



Reading
BOROUGH COUNCIL

Listed Building Application Heritage Statement

Site address: Yeomanry House,
Castle Hill,
Reading
RG1 7TJ.

Date: 05 June 2019

Contact details

Applicants name		Agents name	
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1. The Application Site

Yeomanry House is a Grade II listed Georgian building located within the Russell Street/Castle Hill Conservation Area. Historic England List Entry Number is 1321962 and was first listed on 14 December 1979.

Only the north boundary wall along Castle Hill is the subject of this application for Listed Building Consent.

2. The Nature of Asset

Description of the history, character and appearance of the heritage asset.

The north boundary wall along Castle Hill does not date from the same period as the Grade II listed Yeomanry House or the abutting wall to Ridgeway Court. Wall for repair / replacement is of a more recent construction, with red engineering brick at ground level and red fair-faced bricks above damp proof course with brick on edge coping.

Boundary wall requires partial rebuilding to avoid collapse and localised repairs to preserve the asset.





3. The Extent of the Asset

Description of 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.

North boundary wall is on the streetscene of the main route into Reading: A4 Bath Road; with tree cover to the garden of Yeomanry House forming a backdrop to the streetscene.

4. The Significance of the Asset

Description of the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, and significance of particular features or characteristics, materials and construction or potential for archaeological remains.

Boundary wall functions as land demarcation and soil bank retention, without any architectural, artistic for historic impact on Yeomanry House.

5. The Proposed Works

Description of 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.

Approximately 14 metre length of wall is proposed to be taken down to foundation level and rebuild with brick, coping, bonding, mortar and mortar profile to match existing, additional movement joints and weep holes proposed to alleviate future damage. Localised repair / partial rebuild proposed to locations as noted on plan: 2006 (L) 006 Proposed Elevations.

6. Relevant Planning History

Discussion of any relevant planning history which has influenced the heritage asset

None in relation to north boundary wall.

7. The Impact on the Asset

Description of 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.

None, purely to provide a utilitarian function.

8. 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 demolition proposed to a building.

9. 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 proposals will preserve the boundary wall by removing the likelihood of damage due to soil / hydraulic pressures.

10. Sources of Information

The National Heritage List
National Planning Policy Framework (NPPF)
NPPF Planning Practice Guidance
Outline Development Framework, Yeomanry House, Reading
Russell Street / Castel Hill Conservation Area Appraisal
Tree Strategy for Reading Borough Council
Tree Preservation Order 5/17