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The Gardeners Arms
48 Surley Row
Reading
RG4 8NA

Heritage Impact Assessment

On behalf of:

CaldecotteGroup 

November 2018



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Summary

M-Arc Heritage Ltd. was commissioned in September 2018 by the Caldecotte Group to undertake a Heritage Impact Assessment on The Gardeners Arms, 48 Surley Row, Reading, RG4 8NA (hereafter, 'the Site'). Dr. Mark Grahame BA, PhD, MCIfA of M-Arc Heritage Ltd. undertook the research and reporting for this project.

The proposal is to demolish the existing pub, the Gardeners Arms, and redevelop the Site for eight new dwellings. The Site is located within the Surley Row Conservation Area and is adjacent to 46 Surley Row, which is a Grade II Listed Building (NHLE: 1113595).

This Assessment has concluded that the historic barn within the Site is the only element to contribute positively to the special interest of the Conservation Area. The barn is to be retained and serve as an ancillary building. Otherwise, none of the other elements within the Site are considered to contribute positively to the special interest of the Conservation Area and have been assessed as detrimental to its character and appearance.

For these reasons, the proposal to remove the unsightly Gardeners Arms, the ancillary building to its rear and the car park and replace them with varied and domestic-scale dwellings are considered by this Assessment to enhance the special interest of the Conservation Area. While the proposed development is likely to be experienced as a modern addition to the Conservation Area, by referencing the scale, orientation, massing and architecture of nearby historic buildings, the proposed dwellings would not jar with its character and appearance.

A pub car park is an incongruous setting for 46 Surley Row and the proposals would remove it. Proposed planting along the front of dwellings 7 and 8 and the continuing maturation of the trees along the boundary between the Site and the Listed Building will eventually result in a complete visual separation of number 46 from the proposed development. The primary direction from which the Listed Building is experienced, appreciated and understood is from the southeast. The proposals would have no effect on views from this direction because the development would be behind the Listed Building. Consequently, this Assessment has predicted that the impact of the proposals on the special architectural or historic interests of number 46 is likely to be broadly neutral over the lifetime of the development. Because the Listed Building is a significant positive element of the Conservation Area, no additional effects on its special interest are therefore expected.

The only potential harm could be to any heritage assets of archaeological interest that may be present within the Site. That harm is predicted to be negligible and could be mitigated by attaching a condition to any grant of planning permission to maintain a watching brief during the groundworks. This would ensure that any matters of archaeological interest were appropriately recorded.

This Assessment has concluded that the historic environment is unlikely to place any meaningful constraints on the proposal to develop the Site for eight dwellings. Should the proposal be granted planning permission, no heritage assets are likely to be harmed in any meaningful way that would compromise their values to either this or future generations.

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GLOSSARY OF FREQUENTLY USED TERMS AND ABBREVIATIONS

Archaeology

For the purposes of this project, archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point, although archaeology does make contributions to understanding remains related to particularly important events, such as the military archaeology of the World Wars.

EIA

Environmental Impact Assessment.

HER

Historic Environment Record.

HVIA

Heritage and Visual Impact Assessment.

ICOMOS

International Council on Monuments and Sites.

LVIA/LVA

Landscape and Visual Impact Assessment/Landscape and Visual Appraisal.

Modern

There is debate in archaeology about when the modern period commences, but 1900 is a useful start point.

Medieval

The period between the Norman Conquest (AD 1066) and c. AD 1500.

Natural

In archaeological terms this refers to the undisturbed natural geology of a site.

NGR

National Grid Reference from the Ordnance Survey Grid.

NMP

National Mapping Programme whereby possible archaeological features present on aerial photographs were mapped.

NPPF

National Planning Policy Framework.

OD

Ordnance Datum; used to express a given height above sea level. AOD means Above Ordnance Datum.

OS

Ordnance Survey.

OUV

Outstanding Universal Value.

PPG

Planning Practice Guidance.

Post-Medieval

Refers to the period from c. AD 1500 to AD 1900.

Prehistoric

In British Archaeology this term is generally used for any of the traditionally defined periods such as Palaeolithic (c. 480,000-12,000 BC), Mesolithic (c. 12,000-4000 BC), Neolithic (c. 4,000-2,500), Bronze Age (c. 2500-600 BC) and Iron Age (c. 800 BC – AD 43). These dates vary across the UK.

RPG

Registered Park and Garden.

Romano-British

Term used to describe the fusion of indigenous late Iron Age traditions with the invasive Roman culture. Traditionally dated between AD 43 and AD 410.

Saxon or Early Medieval

Term used to describe the period between the end of Roman Britain c. AD 410 and the Norman Conquest (AD 1066).

SM

Scheduled Monument.

VCH

Victoria County History.

WHS

World Heritage Site.

ZTV

Zone of Theoretical Visibility.

1. Introduction

1.1 Project Background

- 1.1.1 M-Arc Heritage Ltd. was commissioned in September 2018 by the Caldecotte Group to undertake a Heritage Impact Assessment on The Gardeners Arms, 48 Surley Row, Reading, RG4 8NA (NGR: 471547, 176142 (centred)) (hereafter, 'the Site'). The location of the Site is shown in Figure 1. Dr. Mark Grahame BA, PhD, MCIfA of M-Arc Heritage Ltd. undertook the research and reporting for this project.

1.2 The Proposal

- 1.2.1 The proposal is to demolish the existing pub, the Gardeners Arms, and redevelop the Site for eight new dwellings. The proposal plans are attached to this report as Appendix 2. The Site is located within the Surley Row Conservation Area and is adjacent to 46 Surley Row, which is a Grade II Listed Building (NHLE: 1113595).
- 1.2.2 The proposal has been the subject of a request for pre-application advice, under reference 172287/PREAPP, from the Local Planning Authority, Reading Borough Council. The advice noted that the Gardeners Arms, 'is not identified as being of townscape merit within the Conservation Area Appraisal' and that 'Demolition of the building and replacement of the property would not be considered to harm the Conservation Area'. Nevertheless, the advice raised concerns about the impact of the proposed housing scheme on the special interest of the Conservation Area and the setting of 46 Surley Row.
- 1.2.3 A preliminary search of the Historic Environment Record around the Site indicated that it lies in an area of archaeological potential. Prehistoric and Roman remains are present within 1 km of it.

1.3 Scope of the Project

- 1.3.1 Because of the concerns raised in the pre-application advice, and the archaeological potential of the area, M-Arc Heritage Ltd. has been commissioned to prepare a Heritage Impact Assessment (hereafter, 'the Assessment') in relation to the proposed development.
- 1.3.2 The objective of the Assessment is to establish a heritage baseline against which the proposals can be evaluated. The baseline includes an assessment of the potential of the site to yield archaeological finds and features of significance. This element of the Assessment is supported by an extract of the Berkshire Historic Environment Record. The Assessment also considers the effect of the proposals on the settings of the Surley Row Conservation Area and the Grade II Listed Building at 46 Surley Row. Should any harm

be predicted on either above or below ground heritage assets, the Assessment will recommend mitigation, if appropriate.

1.3.3 This Assessment is to accompany a Planning Application to Reading Borough Council. It has been prepared in accordance with the requirements of the National Planning Policy Framework, updated 2018 and Local Planning Policy.

1.4 Standards

1.4.1 This assessment is undertaken in accordance with the following standards:

- *Standard and guidance for historic environment desk-based assessment* issued by the Chartered Institute for Archaeologists (CIfA, January 2017).
- *Planning Practice Guidance, Conserving and enhancing the historic environment* (29th November 2016, updated 24th July 2018), published by the Department for Communities and Local Government.
- *The Historic Environment Good Practice Advice in Planning Notes 1, 2 and 3* (2015 a and b, and 2017), issued by Historic England.
- The draft of *Conservation Principles for the Sustainable Management of the Historic Environment* (2017), issued by Historic England.

2. Planning and Legislative Framework

2.1 Introduction

- 2.1.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The relevant national legislation and guidance relating to the protection of archaeological sites or historical buildings within the planning regulations are given in the following paragraphs.

2.2 Historic Buildings and Ancient Monuments Act 1953

- 2.2.1 Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. In this way, registration makes the effect of proposed development on the sites and their settings a material consideration in the planning process. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

2.3 Ancient Monuments and Archaeological Areas Act 1979

- 2.3.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

2.4 Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.4.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall 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 (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- 2.4.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest, which warrants every effort being made to preserve them.

2.4.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

2.5 Protection of Wrecks Act 1973

2.5.1 This Act provides specific protection for wreck sites. This would only become relevant in circumstances where wreck sites were likely to be affected by development proposals. For most terrestrial development, this primary legislation will not normally apply.

2.6 National Planning Policy Framework

2.6.1 The revised National Planning Policy Framework (NPPF) was published on 24th July 2018 and sets out the government's planning policies for England and how these are expected to be applied.

2.6.2 Section 16 of the NPPF sets out the government's current planning policy in relation to conserving and enhancing the historic environment.

2.6.3 Historic Environment is defined in Annex 2: Glossary of the NPPF as: *"All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora."*

2.6.4 Paragraph 185 of the NPPF requires local planning authorities in their Local Plans to: *"set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place."

- 2.6.5 In Annex 2: Glossary of the NPPF, a *heritage asset* is defined as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”
- 2.6.6 Regarding the designation of conservation areas, Paragraph 186 notes: “When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”
- 2.6.7 Paragraphs 187 and 188 relate to the obligations of local planning authorities to maintain and disseminate historic environment record information.
- 2.6.8 Paragraph 189 refers to development proposals affecting heritage assets. The paragraph states that: “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”
- 2.6.9 Annex 2: Glossary describes significance for heritage policy as: “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”
- 2.6.10 The setting of a heritage asset is described in the Glossary as: “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”
- 2.6.11 The Glossary defines the historic environment record as: “Information services that seek to provide access to

comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use."

- 2.6.12 The Glossary states that: "There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- 2.6.13 Paragraph 190 of the NPPF continues: "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."
- 2.6.14 Paragraph 191 adds: "Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision."
- 2.6.15 In determining applications, Paragraph 192 requires that: "Local planning authorities should take account of:
- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness."*
- 2.6.16 Paragraph 193 states: "When considering the impact of a proposed 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."
- 2.6.17 Annex 2: Glossary describes a designated heritage asset as: "A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation."

2.6.18 Paragraph 194 of the NPPF continues: “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. Substantial harm to or loss of:

a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

2.6.19 Footnote 63 qualifies Paragraph 194 by stating: “Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”

2.6.20 A non-designated heritage asset is not formally defined by the NPPF but is covered by the description of a heritage asset given in the Glossary. A designated heritage asset is distinct from a non-designated heritage asset in that it has been designated under the relevant legislation and is afforded statutory protection.

2.6.21 Paragraph 195 of the NPPF continues: “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) *the nature of the heritage asset prevents all reasonable uses of the site; and*

b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

d) *the harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.6.22 Paragraph 196 adds: “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.”

- 2.6.23 Concerning non-designated heritage assets, Paragraph 197 states: “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.”
- 2.6.24 Paragraph 198 continues: “Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.”
- 2.6.25 Paragraph 199 concludes: “Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”
- 2.6.26 Concerning development within Conservation Areas and World Heritage Sites, Paragraph 200 notes: “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”
- 2.6.27 Paragraph 201 adds: “Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”
- 2.6.28 Concerning enabling developments, Paragraph 202 states: “Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”

2.7 Local Planning Framework

- 2.7.1 The Local Authority responsible for planning policy is Reading Borough Council. The Council is preparing a new *Local Plan*, which

was submitted to the Secretary of State for Communities and Local Government on 29th March 2018. This marked the beginning of the public examination of the plan.

2.7.2 The emerging Local Plan contains a series of policies relating to the historic environment. Policy EN1 states:

"Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where appropriate enhanced.

This will include:

- Listed Buildings;*
- Conservation Areas; and*
- Other features with local or national significance, such as sites and features of archaeological importance, Ancient Monuments, historic parks and gardens and locally listed assets.*

Planning permission will only be granted where the new development makes a positive contribution to local character and distinctiveness and has no adverse impact on heritage assets and their settings. All proposals will be expected to protect and where appropriate enhance 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.

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 or 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."

2.7.3 Policy EN2 concerns Areas of Archaeological Significance. It states:

"Applicants should identify and evaluate sites of archaeological significance. Where remains cannot be preserved 'in situ,' remains should be properly excavated, investigated and recorded."

2.7.4 Policy EN3 relates to Conservation Areas. It states:

"The special interest and character of Conservation Areas will be conserved. 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."

2.7.5 Locally important heritage assets are covered by Policy EN4, which states:

"Development proposals that affect locally important heritage assets will be expected to demonstrate that development conserves architectural and historical significance which may include the appearance, character and setting of the asset.

Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals.

Replacement buildings should draw upon heritage elements of the previous design, taking cues from the historical qualities that made

the previous building significant. This may include appearance, scale and architectural quality."

2.7.6 Until the adoption of the new Local Plan, Policy CS33 of the Council's Core Strategy remains in force. The Core Strategy was adopted in January 2008. There was an alteration adopted on 27th January 2015. The alteration was to Policy CS16 on Affordable Housing and does not concern the historic environment.

2.7.7 Policy CS33 states:

"Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced. This will include: -

- *Listed Buildings;*
- *Conservation Areas;*
- *Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located."

2.7.8 Paragraph 11.8 of the Core Strategy clarifies the policy. It states:

"The Borough Council is committed to protecting and where appropriate, enhancing, the Borough's historic environment. This includes ensuring that buildings and features of local architectural and historic interest (which are not necessarily recognised components of the historic environment) are taken fully into account and safeguarded, as appropriate. Regard must also be had to Reading's buried archaeological evidence, some of which is known, and much of which remains to be discovered."

2.7.9 Paragraph 11.9 concerns Listed Buildings. It states:

"The character and integrity of listed buildings will be preserved, and the Council will seek to enhance the settings of Listed Buildings wherever appropriate, by ensuring that new development in their vicinity is sympathetic."

2.7.10 Regarding Conservation Areas, paragraph 11.10 notes:

"In making decisions on development proposals in Conservation Areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that particular area. As such, new development in Conservation Areas

will be expected to make a contribution to the area by respecting and enhancing its architectural and visual qualities, and achieving a high standard of design. The Council will therefore have regard to both the quality of the townscape and the quality and interest of the area, rather than solely that of the individual building."

2.7.11 Finally, paragraph 11.11 states:

"Sites and settings of scheduled ancient monuments and other important ancient monuments and archaeological remains will be preserved, and development that would adversely affect such sites and settings will not be permitted. The Borough's five historic parks and gardens will continue to be protected, maintained and restored, where required."

2.7.12 Chapter 9 of the *Sites and Detailed Policies Document*, adopted 2012, further elaborates on the Council's policy towards heritage assets. It does not contain any further policy statements relating to the historic environment, but paragraph 9.1.9 notes:

"National planning policy provides an appropriate framework for considering proposals for development that affects historic assets in Reading and it is not considered necessary to have specific detailed policies within this document. Additionally, the historic environment is addressed strategically by policy CS33 (Protection and Enhancement of the Historic Environment) in the Core Strategy."

2.7.13 No other policies relating to the historic environment have been identified in either the *Core Strategy* or supplementary planning documents that are germane to the aims of this Assessment.

3. Assessment Methodology

3.1 Aims and Objectives

3.1.1 The purpose of a heritage impact assessment is to utilise existing records and observations to determine, in so far as is reasonably practicable, an understanding of the historic environment within and surrounding the Site to:

- Identify the heritage assets within the Site and its vicinity, which are likely to be affected by the development proposals;
- Assess the significance of those heritage assets considering their *archaeological, architectural, artistic* and *historic* interests as required by the provisions of the NPPF, and;
- Identify heritage assets that could be sensitive to change and offer recommendations of how to avoid or minimise harm to their heritage significance.

3.1.2 The assessment process involves a degree of subjective interpretation based on existing data sources and professional judgement. The assessment of the significance of a heritage asset can be complex because different elements of it or its setting contribute differentially to its significance. How the significance of a heritage asset is likely to be affected by a set of development proposals will be contingent upon the nature of those proposals and the professional judgement required to gauge likely impacts.

3.2 Identification of Heritage Assets

3.2.1 The initial step in the assessment process is to identify heritage assets that are likely to be affected by the development proposals. Those heritage assets may be present within the Site as either built structures or buried archaeological features. The Site may also fall within the settings of one or more heritage assets.

3.2.2 The identification of heritage assets comprises a desktop study of presently available archaeological and documentary sources, supplemented by observations taken during a Site walkover survey and archival research.

3.2.3 The following sources were consulted during this study to inform the presence of heritage assets either within or surrounding the Site. This was done to provide a baseline for the assessment of their significance:

- National heritage datasets including, The National Heritage List for England (NHLE) and Images of England;
- The Berkshire Historic Environment Record;
- Historic maps and other relevant documents held by the Berkshire Record Office;

- Relevant primary and secondary sources including published and unpublished reports;
- Appropriate online resources, such as the DEFRA MAGIC website, Google Earth and the British Geology Viewer.

3.2.4 A site walkover survey was undertaken on 25th October 2018:

- To assess the general character of the Site;
- Identify any heritage assets within and around the Site;
- Evaluate their heritage interest, and;
- Ground truth views between those heritage assets and the Site.

3.3 Assessment of Significance

3.3.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets likely to be affected by development proposals, including any contribution made by their setting (NPPF: 189).

3.3.2 Under NPPF, the significance of a heritage asset is defined in Annex 2 as its value to this and future generations because of its heritage interest. That interest may be *archaeological*, *architectural*, *artistic* or *historic* or a combination of these attributes. The heritage interest that makes an asset of value derives not only from its physical presence, but also from its setting.

3.3.3 The heritage interests of an asset are assessed in this report in terms of attributes identified in statutory criteria, the general principles for selection published by the Department of Culture, Media and Sport (2010, 2013) and the selection guides published by Historic England.

3.3.4 Using these criteria and guidelines, the following definitions of heritage interest can be derived:

- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point (NPPF, Annex 2: Glossary).
- **Architectural interest:** derives from the art or science of the design, construction, craftsmanship and decoration of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques, and significant plan forms.
- **Artistic interest:** is generally concerned with the appearance and aesthetics of the heritage asset and the human imagination and skill embodied within it.
- **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a

heritage asset to the present. To be of historic interest the asset must illustrate aspects of social, economic, cultural, or military history and/or have close historical associations with notable individuals or events.

- 3.3.5 The heritage interest of an asset may be affected by its setting. The setting of a heritage asset is the surroundings in which it is experienced. The extent of setting is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2: Glossary).
- 3.3.6 The overall significance of a heritage asset is the sum of its interests. The more significant a heritage asset, the more sensitive it is likely to be to change.

3.4 Applying the Principles

Designated Assets

- 3.4.1 Only two classes of heritage asset are recognised by the NPPF: *designated* and *non-designated heritage assets*. A third category of assets comprises those whose significance is still to be determined.
- 3.4.2 NPPF, Annex 2 defines a designated asset as: “A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.” Designated heritage assets are always material considerations in planning decisions.
- 3.4.3 The Department for Culture, Media and Sport (DCMS) is responsible for the identification and designation of Listed Buildings, Scheduled Monuments and Protected Wreck Sites. Historic England identifies and designates Registered Parks, Gardens and Battlefields. The United Nations Educational, Scientific and Cultural Organisation (UNESCO) inscribes world Heritage Sites. In most cases, Conservation Areas are designated by Local Planning Authorities. Historic England administers all the national designation regimes and selection criteria issued by the DCMS.

Non-Designated Assets

- 3.4.4 Local planning authorities may identify non-designated heritage assets. *These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed' (PPG, paragraph 39).*

- 3.4.5 The PPG goes on to note that: *A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process (paragraph 39)*
- 3.4.6 Regarding archaeological remains, the NPPF identifies two categories of non-designated site:
- Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets, and;
 - Other non-designated heritage assets of archaeological interest.

Archaeological Potential

- 3.4.7 Assets with archaeological interest are normally buried beneath the modern ground surface and are usually undefined. Any assessment of their likely significance requires an estimate of the potential for the Site to yield archaeological material.
- 3.4.8 An assessment of potential involves a degree of subjective interpretation based on extrapolations from existing data sources coupled with professional judgement. Paragraph 189 of the NPPF requires consultation of the historic environment record as a minimum. Predictability can be improved by using other sources of data from within a defined study area around the Site and by a walkover survey to appraise the ground conditions within the site. From these sources of data, informed predictions can be made about the likelihood of assets with archaeological interest being present within the Site.
- 3.4.9 To assist in predicting the significance of these assets with archaeological interest, PPG, paragraph 40 refers to the criteria set out in *Scheduled Monuments* (DCMS 2013), which are utilised to determine the suitability of a site for scheduling.
- 3.4.10 Heritage assets with archaeological interest that are demonstrably equivalent to scheduled monuments are dealt with under the policies covering designated heritage assets in paragraphs 193 and 194 of the NPPF. Those assets with archaeological interest that do not have significance equivalent to scheduled monuments are covered by footnote 63, qualifying paragraph 194.

3.5 Assessment of Impact

- 3.5.1 The impact of any development proposals on a designated or non-designated asset, including development within its settings, will depend on how the proposals affect the *archaeological*,

architectural, artistic or historic interests that go to make up its value to this or future generations.

3.5.2 Where change to a heritage asset is being proposed, it is important to identify in sufficient detail the significance of the asset and what impact the change will have on it. Factors to consider in assessing the impact of change include:

- the relative contribution to significance of the elements affected (where appropriate, by reference to criteria for national or local designation), including the contribution of setting;
- how the proposed change would affect these elements including the magnitude and direction of the effect (whether beneficial or adverse) and whether the effect is likely to be permanent or reversible;
- whether any harm to heritage assets can be minimised through mitigation measures, and;
- the extent of any uncertainty about interests of the heritage asset, particularly in relation to the potential for hidden or buried elements.

3.5.3 Ideally, proposed changes will cause no harm to the significance of the heritage asset and the right decision will be obvious. In practice, however, there tend to be options for achieving the objective of proposed change, each of which will have different impacts. The options (including taking no action) can usefully be assessed in terms of their impacts on significance. In other words, the decision will be informed by the predicted long-term or permanent consequences of proposals, in terms of degree and whether their impact is positive, negative or neutral on each of the identified heritage interests (noting that the cumulative impact of several broadly neutral changes may be negative).

3.5.4 Where harm is predicted, the NPPF recognises only two categories of harm: *substantial harm* and *less than substantial harm*.

3.5.5 PPG, paragraph 17 notes that: *“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

3.5.6 Paragraph 17 of the PPG continues: *“Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special*

architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting."

- 3.5.7 The paragraph concludes: *"While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."*

4. Historic Environment Baseline

4.1 Introduction

- 4.1.1 The purpose of this Chapter of the Assessment is to identify those heritage assets in and around the Site likely to be affected by the development proposals.

4.2 Site Location and Description

- 4.2.1 The Site comprises a roughly rectangular parcel of land with an area of approximately 0.3 ha (hectares). At the time of the walkover survey on 25th October 2018, the Site contained a public house, the Gardeners Arms, with associated car parking facing on to Surley Row, and ancillary buildings and a pub garden at the rear (**Plate 1**). The Site is oriented northeast to southwest. The topography of the Site slopes towards the southeast and rises gently to the northeast.



Plate 1: The Gardeners Arms, looking from the southwest corner of the car park.

- 4.2.2 The Site is in the suburb of Caversham, approximately 2.7 km north of Reading town centre. The area is residential and has been subject to substantial development for modern housing, although there is still green space on the northwest side of the Site. Surley Row runs northwest to southeast past the front of the Site. The Site is located on the northeast side of the road.
- 4.2.3 The Gardeners Arms Public House is at the southwest end of the Site but is set back from Surley Row (**Plate 2**). It is a substantial, 'mock-Tudor' building, rising to two storeys. It has a two-story wing under a gable on the right (southeast) side and a single storey, gabled wing on the left (northwest) side. The main range is under a tiled roof with three chimney stacks, which is hipped to the left but gabled to the right. A gabled porch at the centre provides access to the pub.
- 4.2.4 The area to the front and right of the Gardeners Arms is taken up by the pub car park. The car park has an asphalt surface and is accessed via an entrance from Surley Row. The northeast boundary of the car park is delimited by a timber plank fence with

a gate. A timber plank fence also encloses the northeast corner of the car park (**Plate 1**).



Plate 2: The front elevation of the Gardeners Arms.

- 4.2.5 The northeast end of the southwest boundary of the car park encompasses a single-storey, brick-built structure under a gabled, plain tile roof (**Plate 3**). It appears to have once been a barn or agricultural outbuilding. Its observable elevations are built in brick laid in stretcher bond. There is a wide opening along its elevation overlooking the car park that has been infilled with weather board. There is a timber board door in the gable end, facing southwest.



Plate 3: The southeast boundary of the Site, from the centre of the car park.

- 4.2.6 A length of timber plank fence, fronted by mature trees and concrete bollards, projects from the southwest end of the barn. It joins to another short section of timber, panel fencing that connects it to the southwest boundary of the car park. These

sections of fencing mark the boundary between the Site and the Listed Building at 46 Surley Row.

- 4.2.7 The southwest boundary of the car park is defined by a low brick wall, with courses laid in English Garden Wall bond (**Plate 1**). There is a dense thicket of mature vegetation at the northwest end of the southwest boundary (**Plate 4**). At the northwest end of the thicket there is another entrance from Surley Row. An asphalt drive leads from this entrance to a yard on the northwest side of the Gardeners Arms. The drive is enclosed by screens of mature vegetation, which run along its length.



Plate 4: Asphalt drive from Surley Row at the northwest end of the Site.



Plate 5: The front garden of the Gardeners Arms.

- 4.2.8 At the front of the Gardeners Arms, between the drive and the car park, there is a paved area used as a pub garden with wooden tables and bench seats (**Plate 5**). Between the paved area and the thicket of mature vegetation along the southwest boundary, there is a grassed area, which is also part of the pub garden. The

garden is separated from the car park by a line of concrete bollards linked with rope.

- 4.2.9 The yard on the northwest side of the Gardeners Arms is bounded by a timber panel fence on its northwest side and the left elevation of the pub (**Plate 6**). The left elevation of the Gardeners Arms rises to a single storey under a hipped roof covered with plain tiles.



Plate 6: The yard on the northwest side of the Gardeners Arms, looking northeast.

- 4.2.10 The northeast boundary of the yard is delimited by a short section of timber panel fencing and a length of brick wall built in English Garden wall bond, apart from a short section adjoining the timber panel fence, which appears to be a later addition and is laid in stretcher bond. One of the fence panels is missing and it provides access to a patch of disused and overgrown ground in the northwest corner of the Site.
- 4.2.11 The northeast end of the yard contains a parked caravan and a mobile home. In the northeast corner of the yard there is a single storey building, constructed in weather board on a brick plinth, laid in Flemish bond (**Plate 7**). The building has a hipped roof with a covering of plain tiles. There is a chimney stack with ceramic pots on the northwest side of the building.



Plate 7: The disused area in the northeast corner of the Site, looking southwest.

- 4.2.12 The disused ground in the northeast corner of the Site is overgrown with brambles, nettles, ivy and mature vegetation, including well-established trees (**Plate 7**). Access is limited, but the surface is uneven, suggesting considerable disturbance of the ground surface. At the northeast end of the disused ground, the level of the landscape rises abruptly, suggesting terracing. There are traces of concrete post and wire fencing along the boundary. There is a wicket gate in the northeast corner of the Site.
- 4.2.13 The southeast boundary of the disused area is defined by timber panel fencing. The southwest boundary is formed by the rear elevation of the single-storey building in the northeast corner of the yard.
- 4.2.14 An asphalt path runs southeast from the yard, along the rear elevation of the Gardeners Arms (**Plate 8**). The path terminates in a single storey shed with a flat, corrugated cement roof. The rear elevation of the Gardeners Arms is defined by a single storey extension under a flat, asphalt roof. On the northeast side of the path there is a terrace wall, built in brick laid in stretcher bond. The wall is coped with either brick or concrete slabs.



Plate 8: The rear of the Gardeners Arms, looking southeast.

- 4.2.15 At the southeast end of the pathway, there is a flight of brick steps coped with paving stones to a modern ironwork gate. The gate leads to the rear pub garden. Between the gate and the southeast elevation of the single storey building under the hipped roof, there is a timber panel fence.
- 4.2.16 The garden at the rear of the Gardeners Arms occupies the southeast corner of the Site (**Plate 9**). The garden is enclosed by timber panel fencing on its northeast and southeast sides. There is also timber panel fencing between the garden and the disused area and between the garden and the car park.



Plate 9: The rear pub garden, looking west.

- 4.2.17 The garden is laid to grass with a soft play area and wooden pub tables with bench seats. There is a timber shelter against the southwest boundary of the garden and in the northwest corner there is a single-storey, flat-roofed extension to the single storey building with the hipped roof (**Plate 10**). The single storey extension is currently in use as a skittle alley. The building with the hipped roof is part of the skittle alley.



Plate 10: The skittle alley in the northwest corner of the rear pub garden.

- 4.2.18 There is considerable evidence for disturbance of the ground surface across the Site. The uneven ground surface and the possibility of terracing in the disused area has already been noted. It is also likely that the ground surface had to be levelled when the pub was built. The car park is likely to be made ground. There is no trace of mining or other deep excavation within the Site.
- 4.2.19 Manhole covers around the pub and drainage pipework indicates the presence of foul water sewers within the Site. Buried modern

services, including water, electricity, phone lines and possibly gas mains are to be expected. No overhead services are present within the Site.

- 4.2.20 Vegetation within the Site is mostly confined to the northwest side, along the drive to the yard and in the disused area. The vegetation is mature and of mixed woodland species. It is unmanaged with plant species preferring loose or disturbed soil present in the disused area.
- 4.2.21 No still or running water is present within the Site. The ground conditions were dry at the time of the walkover survey. There are no storage facilities within the Site boundary beyond those associated with the pub building.
- 4.2.22 According to the British Geology Viewer (<http://mapapps.bgs.ac.uk> – accessed 30th October 2018), the bedrock geology underlying the Site is Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) – Chalk. No superficial deposits are recorded.
- 4.2.23 The closest borehole to the Site is at Orchard Cottage, 56 Surley Row (SU77NW194), which is in the plot adjacent to the northwest boundary of the Site. The borehole was drilled in 1998 to a depth of 10 m. The topsoil was 0.30 m thick, which covered a mixed deposit of brown-grey silty clay, and brick and concrete fill to a depth of 0.90 m. After which there were deposits of brown or grey very silty or gravelly clay to a depth of 5.40 m. Beyond this point, the borehole encountered white blocky chalk with flints, which appears to be the bedrock geology.
- 4.2.24 A cluster of boreholes along Caversham Rise and Peppard Road to the southeast of the Site, revealed the same silty or sandy clay identified at 56 Surley Row. None of the boreholes were drilled deeply enough to encounter the bedrock geology.

Relict Landscape

- 4.2.25 There is little trace of the relict landscape left within the Site. The mature vegetation along the northwest boundary suggests that it has been long established. The remaining boundaries, which are defined by timber panel fencing appear more recent. The trees along the fence between the car park and 46 Surley Row are mature, suggesting that the boundary has been established for some time. The brick wall along the southwest boundary would appear to date from the construction of the pub.
- 4.2.26 The Gardeners Arms is first shown on an Ordnance Survey map of 1932 (**Plate 14**) and its mock Tudor architecture is consistent with a building of interwar date. It has, however, been added to with extensions at the rear and on the left side and the ancillary building under the hipped roof also appears to date from the 1930s. The car

park attached to the pub presumably dates from the building of the Gardeners Arms. The original function of the disused area is unclear from observations taken during the walkover survey.

- 4.2.27 The only element within the Site of historic interest is the small barn on the southeast side of the car park (**Plate 3**). It first appears on the Parish of Caversham Tithe Map of 1844 (**Plate 11**) where it is shown as an uninhabited building. Observations taken during the walkover survey suggest that it has been modified since then, but it, nevertheless, retains features of architectural interest.

4.3 Historical Background

- 4.3.1 The Surley Row Conservation Area Appraisal (CAA) (2010) provides a useful overview of the historical development of the area. The CAA notes that Reading is named after the *Readingas*, the Saxon followers of Reada, 'the Red', who settled on the spit of land in the fork of the Thames and Kennet in the 6th century AD.
- 4.3.2 At the time of the Domesday Survey in 1086, Reading belonged to the king and included a small borough and two manors. Reading Abbey was founded by Henry I in 1121. The abbey dominated the town and became one of the richest religious houses in England making Reading a wealthy place, and a centre of religion and pilgrimage.
- 4.3.3 The CAA reports that wool and leather were Reading's principal trades in the 16th and early 17th centuries. These industries were able to make good use of the town's road and river links. In the 18th century Reading was an important market and coaching town. New industries developed, notably brewing, iron-founding and brick and tile making. Early 19th century maps show that the town had hardly extended beyond its medieval core. Expansion of the town was stimulated by the development of new transport links. The Kennet and Avon Canal was opened in 1810, linking the major sea ports of London and Bristol.
- 4.3.4 Of much greater significance, however, was the construction of the Great Western Railway which reached the town in 1840. The coming of the railway resulted in a rapid growth of major industries, notably Huntley & Palmers and Suttons Seeds. These industries provided work for a rapidly increasing population. The CAA notes that between 1850 and 1900 the population of the Borough more than trebled. Increasing population was matched by increasing civic pride, which was celebrated in key late 19th century buildings such as Reading Town Hall (1875), the Concert Hall (1882), and the Museum and Library (1883-4).
- 4.3.5 Throughout this period, Caversham remained a separate village. The first mention of Caversham is in the Domesday Book where it was within the Hundred of Binfield. Even at the end of the 19th century, Caversham was still a separate village from Reading, and

was surrounded by open countryside in which were situated several hamlets, including Emmer Green. Surley Row is visible on early maps running north from the village. It is shown on Thomas Pride's map of 1790 and Robert Dawson's map of 1809. Both maps, however, suggest that the road passed through open countryside, although their scales are too small to show much detail. Caversham did not become part of Reading until 1911.

- 4.3.6 The first map to show the Site in detail is the Parish of Caversham Tithe Map of 1844 (**Plate 11**). The superimposition of the Site boundary shown in Plate 11 is only approximate, but it is mostly accommodated within tithe plot 360. The plot is roughly, a long and narrow, rectangular parcel of land bounded by Surley Row on its southwest side. The northwest side of the plot is defined by a screen of coniferous trees. There may be further coniferous trees along the boundary with Surley Row.



Plate 11: Extract of the Parish of Caversham Tithe Map of 1844 with the Site boundary superimposed (not to scale).

- 4.3.7 The northeast and southeast sides of the plot are defined by field boundaries. The tithe map also shows the Grade II Listed Building at 46 Surley Row (NHLE: 1113595) adjacent to the southwest corner of the Site. The Listing Information held by Historic England dates 46 Surley Row to the 17th or early 18th century. Number 46 Surley Row is shown in a separate plot (361), which is set back from plot 360 and separated from it by a field boundary. The perimeter of the Site appears to include the rear garden of number 46.
- 4.3.8 A timber building is shown on the tithe map adjacent to the northeast corner of number 46. This building can be identified as

the barn on the southeast side of the Site. No other features within the Site are shown on the tithe map.



Plate 12: Extract of the first edition, 25-inch Ordnance Survey map of 1878 with the Site boundary superimposed (not to scale).

- 4.3.9 The Tithe Apportionment records the owner of plot 360 as Charles Ford and the occupier as Charles Fuller. The plot is described as, "Plantation and Orchard" and its state of cultivation as pasture. Tithe plot 361 has the same owner and occupier as plot 360. It is described as, "Public House and Garden". Number 46 was the original location of the Gardeners Arms and the building is annotated as a "Beer House" (BH) on the first edition, 25-inch Ordnance Survey map of 1878 (**Plate 12**).
- 4.3.10 The first edition OS map shows that the boundaries of the Site have all been defined apart from that on the northeast side. The interior of the Site appears to be sparse woodland and may show the remnants of an orchard.
- 4.3.11 The second edition, 25-inch Ordnance Survey map of 1899 shows minor changes to the interior of the Site (**Plate 13**). A northwest to southeast field boundary bisects the Site and the northeastern half of the Site is now shown as being under orchard. The southwestern half of the Site is depicted on the map as open field.
- 4.3.12 Two small, rectangular enclosures are also shown adjacent to the southeast boundary of the Site. Their functions are unclear, and they contain no structures. A small timber structure is present by Surley Row. It is within the rear garden of 46 Surley Row and is likely to be related to its function as a Beer House.

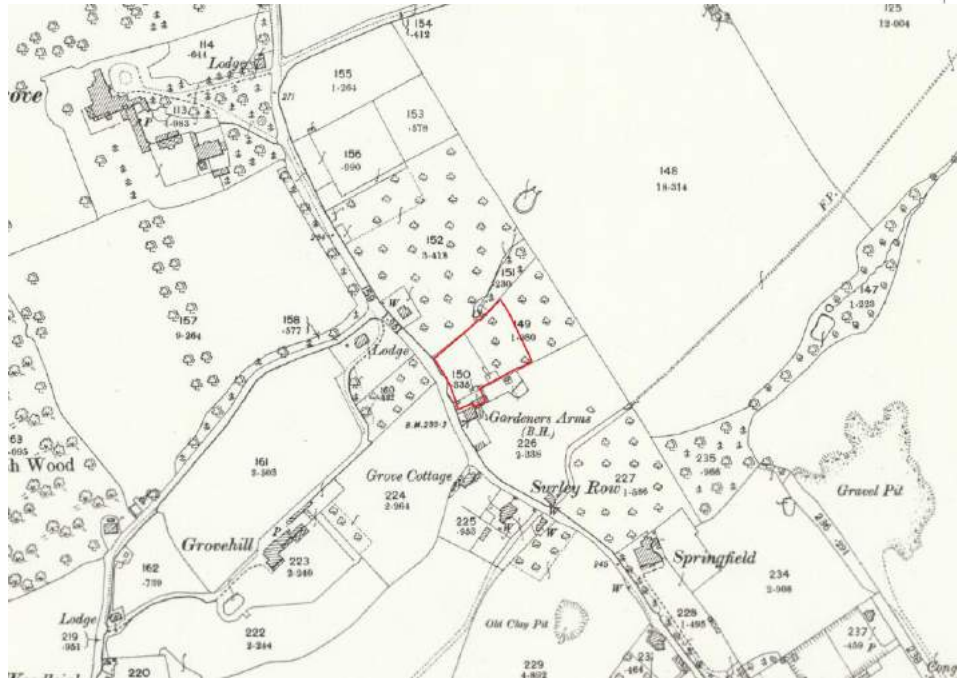


Plate 13: Extract of the second edition, 25-inch Ordnance Survey map of 1899 with the Site boundary superimposed (not to scale).

4.3.13 The only change shown on the 1913 edition of the 25-inch Ordnance Survey map is that the small enclosures adjacent to the southeast boundary of the Site are no longer shown. Number 46 Surley Row is no longer annotated as a Beer House.



Plate 14: Extract from the 25-inch Ordnance Survey map of 1932 with the Site boundary superimposed (not to scale).

4.3.14 On the 1932, 25-inch Ordnance Survey map, the Gardeners Arms is shown for the first time (**Plate 14**). The pub is a rectangular

building in the southwest part of the Site. The front of the Gardeners Arms is enclosed by two angled boundaries along the northwest boundary of the Site, one of which defines the drive from Surley Row. The northwest to southeast field boundary has gone and the orchard at the northeast end of the Site is now confined to its northeast corner.

4.3.15 In the southwest corner of the Site a new northeast to southwest boundary has appeared close to the rear of 46 Surley Row. This boundary marks the perimeter of the Site at this point. The southeast field boundary, first observe on the tithe map, is still present.

4.3.16 The 1936 Ordnance Survey map shows that small extensions and ancillary buildings have been added to the Gardeners Arms (**Plate 15**). Of these, the map shows a rectangular building to the rear of the pub, which can be identified as the single storey building under the hipped roof, observed during the walkover survey.

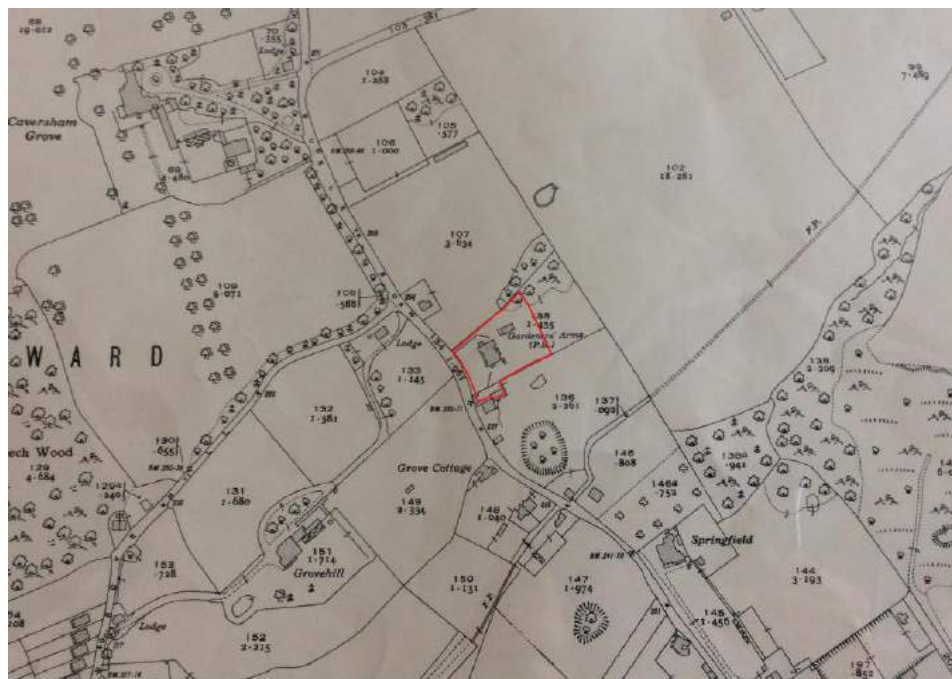


Plate 15: Extract of the 25-inch Ordnance Survey map of 1936 with the Site boundary superimposed (not to scale).

4.3.17 By 1956, a 1: 1250, Ordnance Survey map shows that the northeast boundary of the Site had been defined by a substantial housing development around Stuart Close. The same map shows that the southwest end of the southeast field boundary, first observed on the tithe map, had been eroded and by 1970 it had gone altogether. From this point onwards, the southwest end of the southeast boundary follows its current line at the rear of 46 Surley Row.

4.3.18 By 1970, further housing had been added abutting the northeast boundary of the Site. There had also been substantial development on the southwest side of Surley Row for housing.

4.3.19 No other changes to the Site are shown on the historic maps available to this project, which are germane to the aims of this study.

4.4 Historic Landscape Characterisation

4.4.1 The Site occupies an area (HRM5299) classified by the Berkshire Historic Landscape Characterisation project as 'Historic Settlement Core, Caversham Hill, Caversham.' The only qualification offered by the Berkshire Historic Environment Record is, 'Part of the historic settlement core of Caversham Hill.' No additional information was provided by the HER.

4.5 Archaeological Baseline

Introduction

4.5.1 The purpose of this section of the report is to examine the heritage assets recorded in the Berkshire Historic Environment Record and on the National Heritage List for England to establish an archaeological baseline for the Site. To appropriately assess the archaeological baseline, those heritage assets present within a 1 km search radius of the Site boundary have been considered. All distances provided in this section of the Assessment are approximate and are measured from the nearest Site boundary.

Designated Heritage Assets

Introduction

4.5.2 A search of the National Heritage List for England revealed that there are 26 Listed Buildings within the 1 km search radius. Of these, Old Grove House (NHLE: 1302576), 545 m northwest of the Site is Grade II* Listed, while the others are all Listed at Grade II.

4.5.3 There are no Scheduled Monuments within the search radius, but the west boundary of the Grade II, Registered Park and Garden of Caversham Park (NHLE: 1000524) is 565 m east of the Site. The Site is within the boundary of the locally designated, Surley Row Conservation Area.

4.5.4 A list of the designated heritage assets within the search radius are tabulated in Appendix 1 and are shown on Figure 2.

Surley Row Conservation Area

4.5.5 The Surley Row Conservation Area was designated in November 1988. The Site is located at the northwest end of the Conservation

Area. The northwest boundary of the Site marks the most northerly extent of the Conservation Area. The northeast boundary of the Site marks the edge of the Conservation Area, while the southwest boundary to the area runs along Surley Row.

4.5.6 Section 1.2 of the Conservation Area Appraisal (CAA) summarises the special interest of the area as follows:

"The Conservation Area comprises a linear lane running approximately north west from the top of Peppard Road hill across a valley now occupied by Rotherfield Way, which crosses Surley Row towards its northwestern end. It brings together a number of important listed buildings and more recent infill developments. The main part of the lane, southeast of Rotherfield Way lacks footpaths and the highway edge is generally defined by high brick walls. Part of the southwestern side here has cobbled gutters. The north eastern end possesses footpaths but is again defined by high brick walls. Traditional street lighting is absent from the area. There is no through route for vehicular traffic along the main part, which is prevented by bollards on the Surley Row hill just southeast of Rotherfield Way and signage at either end. The overall character of the area contrasts quite markedly with the modern housing developments which surround it, particularly on either side of Rotherfield Way and to the northeast. The area has the feel of a peaceful village street compared with its surrounds, and the busy Peppard Road (classified B481) at its south-eastern end."

4.5.7 The CAA goes on to note:

"The 1889 OS Map of the area clearly marks the area out as one of the oldest in Caversham. At that time, where it crossed the valley, it crossed a footpath following the line of the modern day Rotherfield Way. This footpath was a direct route from the village of Emmer Green, approximately to the north, to the Parish Church in Caversham Village to the south. It was not unusual for pall bearers to take this route, and possibly stop off at The Gardeners Arms in Surley Row, for a "rest". The current public house is however of more recent date."

4.5.8 This paragraph contains one of the four references to the Gardeners Arms in the CAA. In section 5.2, the CAA notes that the car park of the Gardeners Arms is one of the only two open spaces within the Conservation Area. Later in the same section, the CAA comments that, *"The parking area in front of the Gardeners Arms is not however a particularly attractive element at the western end of the Conservation Area."* The only other reference to the Gardeners Arms is in section 6.2 where the CAA notes that the character of the Conservation Area is essentially residential, *"saving for "The Gardeners Arms" Public House"*. The pub is not identified as a "building of townscape merit" on the Townscape Appraisal Map shown in Appendix 1 of the CAA.

The CAA concludes its summary of special interest by identifying the following key features of the Conservation Area:

- *“its focus on a narrow lane, lacking footpaths and bounded by high brick walls and other traditional materials, such as wrought iron;*
- *the varied and interesting buildings and building line sometimes including and sometimes behind the walls;*
- *a concentration of listed buildings adding a special interest to the area;*
- *a little altered historic street pattern, now protected by traffic management measures;*
- *the generally domestic use, scale and character of the area;*
- *an attractive entrance from Peppard Road, again defined by high brick walls but with an attractive green space with seats in front, “funneling” into Surley Row itself (note: when designated, this area contained a traditional red letter box built into the wall and a traditional K6 red telephone kiosk, both adding to this area’s character, but the telephone kiosk has since been replaced by a modern equivalent);*
- *significant tree cover throughout the area provides a backcloth to and enhances the area and also softens views within and into and out of the area.”*

Listed Buildings

- 4.5.9 Of the 26 Listed Buildings within the 1 km search radius, there is a notable concentration of 11 Listed Buildings along Surley Row (NHLE: 1113556, 1113557, 1113592, 1113594, 1113595, 1157056, 1157081, 1248747, 1302888, 1321893 and 1321895). These buildings are all listed at Grade II and most date to either the eighteenth or early nineteenth centuries.
- 4.5.10 Earlier buildings are present and of these, the earliest are Tudor Cottage (NHLE: 1321893) and 46 Surley Row (NHLE: 1113595). The Listing Information held by Historic England suggests that Tudor Cottage dates from either the sixteenth or early seventeenth centuries and 46 Surley Row may date from the seventeenth or early eighteenth centuries. Tudor Cottage is 83 m south of the Site whereas the rear elevation of 46 Surley Row overlooks its southwest corner. Gove Cottage (NHLE: 1113592) is an early nineteenth century Tudor Gothic cottage, 46 m south of the Site. These three properties are the only Listed Buildings within 100 m of the Site.

- 4.5.11 There is a collection of four Listed Buildings comprising Caversham Grove (now Highdown School, Emmer Green, NHLE: 1157071) and associated buildings, including the Stables (NHLE: 1321894), Kitchen Garden (NHLE: 1113593) and Music Room (NHLE: 1157067). These properties cluster 360 m northwest of the Site and date from either the eighteenth or nineteenth centuries. All these properties are Grade II Listed.
- 4.5.12 The remaining Listed Buildings within the search radius are even farther from the Site. They either cluster within or around the Registered Park and Garden of Caversham Park (NHLE: 1000524), which is 565 m east of the Site at its closest point or are isolated buildings. Of these, only Grace Church (NHLE: 1113557) and St. Agnes (NHLE: 1155897) are within 500 m of the Site. It is unlikely that any of these buildings are close enough to the Site to interact with it visually or have a meaningful historic relationship to it. Nor are they close enough to be useful in helping to assess its archaeological potential. Consequently, they will not be considered further in this report.

Non-Designated Heritage Assets

Introduction

- 4.5.13 The Berkshire Historic Environment Record (HER) lists 49 monument points, findspots and monument polygons within the 1 km search radius. These non-designated heritage assets are tabulated in Appendix 1 and are shown in Figure 3. The 37 Archaeological Interventions (Events) are also tabulated in Appendix 1 and are shown in Figure 4.

Prehistoric

- 4.5.14 Most entries in the HER relate to Prehistoric activity, including six entries from the earliest archaeological period of the Lower Palaeolithic (MRD123, MRD8619, MRD8672, MRD8678, MRD1229 and MRD1230). A further entry is assigned to the Palaeolithic (MRD15713), while a further three are labelled as generically "Prehistoric" (MRD15728, MRD6340 and MRM16056). These entries are all united in recording either worked flint flakes or handaxes.
- 4.5.15 Five of these entries cluster along Kidmore Road, 860 m west of the Site. Of these, test pitting (ERM964 and ERM965) at Shipnell's Farm, Hemdean Bottom revealed several flints of prehistoric date (MRD6340), mainly on the western side of the valley.
- 4.5.16 The other entries assigned to these periods are more isolated. The closest of these to the Site concerns flint flakes (MRD15713) recovered during a 2002 archaeological evaluation (ERD127, ERD114) by Wessex Archaeology on land at Heathcroft, Marshland Square in Emmer Green, 251 m southeast of the Site. A flint scraper and a flint flake (MRM16056) were also recovered during a 2007

evaluation (ERM776) by Thames Valley Archaeological Services at 41-49 Grove Road, Emmer Green, 338 m northeast of the Site.

- 4.5.17 Two entries in the HER are assigned to the early Neolithic period (MRD1233 and MRD8624) while a further six (MRD8683, MRD8720, MRD8722, MRD8723, MRD8724 and MRD11213) are classified by the HER as belonging to the Neolithic period. Two more entries (MRD1234 and MRM16262) are assigned more broadly to the Early Neolithic to Late Bronze Age periods.
- 4.5.18 As with material assigned to the Palaeolithic period or categorised generically by the HER as Prehistoric, Neolithic activity is evidenced predominantly by worked flint. None of the Neolithic material has been recovered particularly close to the Site. Neolithic flakes and a core (MRD8624) were recovered during clearing for tennis courts at Balmore Drive, Caversham, 346 m south of the Site. The HER notes, however, that the provenance is suspect because of imported ballast. None of the other entries in the HER assigned to the Neolithic period fall within 500 m of the Site.
- 4.5.19 The Bronze Age period is represented in the HER by three entries (MRD8618, MRD8627 and MRD8719). The range of finds is more diverse than the earlier periods and comprises ceramic material and three socketed axeheads. The latter (MRD8627) were found at Emmer Green Primary School, 350 m northeast of the Site during the construction of the school in 1951. This is the closest HER entry to the Site assigned to the Bronze Age. The remaining two entries are around 500 m from it.
- 4.5.20 Activity categorised by the HER as Iron Age (MRD8631) from the search radius is documented by a single record, but there are records referring to Middle Iron Age (MRM16101) and Late Iron Age (MRD1237 and MRD1238) activity. There are an additional six entries categorised as Late Iron Age to Roman (MRD1235, MRD1239, MRD1240, MRD1241, MRM16443 and MRM17642). The descriptions given in the HER, however, indicate that one of these (MRD1239) is a Romano-British structure and it will be considered in the next section.
- 4.5.21 The Iron Age material is predominantly located to the north of the Site, with an important cluster of material on the north side of Grove Road. A Late Iron Age or Roman period ditch (MRM16443) was found during a 2010 excavation (ERM1136, also listed under ERM1163) by the Museum of London Archaeology Service, 375 m northeast of the Site. Close by, a gold stater (MRD8631) of Tincommius was found in 1936.
- 4.5.22 Around 160 m to the west of the 2010 excavation, a gully with associated finds dated to the Middle Iron Age period (MRM16101), and three undated postholes, were revealed during a 2006 archaeological evaluation (ERM657) by Thames Valley Archaeological Services at Cedarcot, Lyefield Court in Emmer

Green. This collection of material is the closest evidence to the Site of Iron Age activity.

- 4.5.23 There is a second cluster of HER entries relating to Iron Age activity at 7 Highdown Hill Road, 603 m north of the Site. At this location, a deep posthole excavated by Reading Museum (ERM260) in 1967-8 contained a first century iron brooch and a sherd of Belgic butt beaker (MRD1237). A second posthole at the site yielded fragments of burnt wattle-marked daub (MRD1238).

Roman

- 4.5.24 Roman period activity is represented in the HER at both sites discussed above where evidence for Iron Age activity was also present. The 2010 excavation at Emmer Green Community Centre (ERM1136) revealed a possible Roman boundary ditch (MRM16443). Possible evidence of a Roman period occupation site (MRD8689) was also uncovered at Emmer Green during house building in the 1960s. A Roman denarius (MRM17642) was found close by at Kidmore End Road.
- 4.5.25 There is a greater concentration of Roman finds and features from 7 Highdown Hill Road. These include a possible Romano-British occupation site (MRD1235) and a possible Romano-British structure (MRD1239) evidenced by two postholes (MRD1240). A Roman pit (MRD1236) was also excavated at the site and found to contain a sherd of coarse pottery of third to fourth century date, fourteen bronze coins of fourth century date and other metal objects.
- 4.5.26 There may be a possible Roman site at 40 Kidmore Road, 828 m southwest of the Site. Roman material including pottery sherds, roof tiles and animal bone (MRD1242) is suggestive of occupation in the area. No archaeological deposits, however, were recovered.
- 4.5.27 The remaining HER entries assigned to the Roman period all relate to stray finds, including pottery (MRD8617) and coins (MRD8680, MRD8711 and MRD12648). These stray finds point to generalised Roman period activity within the search radius.

Early Medieval

- 4.5.28 The only HER entry to refer to Early Medieval activity is that for the possible Roman occupation site (MRD1242) at 40 Kidmore Road. A single sherd of early medieval pottery was found at the site. No other details are provided by the HER.

Medieval

- 4.5.29 The only entry in the HER from within the search radius relating to medieval activity is a ditch (MRM16261) revealed during a 1999-2000 watching brief (ERM970) at 70-72 Peppard Road, 505 m southeast of the Site. The watching brief was maintained by

Context One Archaeological Services on the groundworks associated with the construction of four residential units at the site.

Post-medieval

- 4.5.30 Two entries in the HER relate to post-medieval activity from within the search radius. One of these covers Caversham Park (MRD6282), which is also covered by designation as a Grade II Registered Park and Garden (NHLE: 1000524).
- 4.5.31 The only other entry is for possible post-medieval ditches (MRM16263) revealed during the watching brief (ERM970) at 70-72 Peppard Road. Three ditches were recorded that produced no finds, but which were thought likely to be post-medieval in date and may represent field or property boundaries.

Modern

- 4.5.32 The site of a donkey wheel and windlass (MRD5505) used to raise water from a deep well at Grove House, Emmer Green, 195 m northeast of the Site, is the only entry in the HER relating to modern activity. Nevertheless, the HER reports that the wheel was last worked in c. 1920 and is likely to have been constructed in the early nineteenth century when Grove House was built.

Unknown

- 4.5.33 There are two HER entries from within the search radius that are undated. The cropmarks of ring features (MRM16170) were identified from aerial photographs at the Common Recreation Ground, Emmer Green, 594 m northeast of the Site. One of these may be a Bronze Age round barrow, but the date of the others remains uncertain.
- 4.5.34 In 2013, a geophysical survey (ERM1883) was carried out on the rings by the South Oxfordshire Archaeological Group. The HER reports that the results of resistivity and magnetometry surveys were inconclusive, apart from weak imaging in the resistivity survey. A ground penetrating radar survey and further magnetometry were subsequently carried out over the main circular feature. The magnetometry survey revealed the main ring ditch with an internal second ring. The radar survey showed a linear feature running northeast-southwest across the ring ditch, which had an interruption on its eastern side, and two distinctive circular terminations leading into the inner circle.
- 4.5.35 While the geophysical survey offered no conclusions regarding the dating of these rings, there are late prehistoric and Romano-British features close by at Lyefield Court and the Emmer Green Youth and Community Centre, which have been discussed above.

- 4.5.36 A 2015 Archaeological evaluation (ERM1841) carried out by the Museum of London Archaeology Service at The Hill Primary School, Emmer Green, 537 m east of the Site, recovered a ditch and possible pit (MRM17696), both of which were undated.

Archaeological Events

- 4.5.37 Archaeological interventions, which have yielded finds and features of significance, have been discussed alongside their associated monument points or polygons in the preceding sections. Of the remaining 23 events within the 1 km search radius, all are archaeological evaluations or watching briefs that produced little or no archaeological material. The closest of these to the Site is the archaeological evaluation (ERM852) at 11-15 Buckingham Drive, Emmer Green, 324 m southeast of the Site, which only yielded a post-medieval pit. The archaeological evaluation (ERM993) at 43 Grove Hill, 328 m to the southwest was negative as was the evaluation (ERM603) at New Hall, Highdown School, 347 m northwest of the Site. The 2007 evaluation (ERM776) at 41-49 Grove Road, Emmer Green, 338 m northeast of the Site, yielded a flint scraper and a flint flake (MRM16056), but no archaeological deposits.
- 4.5.38 There is a strong correlation between negative archaeological interventions and sites that have already been developed. It is also notable that the events which have yielded prehistoric or Romano-British features are all to the north of the Site and are located on higher ground (c. 80 m AOD). The prehistoric and Romano-British sites are all on River Gravels whereas the Site is on clay.

Locally Listed Buildings

- 4.5.39 The Borough Council maintains a list of buildings, which are not on the National Heritage List for England but are of enough architectural and historic interest to be material considerations in the planning process. Locally Listed Buildings have the status of non-designated heritage assets.
- 4.5.40 There are no Locally Listed Buildings in Surley Row or any of the adjacent streets. The buildings in Surley Row identified in the Conservation Area Appraisal as making a positive contribution to the character of the area are all listed.

5. Settings Appraisal

5.1 Introduction

- 5.1.1 The purpose of this Chapter of the Assessment is to establish whether the Site contributes to the settings of any nearby heritage assets and, if so, evaluate the extent of its contribution to the heritage interests of those assets. The appraisal in this Chapter follows the Historic England guidance set out in, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition) (2017).

5.2 Baseline Conditions

- 5.2.1 Observations taken during the walkover survey revealed that the Site is relatively enclosed. The northwest side of the Site is bordered by a tract of mature woodland and there is a screen of dense vegetation along the drive from Surley Row (**Plates 1, 4 and 16**). The landscape also rises to the north with little visibility along Surley Row to the northwest, after about 50 m.



Plate 16: View northwest along Surley Row.

- 5.2.2 The northeast side of the site is enclosed by a row of detached houses built during the 1960s along Stuart Close (**Plate 17**). These houses are on a low terrace and the difference in elevation between them and the Site means that they obscure views to the northeast.
- 5.2.3 The southwest boundary of the Site faces on to Surley Row and while there is only a low wall defining the boundary of the Site,

views to the southwest are obscured by a terrace of houses constructed during the 1960s (**Plate 18**). The houses are built on a terrace fronted by a concrete wall, preventing any views farther to the southwest.



Plate 17: View northeast from the rear garden of the Gardeners Arms.



Plate 18: View southeast from the car park of the Gardeners Arms.

- 5.2.4 To the southeast, the landscape falls away, which means that most housing in this direction is below the line of sight. The southeast boundary of the Site is lined with timber panel fencing. There is also the rear elevation of a modern house along Southdown Road, overlooking the rear garden of the pub, and mature vegetation in

the rear gardens of other adjacent properties. Part of the boundary is also taken up by the barn on the southeast side of the car park. These elements of the boundary, along with the falling topography, combine to prevent views from the Site to the southeast (**Plate 4**). It is, nevertheless, possible to see the rear elevation of the Listed Building at 46 Surley Row (NHLE: 1113595) from the car park of the Gardeners Arms.



Plate 19: View northwest along Surley Row from the driveway of Grove Cottage.

- 5.2.5 Views into and out of the Site are highly circumscribed. Views into the Site are mostly confined to Surley Row. Looking northwest along Surley Row, the pub sign and the southwest edge of the car park can just about be glimpsed from the driveway of the Listed Building of Grove Cottage (NHLE: 1113595), 45 m south of the Site (**Plate 19**). Views into the Site from this direction are blocked by the properties along Surley Row and number 46 most of all.
- 5.2.6 Views into the Site from the northwest are obscured by woodland. The pub sign and the edge of the car park can just about be seen from the entrance to the drive into the yard, but there are no views into the interior of the Site (**Plate 20**). While it is possible to see Grove Cottage from this location, there are no views of it from the interior of the Site.
- 5.2.7 The interior of the Site can only be viewed from Surley Row along its southwest boundary. Even from here, views of the interior are limited to the pub, the car park and the front garden. Views further into the Site are obscured by the pub building and the timber plank fence along the northeast side of the car park. It is not possible to

see into the rear garden or into the disused area in the northeast corner of the Site from Surley Row.



Plate 20: View southeast along Surley Row from the northwest edge of the Site.

Assessment of Baseline Conditions

- 5.2.8 This assessment of baseline conditions shows that the Site only interacts visually with the rear elevation of the Listed Building at 46 Surley Row. The rear elevation of the Listed Building can be seen from the car park at the front of the Gardeners Arms. Its roof and chimney stacks can also be glimpsed from the northeast corner of the rear garden, but it cannot be seen from elsewhere within the Site. The Site falls within the setting of number 46 and the contribution that it makes to the special architectural or historic interests of the Listed Building will be considered in the next section.
- 5.2.9 The Site is also within the Surley Row Conservation Area. How the Site interacts with elements that contribute to the special interest of the Conservation Area will also require assessment, alongside the contribution that the Site makes to the special interest of the Conservation Area as a whole.
- 5.2.10 The Site does not contribute to the settings of any other designated or non-designated heritage assets within the 1 km search radius.

5.3 Contribution to Heritage Interest

Surley Row Conservation Area

- 5.3.1 It was noted in Chapter 4 that the Gardeners Arms is only mentioned in passing in the Surley Row Conservation Area Appraisal (CAA). The only comment made in the CAA was that the car park of the Gardeners Arms was an unattractive feature of the Conservation Area. It was also noted in the CAA that the pub was a later building. The analysis of historic maps undertaken in this Assessment has shown that the original pub (called a Beer House") was at 46 Surley Row until the construction of the present Gardeners Arms in the late 1920s or early 1930s. The pub building is not identified on the Townscape Appraisal Map as being a building of townscape merit.
- 5.3.2 The ancillary building to the rear of the Gardeners Arms, which is now part of the skittle alley, is not mentioned by the CAA. It was built in the interwar years and is architecturally like the Gardeners Arms. It has subsequently been given a flat roof extension. It has little architectural or historic merit and makes no meaningful contribution to the special interest of the Conservation Area.
- 5.3.3 The experience of the Conservation Area from the Site is of an interwar building set within a car park and enclosed on two sides by housing built in the 1960s. The impression is of a modern suburb on the edge of town with little visible from the Site of either architectural or historic interest.
- 5.3.4 When compared against the key features that contribute to the special interest of the Conservation Area, identified in section 1.2 of the CAA, the Site is virtually devoid of them. The barn in the southeast corner of the Site (**Plate 3**) is the only building of historic interest within the Site, although it is not identified as such by the CAA. The barn is first shown on the 1844 tithe map (**Plate 11**) and while it appears to have been subject to later alterations, it retains something of its original character and appearance. Historic maps suggest that it may have been ancillary to 46 Surley Row, but any link to the Listed Building has long since been severed. It is the only element within the Site that makes a positive contribution to the special interest of the Conservation Area.
- 5.3.5 The car park makes a negative contribution to the character of the area and the interwar pub, with its mock-Tudor architecture, is similarly at odds with the historic character and appearance of the area. The historic association of the Gardeners Arms with the route traditionally taken by pall bearers, mentioned in the CAA, refers to number 46 Surley Row and has no connection with the present pub.
- 5.3.6 Given these factors, this Assessment concludes that the Site makes only a marginal contribution to the special interest of the

Conservation Area. That contribution resides solely in the presence of a historic barn within its boundary. Otherwise, none of the other elements within the Site contribute positively to the special interest of the Conservation Area and are assessed in this report as detrimental to its character and appearance.

46 Surley Row

- 5.3.7 Number 46 Surley Row is the only Listed Building to be intervisible with the Site. Its rear elevation overlooks the southwest corner of the Site. The listed property is screened from the Site by a length of timber panel fencing fronted by mature trees (**Plate 21**). Only the first floor of the rear elevation is visible from the front of the Gardeners Arms and views of it are heavily filtered by the intervening trees. It is also possible to see number 46 from the northeast corner of the rear garden of the pub, but only its roof and chimney stacks are visible.
- 5.3.8 The only fenestration visible in number 46 from the Site is a single window on the first floor. Views from this window over the Site are likely to be restricted to the car park. If the Gardeners Arms can be seen from this window, views of it are likely to be heavily filtered by the screen of vegetation. No views to the rear of the Gardeners Arms are likely from anywhere within the Listed Building.



Plate 21: View of 46 Surley Row from the car park of the Gardeners Arms.

- 5.3.9 The front elevation of number 46 faces southeast (**Plate 19**). It appears to have been positioned to be seen by those travelling northwest along Surley Row from Caversham, which fits with its former function as a beer house. The Site is to the rear of the

property and is not visible from this direction. The Site is not experienced together with the Listed Building until the southwest corner of the Site is reached (**Plate 22**). From here, it is the left elevation of the Listed Building that is most obvious with the remainder of the property largely concealed. The Gardeners Arms is most visible from the southwest boundary of the Site where it is read as a separate and distinct building with no appreciable architectural or historic relationship to number 46.



Plate 22: View of 46 Surley Row in relation to the Site, looking north.

- 5.3.10 More of the Site and the Listed Building can be seen when approaching it along Surley Row from the northwest, but even from this direction, the rear of number 46 is screened from the Site by mature vegetation and the timber panel fence. Again, it is the left elevation of the property that can be seen most clearly (**Plate 23**).
- 5.3.11 The Listed Building can only be experienced together with the Site from the northwest. This is not the most significant direction from which to experience it; views from the southeast are far more significant. The boundary between number 46 and the Site is well established and creates a strong sense of separation between them. This limits the contribution which the Site makes to how number 46 is experienced, appreciated and understood.
- 5.3.12 The direction of the contribution is, however, negative. The Site is an obviously modern introduction into the setting of the Listed Building. Evidence from historic maps shows that part of the southwest corner of the car park was originally within the rear garden of number 46. By 1956, a section of the rear garden had been lost to the Gardeners Arms and the present boundary had

been defined. The car park has eroded the rear garden of the Listed Building and it is an incongruous setting for a historic building.



Plate 23: View of the Site in relation to 46 Surley Row, looking southeast.

6. Statement of Significance

6.1 Introduction

- 6.1.1 The purpose of this Chapter of the Assessment is to summarise the cultural and natural heritage values currently attached to the Site and explain how they interrelate. The purpose is to describe the heritage interests of the Site, referring where appropriate to statutory designations (see Chapter 3) and relating them to its physical fabric.
- 6.1.2 The extent of any uncertainty about its interest values (particularly in relation to potential for hidden or buried elements) will also be considered, along with any tensions between potentially conflicting interests. The contribution of the Site to the significance of any nearby heritage assets will also be assessed.

6.2 Archaeological Interest

- 6.2.1 No heritage assets are recorded within the Site. There are nevertheless, archaeological deposits of significance relating to the prehistoric and Roman periods to the north of the Site, which fall within the 1 km search radius.
- 6.2.2 The analysis of historic maps shows that the Site was an orchard and open field until the building of the Gardeners Arms in the late 1920s or early 1930s. The building of the pub is likely to have disturbed, altered truncated or removed entirely any archaeological deposits from within its footprint.
- 6.2.3 Observations taken during the walkover survey indicate that there has been disturbance of the ground surface, particularly in the disused area in the northeast corner of the Site. The car park at the front of the pub is likely to be made ground, although archaeological features may be buried beneath the modern surface.
- 6.2.4 Analysis of the archaeological events from within the search radius reveals a high proportion of negative archaeological evaluations and watching briefs, particularly on sites where there has been previous development. The Site is also on a different geology from those sites that have yielded prehistoric and Roman features.
- 6.2.5 For these reasons, this Assessment concludes that the Site is unlikely to contain archaeological deposits of significance. Its main potential is likely to be for deposits relating to post-medieval or modern agriculture of limited archaeological interest. Stray finds from earlier periods may be present but their significance is likely to be negligible.

6.3 Designated Heritage Assets

Surley Row Conservation Area

- 6.3.1 The key features which define the special interest of the Surley Row Conservation Area were summarised in Chapter 4. The settings appraisal in Chapter 5 concluded that the Site contains little that contributes to that special interest. The only element that contributes to its special interest is the barn on the southeast side of the car park, which still retains something of its historic character and appearance.
- 6.3.2 The other elements within the Site make no contribution to the special interest of the Conservation Area. The Gardeners Arm is not in the Conservation Area Appraisal as a building of townscape merit and the pub car park has been described as unattractive.
- 6.3.3 This Assessment has therefore concluded that the Site makes only a marginal contribution to the special interest of the Conservation Area. That contribution resides solely in the presence of a historic barn within its boundary. Otherwise, none of the other elements within the Site, including the Gardeners Arms, contribute positively to the special interest of the Conservation Area and are assessed in this report as detrimental to its character and appearance.

46 Surley Row

- 6.3.4 The Listing Information held by Historic England describes the property at 46 Surley Row (NHLE: 1113595) as follows:

"C17 or early C18. 2 storeys, colour-washed flint with brick quoins, window surrounds and string at 1st floor level. Central 2 storey gable on north front with roof carried down to ground floor level on each side. 2 casement windows on 1st floor with round headed leaded casements. 2 similar casement windows and central door on ground floor. Flanking chimneys in old tile roof. Exposed timber in gable. Segmental headed doorway with projecting porch on slender wooden Doric columns."
- 6.3.5 While not an exhaustive account of the heritage interests of the Listed Building, the description identifies the key architectural and historic elements that support the designation. These reside primarily in the front elevation of the property, although there is exposed timber work in the left elevation with rendered brick infill.
- 6.3.6 The settings appraisal carried out in Chapter 5, established that number 46 can only be experienced in conjunction with the Site from the northwest, which is not the most significant direction from which to view the Listed Building. The screening effect of mature vegetation along the southeast boundary of the Site and the timber panel fence further disrupts views from the northwest. In addition, the Site is an obviously modern introduction into the

setting of the Listed Building. A pub car park is an incongruous setting for a historic building and is out of keeping with its character and appearance.

- 6.3.7 For these reasons, this Assessment has concluded that the Site makes a negative contribution to how the Listed Building is experienced, appreciated and understood. That contribution is lessened by the strong sense of separation created by the fence and mature trees along the boundary between number 46 and the Site.
- 6.3.8 The key architectural and historic interests of number 46 are not significantly affected by the Site because these largely reside in the front elevation of the building, which is experienced from the southeast. While the Site is detrimental to how the Listed Building is experienced from the northwest, the overall effect it has on the special architectural or historic interests of number 46 is considered by this Assessment to be marginal.

6.4 Non-Designated Heritage Assets

- 6.4.1 The Site does not contribute towards the settings of any non-designated heritage assets within the 1 km search radius. The only non-designated heritage assets which are likely to be present within the Site are those of archaeological interest, which have been considered in section 6.2.

6.5 Summary of Heritage Significance

- 6.5.1 This Assessment has predicted that the Site is unlikely to hold evidence of archaeological interest. Its main potential is likely to be for deposits relating to post-medieval or modern agriculture of limited archaeological interest. Stray finds from earlier periods may be present but their significance is likely to be negligible.
- 6.5.2 Regarding the Surley Row Conservation Area, this Assessment has concluded that the Site makes only a marginal contribution to its special interest of the Conservation Area. That contribution resides solely in the presence of a historic barn within its boundary. Otherwise, none of the other elements within the Site, including the Gardeners Arms, contribute positively to its special interest and are assessed in this report as detrimental to its character and appearance.
- 6.5.3 This Assessment has argued that the Site is detrimental to how number 46 is experienced, appreciated and understood. A pub car park is an incongruous setting for a Listed Building, but the scale of the effect is considered marginal because the special architectural or historic interests of number 46 reside primarily in its front elevation, which is experienced from the southeast. From the northwest, the Site can be seen together with number 46, but the

screening effect of mature vegetation along the southeast boundary of the Site and the timber panel fence limits views from this direction. It also creates a strong sense of separation between number 46 and the Site.

7. Statement of Impact

7.1 Introduction

- 7.1.1 This Chapter of the report sets out a brief description of the proposal and provides an assessment of impacts on the significance of any heritage assets identified both within and around the Site. The proposal plans are attached to this Assessment as Appendix 2.

7.2 Summary of the Proposals

- 7.2.1 The proposal is to demolish the existing pub, the Gardeners Arms, and the ancillary building to its rear, and redevelop the site for eight new dwellings. The proposal plans show that dwellings 1 and 2 would be in the northwest part of the Site. They would be two-storey, detached properties, built on brick plinths with off-white rendered walls and inset with casement windows. They would be roofed with concrete tiles and each would have a chimney stack. There would be a porch under a gable on the front and a conservatory with a flat roof at the rear. A single-story garage would be attached to the sides of each dwelling.
- 7.2.2 The dwellings would be accessed by a new road that would make use of the existing northwest entrance to the Site. There would be a new retaining wall topped with a fence on the northeast side of the dwellings with new planting immediately behind it. There would be a short section of 2 m high wall on the southeast side of the garden of dwelling 2.
- 7.2.3 Dwellings 3 to 6 would be in a terrace running northeast to southwest at the northeast end of the Site. The terrace would rise to two storeys and be built on a brick plinth with off-white render walls. The windows would be casements throughout. The front doors would be under hoods.
- 7.2.4 Dwellings 3 and 4, and 5 and 6, would be connected by 'bridges; at first floor level with car ports beneath. The bridges would be fronted by an infilled timber frame and have dormers under gables set into their roofs. Their roofs would be staggered and laid in concrete tiles. Each dwelling would have a chimney stack.
- 7.2.5 New tree planting is proposed along the northeast boundary of the Site. The proposal plans indicate that the rear gardens of the terrace would be landscaped. The terrace would be accessed by a new road from the existing main entrance to the pub car park.
- 7.2.6 Dwellings 7 and 8 would occupy the southwest corner of the Site. They would be accommodated within a single, two storey structure built on a brick plinth with off-white render walls and inset with casement windows. The proposed roof would be gabled with chimney stacks at each end. The roof would be inset with dormers

under gables to the front and rear. The front doors to the dwellings would be under gabled hoods.

- 7.2.7 Dwellings 7 and 8 would be screened from Surley Row by planting. The proposal plans indicate landscaping between the proposed dwellings and the existing fence between the Site and the Listed Building at 46 Surley Row.
- 7.2.8 To the northeast of dwellings 7 and 8, a car barn for two cars is proposed. The barn would be constructed as a timber frame building, which would imitate the architecture of vernacular farm buildings. It would be oak-framed and be supported by pillars resting on brick plinths. It would be open to the sides and covered by a gabled roof laid with concrete tile.
- 7.2.9 The historic barn is shown on the proposal plans. It is to be retained and subdivided for storage between dwellings 7 and 8.

7.3 Impact on Assets of Archaeological Interest

- 7.3.1 The proposal will necessitate the excavation of footings for the dwellings and the digging of trenches for modern services. Areas will need to be stripped for the new access roads and parking spaces. Landscaping will also result in disturbance of the ground surface.
- 7.3.2 Below ground impacts will be considerable across much of the Site with the areas of highest impact where footings are to be excavated and trenches for services are to be dug. These groundworks are likely to amend, alter, truncate or remove entirely any archaeological deposits that may be present within the Site.
- 7.3.3 This Assessment has predicted that the Site is unlikely to contain archaeological deposits of significance. Its main potential is for deposits relating to post-medieval or modern agriculture of limited archaeological interest. Stray finds from earlier periods may be present but their significance is likely to be negligible.
- 7.3.4 This prediction is based on the high proportion of negative archaeological evaluations and watching briefs from within the 1 km search radius, which correlate strongly with sites that have already been developed. There is also a difference in the underlying geology between the Site and those sites which have yielded archaeological deposits of significance. Signs of previous disturbance of the ground surface were observed during the walkover survey of the Site.
- 7.3.5 For these reasons, this Assessment does not believe that a pre-determination evaluation is justified to characterise the nature and extent of any archaeological deposits within the Site. Any predicted harm to archaeological deposits could be mitigated by attaching a condition to any grant of planning permission to

maintain a watching brief during the groundworks. This would ensure that any matters of archaeological interest were appropriately recorded.

7.4 Impact on Designated Heritage Assets

Surley Row Conservation Area

- 7.4.1 This Assessment has concluded that the Site makes only a marginal contribution to the special interest of the Conservation Area. That contribution resides solely in the presence of a historic barn within its boundary. Otherwise, none of the other elements within the Site contribute positively to the special interest of the Conservation Area and are assessed in this report as detrimental to its character and appearance. The Gardeners Arms is not identified by the Conservation Area Appraisal (CAA) as a building of townscape merit and the car park is considered by the CAA to be a negative feature. The ancillary building to the rear of the Gardeners Arms, which is now part of the skittle alley, is not mentioned by the CAA, but it has been assessed by this report as having little architectural or historic merit.
- 7.4.2 The proposal necessitates the demolition of the Gardeners Arms and the ancillary building to its rear. Neither the pub nor the ancillary building are considered to contribute to the special interest of the Conservation Area, and their demolition would not harm its special interest.
- 7.4.3 The proposal is to redevelop the Site for residential purposes. One of the key features of the Conservation Area, stated in section 1.2 of the CAA is, 'the generally domestic use, scale and character of the area.' In addition, the Conservation Area has, 'varied and interesting buildings and building line sometimes including and sometimes behind the walls.'
- 7.4.4 The proposed dwellings reference the architecture of the Conservation Area. Several historic buildings in the Conservation Area are rendered in painted stucco and have roofs with gable ends and brick chimney stacks. The timber frame and infilling in the proposed bridges in dwellings 3 to 6 reference vernacular building techniques. In addition, vernacular buildings have relatively small windows in relation to their wall areas and the proposed dwellings respect this ratio. The dormers proposed for the dwellings are under gables, which again reflects vernacular building practice. The roof lines of the proposed dwellings are staggered, and the designs of the dwellings have been varied to avoid the development appearing too uniform.
- 7.4.5 The proposed dwellings face towards Surley Row and this orientation towards the road mirrors that of other vernacular buildings in the Conservation Area. The double-depth layout of the proposed development is, however, modern. Vernacular houses

tend to be single dwellings set within grounds. Nevertheless, the double-depth layout would not be obvious from Surley Row because dwellings 1 and 2, and 7 and 8, would screen dwellings 3 to 6 from view.

- 7.4.6 The historic barn has been judged to be the only element of the Site to contribute positively to the special interest of the Conservation Area. The barn is to be retained and serve as an ancillary building to dwellings 7 and 8, which reflects its original function as an outbuilding. The proposed car barn would reference the architecture of vernacular farm buildings and therefore complement the historic barn.
- 7.4.7 When judged against the special interest of the Conservation Area, the proposals to remove the unsightly Gardeners Arms, the ancillary building and the car park and replace them with varied and domestic-scale dwellings are considered positive. The proposed development would be more in keeping with the character of the Conservation Area and improve its appearance. It would certainly be an improvement over the 1960s housing that overlooks the Site to the southwest and northeast.
- 7.4.8 As such, the view of this Assessment is that while the proposed development is likely to be experienced as a modern addition to the Conservation Area, it would not jar with its existing character and appearance. By referencing the scale, orientation, massing and architecture of nearby historic buildings, the transition along Surley Row from historic to modern would be relatively smooth and the proposed planting would help soften the effect even further. For these reasons, this Assessment predicts that the proposals would enhance the special interest of the Conservation Area.

46 Surley Row

- 7.4.9 The Listed Building at 46 Surley Row (NHLE: 1113595) is a positive element of the Conservation Area. The potential effect of the proposals on the Conservation Area was considered in the previous section. Nevertheless, as a significant element of the Conservation Area, any impacts on the special architectural or historic interests of the Listed Building will have consequences for the Conservation Area as a whole.
- 7.4.10 This Assessment has argued that the Site is detrimental to how number 46 is experienced, appreciated and understood. A pub car park is an incongruous setting for a Listed Building, but the scale of its effect is considered marginal because the special architectural or historic interests of number 46 reside primarily in its front elevation, which is experienced from the southeast. From the northwest, the Site can be seen together with number 46, but the screening effect of mature vegetation along the southeast boundary of the Site and the timber panel fence limits views from

this direction. It also creates a strong sense of separation between number 46 and the Site.

- 7.4.11 The proposals would remove the unattractive car park and replace it with dwellings that have been assessed in the previous section as enhancing the Conservation Area. The proposals would therefore appear to be beneficial to the heritage interests of the Listed Building. Views, however, from the first-floor window of number 46 would be obscured by the proposed building for dwellings 7 and 8. Nevertheless, existing views from this window are already heavily filtered and will become increasingly obscured as trees along the boundary between number 46 and the Site continue to mature.
- 7.4.12 The proposals will make little difference to the experience of the Listed building from the southeast because the development would be behind it. From the northwest, the view would be mostly of dwellings 7 and 8 together with number 46. The proposed planting along the front of dwellings 7 and 8 and the continuing maturation of the trees along the boundary between the Site and the Listed Building will eventually result in a complete visual separation of number 46 from the proposed development.
- 7.4.13 For these reasons, this Assessment predicts that the impact of the development proposals on the special architectural or historic interests of number 46 is likely to be broadly neutral over the lifetime of the development. Because the Listed Building is a significant positive element of the Conservation Area, no additional effects on its special interest are therefore expected.

7.5 Impact on Non-Designated Heritage Assets

- 7.5.1 This Assessment does not predict that the proposal would harm the heritage interests of any non-designated heritage assets, apart from those of archaeological interest. A mitigation strategy has already been proposed to eliminate any harmful effects on heritage assets of archaeological interest.

8. Statement of Justification

8.1 Introduction

- 8.1.1 The purpose of this Chapter of the report is to distil the analysis carried out in the previous sections and offer a heritage justification for the proposals. Where harm to heritage assets has been predicted, mitigation will be proposed, where possible, to reduce or eliminate any harm. In which case, any residual effects will be stated.

8.2 Justification of the Proposals

- 8.2.1 The only heritage assets that are predicted to be harmed by the proposals are any archaeological deposits that may be present within the Site. The assessment of significance undertaken in Chapter 6 predicted that the Site is unlikely to contain archaeological deposits of significance. Its main potential is for deposits relating to post-medieval or modern agriculture of limited archaeological interest. Stray finds from earlier periods may be present but their significance is likely to be negligible.
- 8.2.2 Any predicted harm to archaeological deposits could be mitigated by attaching a condition to any grant of planning permission to maintain a watching brief during the groundworks. This would ensure that any matters of archaeological interest were appropriately recorded.
- 8.2.3 The proposals to remove the unsightly Gardeners Arms, the ancillary building and the car park, and replace them with varied and domestic-scale dwellings are considered positive. The proposed development would be more in keeping with the character of the Conservation Area and improve its appearance. While the proposed development is likely to be experienced as a modern addition to the Conservation Area, it would not jar with its existing character and appearance. By referencing the scale, orientation, massing and architecture of nearby historic buildings, the transition along Surley Row from historic to modern would be relatively smooth and the proposed planting would help soften the effect even further.
- 8.2.4 The historic barn has been judged to be the only element of the Site to contribute positively to the special interest of the Conservation Area. The barn is to be retained and serve as an ancillary building to dwellings 7 and 8, which reflects its original function as an outbuilding. For these reasons, this Assessment predicts that the proposals would enhance the special interest of the Conservation Area.
- 8.2.5 A pub car park is an incongruous setting for a Listed Building, but the scale of its effect is considered marginal because the special

architectural or historic interests of number 46 reside primarily in its front elevation, which is experienced from the southeast.

- 8.2.6 The proposals would remove the unattractive car park but views from the first-floor window of number 46 would be obscured by the proposed building for dwellings 7 and 8. Nevertheless, existing views from this window are already heavily filtered and will become increasingly obscured as trees along the boundary between number 46 and the Site continue to mature.
- 8.2.7 The proposals will make little difference to the experience of the Listed building from the southeast because the development would be behind it. From the northwest, proposed planting along the front of dwellings 7 and 8 and the continuing maturation of the trees along the boundary between the Site and the Listed Building will eventually result in a complete visual separation of number 46 from the proposed development.
- 8.2.8 For these reasons, this Assessment predicts that the impact of the development proposals on the special architectural or historic interests of number 46 is likely to be broadly neutral over the lifetime of the development. Because the Listed Building is a significant positive element of the Conservation Area, no additional effects on its special interest are therefore expected.

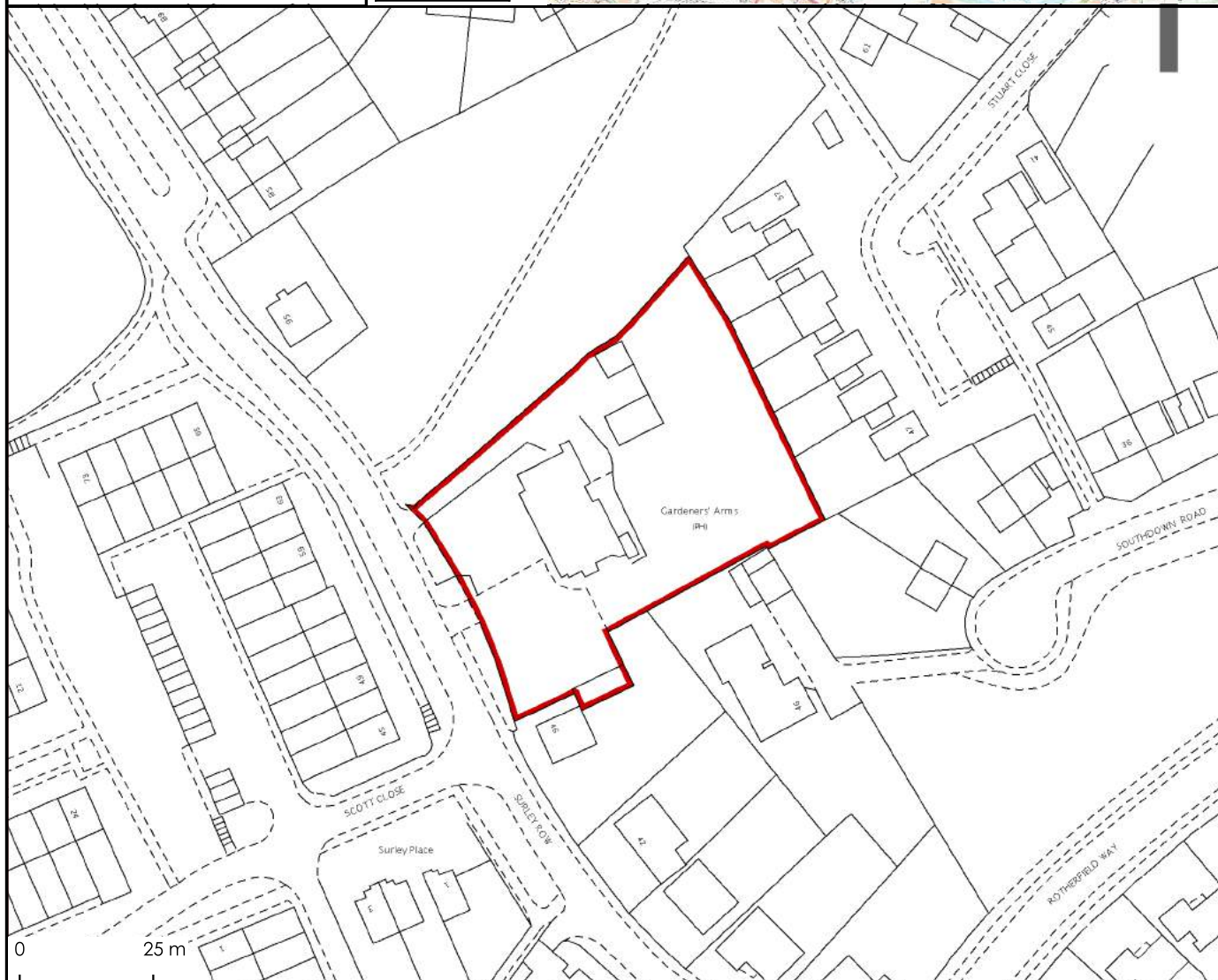
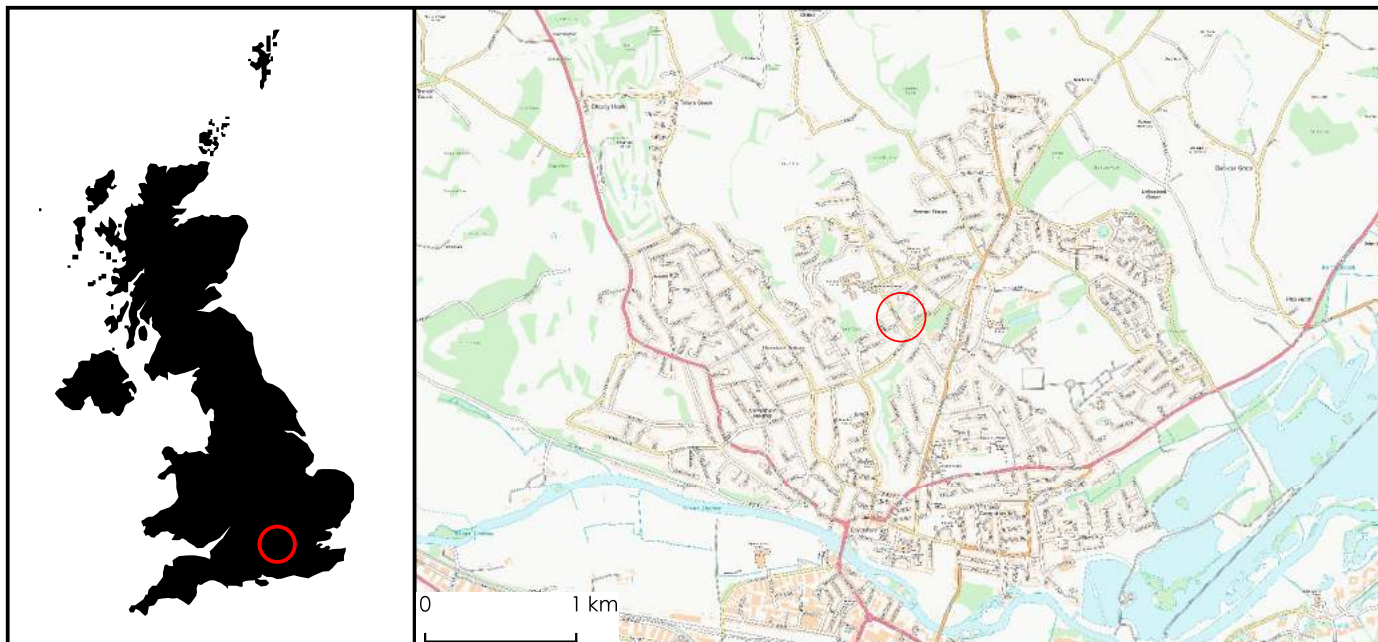
8.3 Conclusion

- 8.3.1 This Assessment has concluded that the historic environment is unlikely to place any meaningful constraints on the proposal to develop the Site for eight dwellings. Should the proposal be granted planning permission, no designated heritage assets are likely to be harmed in any meaningful way that would compromise their values to either this or future generations.
- 8.3.2 The only possible harm could be to heritage assets of archaeological interest, but any harm is likely to be negligible and could be mitigated by attaching a condition to any grant of planning permission to maintain a watching brief during the groundworks. This would ensure that any matters of archaeological interest were appropriately recorded.

9. List of References

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- Reading Borough Council, 2010, *Surley Row Conservation Area Appraisal*.
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Figures



Site Location

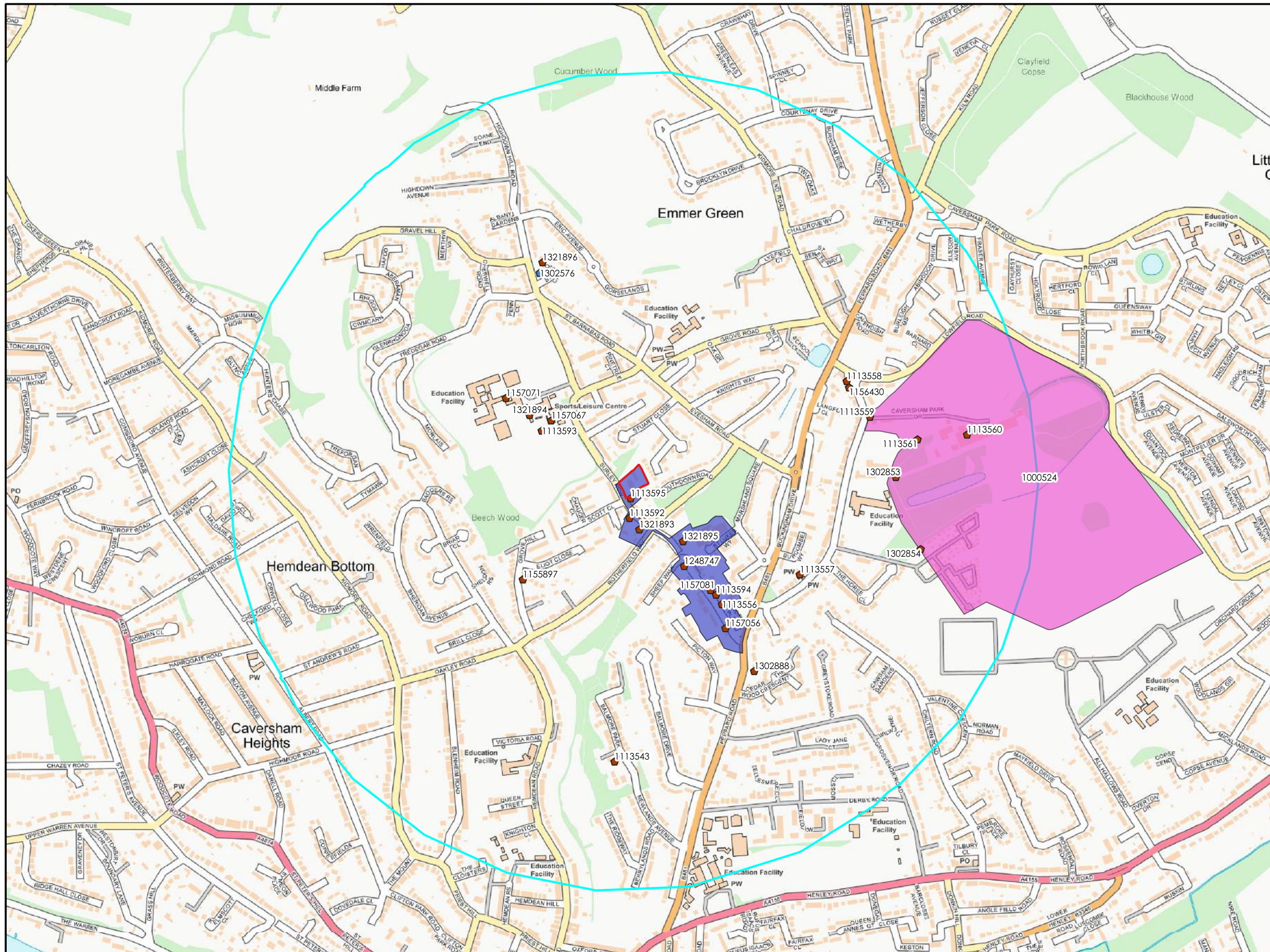
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Ordnance Survey

Project Number: 1040

Short Code: GAR18

Figure 1: Site Location





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Project Number: 1040

Short Code: GAR18

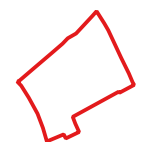
Legend

- Conservation Area
- Registered Parks and Gardens

Listed Buildings

- Grade II
- Grade II*

Site Outline



1 km Buffer

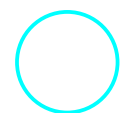
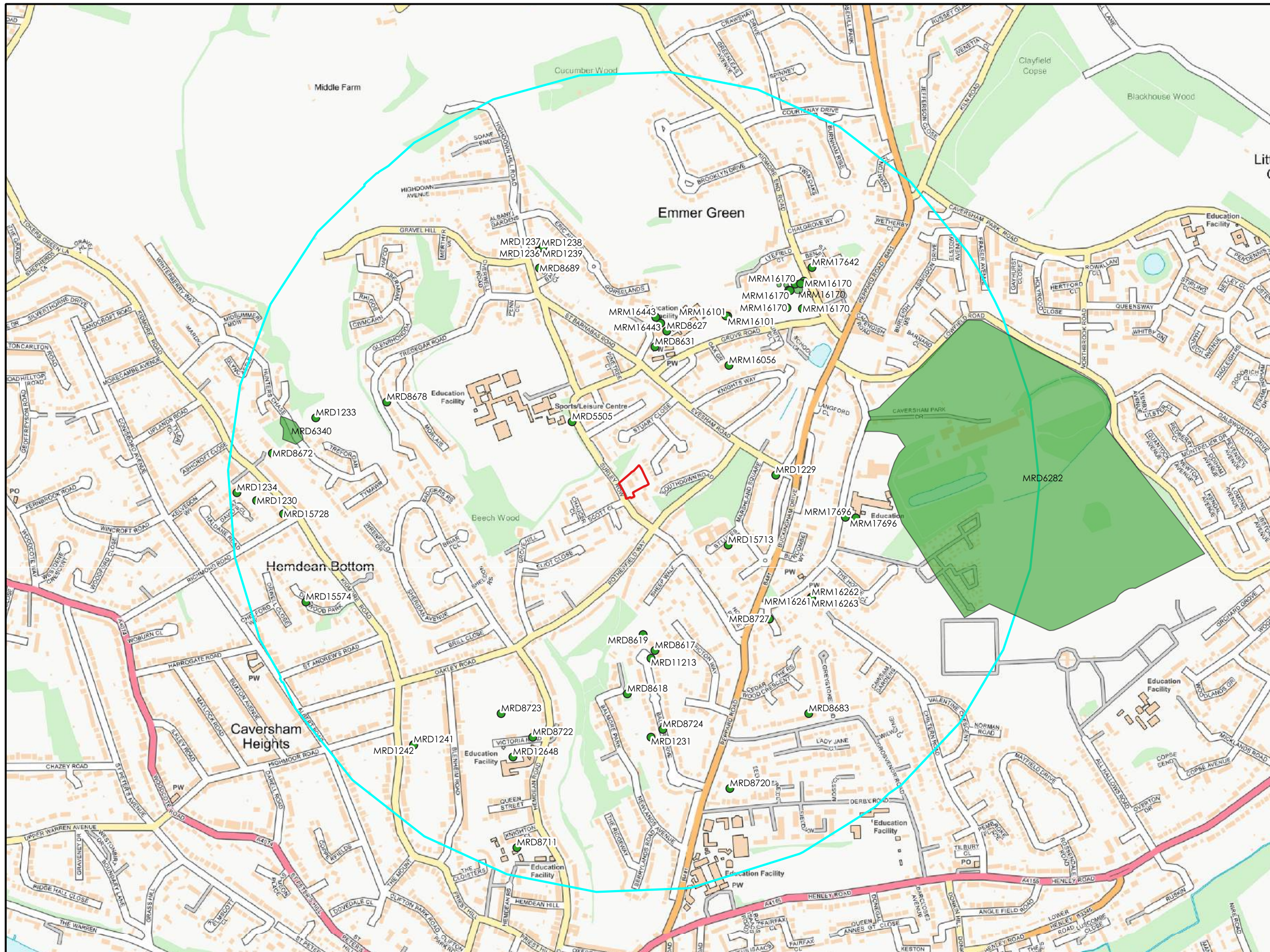


Figure 2: Designated Heritage Assets



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Project Number: 1040

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Legend

- Monument Points and Findspots
- Monument Polygons

Site Outline



1 km Buffer

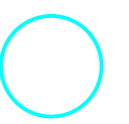
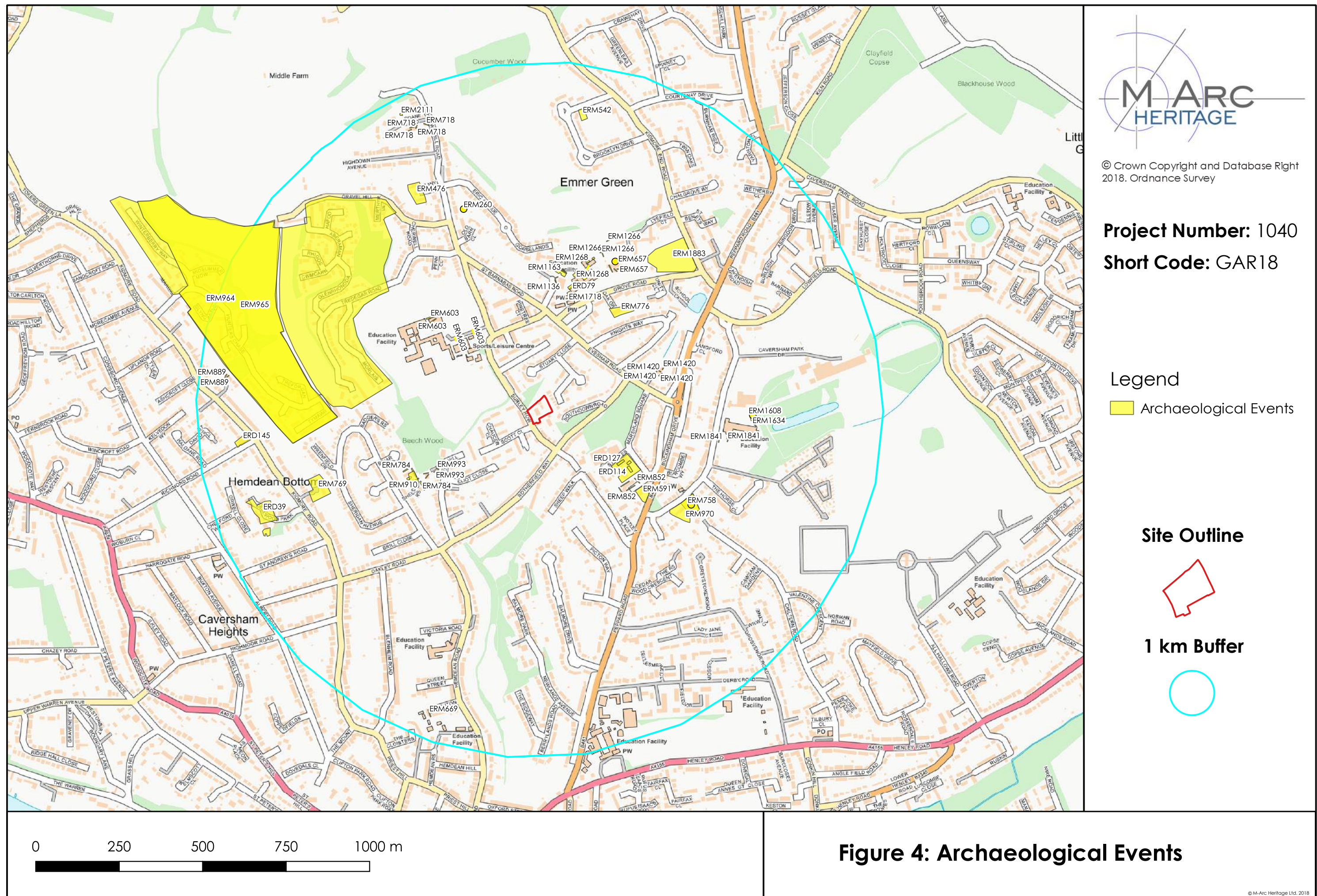


Figure 3: Non-Designated Heritage Assets



Appendix 1: Historic Environment Record Data

GAZZATEER OF THE HISTORIC ENVIRONMENT DATA

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Designated Heritage Assets

Registered Parks and Gardens

List Entry	Name	Grade	Easting	Northing
1000524	CAVERSHAM PARK	II	472543	176143

Listed Buildings

List Entry	Name	Grade	Easting	Northing
1113543	BALMORE	II	471508	175434
1113556	OSBERT HOUSE	II	471781	175834
1113557	GRACE CHURCH	II	471978	175909
1113558	207-217, PEPPARD ROAD	II	472098	176401
1113559	ENTRANCE GATES AND GATE PIERS TO CAVERSHAM PARK	II	472157	176310
1113560	CAVERSHAM PARK (BBC RECORDS)	II	472404	176265
1113561	INNER PARK WALLS AT CAVERSHAM PARK	II	472278	176253
1113592	GROVE COTTAGE	II	471546	176053
1113593	KITCHEN GARDEN WALLS TO SOUTH AND EAST OF STABLE BLOCK OF CAVERSHAM GROVE	II	471323	176275
1113594	FIR TREE HOUSE	II	471766	175858
1113595	46, SURLEY ROW	II	471549	176103
1155897	ST AGNES	II	471275	175897
1156430	203 AND 205, PEPPARD ROAD	II	472104	176385
1157056	HILL HOUSE	II	471790	175773
1157067	MUSIC ROOM AT HIGHDOWN SCHOOL, EMMER GREEN	II	471347	176301
1157071	CAVERSHAM GROVE (NOW HIGHDOWN SCHOOL, EMMER GREEN)	II	471232	176358
1157081	WHITE COTTAGE	II	471752	175870

Listed Buildings Continued

List Entry	Name	Grade	Easting	Northing
1248747	FARMCOTE	II	471685	175931
1302576	OLD GROVE HOUSE	II*	471318	176676
1302853	TEMPLE TO WEST OF CAVERSHAM PARK	II	472223	176157
1302854	WALLS AT FORMER KITCHEN GARDEN AT CAVERSHAM PARK	II	472286	175974
1302888	THE RISE	II	471863	175664
1321893	TUDOR COTTAGE	II	471571	176024
1321894	THE STABLE BLOCK AT HIGHDOWN SCHOOL, EMMER GREEN	II	471292	176315
1321895	SPRINGFIELD, CONVENT OF ST LUKE	II	471682	175994
1321896	BARN TO NORTH EAST OF OLD GROVE HOUSE	II	471325	176703

Non-Designated Heritage Assets

Monument Points and Polygons

Monument ID	Name	Summary	Period	Easting	Northing
MRD11213	Neolithic finds - Balmore Park, Caversham, Berkshire	Neolithic finds from Balmore Park, Caversham, Berkshire	Early Neolithic to Late Neolithic	471600	175700
MRD1229	Palaeoliths - Gravel Pit at Caversham Hill, Caversham, Reading, Berkshire	A very large gravel pit (several small ones merged) existed around the brow of Caversham Hill, from which palaeoliths were recovered.	Lower Palaeolithic to Modern	471900	176100
MRD1230	Acheulian hand axes - Kidmore Road Gravel Pit, Caversham, Reading, Berkshire	A large gravel pit worked for about 50 years and open between the world wars. Approximately 200 Acheulian axes came from this pit.	Lower Palaeolithic to Modern	470600	176100
MRD1231	Lithic site at Balmore Drive, Caversham, Reading, Berkshire	Possible Levalloisian site somewhere up the slope of Balmore Drive.	Lower Palaeolithic	471600	175500
MRD1233	Neolithic finds suggesting a site - Hemdean Bottom, Reading, Berkshire	The number of Neolithic finds from Hemdean Bottom suggest a 'site' in the area.	Early Neolithic	470750	176310
MRD1234	Neolithic/Bronze Age finds - Jesse's Pit, Reading, Berkshire	In 1914 a possible Neolithic/Bronze Age pot was found in a gravel pit together with two scrapers, a flint flake and a bronze awl.	Early Neolithic to Late Bronze Age	470550	176120
MRD1235	Romano-British site near 7 Highdown Hill Road, Reading, Berkshire	A Romano-British occupation site with a possible Iron Age site was located during building work.	Late Iron Age to Roman	471300	176700

Monument Points and Polygons Continued

Monument ID	Name	Summary	Period	Easting	Northing
MRD1236	Roman pit at 7 Highdown Hill Road, Reading, Berkshire	A pit found containing sherd of coarse pottery of 3rd-4th century date, fourteen bronze coins of fourth century date and other metal objects.	Roman	471318	176741
MRD1237	Post hole at 7 Highdown Hill Road, Reading, Berkshire	A deep post-hole containing a 1st century iron brooch and a sherd of Belgic butt beaker.	Late Iron Age	471320	176740
MRD1238	Post-hole at 7 Highdown Hill Road, Reading, Berkshire	A post hole containing fragments of burnt wattle-marked daub at 7 Highdown Hill Road, Reading.	Late Iron Age	471320	176740
MRD1239	Possible Romano-British structure at Highdown Hill Road, Reading, Berkshire	A possible Romano-British structure revealed at Highdown Hill Road, Emmer Green.	Late Iron Age to Roman	471320	176740
MRD1240	Two post holes at Highdown Hill, Reading, Berkshire	Two post holes revealed indicating a possible Late Iron Age to Roman structure.	Late Iron Age to Roman	471320	176740
MRD1241	Iron Age pottery found in garden of 40 Kidmore Road, Reading, Berkshire	A quantity of Iron Age pottery and some burnt (and unburnt) animal bone with Roman material found in the back garden of 40 Kidmore Road.	Late Iron Age to Roman	470000	175000
MRD1242	Roman and Saxon finds - 40 Kidmore Road, Caversham, Berkshire	Roman pottery sherds, roof tiles and animal bone suggest a settlement of some sort in the area.	Roman to Saxon	471610	176550
MRD12648	Roman findspot at Caversham Primary School	A Roman coin was found in the playground at Caversham Primary School.	Roman	471250	175450

Monument Points and Polygons Continued

Monument ID	Name	Summary	Period	Eastings	Northing
MRD15574	Linear features and pits at 75 Kidmore Road, Reading, Berkshire	A group of linear features and pits interpreted as former land divisions, garden planting and agricultural use.	Lower Palaeolithic to Post Medieval	470725	175843
MRD15713	Flint flakes at land at Heathcroft, Marshland Square, Emmer Green, Reading, Berkshire	Three rolled flint flakes were recovered during an evaluation at this site.	Palaeolithic	471796	175987
MRD15728	Pit and prehistoric finds at former Church of Our Lady, Caversham, Reading, Berkshire	During an archaeological watching brief, fourteen struck flints were recovered from the natural gravel surface, and an undated pit was recorded.	Prehistoric	470668	176066
MRD5505	Site of donkey wheel and windlass at Grove House, Emmer Green, Reading, Berkshire	A donkey wheel and windlass used to raised water from a deep well at Grove House, now removed.	Modern	471400	176300
MRD6282	Caversham Park, Caversham, Reading, Berkshire	Remains of C18 landscape park and C19 formal terraced garden, at most extensive about 160 ha, now about 30 ha. Caversham Park built post-1660, probably by William Winde, many alterations since. Twin parterres with canals. Parterres abolished when Capabil	Post Medieval	472573	176164
MRD6340	Prehistoric artefact scatter and feature - Shipnell's Farm, Hemdean Bottom, Caversham, Berkshire	Test-pitting at the site revealed several flints of prehistoric date, mainly on the western side of the valley.	Prehistoric	470689	176278
MRD8617	Roman pottery - Sutton's Pit, Balmore Drive, Caversham, Reading, Berkshire	Coarse Romano British pottery found in Sutton's gravel pit.	Roman	471610	175720

Monument Points and Polygons Continued

Monument ID	Name	Summary	Period	Easting	Northing
MRD8618	Fragments of Bronze Age pot - Suttons Gravel Pit, Balmore Drive, Caversham, Berkshire	Fragments of Late Bronze Age pot were found in Suttons Gravel Pit, Caversham.	Late Bronze Age	471540	175610
MRD8619	Palaeoliths - Sutton's Pit, top of Balmore Drive, Caversham, Berkshire	Sutton's Pit has produced a number of hand axes and a flake.	Lower Palaeolithic	471500	175700
MRD8624	Neolithic flakes and a core - Balmore Drive, Caversham, Reading, Berkshire	A few Neolithic flakes and a double-ended core were found at Balmore Drive, Caversham.	Early Neolithic	471580	175760
MRD8627	Late Bronze Age axeheads - Emmer Green Primary School, Emmer Green, Berkshire	Three socketed axes were recovered during the construction of Emmer Green Primary School.	Late Bronze Age	471640	176530
MRD8631	Gold stater - St Barnabas Road, Caversham, Reading, Berkshire	A gold stater of Tincommius was found in St Barnabas Road, Caversham in 1936.	Iron Age	471600	176400
MRD8672	Palaeoliths - 182 Kidmore Road, Caversham, Berkshire	A gravel pit, also referred to as "Smith's Gravel Pit", produced a small number of palaeoliths.	Lower Palaeolithic	470600	176200
MRD8678	A cordate hand axe - Emmer Green, Reading, Berkshire	A lower palaeolithic cordate hand axe of mid - late Acheulian date was found on the edge of the Lynch Hill Terrace at Emmer Green.	Lower Palaeolithic	470930	176350
MRD8680	Roman coins - Caversham Hill, Caversham	Roman coins found at Caversham Hill, Caversham.	Roman	471900	175800
MRD8683	Neolithic knife and flakes - 22 Grosvenor Road, Caversham, Berkshire	A Neolithic flaked knife and several flakes were found in the garden of 22 Grosvenor Road.	Neolithic	472000	175560

Monument Points and Polygons Continued

Monument ID	Name	Summary	Period	Easting	Northing
MRD8689	Roman pit at Old Grove House, Emmer Green, Berkshire	Evidence of Roman occupation was found during the building of new houses in 1966.	Roman	471300	176600
MRD8711	Roman coin - Hemdean House School, Caversham, Berkshire	A bronze coin of Licinius II (308-24) was found at Hemdean House School, Caversham.	Roman	471260	175220
MRD8719	Late Bronze Age to Early Iron Age vessel - Caversham Hill, Reading, Berkshire	A shallow saucer shaped vessel was found on Caversham Hill.	Late Bronze Age to Early Iron Age	471900	175800
MRD8720	A Neolithic axe was found in the back garden of 16 Peppard Road, Caversham	A broken groundstone axe was found in the back garden of 16 Peppard Road, Caversham.	Neolithic	471800	175370
MRD8722	A Neolithic axe - near cemetery at Hemdean Road, Berkshire	A re-chipped flaked axe found near the cemetery at Hemdean Road.	Neolithic	471300	175500
MRD8723	Findspot at cemetery in Hemdean Road, Caversham, Reading	A chisel was found at the cemetery site at Hemdean Road.	Neolithic	471220	175560
MRD8724	Neolithic flint scraper - Balmore Drive, Caversham, Berkshire	A Neolithic flint scraper was found at Balmore Drive, Caversham.	Neolithic	471630	175520
MRD8727	Romano-British vessel - Caversham Hill, Reading, Berkshire	A broken Romano-British vessel was found near the surface of gravel deposits on Caversham Hill in 1884.	Roman	471900	175800
MRM16056	A prehistoric flint scraper and a flint flake, 41-49 Grove Road, Emmer Green, Berkshire	One prehistoric flint scraper and one flint flake were recovered from a spoilheap as a result of an archaeological evaluation at 41-49 Grove Road, Emmer Green, Berkshire.	Prehistoric	471798	176443

Monument Points and Polygons Continued

Monument ID	Name	Summary	Period	Easting	Northing
MRM16101	Iron Age gully and undated postholes - Cedarcot, Lyefield Court, Emmer Green, Reading, Berkshire	A gully with associated finds dated to the Middle Iron Age period, and three undated postholes, were revealed during the course of an archaeological field evaluation on the site.	Middle Iron Age	471792	176568
MRM16170	Cropmark ring features - The Common Recreation Ground, Emmer Green, Reading, Berkshire	Three cropmark ring features have been identified on aerial photographs and investigated through geophysics.	Unknown	471954	176622
MRM16261	Medieval ditch - 70-72 Peppard Road, Caversham, Reading, Berkshire	Four ditch features were revealed during a watching brief. One is likely to be the remnant of a medieval field system ditch. It contained pottery dating from the mid 12th - 13th century.	Medieval	472006	175855
MRM16262	Early Neolithic to Bronze Age flint finds, 70-72 Peppard Road, Caversham, Reading, Berkshire	Two flint flakes and two worked flint nodules were recovered from unstratified contexts. The four pieces fall within a date range of early Neolithic to Bronze Age.	Early Neolithic to Late Bronze Age	472008	175855
MRM16263	Post-medieval ditches, 70-72 Peppard Road, Caversham, Reading, Berkshire	Three ditches were revealed that produced no finds, but which are likely to be post-medieval in date, and may represent field/property boundaries.	Post Medieval	472007	175853
MRM16442	Ditch dated to early Roman period at Emmer Green Youth and Community Centre	An early Roman ditch found in an archaeological evaluation and dated by pottery finds.	Roman	471620	176560

Monument Points and Polygons Continued

Monument ID	Name	Summary	Period	Easting	Northing
MRM16443	Late Iron Age/Roman features found in an excavation at the Emmer Green Youth and Community Centre	A main north-south ditch with two ditches running at right angles to the west.	Late Iron Age to Roman	471610	176550
MRM17642	Roman coin - rear garden of Kidmore End Road, Emmer Green, Reading, Berkshire	A denarius (50BC – AD50) was found in a back garden of a house in Kidmore End Road, Emmer Green.	Late Iron Age to Roman	472000	176600
MRM17696	Undated features at The Hill Primary School, Emmer Green, Reading	A ditch and possible pit were identified during trial trenching at The Hill School, Emmer Green.	Unknown	472100	176050

Archaeological Events

Event ID	Name	Location	Easting	Northing
ERD114	Land at Heathcroft, Marshland Square	Emmer Green, Caversham, Berkshire	471814	175973
ERD127	Land at Heathcroft, Marshland Square, Emmer Green, Caversham	Marshland Square, Emmer Green, Caversham, Berkshire	471827	175970
ERD145	Former Church of Our Lady, Richmond Road, Caversham, Reading, Berkshire	Richmond Road, Caversham, Reading, Berkshire	470667	176057
ERD155	70 and 72 Peppard Road, Caversham, Berkshire	70 and 72 Peppard Road, Caversham, Berkshire	472007	175864
ERD39	75 Kidmore Road, Caversham	75 Kidmore Road, Caversham, Reading	470725	175843
ERD79	Emmer Green Primary School	Emmer Green Primary School, Grove Road, Caversham, Reading, Berkshire	471655	176518
ERM1136	Emmer Green Youth and Community Centre	Emmer Green Youth and Community Centre, Grove Road, Caversham, Reading, Berkshire	471619	176546
ERM1163	Emmer Green Children's Centre, Grove Road, Reading	Emmer Green Children's Centre, Grove Road, Reading, RG4	471620	176550
ERM1266	Brindles, Kidmore End Road, Emmer Green, Reading, Berkshire	Brindles, Kidmore End Road, Emmer Green, Reading, Berkshire	471620	176550
ERM1268	Emmer Green Primary School, Grove Road, Reading, Berkshire	Emmer Green Primary School, Grove Road, Reading, Berkshire	471680	176570
ERM1420	Former Garages, Evesham Road, Emmer Green, Reading, Berkshire	Former Garages, Evesham Road, Emmer Green, Reading, Berkshire	471910	176260
ERM1608	Hill Primary School, Peppard Road, Reading	Hill Primary School, Peppard Road, Reading, Berkshire	472190	176130
ERM1634	Hill Primary School	Hill Primary School, Peppard Road, Emmer Green, Reading, Berkshire RG4 8TU	472190	176120
ERM1718	Emmer Green Primary School, Grove Road, Reading RG4 8LN	Emmer Green Primary School, Grove Road, Reading, Berkshire RG4 8LN	471640	176490
ERM1841	Hill Primary School, Peppard Road, Emmer Green, Reading	Hill Primary School, Peppard Road, Emmer Green, Reading	472100	176050

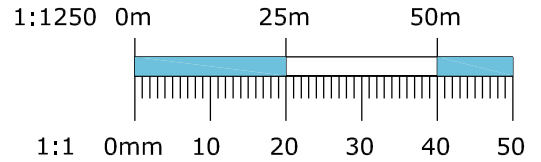
Archaeological Events Continued

Event ID	Name	Location	Easting	Northing
ERM1883	Geophysical Survey at The Common Recreation Ground, Emmer Green	Emmer Green, Reading	472100	176050
ERM2111	Land to the rear of 48 Highdown Hill Road, Emmer Green, Reading, Berkshire	Land to the rear of Highdown Hill Road, Emmer Green, Reading	471140	177030
ERM260	Highdown Hill Road, Emmer Green	Near 7 Highdown Hill Road, Emmer Green	471300	176700
ERM476	10-18 Highdown Road, Emmer Green, Reading, Berkshire	10-18 Highdown Road, Emmer Green, Reading, Berkshire	471189	176796
ERM542	16 Brooklyn Drive, Emmer Green, Reading, Berkshire	16 Brooklyn Drive, Emmer Green, Reading, Berkshire	471686	177031
ERM591	9 Buckingham Drive, Emmer Green, Reading, Berkshire	9 Buckingham Drive, Emmer Green, Reading, Berkshire	471864	175897
ERM603	New Hall, Highdown School, Emmer Green, Reading, Berkshire	Highdown School, Surley Row, Emmer Green, Reading, Berkshire	471287	176393
ERM657	Cedarcot, Lyefield Court, Emmer Green, Reading, Berkshire	Cedarcot, Lyefield Court, Emmer Green, Reading, Berkshire	471783	176575
ERM669	Hemdean House School, Knighton Close, Caversham, Reading	Hemdean House School, Knighton Close, Caversham, Reading	471226	175238
ERM718	42 Highdown Hill Road, Emmer Green, Reading, Berkshire	42 Highdown Hill Road, Emmer Green, Reading, Berkshire	471193	176992
ERM758	70 and 72 Peppard Road, Caversham, Berkshire	70 and 72 Peppard Road, Caversham, Berkshire	472010	175863
ERM769	110-118 Kidmore Road, Caversham, Reading, Berkshire	110-118 Kidmore Road, Caversham, Reading, Berkshire	470894	175912
ERM776	41-49 Grove Road, Emmer Green, Reading, Berkshire	41-49 Grove Road, Emmer Green, Reading, Berkshire	471801	176442
ERM784	275-291 Hemdean Road, Caversham, Berkshire	275-291 Hemdean Road, Caversham, Berkshire	471180	175941
ERM809	Cedarcot, Lyefield Court, Emmer Green, Reading, Berkshire	Cedarcot, Lyefield Court, Emmer Green, Reading, Berkshire	471782	176591

Archaeological Events Continued

Event ID	Name	Location	Easting	Northing
ERM852	11-15 Buckingham Drive, Emmer Green, Reading, Berkshire	11-15 Buckingham Drive, Emmer Green, Reading, Berkshire	471824	175916
ERM889	Land to the rear of 182 Kidmore Road, Caversham, Berkshire	Land to the rear of 182 Kidmore Road, Caversham, Berkshire	470620	176249
ERM910	275-291 Hemdean Road, Caversham, Berkshire	275-291 Hemdean Road, Caversham, Berkshire	471178	175939
ERM964	Shipnell's Farm, Caversham, Berkshire	Shipnell's Farm, Caversham, Berkshire	470698	176418
ERM965	Shipnell's Farm, Caversham, Berkshire	Shipnell's Farm, Caversham, Berkshire	470651	176419
ERM970	70-72 Peppard Road, Caversham, Reading, Berkshire	70-72 Peppard Road, Caversham, Reading, Berkshire	471990	175853
ERM993	43 Grove Hill, Caversham, Reading, Berkshire	43 Grove Hill, Caversham, Reading, Berkshire	471231	175958

Appendix 2: Proposal Plans



on behalf of:

CaldecotteGroup 

site area:

0.325 hectares/0.803 acres

issued for:

PLANNING

project:

**Gardeners Arms
Reading**

drawing:

Location Plan

project
number:

00

drawing
number:

6816

north:



revision:

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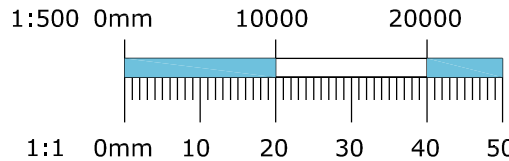


El
Sub Sta

STUART CLOSE

SURLEY ROW

SCOTT CLOSE



+ proposed level

Rev B 06/11/18 Detail added SA
Rev A 10/09/18 Plot 1/2 boundary moved SA

site area: 0.325 hectares/0.803 acres

on behalf of: CaldecotteGroup

issued for: PLANNING

project:
Gardners Arms
Reading
drawing:
Proposed Block Plan

project
number:
6816
drawing
number:
03

north:
revision:
B

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Rev B 06/11/18 Detail added
Rev A 10/09/18 Plot 1/2 boundary moved

on behalf of: **CaldecotteGroup**

issued for: **PLANNING**

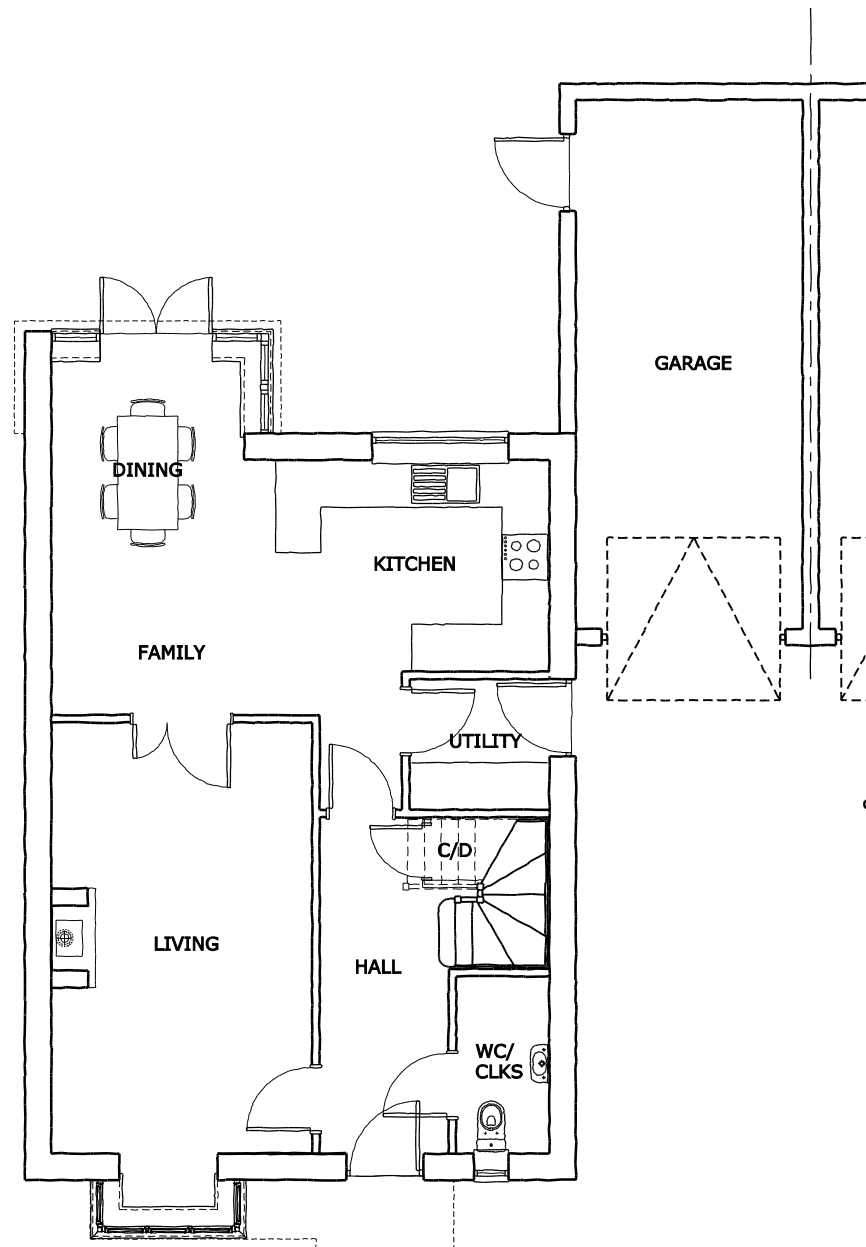
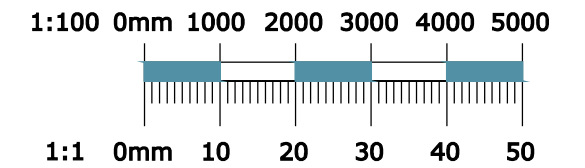
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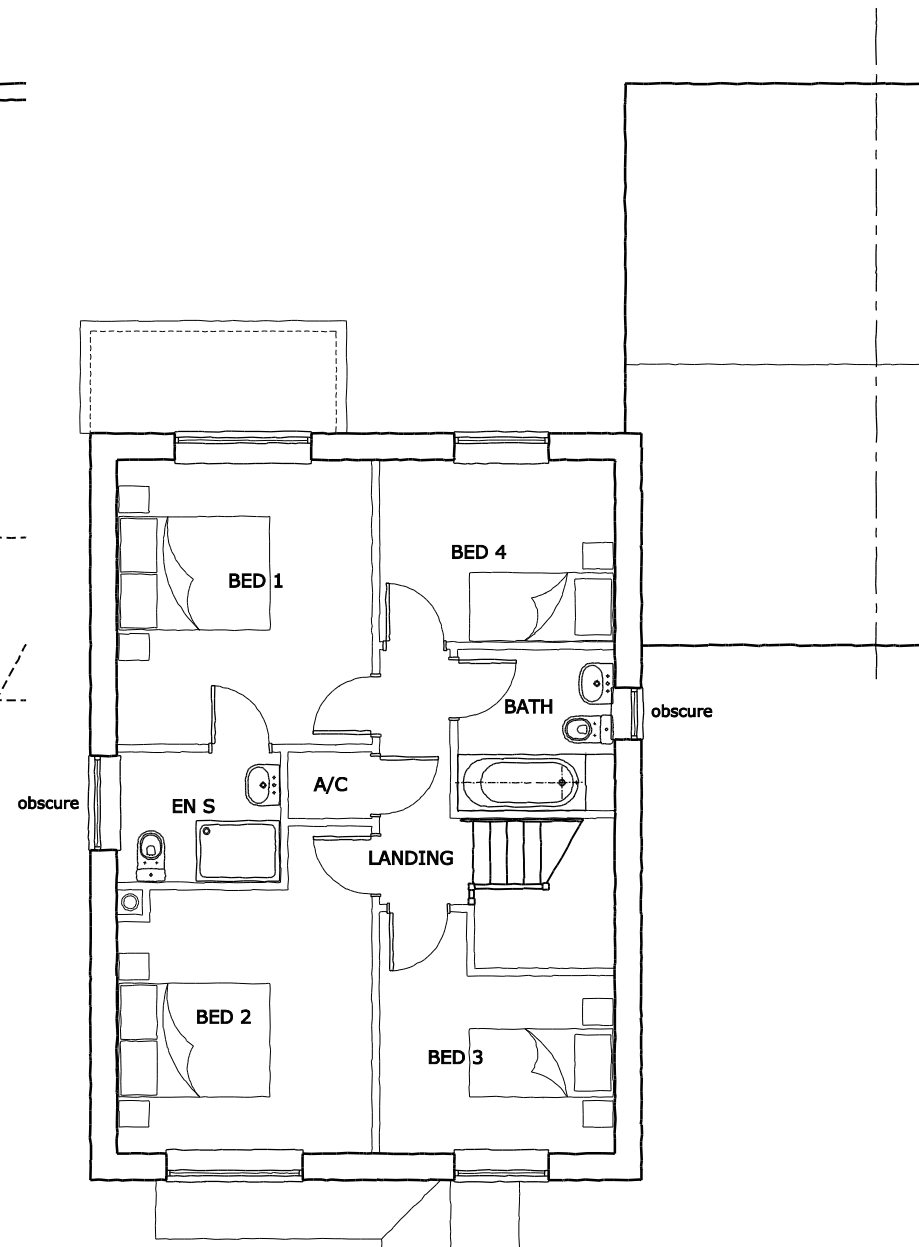
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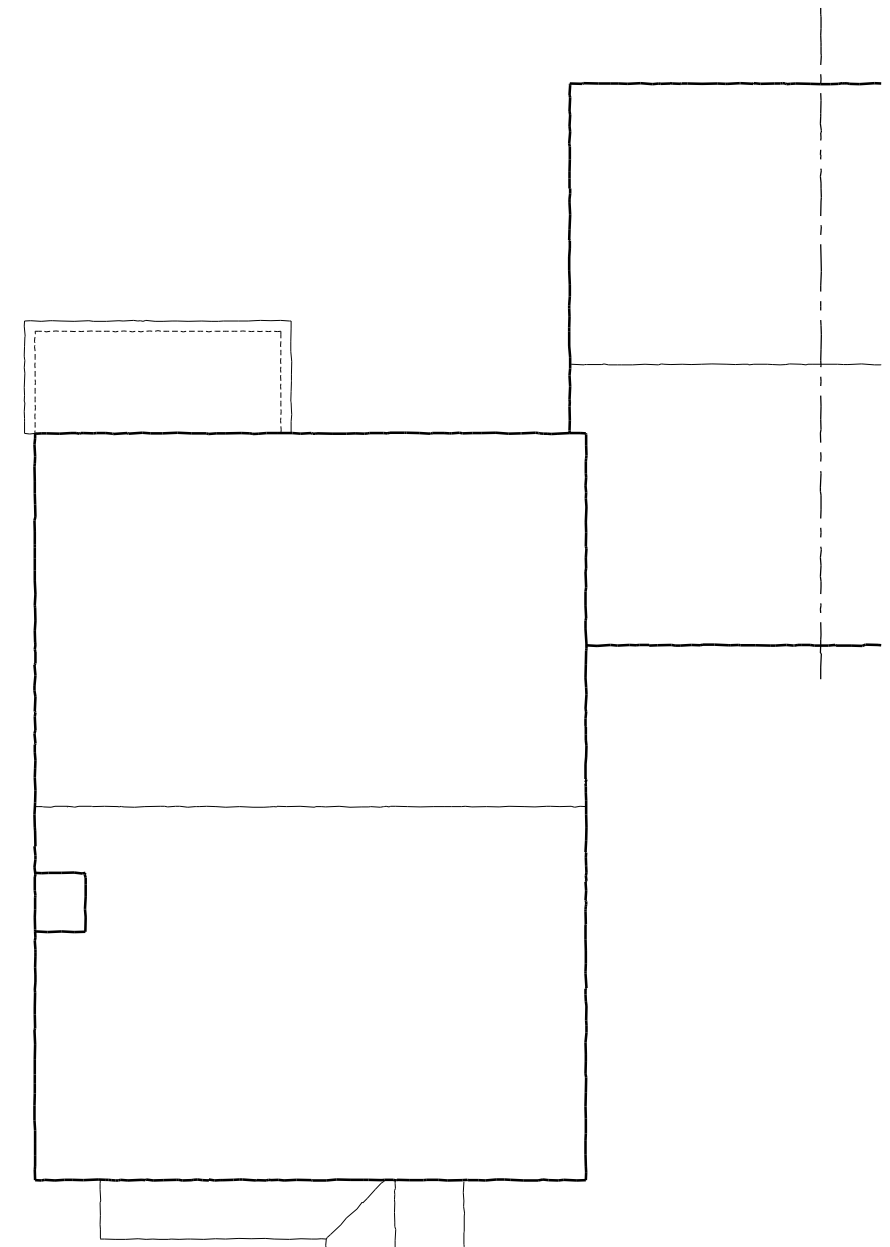


GROUND FLOOR PLAN

Plots 1 & 2 (Plot 2 handed)
Gross Internal Floor Area (excluding attached garage) - 125.4sqm/1349sqft
Gross External Floor Area (including attached garage)- 174.0sqm/1873sqft
Ground floor external footprint (including attached garage) - 102.0sqm/1097sqft



FIRST FLOOR PLAN



ROOF PLAN

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

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Gardners Arms Reading	6816	
drawing:	drawing number:	revision:
Plots 1 & 2 Proposed Plans	05	

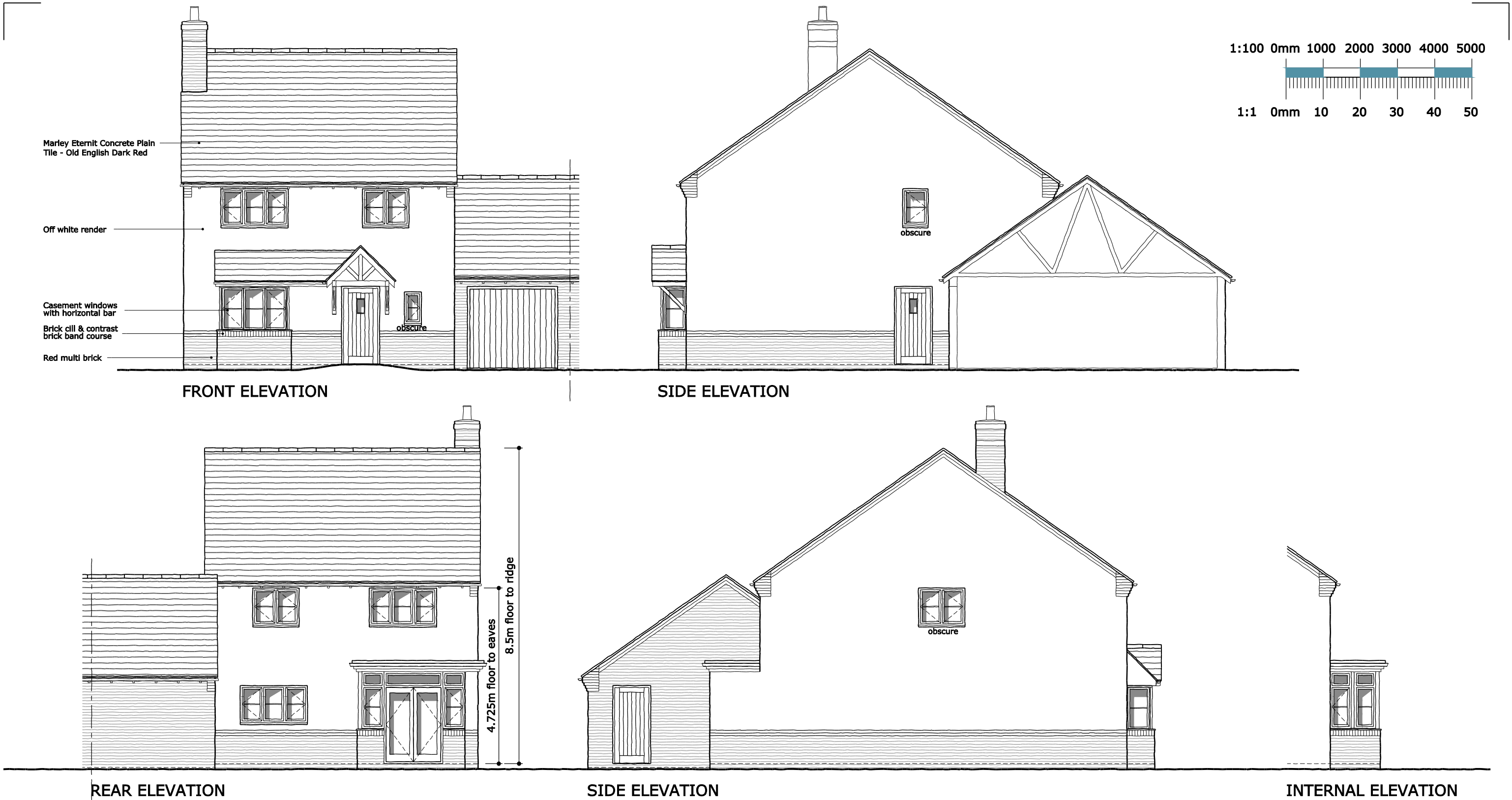
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on behalf of: **CaldecotteGroup**

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drawing:	drawing number:	revision:
Plots 1 & 2 Proposed Elevations	06	

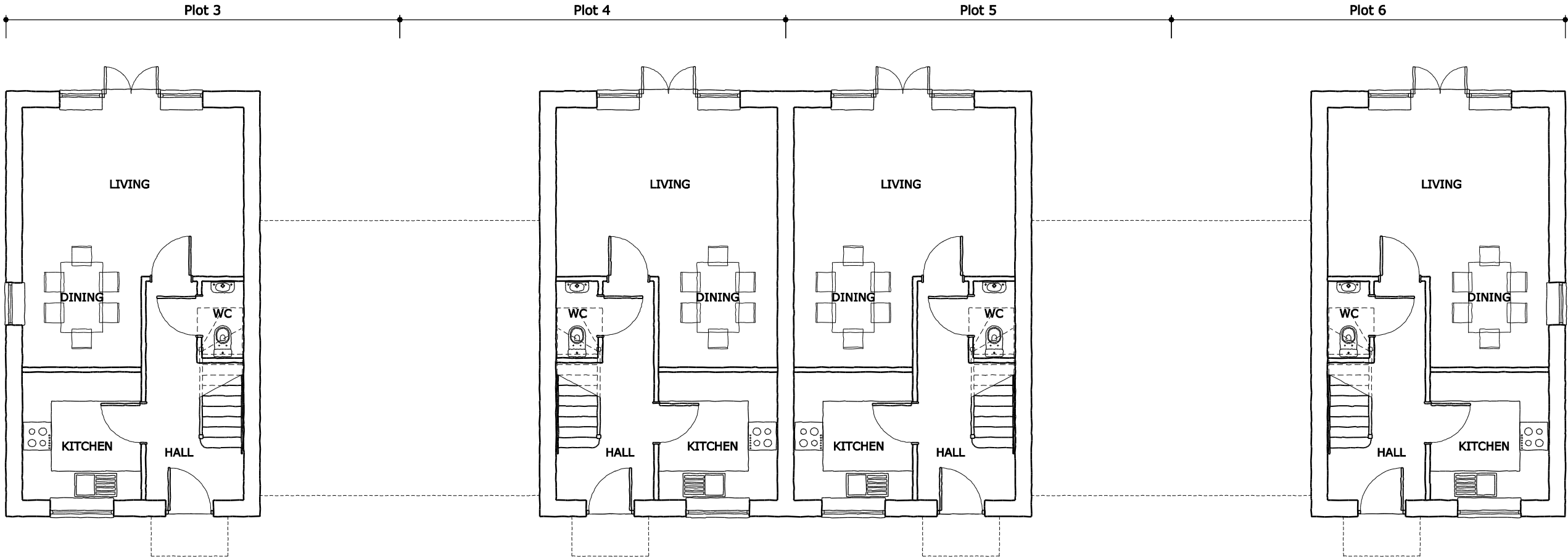
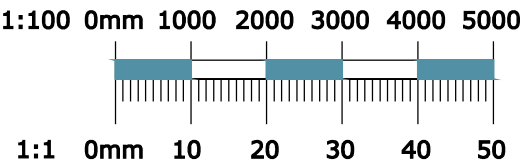
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GROUND FLOOR PLAN

Plots 3 - 6
Gross Internal Floor Area - 95sqm/1022sqft
Gross External Floor Area - 118sqm/1271sqft
Ground floor external footprint - 49.7sqm/535sqft

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

project:	project number:	north:
Gardners Arms	6816	
Reading		
drawing:	drawing number:	revision:
Plots 3-6	07	
Proposed Ground Floor Plan		

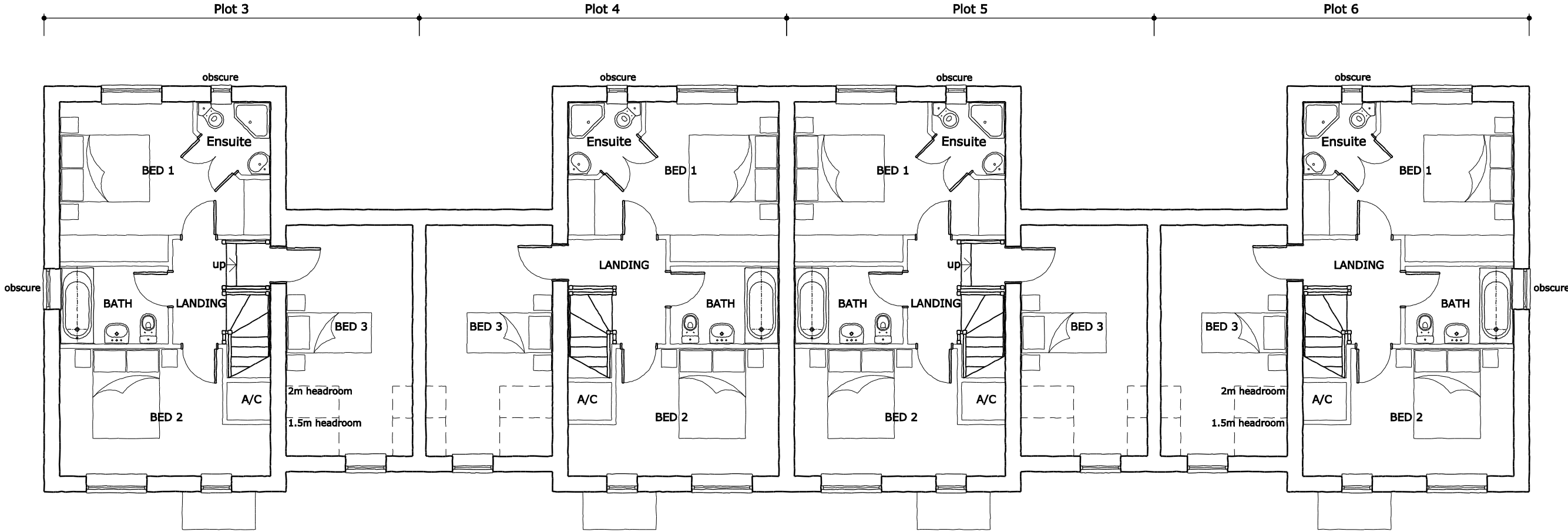
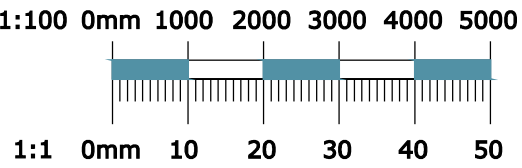
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FIRST FLOOR PLAN

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

project: **Gardners Arms Reading**
drawing: **Plots 3-6 Proposed First Floor Plan**
project number: **6816**
drawing number: **08**
north:
revision:

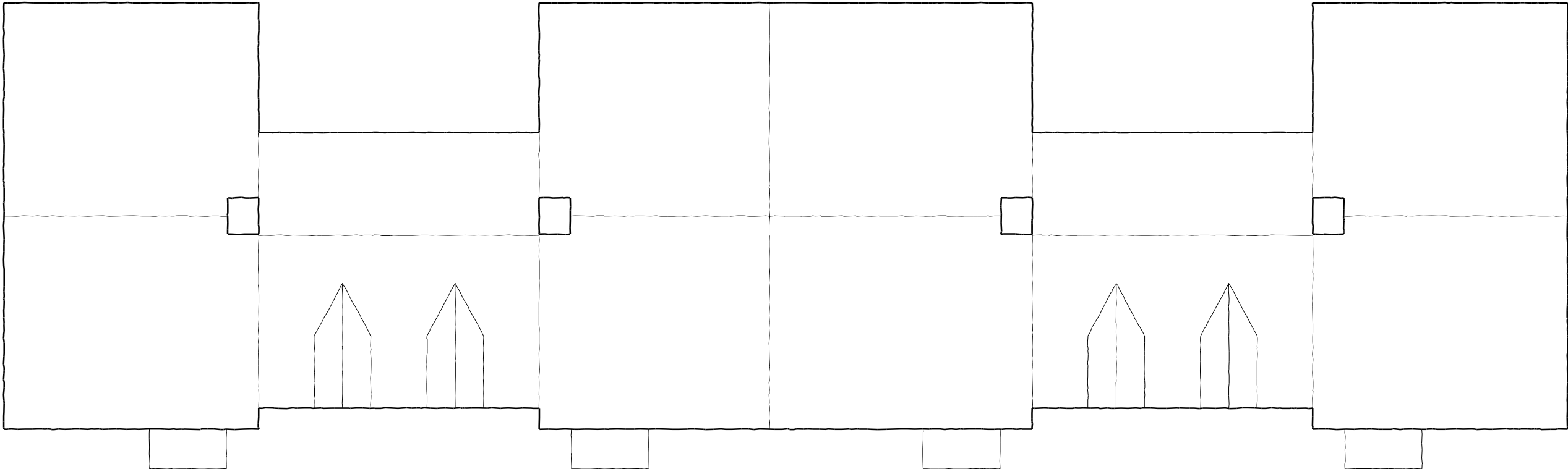
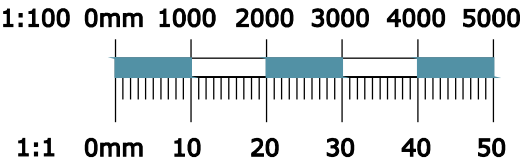
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ROOF PLAN

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

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Gardners Arms	6816	
Reading	drawing number:	revision:
Plots 3-6	09	
Proposed Roof Plan		

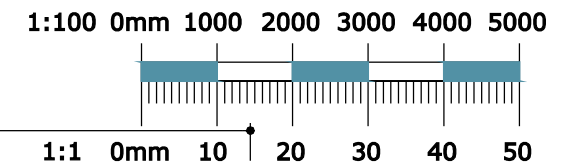
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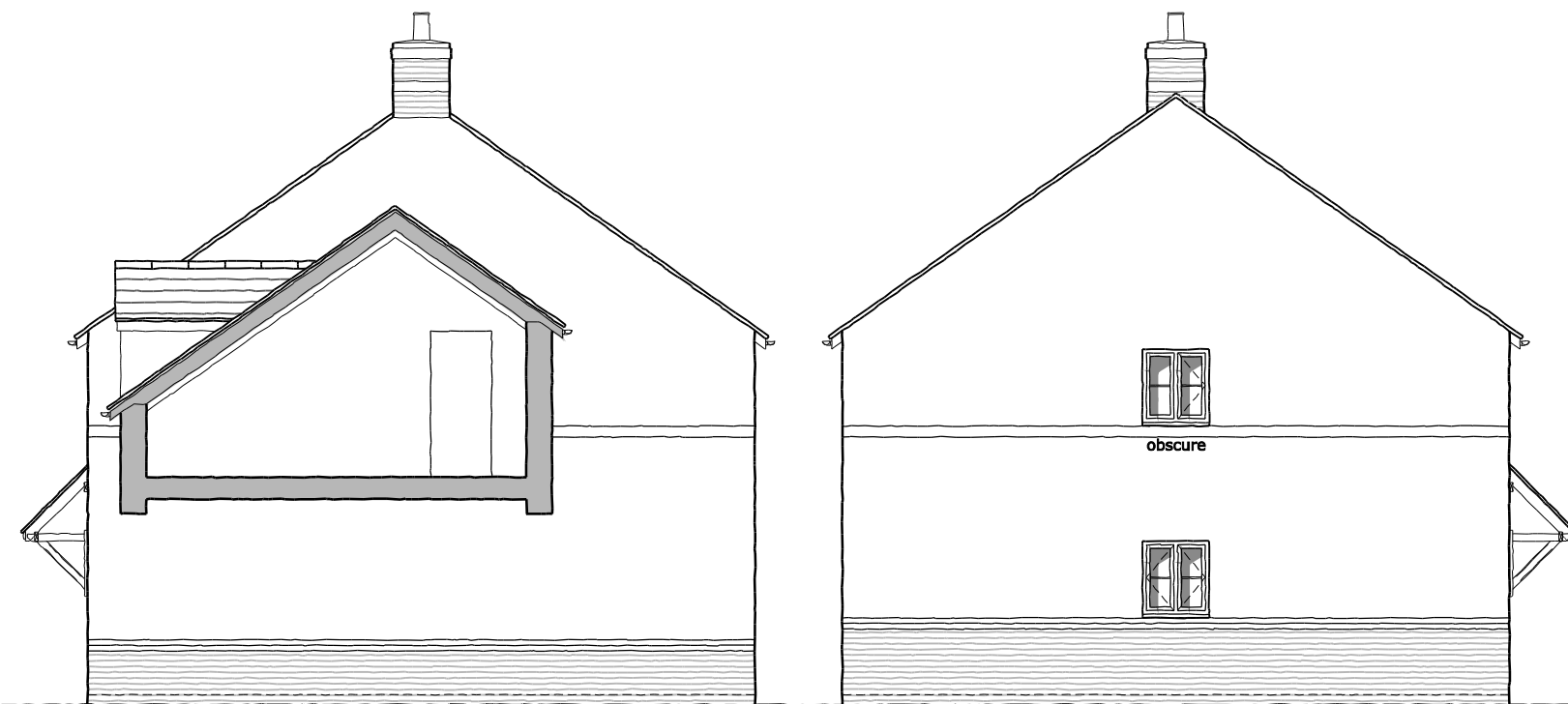
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FRONT ELEVATION



SIDE ELEVATION (PLOT 3)

SIDE ELEVATION (PLOT 3)

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

project: **Gardners Arms Reading**
drawing: **Plots 3-6 Proposed Front & Side Elevations**
project number: **6816**
north:
drawing number: **10**
revision:

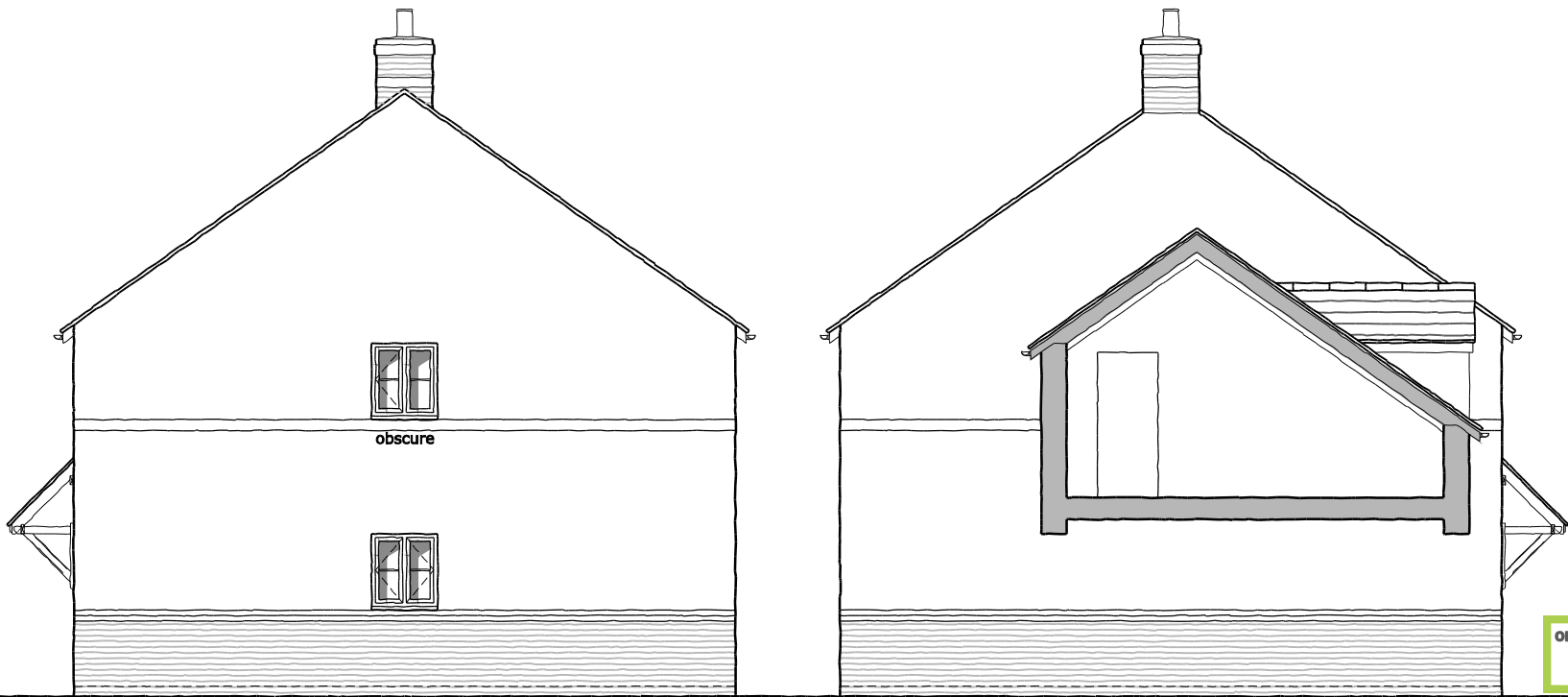
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REAR ELEVATION



SIDE ELEVATION (PLOT 6)

SIDE ELEVATION (PLOT 6)

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

project:	project number:	north:
Gardners Arms	6816	
Reading		
drawing:	drawing number:	revision:
Plots 3-6	11	
Proposed Rear & Side Elevations		

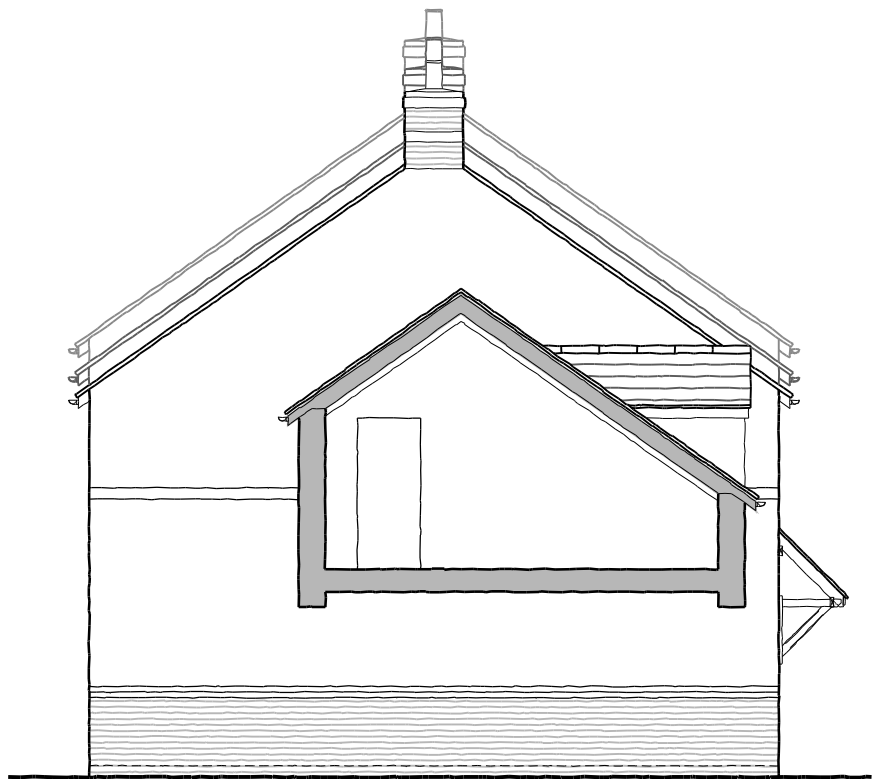
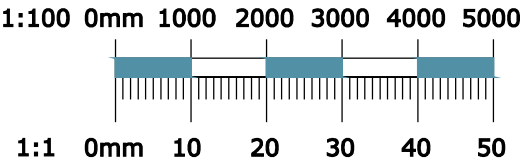
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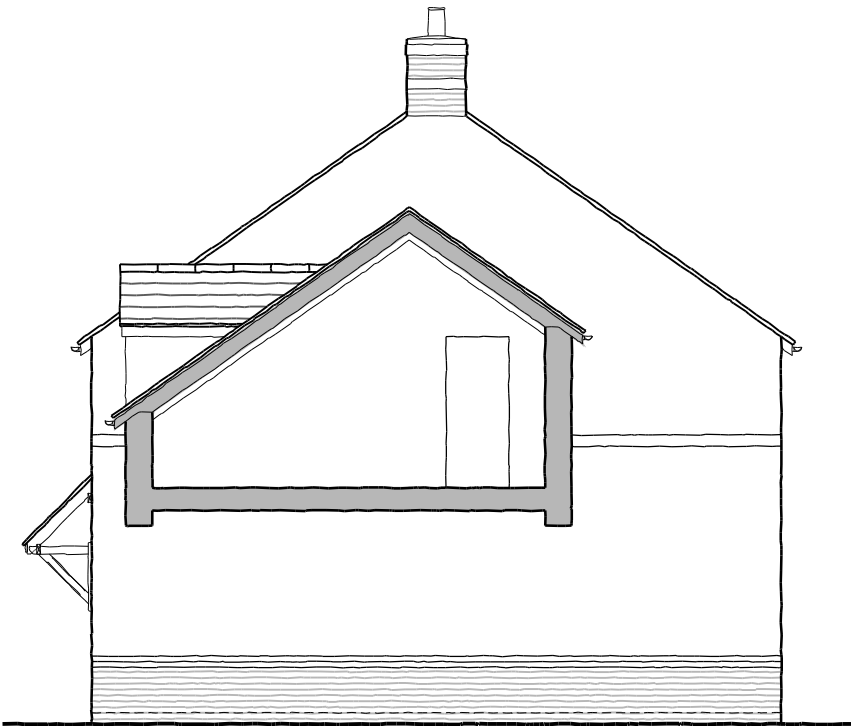
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SIDE ELEVATION (PLOT 4)



SIDE ELEVATION (PLOT 5)

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

project:	project number:	north:
Gardners Arms	6816	
Reading		
drawing:	drawing number:	revision:
Plots 3-6	12	
Proposed Side Elevations		

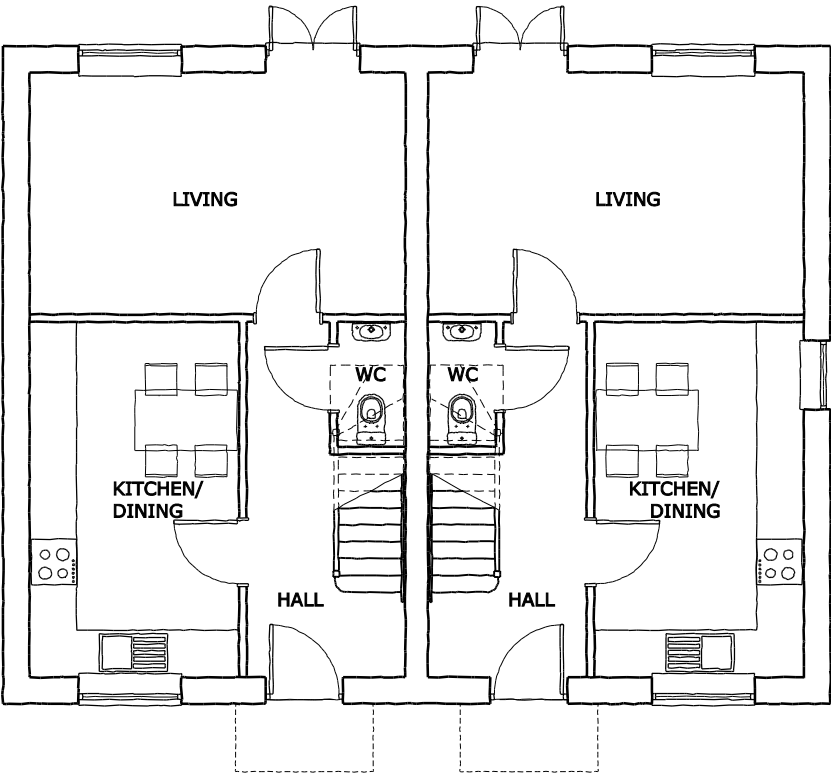
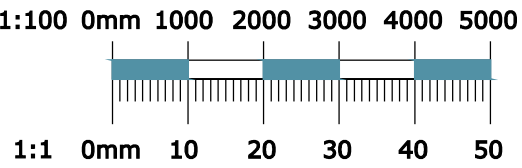
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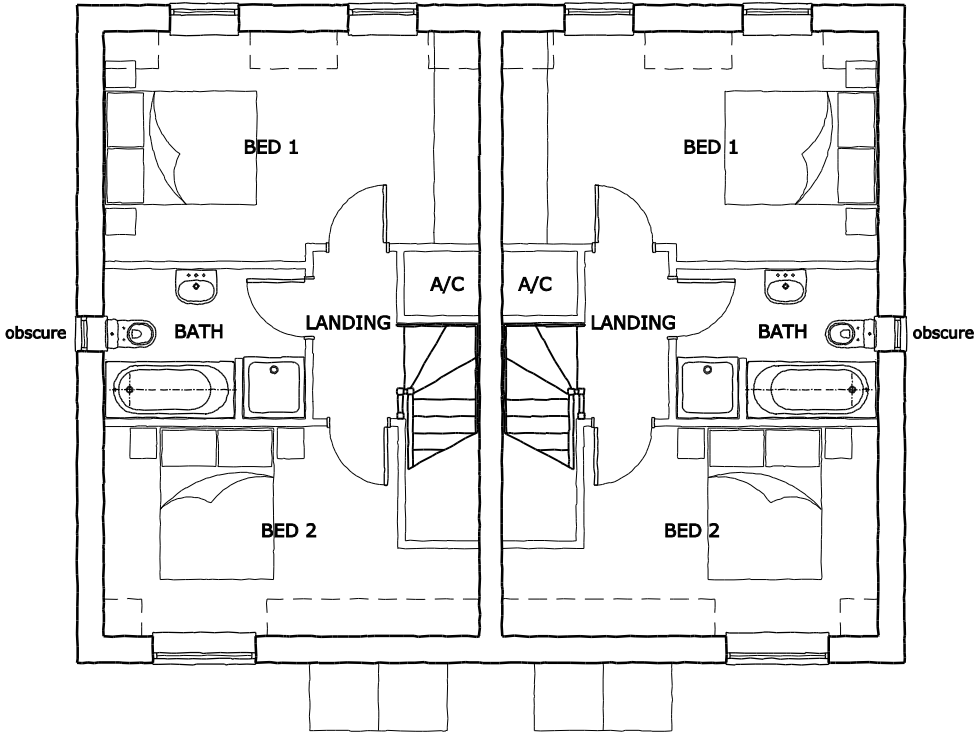
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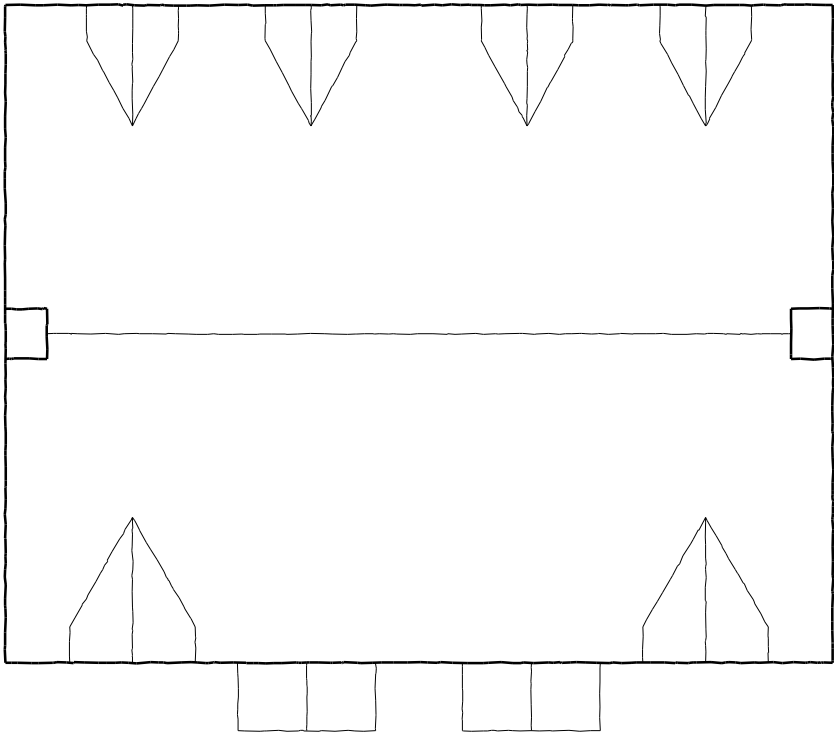


GROUND FLOOR PLAN

Plots 7 & 8
Gross Internal Floor Area - 79.6sqm/857sqft
Gross External Floor Area - 97.9sqm/1053sqft
Ground floor external footprint - 48.9sqm/527sqft



FIRST FLOOR PLAN



ROOF PLAN

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

project:	project number:	north:
Gardners Arms	6816	
Reading		
drawing:	drawing number:	revision:
Plots 7-8	13	
Proposed Plans		

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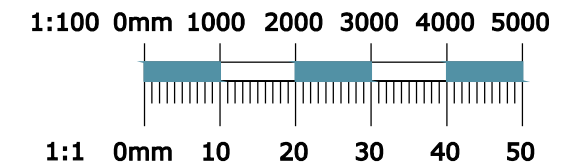
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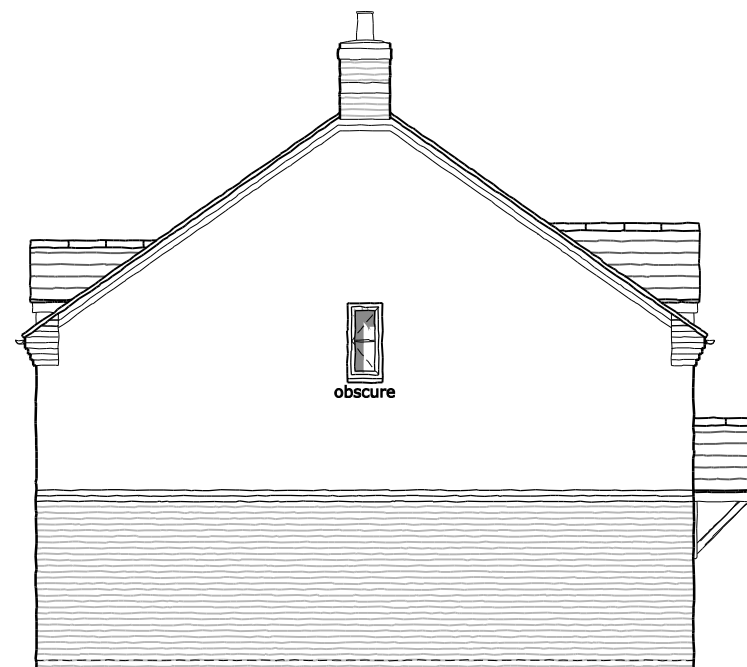
FRONT ELEVATION



SIDE ELEVATION (PLOT 8)



REAR ELEVATION



SIDE ELEVATION (PLOT 7)

on behalf of:

CaldecotteGroup

Issued for:

PLANNING

project:

**Gardners Arms
Reading
drawing:
Plots 7-8
Proposed Elevations**

project
number:

**6816
drawing
number:
14**

north:

revision:

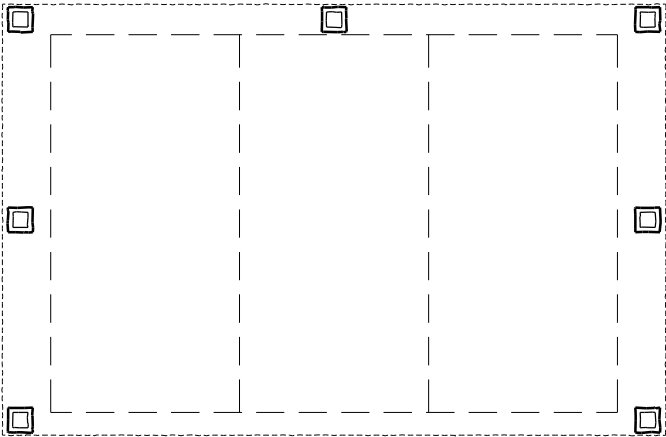
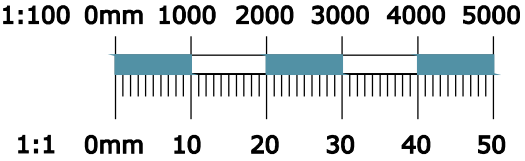
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FLOOR PLAN

Car Barn to plots 7 & 8



ROOF PLAN

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

project:	project number:	north:
Garderners Arms Reading	6816	
drawing:	drawing number:	revision:
Plots 7-8	15	
Proposed Car Barn Plans		

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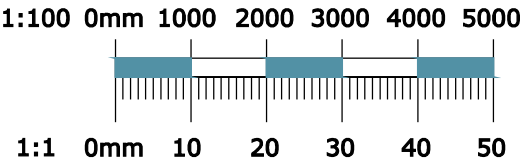
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06/11/18

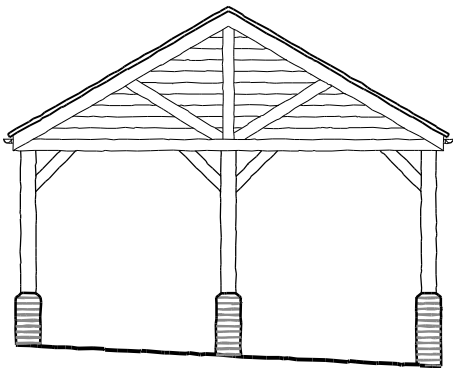
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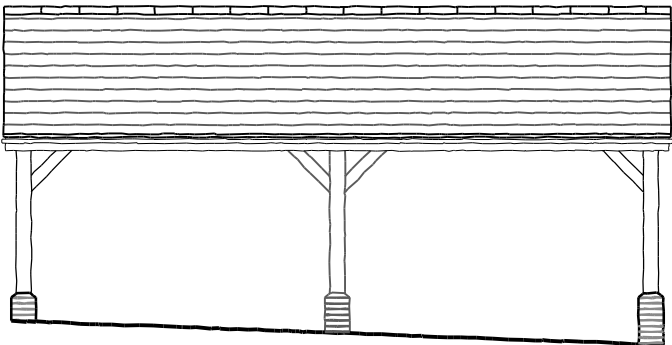
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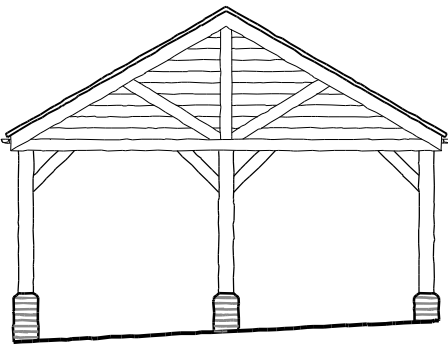
Oak framed car barn with timber boarding to gables and brick plinths under concrete plain tiled roof



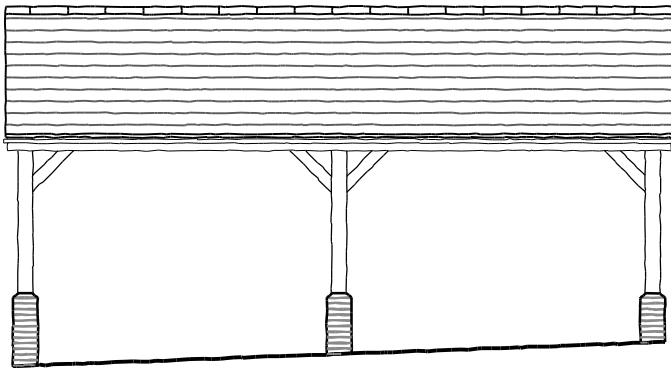
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

on behalf of: **CaldecotteGroup**

Issued for: **PLANNING**

project:	project number:	north:
Garderners Arms Reading	6816	
drawing:	drawing number:	revision:
Plots 7-8	16	
Proposed Car Barn Elevations		

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69m Datum

Surley Road Street Scene (Plots 1-2 & 7-8)

No. 46



69m Datum

Street Scene (Plots 3-6)

on behalf of:

CaldecotteGroup

issued for:

PLANNING

project:

Gardners Arms
Reading

drawing:

Proposed Streetscenes

project number:

6816

drawing number:

17

north:

revision:

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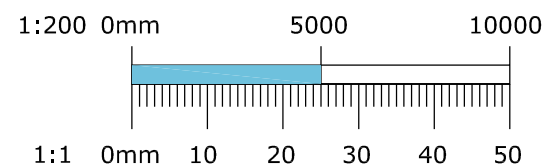
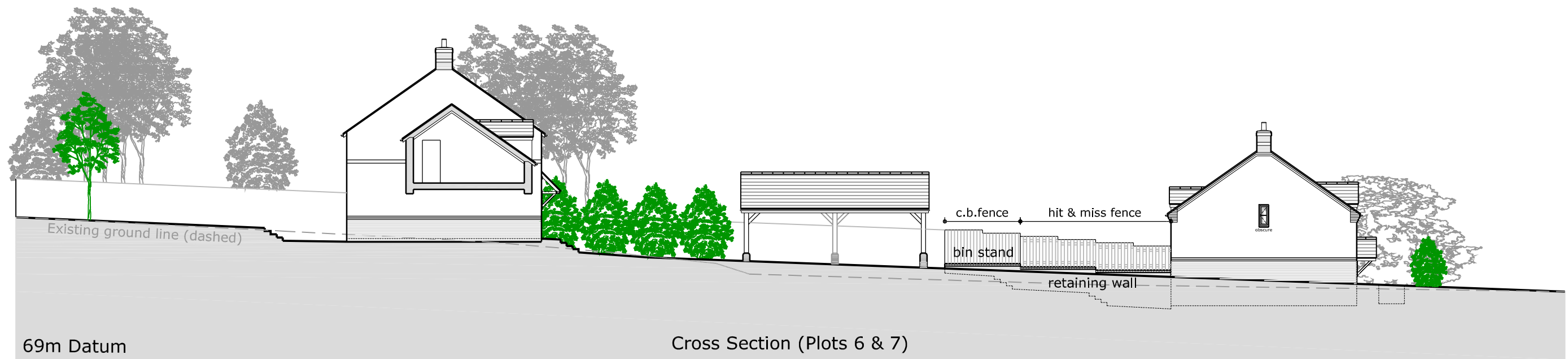
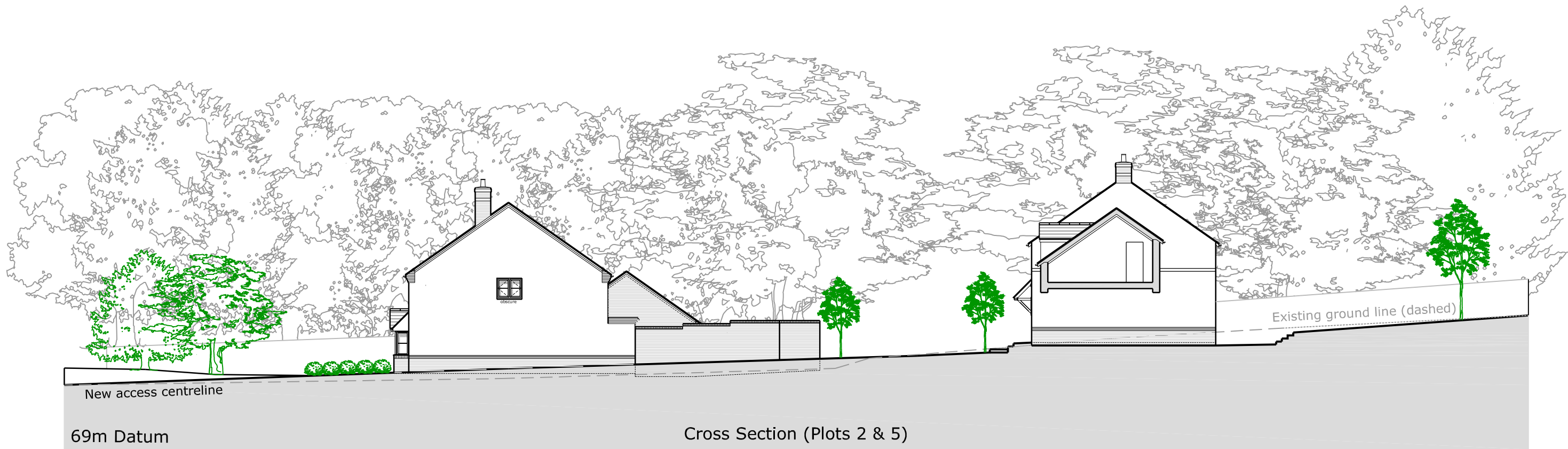


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on behalf of: **CaldecotteGroup**

issued for: **PLANNING**

project: **Gardners Arms Reading**
drawing: **Proposed Cross Sections**
project number: **6816**
drawing number: **18**
north:
revision:

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scale: **1:200** paper size: **A3** drawn by: **SA** date: **06/11/18** checked: **XX/XX/XX** date:

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