environment are essential elements of the Evidential Value of the Conservation Area. The majority of roofs have simple pitches of Welsh slate with many chimney stacks surviving. The



buildings consist of finely variegated red brick, decorated with brick in polychrome colours in red, tan, off-white and grey, often used to highlight architectural features. Stone or curved mouldings are also used to highlight openings. Some of the frontages have low brick walls, some with railings, and steps where the entrances are higher than the pavements.

- 3.4.2 Non-original features include plastic, aluminium and poor quality modern timber windows; for example, from Number 43 to Number 61. There are few examples of historic timber framed windows along the street; for example, one set of ground floor and basement windows at Number 14 and the first floor window at Number 39, and Numbers 16 and 19. Re-facing of some brick is thankfully rare but is prominent when it does occur, for example the stone facing at Number 21. In addition, the painted brick façades of Numbers 10, 38 and 43-61 and 50 and 52 detract from the variegation of other red brick buildings and the detailing around the windows and doorways of Numbers 43-61. The street surface is in good condition but the footpaths are a patchwork of tarmac repairs, which detracts from the street scene. The volume of traffic and parking also detract from the street scene. The use of modern materials, over-painting of brick, clutter and traffic detract from the setting, which has led to a **Low Sensitivity** at the southern end of the street (see Table 2), evidencing a low capacity for the Conservation Area to absorb this type of change.
- 3.4.3 However, the immediate setting of the Application Site has a **Medium Sensitivity**, with the over-painting of the brick façade of the Application Site, the doorway and the treatment of the window distracting from this section of the street.

3.5 Surrounding character

- 3.5.1 This street is largely residential and is in close proximity to the shops and services on Oxford Road, all of which are an important part of the Communal Value within the Conservation Area. The fine grain of this largely residential street is the result of development within long narrow plots. Harmony along the street was created through consistent building lines that are setback from the street edge, small front gardens, roof-lines and chimneys and a similarity in the style of the terraces, which is most obvious along the southern end of Waylen Street. This is the result of intense development over a short period of time. The majority of houses are either early Victorian small terraces or the large mid-Victorian terraces and villas.
- 3.5.2 Interest is added to this over-arching harmonious streetscape through variations in building heights and changing rhythms of the placement and size of openings and architectural detailing, which adds interest to the street. The variety of architectural forms is emphasised by the increasing variation in detailing around the windows and doors at the southern end of the street and by variation in brick colours, bay windows and faux-Tudor detailing towards the northern end of the street. The historic form of settlement along this street holds a **Medium-High Sensitivity** to further change (see Table 2).
- 3.5.3 This setting has the capacity to absorb change that is consistent with the harmony in siting, location and layout of the historic houses and which adds interest to the variation in architectural height, style and detailing of the built environment.



4 Assessing the impacts of the Proposed Development

4.1 General

- 4.1.1 This section of the report consists of an assessment of effects on the setting of the Conservation Area. An assessment of the Proposed Development in relation to the context as assessed in section 3 is based on Steps 3-4 of the assessment guidance (Historic England 2017). This is followed by an assessment of the impacts and effects of the Proposed Development (see Methodology 8.6 - 8.8). There are two aspects of the setting to consider under each heading, the street frontage and the rear of the plot.

4.2 Visibility of the Proposed Development

- 4.2.1 There would be a **Medium Impact** on the appearance of Number 22a as seen in Viewpoint 1, which would remove the detracting effect of the current condition of the building. There would be a **Small Impact** on views along the street due to the limited visibility of the Application Site (see Viewpoints 2 and 3).
- 4.2.2 The southern gable and part of the roofline of the new build would be angled in line with the properties on Baker Street. There would be a **Very Small Impact** caused by the Proposed Development in relation to a single view from the rear of the side extension to the listed 41 Russell Street, which would be limited due to distance and oblique angles across a greatly altered rear plot setting.
- 4.2.3 Views from the rear of Numbers 22 and 24 Waylen Street and Numbers 23-27 Russell Street would be affected. The Aesthetic Value of the rear properties has been reduced by the alteration from gardens to hard standing, for access through numerous plots for rear plot parking. That Aesthetic Value has been further reduced by modern extensions and new builds. However, this impact on the Aesthetic Value to the rear of these properties, would have less of an impact on Numbers 23-27 Russell Street than that caused by the building to the rear of Numbers 24 and 26 Baker Street and 34-40 Waylen Street and the extension to the mosque. The addition of the Proposed Development would have a **Very Small Impact** on the setting.

4.3 Siting and location

- 4.3.1 Number 22a is setback from the Street frontage because it is an outbuilding associated with Number 22. Currently, the paved area in front is used by neighbours to store their bins and is unsightly. It is also the location for fly tipping. The design aims to prevent this type of misuse of the space by introducing a gate and railings. In so doing, the design of the Proposed Development respects the historic environment by retaining the setback from footpath and road edge, with amenity to the rear. This design respects the 'history and degree of change over time', by being authentic and aiding the readability of how the function and relationship between Numbers 22 and 22a have changed. The addition of the Proposed Development would have a **Very Small Impact** on the setting.
- 4.3.2 The siting and location of the Proposed Development in relation to the rear plot of



the Conservation Area reflects the siting of a historic building to the rear of the Site as seen on the 1879-1931 Ordnance Survey map, now demolished. The siting and location of the Proposed Development also reflects the new buildings to the rear of Numbers 24 and 26 Baker Street and 34-40 Russell Street. In the 2004 Conservation Area Appraisal, it states “[b]ackland development should only be allowed where there are existing buildings [that] are of no merit, and where the replacement buildings are of a suitable scale and bulk to [not] adversely affect the surrounding buildings” (Reading Borough Council 2004, page 18). The single storey elements of Number 22a are of no merit. Therefore, the Proposed Development complies with this guidance. The siting and location would also demonstrate the history and degree of change, occupying the same footprint as established in the 1950s and would represent a **Small Impact** on a greatly altered setting.

- 4.3.3 In the current Conservation Area Appraisal consultation draft, it states “Sustainable development must, amongst other things, perform a role in protecting and enhancing our natural, built and historic environment” (Reading Borough Council 2019, page 14). The two storey element of the Proposed Development would be sited to the rear of the plot, like the recent developments to the rear of 22 and 24 Waylen Street and 34-40 Russell Street. Such recent changes also demonstrate the 'history and degree of change over time' within the setting. The Proposed Development would be smaller in scale, causing a **Small Impact** on this greatly altered setting.

4.4 Form and appearance of the Proposed Development

- 4.4.1 The retention and improvement of the historic façade and frontage would have a positive impact on the way in which people draw sensory and intellectual stimulation from the property and would represent a **Small Impact** (see Table 3).
- 4.4.2 The L-shaped nature of the Application Site required an innovative design to allow light into the space and to maximise the potential of the space. The result is an appropriate approach, which has been carefully considered. Further, the high quality of the appearance of the Proposed Development would preserve and enhance the appearance of the Conservation Area and would represent a **Small Impact** (see Table 3).
- 4.4.3 Like other extensions to the rear, the scale of the Proposed Development respects the existing scale of the buildings in the vicinity of the Application Site and are subservient to the main dwellings.
- 4.4.4 This modern build is designed to be authentic and to ensure the extension is readable as modern infill to retain an accurate illustration of 'change over time'. The retention of historic fabric along the street frontage is positive, whilst the translucent porch with frameless door would reflect the existing wide entrance and replace the current doors, which are unattractive.
- 4.4.5 The materials proposed include:
- timber sash frames to the existing windows and modern metal frames and double glazing to new windows;
 - wall slate tiles and timber clad gable wall with a brick side wall. The brick would be built in a similar style to before;



- glazing panels to maximise light and glass sliding doors to access garden space; and
- a metal fascia.

4.4.6 From a design perspective, the success of the scheme will also be dependent on the quality and finished appearance of the materials, which can be secured by a condition requiring samples of all facing materials to be submitted and approved prior to the commencement of works. The resulting change from the appearance of the Proposed Development to the proposed would have a **Small Impact** (see Table 3).

4.5 Wider impacts, permanence and consequential impacts

- 4.5.1 The Proposed Development would be permanent and replace an unused building in poor condition. The resulting change would have a **Small Impact** (see Table 3).
- 4.5.2 Construction has the potential to cause a number of impacts, which would be temporary and include increased traffic, noise and lighting. The construction phase would be controlled by planning conditions. The resulting additional change would have **No Impact** (see Table 3).
- 4.5.3 Once construction is complete, other associated changes would impact positively on the setting through the retention of the fine grain of the surrounding character of the Conservation Area. Moreover, it would result in a return to residential use, more in keeping with this character, enhancing the Communal Value of the Application Site. The result would be increased activity of a domestic nature appropriate to this neighbourhood. The resulting additional change would have a **Small Impact** (see Table 3).

4.6 Measuring residual effects

- 4.6.1 Views would be enhanced by improving the condition and appearance of the Application Site and preserving its Significance. Moreover, the sympathetic refurbishment of the outbuilding would enhance or better reveal its subservient role and historic relationship with Number 22 thus retaining its Significance. Furthermore, enhancements would be delivered by removing the choice to dump rubbish in front of the Application Site. For all of these reasons, there would be a **Minor Beneficial Effect** on the Aesthetic Value of the Application Site and its contribution to the Conservation Area (see Table 4).
- 4.6.2 By retaining the façade, no harm would result in the Proposed Development, because there would be no change to the understanding afforded by the differentiation between this villa and outbuilding and the earlier small terraces. Moreover, the plot configuration of the Proposed Development reflects changes to the plot layout that occurred over 70 years ago. Buildings to the rear of the plots would continue to be a feature in this location and the associated changes would reflect this unique feature of the locale. Furthermore, the siting and location enhanced within the context of a vacant site, in poor condition and overgrown in places and for this reason, the Proposed Development would have a **Minor Beneficial Effect** on the Historical Value of the Application Site and its contribution



to the Conservation Area (see Table 4).

- 4.6.3 Form and appearance would be enhanced within the context of current buildings on the Application Site, which detracts from quality of build within the Conservation Area. In addition, the exact materials, which can be secured with condition to ensure modern materials reflect the high quality of materials in the Conservation Area. In terms of scale and settlement hierarchy, the Proposed Development would remain subservient to the main dwelling. Furthermore, the innovative design of the Proposed Development and retention of historic fabric would preserve the Significance of the high quality of build and associated craftsmanship within the Conservation Area. For all of these reasons, there would be a **Minor Beneficial Effect** on the Evidential Value of the Application Site (see Table 4).
- 4.6.4 The Application Site contributes to the fine grain and residential focus within the Conservation Area. A return to residential use would reflect the Communal Value of Conservation Area and would enhance its current character. This change would result in a **Minor Beneficial Effect** (see Table 4).



5 Statement of justification and conclusions

5.1 Necessity

- 5.1.1 The Proposed Development responds to local housing need in a sustainable location (Colony Architects 2020) and improves the setting.

5.2 Public benefit

- 5.2.1 Not only is the Proposed Development an innovative design but would also ensure that the form and appearance would be enhanced within the context of current buildings on the Application Site, in poor condition and overgrown in places.
- 5.2.2 The new frontage would redress some of the problems outlined in the Conservation Area Reappraisal, including the loss of historic features, the use rubbish bins and the absence of green front gardens contributes to a bare streetscape view.
- 5.2.3 There would be beneficial effects in relation to views, siting and location and form and appearance of the Proposed Development, which would deliver public benefits.

5.3 Policy context - NPPF

- 5.3.1 The assessment has found that the Proposed Development would cause no harm whilst delivering public benefits and therefore meets the test within NPPF paragraph 196.

5.4 Policy context – EN1

- 5.4.1 As stipulated by this Policy applications, to gain permission, need to protect and where possible enhance the Conservation Area. The distinctiveness of the Conservation Area would be protected by:
- retaining current street frontage façade and scale
 - parking on the road outside the frontage – using the entrance as a drive would be harm to the Conservation Area
 - addressing any over-looking issues through the use of coloured or opaque glass or Switchable Glass Technology.
- 5.4.2 The character of the Conservation Area would be enhanced by:
- improving the condition of the historic facade;
 - the innovative design of the Proposed Development; and
 - return to residential use design

5.5 Policy context – EN3

- 5.5.1 The Proposed Development conserves and enhances the setting of the Conservation Area by:
- reducing visual clutter with a gated entrance and hidden bin and cycle stores;
 - restoring original building features, specifically the original window and opening and by replacing current door; and
 - landscaping and planting appropriate to the Conservation Area.



5.6 Policy context – EN6

- 5.6.1 This assessment demonstrates that the Proposed Development would make a positive contribution of the development to the existing historic townscape through the proposed retention of outbuilding façade and subservient nature and scale of the new build to rear. In addition, the Proposed Development would be sensitive to the historic context by reflecting the gradual change within the plot configuration since the 1950s and the design complies with the guidance in the 2004 Conservation Area Appraisal.



6 References

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7 Planning background and legislative framework

7.1 Legislative framework

- 7.1.1 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.
- 7.1.2 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.
- 7.1.3 The National Heritage Act 2002 makes further provision in relation to the functions of the Historic Buildings and Monuments Commission for England.

7.2 National Planning Policy Framework (NPPF)

- 7.2.1 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."

7.3 Local policy

- 7.3.1 The Application Site is located within the administrative area of Reading Borough Council. The Reading Borough Local Plan was adopted on 4th November 2019 and sets out the planning policies for development in Reading up to 2036. The heritage policies most relevant to this application are: EN1; EN3; and EN6. In addition, a conservation area reappraisal is currently going through the process of public consultation and is the main point of reference for an understanding of the heritage of the area in this assessment.

Policy 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 Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings."

"Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration."



"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."

Policy 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."

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

Russell Street/Castle Hill Conservation Area

The Russell Street/Castle Hill Conservation Area Appraisal, 2004, provides little information on Waylen Street. More information is provided in the reappraisal, which is currently under consultation and will to be formally adopted following feedback.

The street is one of two connector roads between Oxford Road and Castle Hill radial routes from the town centre, whose development was influenced by these two main routes. Uses are mainly residential and villas and terraces are set back forming a consistent built line along the street. There is a wide variety of architectural forms and each house is located in long, narrow plots with a small front garden, some of which have been modified. Though bins, the state of the paving, windows and doors of modern materials, wires and satellite dishes detract from the street there are positive features such as the retention of chimneys and a consistent rhythm in the placement of window and door openings that add to the charm of the street.



8 Methodology and Method of Assessment

8.1 General approach

- 8.1.1 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.
- 8.1.2 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.
- 8.1.3 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’.
- 8.1.4 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).
- 8.1.5 To begin the explanation of methodology and method of assessment, clarity of the use of the term Significance is provided.
- 8.1.6 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 Application Site and Study Area.

8.2 Significance of Heritage Assets

- 8.2.1 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”*.
- 8.2.2 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.

- 8.2.3 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.
- 8.2.4 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

- 8.2.5 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.



8.3 Determining the baseline for settings of Heritage Assets

- 8.3.1 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.”*
- 8.3.2 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 Application Site.
- 8.3.3 Viewpoints are chosen from within the Application Site and towards the Application Site at a point of ‘accurate visual representation’ (AVR) at or near Heritage Assets. Additional Viewpoints may be chosen from Viewpoints that take in the Application Site in the context of the settings of a number of Heritage Assets. Kinetic views may also need to be represented using a series of AVRs. These locations are mapped and Viewpoint context described. No access to private properties has been obtained during the field study. Viewpoints may be categorised as follows:
- Representative Viewpoints – selected to represent the experience of different types of visual Heritage Assets, where larger numbers of Viewpoints cannot all be included individually and where the level of effects are unlikely to differ;
 - Specific Viewpoints – selected because they are key and sometimes promoted Viewpoints within the landscape; and
 - Illustrative Viewpoints – Selected specifically to demonstrate a level of effect or specific aspect (e.g. screening).
 - Key Views are those views that illustrate locations where there would be unobstructed visibility of the Heritage Asset and the Proposed Development.
- 8.3.4 The photographs have been taken using a Nikon camera using a zoom 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.



- 8.3.5 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).
- 8.3.6 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.

8.4 Settings of Heritage Assets

- 8.4.1 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.
- 8.4.2 Visits to the Application 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 Application 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.
- 8.4.3 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.



8.5 Sensitivity

- 8.5.1 *"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'.
- 8.5.2 *"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.
- 8.5.3 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



8.6 Magnitude of impacts

8.6.1 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



8.7 Level of effects

8.7.1 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

8.7.2 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 small $\longrightarrow$ Very Large	
Sensitivity : Very Low $\downarrow$ Very High	Negligible Minor Moderate Major Substantial
Moderate or less:	Not significant
Moderate - Major:	Potentially significant - (use professional judgement and justify if not significant)
Major and Substantial:	Significant

8.8 The assessment effects within the planning context

- 8.8.1 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'.

9 Glossary of general terms

General terms

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



Magnitude of impact

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

Natural

Undisturbed natural geology accumulated without the influence of human activity

Potential

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

Setting

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



10 List Entries

41 Russell Street

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113567

Date first listed: 14-Dec-1978

Statutory Address: 41 RUSSELL STREET

Location

Statutory Address: 41, RUSSELL STREET

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

District: Reading (Unitary Authority)

National Grid Reference: SU 70788 73187

Details

RUSSELL STREET 1. 5128 (East Side) To 41 SU 7073 12/560 II 2. Early-mid C19. 2 storeys. Red brick detached building. Wired brackets to flat eaves. Hipped slate roof. 3 windows on 1st floor, 2 on ground floor, glazing bar sashes. Round headed recess for 4 panel door with side piers and wide traceried fanlight. Extension to rear.

Listing NGR: SU7078873187

Legacy

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

Legacy System number: 39140

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