



HERITAGE STATEMENT

11 Friar Street, Reading

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June 2019

EH1904-1

Heritage Statement

11 Friar Street, Reading

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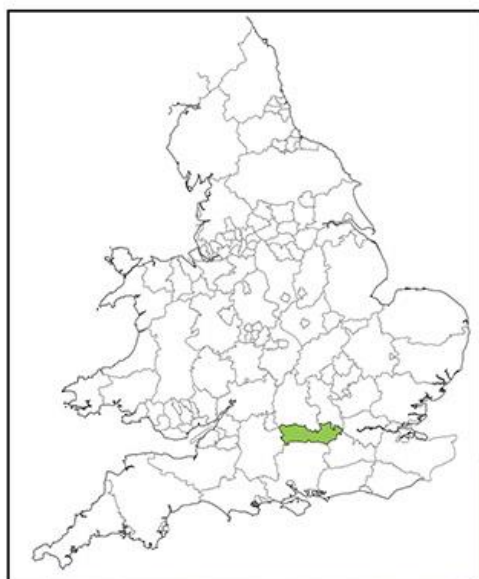


Figure 1 Location of Site

Scale at A4 - 1:2,500

Project EH1904-1
11 Friar Street, Reading
Heritage Assessment

ELMWOOD HERITAGE

Heritage Statement

11 Friar Street, Reading

1. Reasons for this Report

This Heritage Statement has been produced by Elmwood Heritage, at the request of Gould Singleton Architects, on behalf of Villais (Twister) LLP and Hawstone Properties plc.

The information contained in this Heritage Statement aims to provide historic and archaeological information relevant to the site. It will also describe the significance of any historic fabric within the application area and the impact of the application on this historic fabric. Setting and fabric impacts on listed buildings and conservation areas may also be addressed.

The work conforms to the Chartered Institute for Archaeologists (CIfA) *Standard and guidance for historic environment desk-based assessment* (CIfA 2014), *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2014) and Historic England's (HE) *The Setting of Heritage Assets* (HE 2015) and *Understanding Historic Buildings* (HE 2016).

The report is also led by government guidance, the National Planning Policy Framework (NPPF 2019).

1.1. Location and physical environment

The Heritage Statement is required to inform proposals for 11 Friar Street, Reading, RG1 1DB (Fig 1), which is located within the town centre of Reading on the corner of Friar Street and Wiston Terrace. It is centred on NGR SU 71582 73597. The ground level at the frontage of the site, on Friar Street, is 51.0m AOD whilst at the rear boundary it is 48.0m AOD.

It lies on bedrock of 'Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated)' (BGS 2019). This sedimentary bedrock was formed approximately 72 to 90 million years ago in the Cretaceous Period in an environment dominated by warm chalk seas. This is overlain by superficial deposits of 'Taplow Gravel Member' (BGS 2019). These sands and gravel were formed up to 2 million years ago in the Quaternary Period in an environment previously dominated by rivers. The soils are 'Sandy to Sandy Loam' (UKSO 2019).

1.2. Proposals and Aims

The applicant is proposing a 'change of use of the upper floors of the building from offices to residential in the form of four individual apartments'. These works have been subject to pre-application advice by Reading Borough Council (151833/PREAPP).

The general aims of the Heritage Statement are to:

- collect relevant information relating to heritage assets within and close to the proposed development area
- assess the significance of the heritage assets
- assess the impact of the proposed development on the heritage assets
- assess the impact of the proposed development on the setting of the listed building

This Heritage Statement also aims to address the date and heritage significance of a section of the building on Wiston Terrace that is proposed to be demolished and rebuilt as an alternate entrance.

1.3. Planning History

11 Friar Street has been the subject of a number of previous planning applications. The earliest recorded application (900725), in 1990, was for a new shop front and refurbishment which was approved. There have been a further 16 applications partly dealing with external signage, change of use of upper floors. The latest application (170169), in 2017, was for a hanging sign and was approved.

2. Methodology

2.1. Documentary Search

Records of archaeological monuments, events, listed buildings and scheduled monuments in the vicinity of the site were obtained from the Reading Historic Environment Record (HER) information held on Heritage Gateway with Scheduled Monument and Listed Building information obtained from the National Heritage List for England (NHLE). These are shown below as Reading HER numbers (RHER), Scheduled Monument numbers (SM NHLE) and listed building numbers (LB NHLE). Published sources and historic maps were consulted online.

2.2. Site Visit

A site visit was undertaken on May 22nd 2019. The area of the site was inspected with notes being taken. Digital photographs were also taken at this time although internal access was limited due to the nature of the business occupying the upper floors of the building.

3. Site Information

This Heritage Statement was undertaken of 11 Friar Street, Reading. The building is a grade II listed building (LB NHLE1321949) of early to mid 18th century date.



Plate 1: Friar Street elevation of 11 (right) and 12 (left) Friar Street from the south east

3.1. Description



Plate 2: 11 Friar Street elevation from the south

The area of study consists of the upper floors of 11 Friar Street, Reading. The building stands on the corner of Wiston Avenue and is a listed building. The listing details describe the building as...

'Early-mid C18. 3 1/2 storeys. Silver grey brick headers with red brick dressings and moulded brick cornice and parapet. Projecting string at 2nd floor level. Mansarded tile roof with two 3-light dormers. 4 ranges of glazing bar sash windows. Modern ground floor shop front. Only the cornice retained of previous (also C20) shop front' (NHLE 2019).

The listing information for the adjoining building, 12 Friar Street, is virtually identical, although it is dated as early to mid 19th century. It also mentions that it forms a pair to number 11.

The ground floor of the building is used as a betting shop whilst the upper floors house an escape rooms business.

Friar Street elevation

The frontage of the building faces on to Friar Street. It is a three-storey building with attic space that is matched by the adjoining structure (Plate 1). The ground floor of number 11 (Plate 2) has a large modern shop front with its entrance situated to the left-hand side. The first and second floors each have four multi-pane sash windows in flat-arched openings. There is a raised brick string band between the first and second floors. Above the second-floor windows is a moulded brick cornice which is topped with a brick parapet. The attic space is not visible from the Friar Street elevation.

The brickwork is an unusual silver grey in colour with red window surrounds, and lintels. The brick string band and cornice are also of red brick along with the quoins down the right corner. The parapet is also mostly red brick.

Wiston Terrace elevation

The eastern elevation of the building is on Wiston Terrace. The main part of the building is at the Friar Street end of the terrace (Plate 3) and is mainly red brick coursed in English Bond. There are

two flat-arched window openings containing sashes at first floor level with a large flat-arched opening above this containing four individual sashes. At third floor level are two small flat-arched openings with casements. These are either side of a chamfered chimney stack which has been capped.

At ground level are two terracotta ventilation grills (Plate 4) in a woven design and a large metal ventilation grill. A bull's eye pattern plate (Plate 3) at each floor level shows the building has been tied to the adjoining structure.



Plate 3: Wiston Terrace elevation from north east



Plate 4: Wiston Terrace elevation, woven terracotta ventilation grill

The rest of the Wiston Terrace elevation consists of the east walls of two extensions to the main building (Plate 5). The central section is of single-storey height with a flat roof. It has a large flat-arched opening which has been blocked and the brickwork is coursed in English Bond (Plate 6). There is a large metal ventilation grill within the elevation and a cornice is formed of three courses of terracotta tiles. This is topped with header bricks on their side to form a parapet.

The section to the rear of this is two-storeys in height, also with a flat roof (Plate 7). It has three blocked flat-arched window openings on the ground floor along side a further opening now used as a door. On the first floor are four flat-arched window openings containing sash windows with moulded brick cills. A number of the openings have terracotta ventilation bricks over them. The brickwork is coursed in English Bond and is topped with the same cornice and parapet arrangement as the adjoining section of the building.

Attached to this two-storey section is a wooden gateway within a c2.2m high curved boundary wall formed of modern rusticated bricks (Plate 3).



Plate 5: Rear part of Wiston Terrace elevation from north east



Plate 6: Wiston Terrace elevation central section



Plate 7: Wiston Terrace elevation back section

As can be seen in Plate 5, the majority of the northern, rear, elevation of the building is hidden by extensions and fire escapes. The most northerly part of the building is the two-storey extension (Plate 7). The northern elevation of this contains a flat-arched opening with a sash window at first floor level and a doorway at ground floor level. A fire escape hides much of the elevation (Plate 5) and a doorway opens onto it at first floor level.

Only the upper floors of the northern elevation of the main building are visible (Plate 8) and these are again partially blocked by fire escapes. The top floor of the building has a terracotta tiled exterior with the third floor being brick, coursed in English Bond. The third floor also has two sash windows in segmental arched openings. The upper floor has three casement windows and a doorway opening on to one of the fire escapes. Attached to the elevation is a small extension with terracotta tile covered hipped roof and a flat-arched fire door.



Plate 8: Northern elevation of main building from north

3.2. Historic Background

The Reading Historic Environment Record (HER), as detailed on the Heritage Gateway, for the immediate surroundings of 11 Friar Street contains a number of relevant records (RHER numbers) within 100 metres of the site. Other than the listed building of 11 Friar Street itself, there are no sites recorded within the boundary of 11 Friar Street.

Prehistoric, Roman and Saxon

There are two records of prehistoric finds being found within 100 metres of 11 Friar Street. A lower Palaeolithic hand axe was found in a drainage trench on Station Road in 1904 (RHER 00982.00.000). During the digging of foundations on Friar Street a late Bronze Age to early Iron Age brooch was found (RHER 02060.00.000).

During the late Anglo-Saxon period, Reading had a mint which is believed to have existed within the area around 11 Friar Street. Retrieval of coins show that the mint (RHER 02113.00.001) operated between at least 1044 and 1046.

It has been conjectured that some of Romano-British settlement existed at Reading but only a small number of finds, consisting of a few potsherds and around half a dozen coins, have been recovered from the whole of the town (RHER 02061.00.000). It is therefore unlikely for settlement of Roman date to have existed in Reading.

Medieval

There are a number of records relating to the medieval period within the vicinity of 11 Friar Street. Close to the site, on Wiston Terrace, sherds of medieval pottery glass, and copper (RHER 02113.35.000) were found during the digging of foundations. The medieval town (RHER 02113.00.000) developed rapidly with Friar Street (RHER 02113.07.000) being first documented in 1186. It formed part of a grid that focused on the marketplace.

In the late 1950s, a complex of medieval cess and rubbish pits were found during demolition and construction work at 160 to 163 Friar Street (RHER 02113.07.010). Items found within the pits included a gold and ruby ring, an axe head, a complete 13th century pitcher and the top part of a 14th century jug. A red hard ware, 12th to 13th century, jug (RHER 02113.30.000) was found on Blagrove Street. At the old Great Western Hotel, a 14th century, Edward III (1327 to 1377), silver halfpenny was found below the ballroom in 1976 (RHER 02113.32). A quantity of 13th century pottery was found at 10 Queen Victoria Street (RHER 02113.34.000) including a thumb impressed rim sherd from a green glazed cooking pot.

At 172 Friar Street an excavation (RHER 06506) revealed two phases of medieval occupation dating from the 13th to the 16th centuries including two hearths, a large pit, a robbed-out fireplace support and a course of tiles. 14th to 15th century material was recovered during emergency repairs to a collapsed sewer on Friar Street (RHER 16784) including animal bone, roof tile and leather shoe parts.

Post-medieval

Excavations in Friar Street in the late 19th century (RHER 02214.07.000) recovered a number of skeletons along with artefacts of 17th century date. The excavation at 172 Friar Street revealed a post-medieval pit probably from the removal of a cellar (RHER 06506). The foundations of an external brick wall coursed in English Bond were also revealed on the same excavation (RHER 06506) along with the mortar traces of a robbed-out wall. Blagrove Street was laid out in the post-medieval period (RHER 02114.11.000) and it commemorates the Blagrove family. John Blagrove was a great mathematician who died in 1611. The Victoria Buildings formerly fronted Blagrove Street and Valpy Street (RHER 02114.11.010). This post-medieval structure was the site of offices, shops and warehouses and was demolished in 1975.

A number of post-medieval buildings within 100 metres of 11 Friar Street are listed, along with 11 Friar Street itself (LB NHLE1321949). As previously mentioned, the adjoining 12 Friar Street is grade II listed (LB NHLE1113484) as is 13 Friar Street (LB NHLE1321950) which is dated to the mid 18th century. 14 Friar Street (LB NHLE1113485) and 15 Friar Street (LB NHLE1113486) are also grade II

listed and dated to the 18th century. 147 Friar Street (LB NHLE1113488) is 1880s in date and is grade II listed. The c1800 154 Friar Street is also grade II listed (LB NHLE1113489) as is 155 Friar Street (LB NHLE1303154) but dates to the 1870s. Queen Victoria Jubilee Statue on Friar Street (LB NHLE1113483) is 1857 in date and grade II listed.

The Municipal Buildings Art Gallery and Museum (LB NHLE1321990) and Municipal Buildings Concert Hall (LB NHLE1113401) on Blagrove Street are both late 19th century in date and grade II listed. Town Council Chamber and Offices with Clock Tower, Blagrove Street (LB NHLE1113400) were designed by Alfred Waterhouse, built 1872 to 75 and are grade II* listed. On Station Road, Great Western House (LB NHLE1113591) was one of the first railway hotels in Britain, dates to 1844 and is grade II listed. A large block of buildings, 1 to 31 Queen Victoria Street, 2 to 32 Queen Victoria Street, 148 to 150 Friar Street, 24 to 28 Broad Street and 35 to 38 Broad Street, were built in 1894 as a commercial street and are grade II listed as a block (LB NHLE1113564).

Modern

The excavations at 172 Friar Street (RHER 06506) revealed a modern phase of development on the site with a brick and stone wall, with flint footing, and a herringbone brick surface both dating to the early 20th century. 17 to 27 Station Road is the site of an office building built in Baroque Art Nouveau and Flemish style between 1911 and 1915. Although listed it was demolished in the 1980s. Close to this also on Station Road, nos. 13 to 15 are grade II listed and date to around 1903 (LB NHLE1113590).

3.3. Map Regression

Historic mapping of Reading goes back to the 16th and 17th centuries but shows little detail of the town and its layout. The first of the historic maps to show the layout of Reading is the 1809 Dawson plan (Fig 2). This map shows the area of 11 Friar Street but does not show individual building details. This is repeated on the 1830 Ordnance Survey first series (Fig 2).

The first map that shows any detail of the buildings within Reading is the 1875 Ordnance Survey (Fig 2). 11 Friar Street is shown on the corner of Wiston Terrace. The main part of the building fronts Friar Street. To the rear the main building projects along the boundary with 12 Friar Street and has two extensions along this boundary. These are mirrored on 12 Friar Street. To the right of the rear elevation is a small extension that has the boundary wall attached to it. The 1879 1:500 Ordnance Survey not only shows the buildings but walls, gateways, paths and items such as fountains. The rear garden of 11 Friar Street has a pathway with a circular flower bed in it and a gateway to Wiston Terrace is shown in the boundary wall. A front step is depicted on the Friar Street side of the building close to a coal cellar entrance.

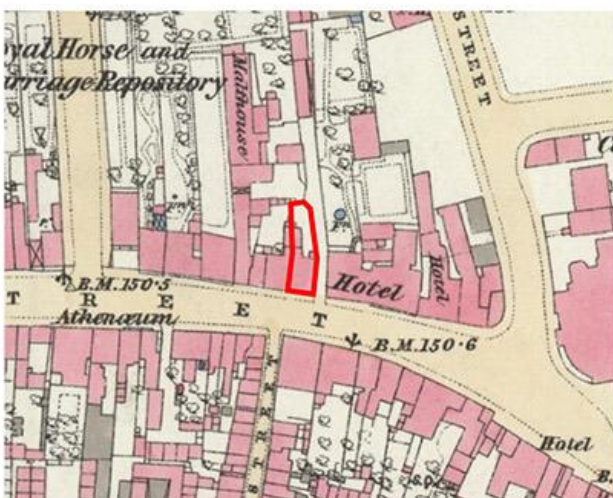
The Goad 1895 fire insurance plans of Reading are useful for the detail they show (Fig 2). 11 Friar Street is shown as a three-storey dwelling with a timber skylight on the rear part of the roof and a lath and plaster skylight within the rear wall. The rear right extension is marked as being two-storeys in height and the Wiston Terrace elevation has a window at ground floor level and another on the first floor. The 1898, 1909 and 1912 (Fig 2) Ordnance Surveys show no change to the layout of the building which is depicted in the same way as it was on the 1875 Ordnance Survey.



1809 Dawson plan



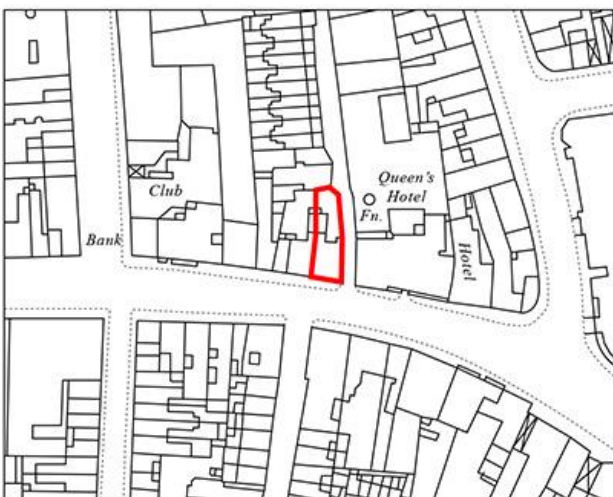
1830 Ordnance Survey



1875 Ordnance Survey



1895 Goad insurance plan



Transcription of 1912 Ordnance Survey



1931 Ordnance Survey

Figure 2 Historic mapping of the area of 11 Friar Street
(with site marked)

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The first map to show any alteration in the layout of 11 Friar Street is the 1931 Ordnance Survey (Fig 2). This shows that the building has been extended to cover most of open space at the rear of the plot. This layout remains unaltered to the present day.

3.4. Documentary Evidence

Reading was first mentioned in the Anglo-Saxon Chronicle under the date 871 AD. At this time it was known as 'Readingum'. The Domesday Survey, in 1086, recognised Reading as a borough and the town and manor were surveyed separately. It had a total of 102 households, which is very large, and paid a tax of 43.1 geld units, which is also very large. The town is recorded as 'Redinges' in the survey which comes from the Old English *Readingas* meaning the people of *Read(a)*, a nickname meaning 'red'.

Friar Street sits within the older part of Reading and was in existence by the 12th century if not earlier. 11 Friar Street lies at the east end of the street, close to the medieval market area, Market Place. The earliest reference to the building is from the 1830 Pigot trade directory. This records a Mr Richard Buncombe, corn dealer and miller, living in the house (Pigot 1830, p52 and 53). Pigot's 1844 directory has Robert Bartleet, attorney, living at 11 Friar Street (Pigot 1844, p30). The Post Office Directory from 1848 records the occupier of the building as Robert Bartlett and Son, solicitors and agents to Universal Assurance Company (P.O 1848, p2013). The directory for 1852 records William Robert Bartlett, attorney, at 11 Friar Street (Slater 1852, p36). William Robert Bartlett is shown as resident of 11 Friar Street in a number of other directories until 1876. He is variously described as a solicitor, attorney and an agent for insurance companies.

In Kelly's 1887 directory William James Maurice is shown as a private resident and a surgeon at 11 Friar Street (Kelly 1887, p132 and 141). By the 1899 directory, a dental surgeon, Sydney Aveline, is recorded at 11 Friar Street (Kelly 1899, p158). He is also shown in the 1903 and 1907 directories. The next directory is the 1914 Kelly directory which lists entries by street. In this you can see that 11 Friar Street has a number of occupants although these are not likely to be residents at this time (Kelly 1914, p146). The building is the branch office of 'London Guarantee & Accident Co. Ltd' with J W Westwood as resident secretary and C D Balding as inspector. It was also the district office of 'Mutual Life Insurance Co. of New York' with G H E Hodson as district manager. Conrad Willcocks, architect, is also recorded as using the building. These three companies are still shown in the directory for 1915 although Rowland S Haines is now branch manager for the 'London Guarantee & Accident Co. Ltd' and they have been joined by Joseph Reginald Greenway, quantity surveyor (Kelly 1915, p175).

The dividing into offices of large domestic properties situated in town and city centres is not uncommon and began in the later part of the 19th century continuing into the 20th century. People traditionally worked from home and the use of a house as office space developed from this.

4. Proposals Assessment and Impacts

In dealing with the impacts of the proposals, government guidance, as shown in the table given in Appendix I, should be referred to. This table details the meaning of each of the **highlighted** impacts.

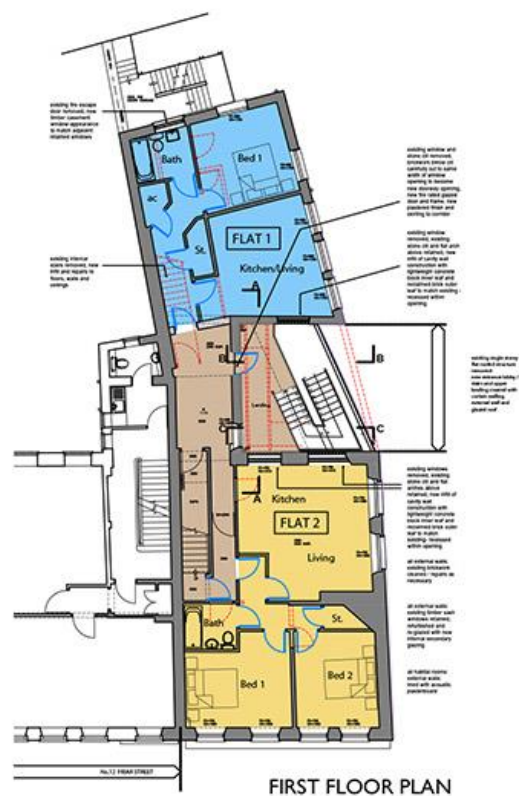
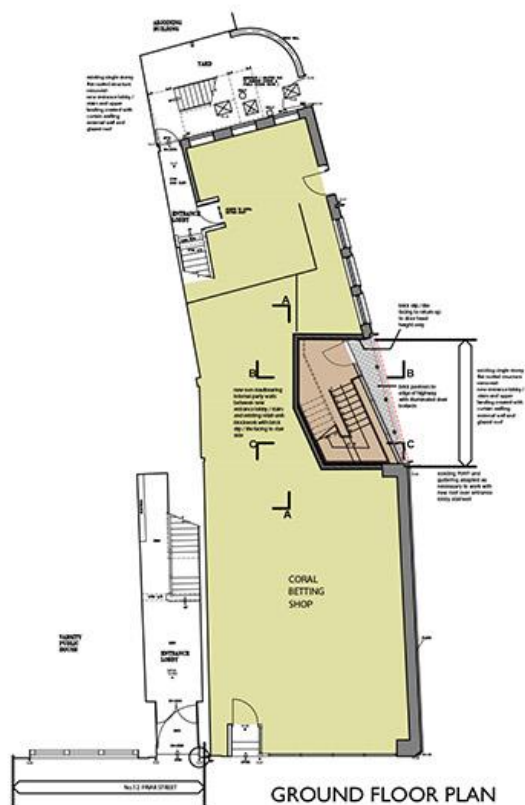
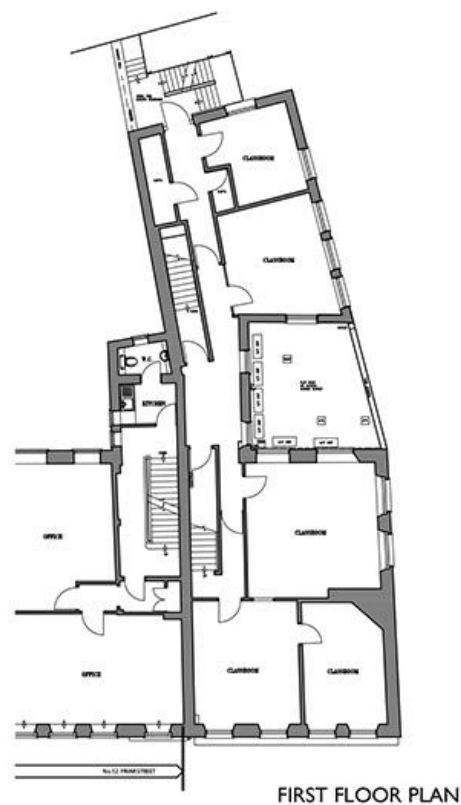
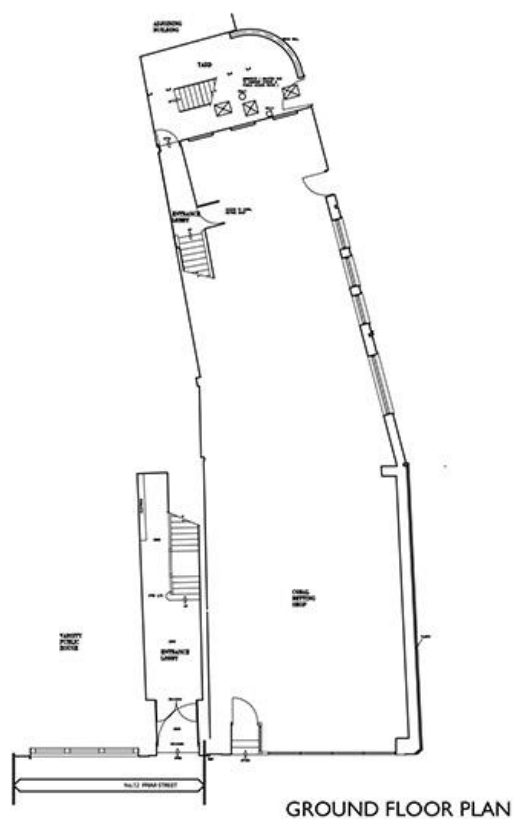


Figure 3 | Friar Street as existing (top) and proposed (bottom)

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Based on Drawing Nos. 15-1532-04 and 15-1532-06 by Gould Singleton Architects

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The proposals for 11 Friar Street are to convert the upper floors of the building to residential use and to provide new access to the upper floors by partial demolition and rebuilding of a section of the ground floor. The floor plans of the building, as they exist at present, are shown in Figure 3 and Figure 4, along side the proposed floor plans of the building in order that comparison can be made.

4.1. Ground Floor

The ground floor of 11 Friar Street, currently used as a betting shop, will change little in the proposals. It will still be used as a betting shop and only a later part of the structure will be altered.

The plans (see Fig 3) show that a section of the Wiston Terrace wall, and its associated flat-roof structure, is proposed to be removed and new internal party walls would be constructed to house a new entrance lobby and stairs to the upper floors. The part of the building to be removed was added between 1912 and 1931, as shown by the historic maps included in Figure 2. The brickwork of the wall (Plate 9) can be seen as different to that of the main building (left in Plate 9) and matches that of the two-storey extension to the north (right in Plate 9) that was constructed at the same time. This brickwork is coursed in English Bond and measures 8 ¾" by 3 ½" by 2 ½".

The flat-roofed structure is to be replaced with a glass walled and roofed reception lobby and staircase that will run from the ground to the first floor. This will have a slightly different alignment than the present wall but will mark the original footprint in the surface treatment.



Plate 9: Wall on Wiston Terrace proposed to be demolished

The plans for the first floor show that the staircase running from the ground to first floor is proposed to be removed with repairs made to floors, walls and ceiling following its removal. This staircase (Plate 10) is not very old and is a replacement for the ground to first floor staircase that was originally in the same position as the first and second floor staircases. The style of the staircase suggests that this replacement happened in the 1970s or 1980s.



Plate 10: Ground to first floor staircase in rear section of building

Significance

Whilst the wall and flat roof structure to be removed on the ground level are part of the listed building, and are therefore listed, they are around 200 years younger than the main building. The structure therefore only holds significance as part of the development of the listed building.

The ground to first floor staircase proposed to be removed holds little significance due to its age. It is also situated in a section of the building that was constructed in the 1920s, its removal will therefore not cause damage to the early 18th century structure.

Impact

The demolition of this part of the building follows the precedence of altering the structure in order to accommodate the changing uses of the building. This is not unusual in historic buildings that have to be adapted to move with the changing needs of the occupiers. Therefore, the removal of

this part of the c1920s part of the building will cause **minor harm** to the listed building.

The setting of the listed building will be affected by the removal of the flat roofed structure and replacing it with, as is proposed, a glass fronted reception lobby and staircase. This will, however, improve the appearance of the Wiston Terrace elevation by causing the removal of the unsightly air-conditioning units, from the flat roof, and a metal fire escape. Therefore this will cause a **neutral** affect on the setting of the listed building.

The removal of the ground to first floor staircase will have little impact upon the building as it is a late 20th century addition into an early 20th century extension. Therefore, the removal of this staircase will cause **minor harm** to the building and its setting.

4.2. First Floor

The first floor of 11 Friar Street is proposed to be converted into domestic accommodation with a number of internal divisions being added or altered. The new glazed lobby and staircase will be entered through what is currently a window in the eastern wall of the original building (Plate 11). This margin-light sash window is late 19th century date but is set in an original segmental arched opening.

In the two-storey extension, apart from the removal of the ground to first floor staircase, a number of changes are proposed to be made to the current partitions to create a different layout. This area will form Flat 1.

Flat 2 will be created in the main part of the building. A small number of partitions will be created, and a number of doors will be removed. The room that is proposed to be a living room, will have two windows blocked in order to accommodate the new glazed lobby and staircase. These windows (Plate 12) have been replaced with two-pane sashes in the 20th century but are original window openings.



Plate 11: First floor window, identical to that proposed to be removed

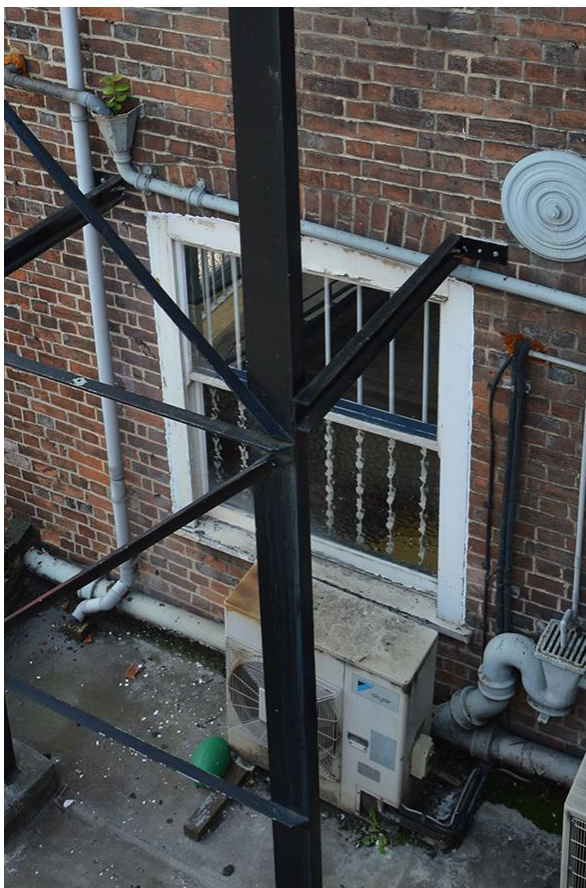


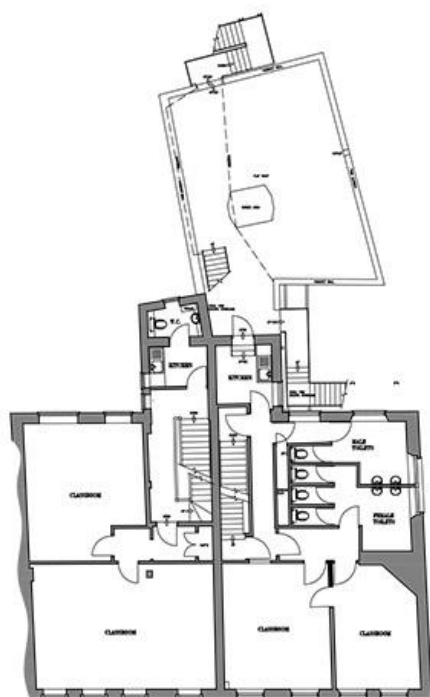
Plate 12: One of windows to be blocked on first floor

Significance

The significance of the first floor partitions is relatively low as a number of changes have been made to them throughout the 250 years since the building was constructed. The original layout of the rooms cannot be discerned due the number of changes that have taken place.

The window opening to be altered in order to allow access into the new staircase and lobby has significance as part of the original structure of the listed building. The margin-light sash window that will be removed has less significance than the opening itself due the sash being a late 19th century replacement for earlier windows.

The significance of the window openings to be blocked in the north elevation of the original building is high but the significance of the sashes to be removed is less given that they are 20th century replacements.



Impact

The majority of the partitions on the first floor of 11 Friar Street have already been altered or replaced with the original layout not discernible. Any further alterations will not cause any further damage to this situation. The alteration of the partitions on the first floor will cause **minor harm** to the listed building.

The removal of the window in order to provide access to the proposed new staircase and lobby will cause damage to the historic fabric of the building. The segmental head to the window will be retained with the margin-light sash window, the stone cill and brickwork beneath it being removed to create the doorway. This will cause **minor harm** to the fabric of the listed building.

The proposed blocking of the windows in the north wall of Flat 2's living room will involve the removal of 20th century replacement sash windows. The openings themselves will remain intact with a recessed brick face being visible from the exterior. This will cause **minor harm** to the fabric of the listed building.

4.3. Second Floor

The proposed changes to the second floor of 11 Friar Street will mainly involve the removal of late 20th century bathrooms to create the living room of Flat 3. A small number of partitions are proposed to be altered as well with the creation of a bathroom and moving of doors.



Plate 13: Original bathroom casement window on third floor

The most visible change to the second floor of the building will be the proposed removal of the metal fire escapes (see Plate 8). These fire escapes are probably mid 20th century in date and clash significantly with the appearance and age of the listed building.

Significance

The late 20th century bathrooms proposed to be removed have little significance and their creation probably caused alterations to the original fabric of the listed building. The only significance they hold are as part of the development of the listed building. This is also true of the partitions of the front part of the building.

The fire escapes only hold significance as part of the development of the listed building.

Impact

Removal of the late 20th century bathrooms will be an **improvement** to the listed

building. Alteration of the partitions of the building will cause **minor harm** to the fabric of the listed building.

The mid 20th century metal fire escape do not blend with the early 18th century fabric of the listed building. They distract from its appearance and hide sections of the building. Removal of these will be an **improvement** to the fabric of the listed building and its setting.

4.4. Third Floor

All of the third floor is proposed to be used as Flat 4. The layout of the floor is proposed to remain unchanged from the existing layout. Other than the usual redecoration, the only planned change is to remove the fire escape door, as the fire escape is being removed, and replace it with a new timber casement to match the adjacent windows which are to be retained (Plates 13 and 14).

Significance

The significance of the fire escape door is limited due to it being only mid 20th century at the earliest. It holds significance only as part of the development of the listed building.

Impact

Removal of the fire escape door will be an **improvement** to the listed building as it will enable inserting a traditional style casement window into the property.



Plate 9: Wall on Wiston Terrace proposed to be demolished

5. Summary and Conclusion

11 Friar Street is a grade II listed building of early to mid 18th century date. It has historically been used as a house, offices for a surgeon, dentist, attorney and insurance agents. More recently the ground floor has been used as a betting shop with the upper floors used for teaching and then for an escape room business. Internally the building has little of the original fittings surviving but the

exterior frontage, with the exception of the shop front, looks little altered. In the early 20th century, between 1912 and 1931, extensions were added to the rear of the building filling the building plot. Whilst the most northerly of the extensions, the two-storey range, is sympathetic to the style of the original building, the single storey, flat-roofed extension has no stylistic links with the original building.

The integrity of 11 Friar Street has already been compromised by the historical opening up of the entire ground floor and the changes to the upper floors. The conversion of the building into flats will result in only minor harm to the listed building. Its overall external appearance will be improved by the removal of an out of keeping extension and unattractive metal fire escapes and by the general redecoration and refurbishing of existing windows, doors and fittings. Any minor impact to the external character of the listed building can be mitigated through the use of appropriate materials and design.

6. Bibliography

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7. Appendix I: Table of Impact Assessment Criteria

The NPPF (NPPF 2019) policy on harm to heritage assets is set out in paragraphs 189 to 192. This is further discussed in the NPPG (NPPG 2014) in paragraph: 017 (Reference ID: 18a-017-20140306) and paragraph: 018 (Reference ID: 18a-018-20140306) of the section on 'Conserving and Enhancing the Historic Environment'. The impact assessment table below has been produced with reference to these policies and guidance.

Major Improvement	Demonstrable improvement to a designated heritage asset of the highest order (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value). It may also be in better revealing a World Heritage Site or Conservation Area
Improvement	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Neutral	Impacts that have no long-term effect on any heritage asset.
Minor Harm	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Harm	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance, scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Harm	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance, scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks,

	World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance, grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Substantial Harm	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance, scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance, where further information will enable the planning authority to make an informed decision.