

Level 3
Building Recording of
26/28 Southampton Street
Reading
Berkshire
RG1 2QL
National Grid Reference: SU 471574 172973

Dr Peter Wardle & Colin Lacey
19th October 2018

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Building Recording of: 26/28 Southampton Street
Dr Peter Wardle & Colin Lacey

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Version Control**1. Version Control**

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		19th October 2018
0.7	LPA Draft	Client Comments	
1	Issued Report		

2. Summary

The building is a commercial office, formed from two former houses.

Current Function	Commercial Office .
Original Function	House
Period	
Century	19th-20th
Precise Date	
Architectural Style	
Architect	Uncertain
Materials	Brick, timber, tile
Designation	Listed Grade II
Conservation Area	Not located in a conservation area

It is dated to the 19th-20th by the listing description and fabric.

The following phases of construction are present:

Phase	Period	Date	Description
1	Early 19th		Three-storey section of building
2	Late 19th / Early 20th		Central section of building
3		1912-1931	Southern part of building
4		Post 1931	Northern extension
5	Modern		Eastern staircase

3. Introduction

3.1 The Client

This report was commissioned by Anthony Sharp of Sharps Commercial Ltd.

3.2 Copyright

The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

3.3 Location

Site Address:	26/28 Southampton Street Reading Berkshire
Post Code:	RG1 2QL
Grid Reference:	SU71577297

The general location is shown in Figure 1 and the detailed location in Figure 2.

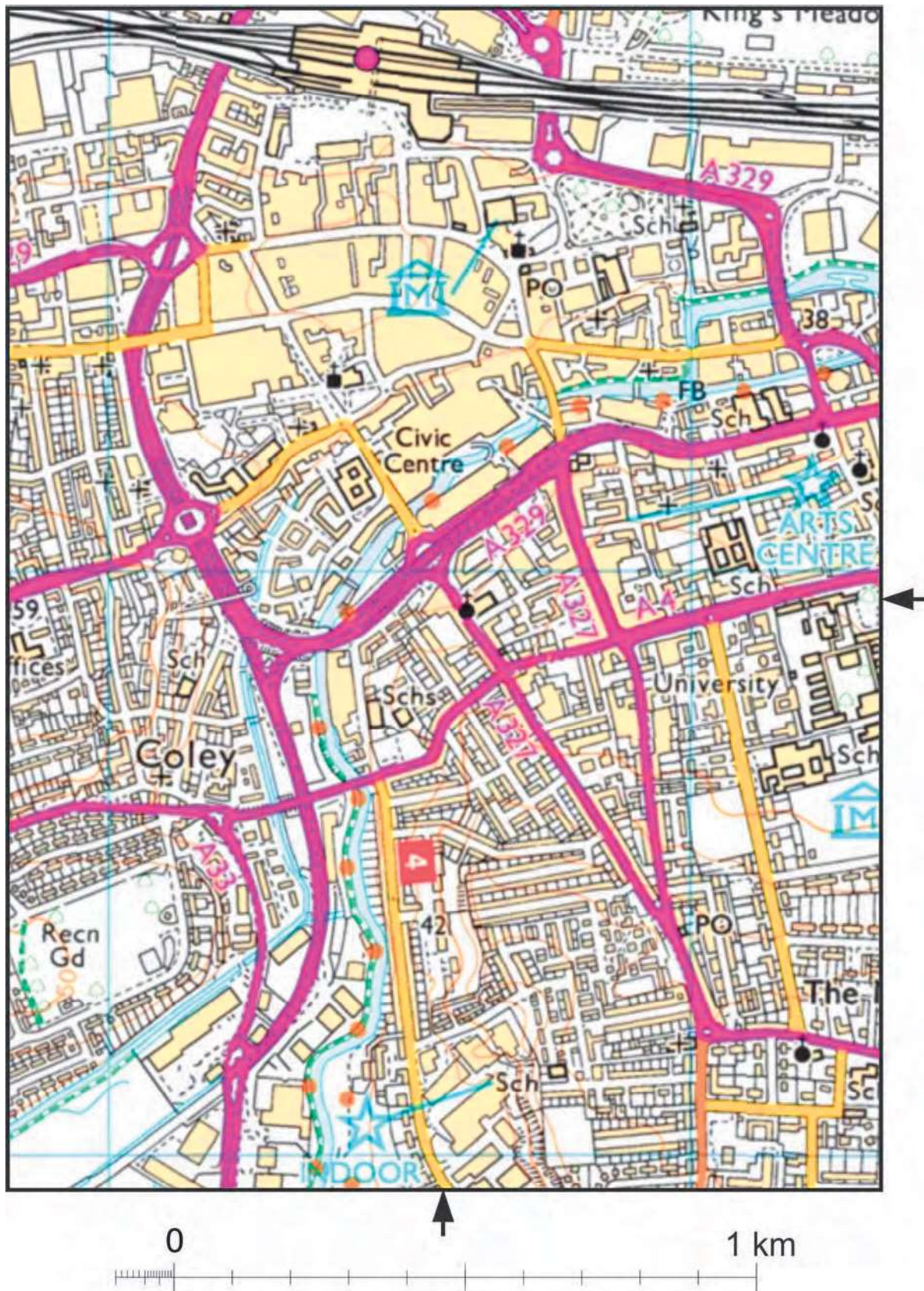
3.4 Date of Recording

The building was recorded by Dr Peter Wardle and Colin Lacey on 10th October 2018.

3.5 Methodology

The building was recorded according to the requirements set out in the English Heritage 2006 *Understanding Historic Buildings* and the method statement.

There were no difficulties in the recording process.



Metres 1:10,000 @ A4

Figure 1: General Location Plan. Scale 1:10,000

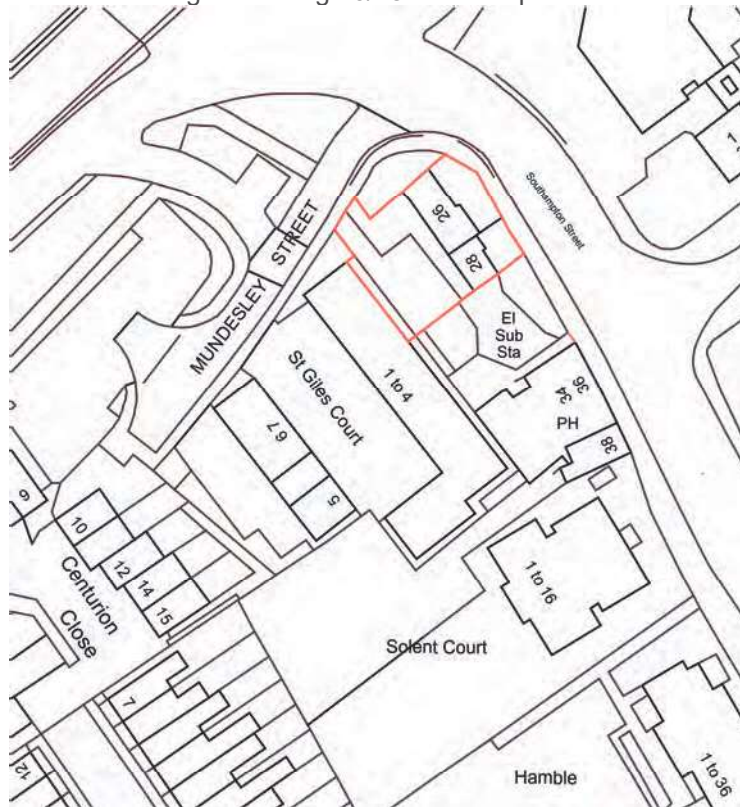


Figure 2: Detailed Location Plan. Scale 1:1000

4. Historic Context

4.1 Trade Directories

Neither 26 nor 28 are present in a number of historic Reading street directories.

5. The Building

The building is comprised of 26 and 28 Southampton Street. These are listed separately, but in their current form, the two are combined into one structure. There are no internal divisions between no. 26 and no. 28. For this reason, this report refers to both 26 and 28 together as 'the building'.

5.1 The Building

The building is a pair of former houses, now used as a commercial office.

Current Function	Commercial Office .
Original Function	House
Period	
Century	19th-20th
Precise Date	
Architectural Style	
Architect	Uncertain
Materials	Brick, timber, tile
Designation	Listed Grade II
Conservation Area	Not located in a conservation area

Date		For buildings of this date, one of the other criteria has to be clearly met.
Rarity		Houses are the commonest type of historic building so this is not a factor.
Architectural Interest		
	Architect	This is not the work of a prominent architect.
	Type	Houses are the commonest type of historic building so this is not a factor.
	Innovation	This building does not use innovative building techniques or materials.
	Virtuosity	The building does not demonstrate a very high standard of craftsmanship.
	Plan Form	The plan form is not particularly significant.
Historic Interest		This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value		There are other nearby historic buildings but this does not significantly add to the importance of the building.
Contribution of Setting		The building is surrounded by buildings of different dates and therefore there is no added importance from the setting.

Understanding Heritage – Values Conservation Principles Policies and Guidance 2008

Evidential		The building dates from a period when the physical evidence of the building adds little novel information.
Historical		
	Illustrative	The building does not illustrate an unusual historic connection.
	Association	Low The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic		
	Design	Design is not a key reason this building is listed.
	Detailing & Craftsmanship	The building does not demonstrate a very high standard of craftsmanship.
	Architect	The building is not the work of a prominent architect.
	Innovation	This building does not use innovative building techniques or materials.
Communal		Low – The building is visible from the public realm so it does have a communal value albeit a very low one.

5.2 Designations

The building is a Grade II listed building and the listed building description is as follows:

SOUTHAMPTON STREET

No 26 (West side)

2. 5128 SU 7172 NE 4/231

II 2

Early C19. 2 1/2 storeys altered. Grey brick headers with red brick dressings and quoins. Cogged eaves cornice to tiled roof. Right hand part of house original with 1 window, tripartite casement, segment headed on Ground floor and mansard roof with end chimney and dormer. Left hand part may be a C20 rebuild with slight break: 1 range of windows, 3 light casement on ground floor and a 5 light, probably reused, oak mullion casement on 1st floor; also parapet with cogged cope, no attic. To left it is treated like No 28. The garden railings are cast iron arrow head with patterned bars to gate.

Listing NGR: SU7157172975

Listing Text

SOUTHAMPTON STREET

No 28 (West Side)

1. 5128

SU 7172 NE 4/574

II 2.

Apparently C17 in fact an early C20 replica, timber framed and jettied brick infill, herring-bone below left hand 1st floor windows. Tiled roof with end chimneys. Jetty beams stop chamfered Right hand bay breaks forward slightly with 1 range of 2 light casements. Left hand bay has 3 close-set casements on 1st floor and shop window on ground floor, door panelled and stained to appear early C17.

Listing NGR: SU7157172975



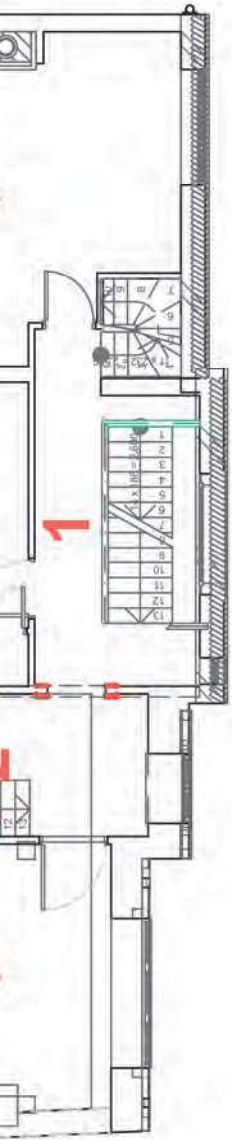
Plate 1: East aspect



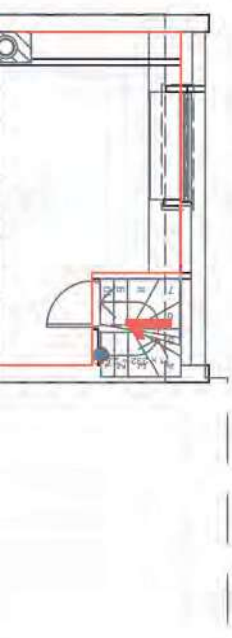
Plate 2: West elevation

5.3 The Layout of The Building

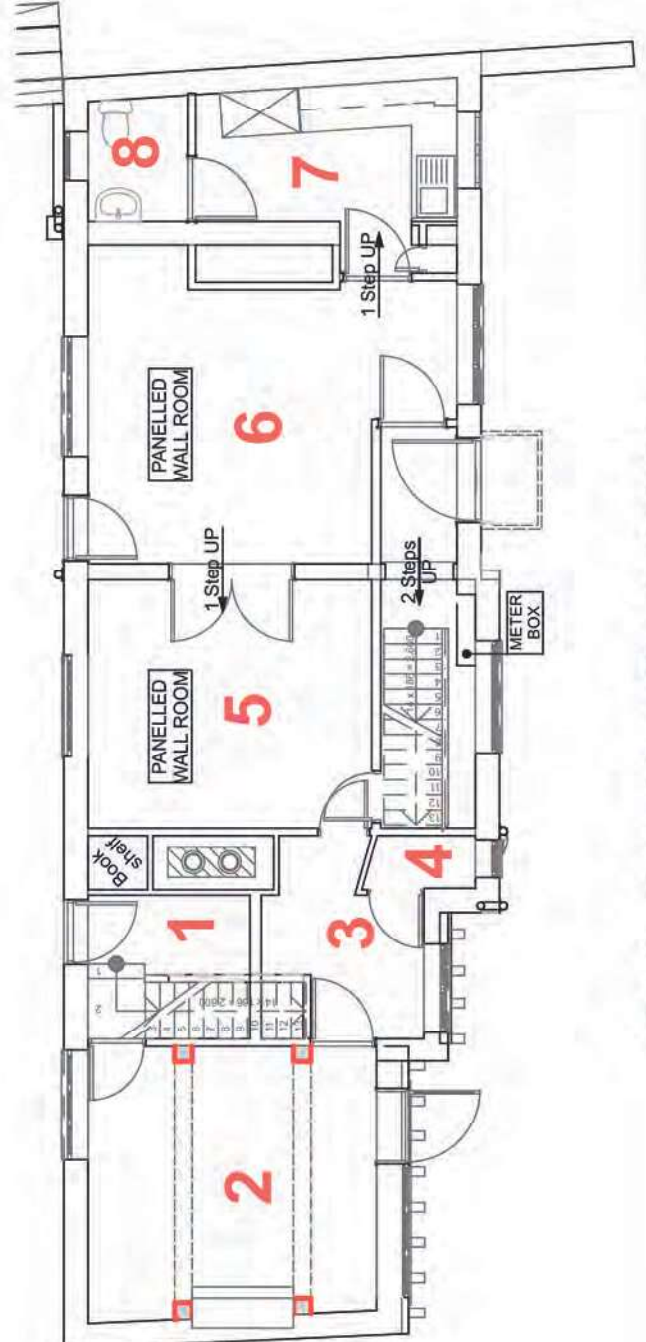
The layout of the building is shown in the following plans:



Existing First Floor Plan - Scale 1:100



Existing Second Floor Plan - Scale 1:100



Existing Ground Floor Plan - Scale 1:100

5.4 The Plan Form of The Building

The plan form of the building has been heavily compromised, in that what was originally two separate premises has been combined to form a single building. The original form of 26 and 28 Southampton Street is hereto unknown, as the various instances of rebuilding in the twentieth century have left no trace of the previous form of the building.

5.5 The Date of the Building

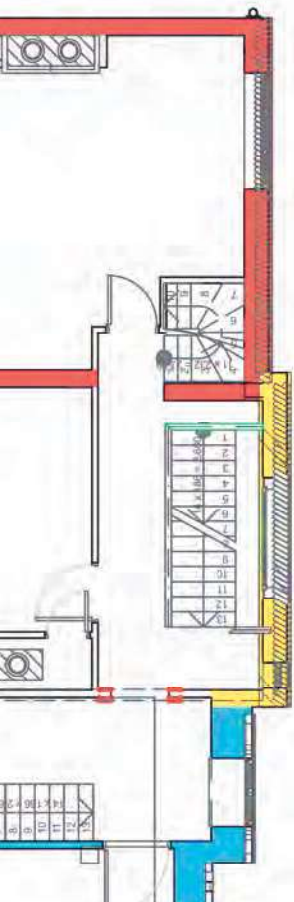
No. 26 is dated by the listing description as early 19th century with 20th century rebuilding. No. 28 is dated as early 20th century.

The early part of the building is present on the 1879 1st Edition 1:500 Ordnance Survey Plan and thus must predate the production of this map.

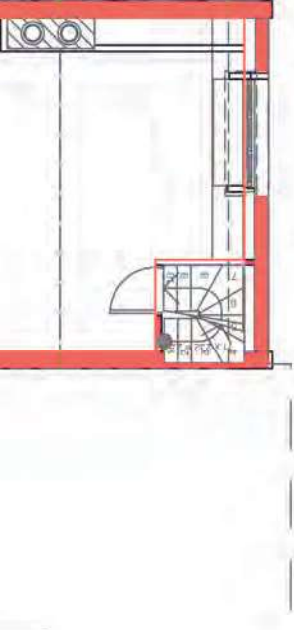
5.6 The Construction Sequence

The following Phases of construction are present:

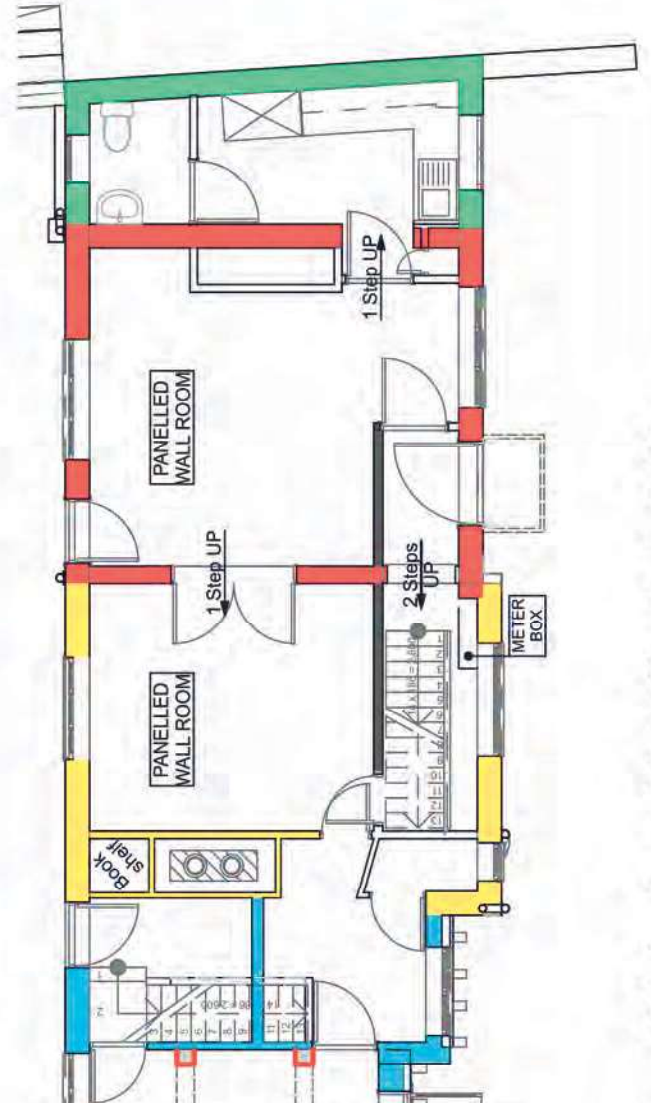
Phase	Period	Date	Description	How Dated
1	Early 19th		Three-storey section of building	Listing description, map evidence, fabric
2	Late 19th / Early 20th		Central section of building	Listing description, map evidence, fabric
3		1912-1931	Southern part of building	Listing description, map evidence
4		Post 1931	Northern extension	Map evidence, fabric
5	Modern		Eastern staircase	Planning history Planning history



Existing First Floor Plan - Scale 1:100



Existing Second Floor Plan - Scale 1:100



Existing Ground Floor Plan - Scale 1:100

6. Description: Exterior



Plate 3: East elevation

Externally, the building is divided into three sections. To the north, a three-storey section with tiled mansard roof. The walls are of vitrified brick in header bond. A dog-tooth course is present at eaves level.

Centrally, a two-storey section with a shallow pitched roof is present, of red brick, also in header bond and again with dog-tooth course, then to the south, a two-storey section with a steeper roof pitch and gabled southern end. The eastern wall of this part of the building has exposed machine-sawn timbers with herringbone brick infill, with sections of conventional stretcher-bonded walling. This latter section is 28 Southampton Street, the remainder being 26 Southampton Street.

The east face of no. 28 is jettied at first floor level with stop-chamfered jetty beams. The northern part of the building steps out slightly, giving the appearance of a different phase of construction, however it is documented in the listing description and on historic mapping that no. 28 is entirely of 20th century construction, although in a 17th century style.

Two leaded windows are present at ground and first floor level, with a substantial 17th century style timber door, again all modern reproductions.



Plate 4: First floor southern window, no. 28



Plate 5: First floor northern window, no. 28



Plate 6: Ground floor southern window, no. 28



Plate 7: Reproduction door, no. 28



Plate 8: Ground floor north window with jetty beams, no. 28

At second floor level, the east elevation of no. 26 has a dormer window set in the mansard roof. This comprises a pair of side-hung casements with a central fixed light. These windows are leaded, with panes in a 3x4 configuration.



Plate 9: Dormer in mansard roof

At first floor level, a small single-pane square timber framed casement window is present. To the right, a timber mullioned window of four panes is located, the frame formed from machine-sawn timber (post 1790). Right of this, an iron-framed leaded window is located, comprising a central 3x5 casement flanked by a pair of 3x5 fixed lights. The casement has an external quadrant stay with tulip leaf decoration, suggesting an earlier date to the window than that of the part of the building to which it is installed.



Plate 10: First floor square window



Plate 11: First floor timber mullioned window



Plate 12: First floor iron-framed window

At ground floor level, a small timber-framed leaded window is present. This takes the form of a top-hung casement and is fitted with nine panes of obscure-glazing in 3x3 configuration. To the right, a timber framed window of three 4x6 leaded fixed lights is present. This is situated beneath a cambered lintel of apparently modern bricks. One pane in the central light is of has a crown glass bullseye.



Plate 13: Ground floor top-hung casement



Plate 14: Ground floor timber-framed fixed window

A four-panelled door is present in the section of the building below the mansard roof. This is considered to be 19th century in origin and is located beneath a plain 19th century hood over.



Plate 15: Door and hood

To the right of the door, a cambered brick lintel of modern brick sits above an iron-framed window (leaded, central casement, flanking fixed lights, one crown glass bullseye on casement). This window does not match the other iron-framed casement on this elevation of the building.



Plate 16: Ground floor iron-framed window

A single-storey extension is present along the north wall of the building. This is modern in date and contains a modern timber-framed leaded window.

The windows and doors found on this elevation of 26 Southgate Street are of various styles and dates and it is thought that these are re-used from other buildings in the current structure.



Plate 17: North elevation

The north elevation of the building is of 19th century red brick, with some vitrified brick in English bond. At its edges, headers of vitrified brick follow the shape of the mansard roof.



Plate 18: Detail of brickwork, north elevation

Centrally to the wall, darker mortar and bricks show the route of the chimney. Also visible are two modern steel ties with circular plates, considered to be located in the floor void of the second floor.

A timber framed square window is present at second floor level to the right of the gable. There are no further openings on this elevation.



Plate 19: Detail of window, north elevation



Plate 20: West elevation

The west elevation of the building is again divided into three parts. The northern section again features the mansard roof and is constructed of red and vitrified brick in header bond, with a saw-tooth course at eaves level. A clear division is present between this brickwork and the central section of the building.



Plate 21: Clear distinction between brickwork in northern and central sections of the building

The central section is of 19th century red brick with a small number of vitrified examples. The wall is constructed in Flemish bond. Dividing this part of the western wall from the southern part, an exposed timber is present. This is a heavily weathered machine-sawn (post 1790) timber which runs from eaves level to a doorway at ground floor level.



Plate 22: Timber dividing central and southern sections

South of the timber and doorway, the wall is constructed of red brick with very few vitrified examples, arranged in stretcher bond. Scarring at the southern end shows where a former adjoining structure was once present.



Plate 23: Scarring from former adjoining structure

Three chimneystacks are present along the length of the building. One is located at each end, with a further central example. The northern and central example are constructed of 19th century brick whereas the southern is constructed of modern brick.



Plate 24: Chimneystacks

At first floor level, all windows are located at eaves level. The leftmost is a timber framed example with a central opening 2x2 casement between two 2x2 fixed lights.

Centrally, a short 19th century timber-framed window is present, formed of a pair of side-hung 2x1 casements with a 2x1 fixed light between. A similar window is present at the southern end of the building although this has single pane casements and fixed light.

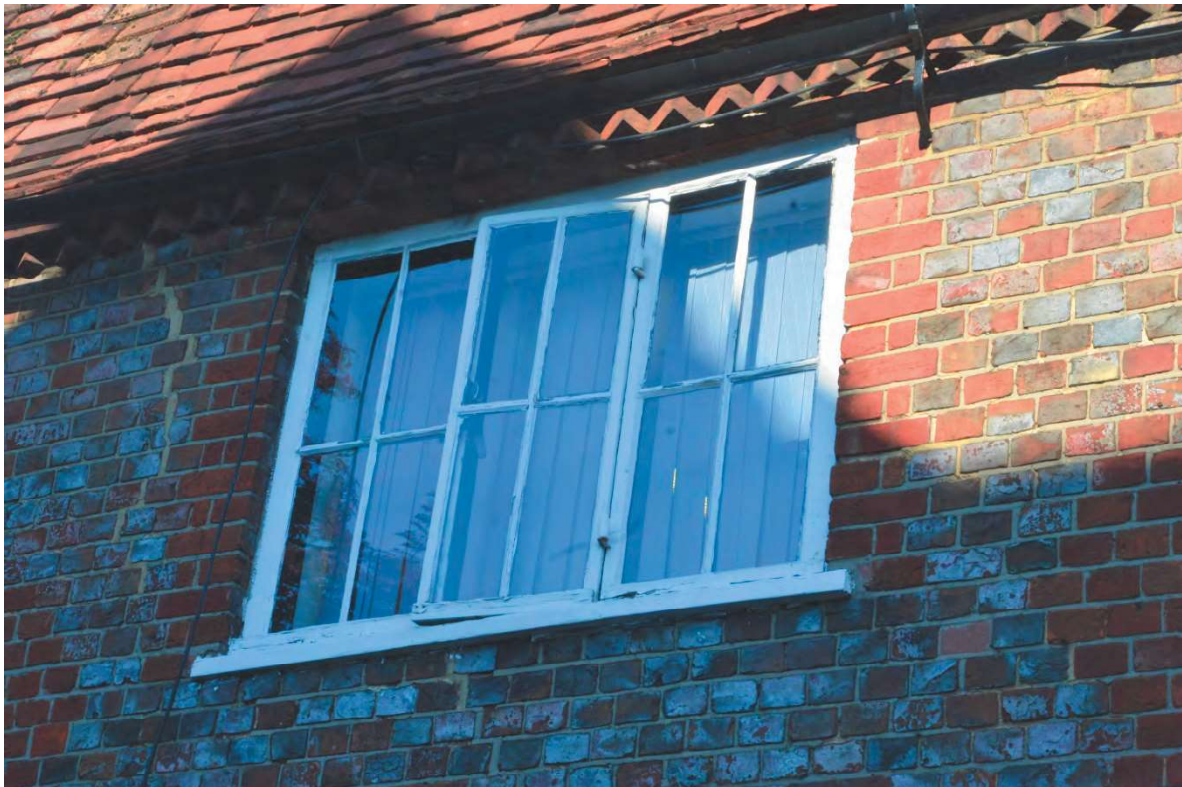


Plate 25: First floor north window



Plate 26: First floor central window



Plate 27: First floor south window

The northernmost ground floor window is a 20th century timber-framed window set beneath a cambered brick lintel formed of alternating red and vitrified bricks. The window comprises a central opening casement with fixed lights either side.

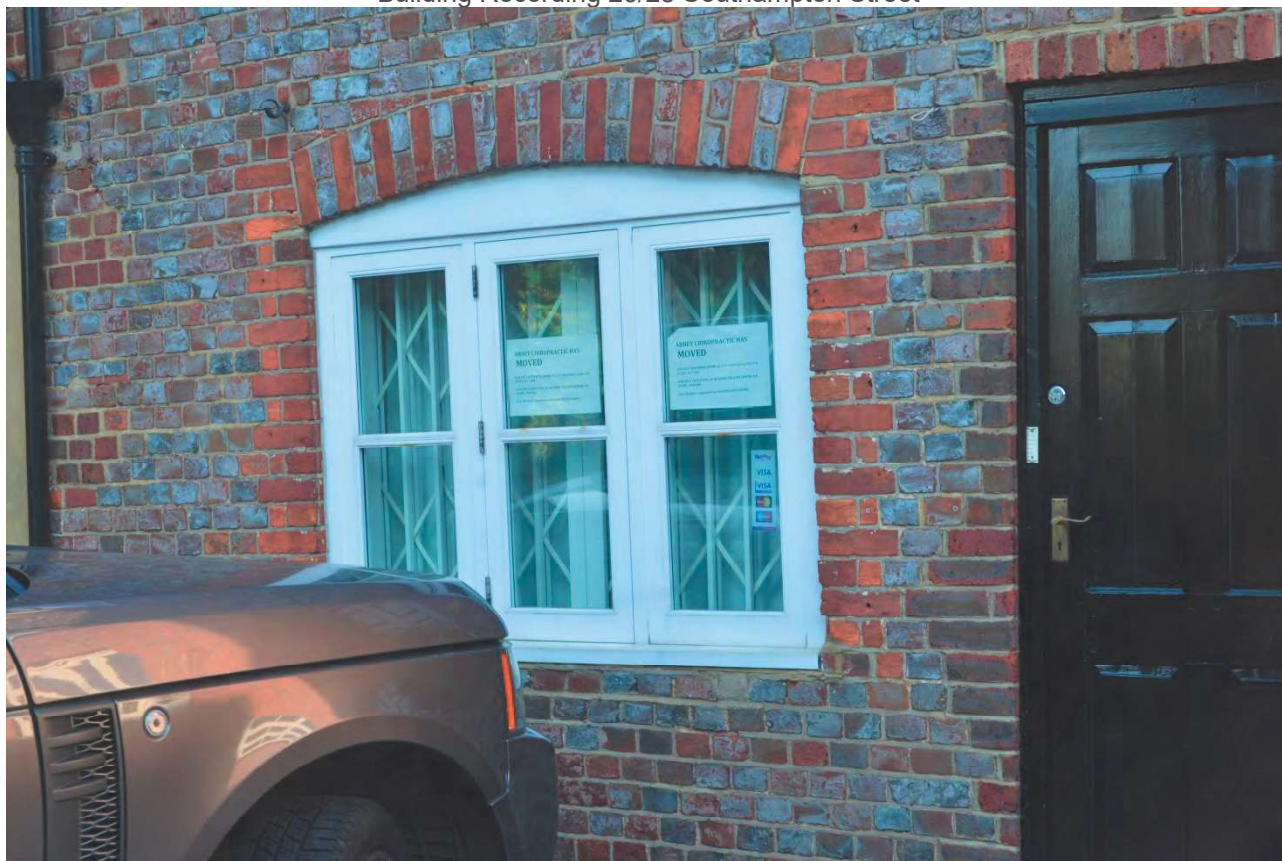


Plate 28: Ground floor north window

A six-panelled door is present south of this window, considered to be 20th century in date.

The central section of the building has a single ground floor window located beneath a similar cambered brick lintel to the northern part of the building, again formed from alternating red and vitrified bricks. The window is modern and features three two-pane fixed lights with a central opening light and two single pane fixed lights over. To the right, a second door is present, similar to that to the north.

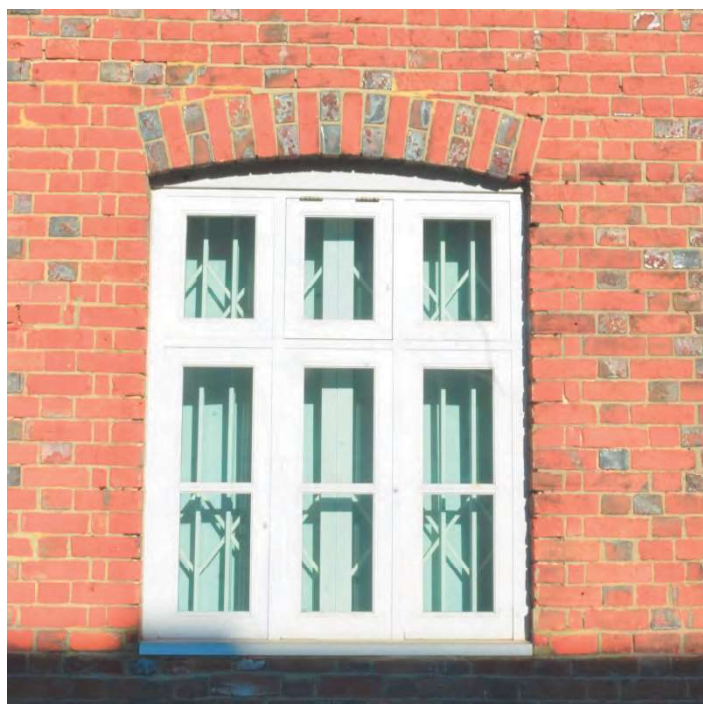


Plate 29: Ground floor central window

The southern window is a modern timber framed window with two side-hung 2x1 casements flanking a single 2x1 fixed light. The window is located beneath a cambered brick lintel with brick hood moulding.

The west wall of the northern modern single-storey extension is rendered and has a single window.



Plate 30: Ground floor south window



Plate 31: West elevation, modern northern extension

7. Description: Ground Floor

7.1 Ground Floor Room 1 Lobby

Current Function	Lobby
Original Function	
Phase	
Plan Form	Altered
Door	Modern
Windows	None
Fireplace	None
Floorboards	Carpet
Skirting	Modern
Historic Features	None
Comments/Description	

7.2 Ground Floor Room 2 South Room

Current Function	South Room
Original Function	
Phase	
Plan Form	Unaltered
Door	Modern reproduction
Windows	Modern leaded windows, W: Modern timber-framed casements
Fireplace	Cambered headed opening with detached timber mantel shelf over. Modern.
Floorboards	Modern
Skirting	Modern
Historic Features	None
Comments/Description	Exposed timbers across ceiling and substantial picture rail - all modern in origin.



Plate 32: Ground Floor Room 2 Looking North



Plate 33: Ground Floor Room 2 Looking East



Plate 34: Ground Floor Room 2 Looking South



Plate 35: Ground Floor Room 2 Looking West



Plate 36: Detail of reproduction door

7.3 Ground Floor Room 3 Anteroom

Current Function	Anteroom
Original Function	
Phase	
Plan Form	
Door	Modern
Windows	Leaded casement and fixed light - ?Modern
Fireplace	None
Floorboards	Modern sheet with some 19th C boards
Skirting	Modern
Historic Features	None
Comments/Description	Timbers present in this room area mixture of machine-sawn and reused hand-sawn timbers installed largely for decorative purposes.



Plate 37: Ground Floor Room 3 Looking North

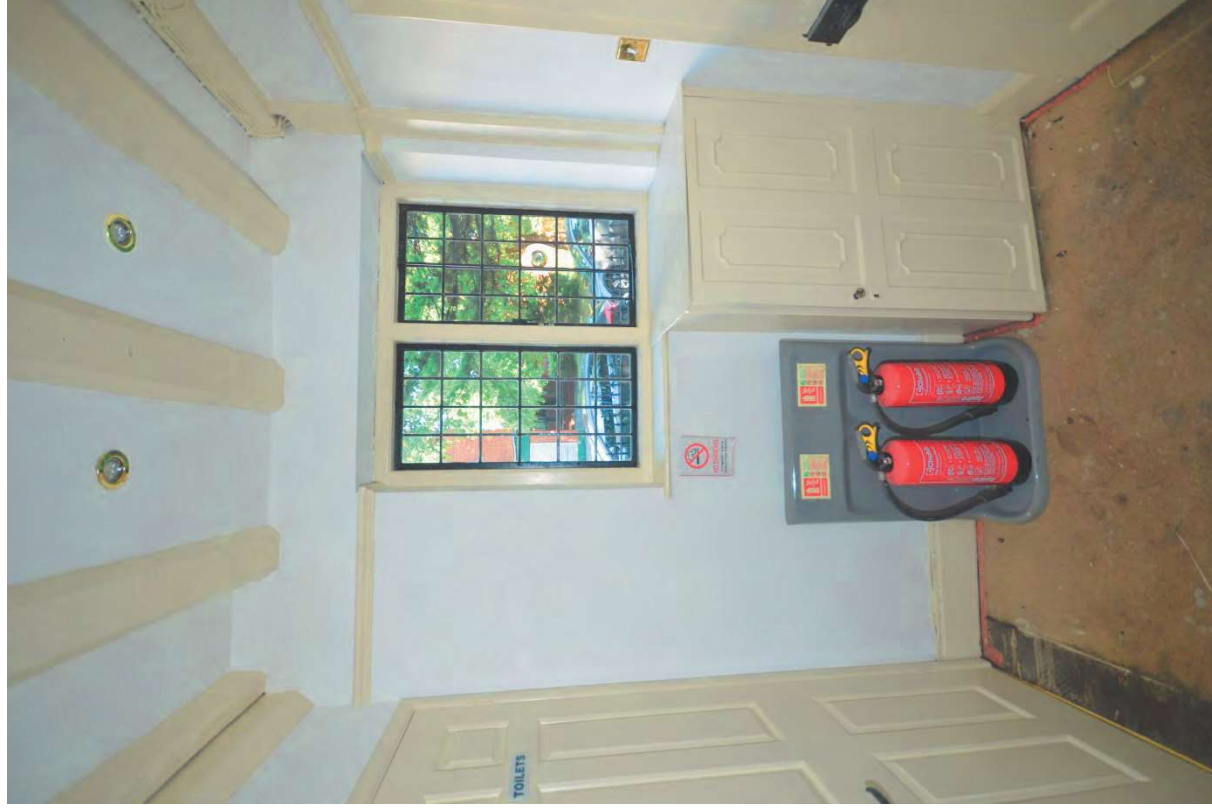


Plate 38: Ground Floor Room 3 Looking East



Plate 39: Ground Floor Room 3 Looking South



Plate 40: Ground Floor Room 3 Looking West



Plate 41: Detail of timbers in ceiling

7.4 Ground Floor Room 4 Lavatory

Current Function	Lavatory
Original Function	
Phase	
Plan Form	
Door	Modern
Windows	Obscure glazed leaded timber casement
Fireplace	None
Floorboards	Vinyl
Skirting	None
Historic Features	None
Comments/Description	



Plate 42: View into lavatory

7.5 Ground Floor Room 5 Vacant Office

Current Function Vacant Office

Original Function

Phase

Plan Form

Altered

Door

Modern

Windows

Modern timber framed

Fireplace

None

Floorboards

Carpet

Skirting

Historic Features

Cupboard in recess west of chimneybreast, considered original 19thC, with moulded surround and moulded panel door. Moulded panel over.

Comments/Description

Panelled dado over lower part of walls considered to be a modern installation, put in place after the staircase partition was installed. Panelling does not match the original mouldings on the cupboard door adjacent to the fireplace, reinforcing the suggestion the panelling is a more recent addition. Machine-sawn timbers in ceiling.



Plate 43: Ground Floor Room 5 Looking North



Plate 44: Ground Floor Room 5 Looking East



Plate 45: Ground Floor Room 5 Looking South



Plate 46: Ground Floor Room 5 Looking West



Plate 47: Detail of cupboard and shelves

7.6 Ground Floor Room 5a Cupboard Beneath Staircase

Current Function	Cupboard Beneath Staircase
Original Function	
Phase	
Plan Form	Altered
Door	Modern
Windows	Leaded fixed lights, modern
Fireplace	None
Floorboards	Carpet
Skirting	
Historic Features	None
Comments/Description	



Plate 48: Ground Floor Room 5a Looking East

7.7 Ground Floor Room 6 Vacant Office

Current Function	Vacant Office
Original Function	
Phase	
Plan Form	Altered
Door	19thC
Windows	E: Leaded casement, ?20thC furninture, W: Modern timber framed
Fireplace	None
Floorboards	Carpet
Skirting	
Historic Features	
Comments/Description	Panelled dado over lower part of walls considered to be a modern installation, put in place after the staircase partition was installed.



Plate 49: Ground Floor Room 6 Looking North



Plate 50: Ground Floor Room 6 Looking East



Plate 51: Ground Floor Room 6 Looking South



Plate 52: Ground Floor Room 6 Looking West



Plate 53: Detail of panelling across chimneybreast

7.8 Ground Floor Room 7 Kitchen

Current Function	Kitchen
Original Function	
Phase	
Plan Form	
Door	Modern
Windows	20thC leaded casement
Fireplace	None
Floorboards	Vinyl
Skirting	Modern
Historic Features	Panelling immediately inside door from room 6.
Comments/Description	



Plate 54: Ground Floor Room 7 Looking East



Plate 55: Ground Floor Room 7 Looking West



Plate 56: Detail of panelling inside door

7.9 Ground Floor Room 8 Lavatory

Current Function	Lavatory
Original Function	
Phase	
Plan Form	
Door	Modern
Windows	Modern obscure
Fireplace	None
Floorboards	Vinyl
Skirting	None
Historic Features	None
Comments/Description	



Plate 57: Ground Floor Room 8 Looking South

8. Description: First Floor

8.1 First Floor Room 1 Stairs and Landing

Current Function	Stairs and Landing
Original Function	
Phase	
Plan Form	Altered
Door	
Windows	Modern to E, internal leaded fixed light to room 4
Fireplace	None
Floorboards	Carpet
Skirting	
Historic Features	Mixture of hand and machine-sawn timbers, earliest appears to be post adjacent to door to room 4
Comments/Description	Modern staircase



Plate 58: First Floor Room 1 Looking North



Plate 59: First Floor Room 1 Looking East



Plate 60: First Floor Room 1 Looking South



Plate 61: First Floor Room 1 Looking West



Plate 62: Detail of hand-sawn timber

8.2 First Floor Room 2 Stairs and Landing

Current Function	Stairs and Landing
Original Function	
Phase	
Plan Form	
Door	
Windows	Leaded casement and fixed light - ?Modern
Fireplace	None
Floorboards	Carpet
Skirting	Plain
Historic Features	?Structural timbers in N wall, ?reused
Comments/Description	



Plate 63: First Floor Room 2 Looking East



Plate 64: First Floor Room 2 Looking West

8.3 First Floor Room 3 Office

Current Function	Office
Original Function	
Phase	
Plan Form	
Door	19th
Windows	E: Leaded casement, ?20thC furniture, W: Modern timber framed
Fireplace	Cambered headed opening with detached timber mantel shelf over. Modern.
Floorboards	Carpet
Skirting	Modern
Historic Features	
Comments/Description	

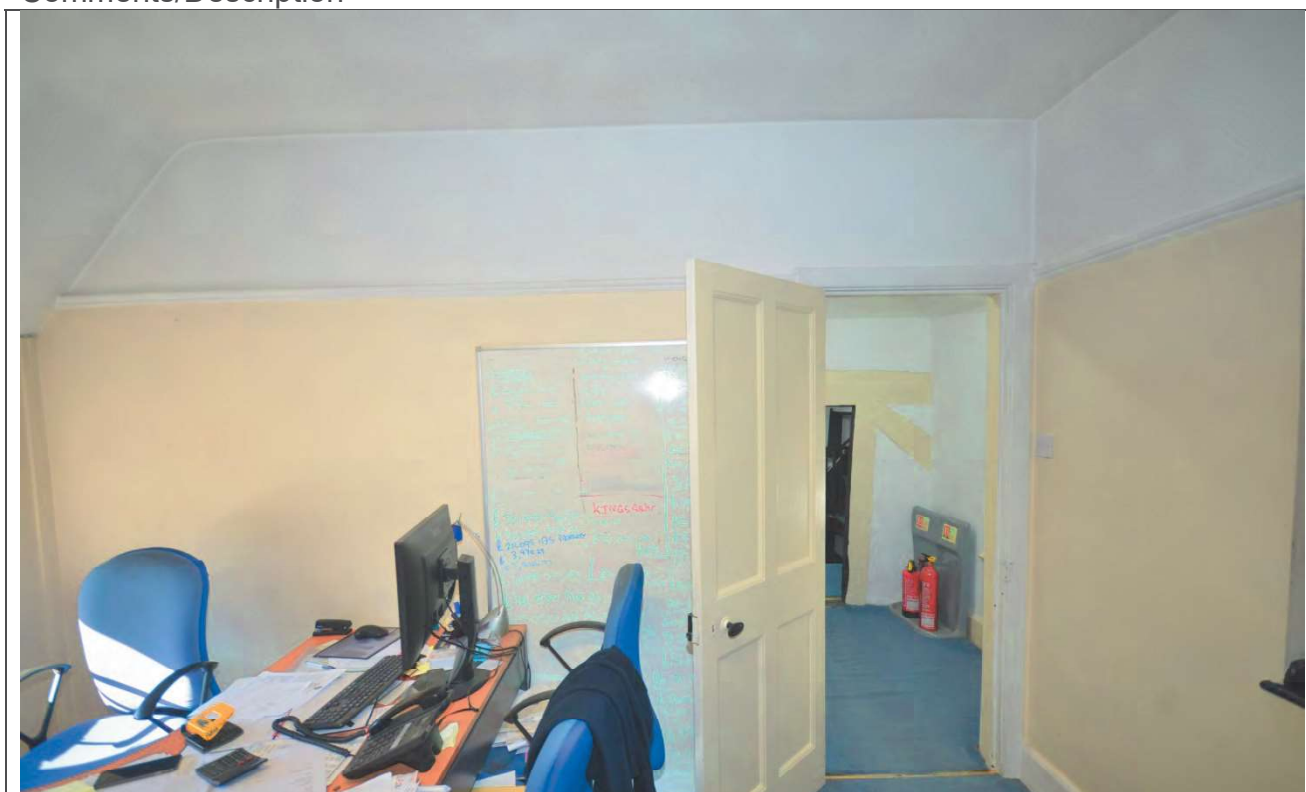


Plate 65: First Floor Room 3 Looking North



Plate 66: First Floor Room 3 Looking East



Plate 67: First Floor Room 3 Looking South



Plate 68: First Floor Room 3 Looking West

8.4 First Floor Room 4 Office

Current Function	Office
Original Function	
Phase	
Plan Form	
Door	Modern
Windows	W: Modern, E: leaded light to room 1
Fireplace	None
Floorboards	Carpet
Skirting	19thC
Historic Features	Cupboards either side of chimneybreast in S wall, 19thC plank and ledge door to E, modern sheet door to W. W has machine-sawn timbers visible to rear
Comments/Description	Machine-sawn timbers present in most walls



Plate 69: First Floor Room 4 Looking North

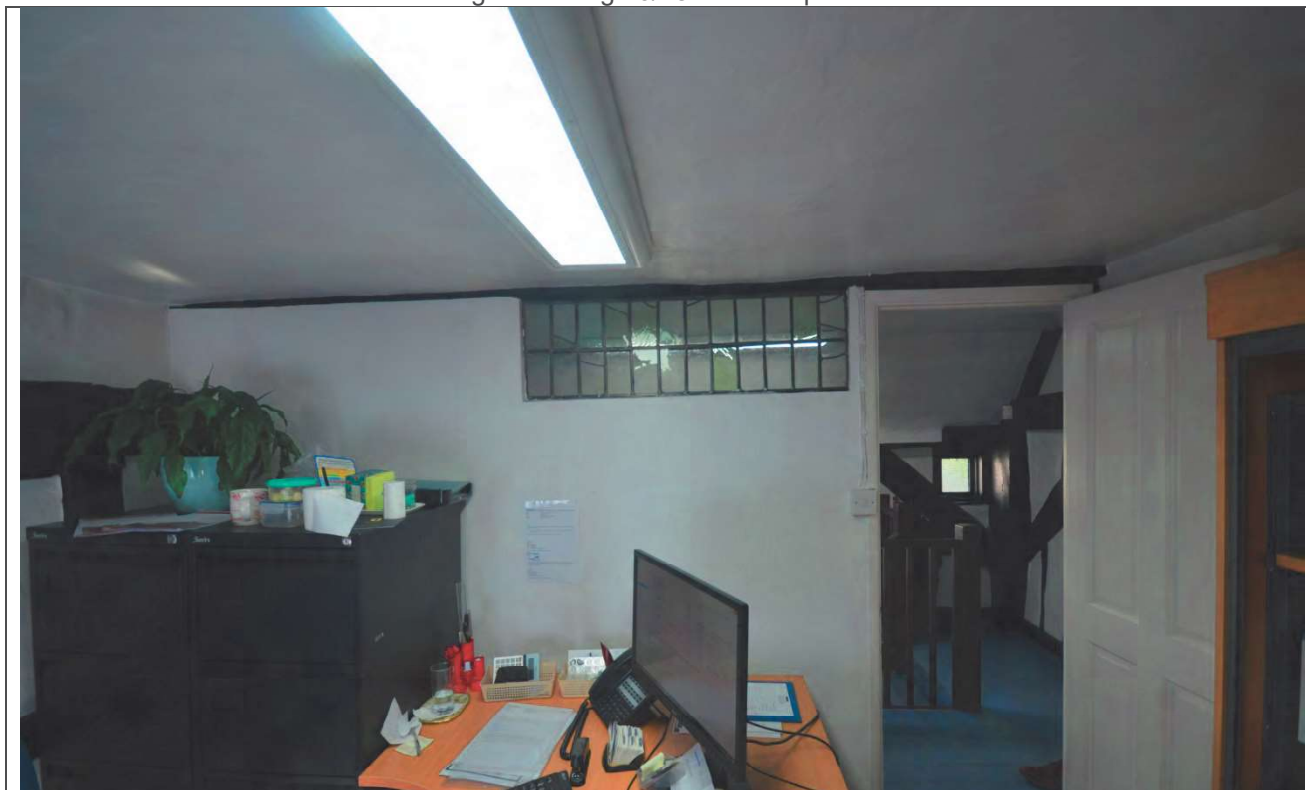


Plate 70: First Floor Room 4 Looking East



Plate 71: First Floor Room 4 Looking South



Plate 72: First Floor Room 4 Looking West



Plate 73: Detail of window to room 1

8.5 First Floor Room 5 Office

Current Function	Office
Original Function	
Phase	
Plan Form	
Door	19thC plank and ledge
Windows	E: Leaded casement with E19thC furniture, W: 19th Casement
Fireplace	Tiled insert, 19thC surround
Floorboards	Carpet
Skirting	19thC
Historic Features	Machine-sawn E-W timber
Comments/Description	



Plate 74: First Floor Room 5 Looking North



Plate 75: First Floor Room 5 Looking East



Plate 76: First Floor Room 5 Looking South



Plate 77: First Floor Room 5 Looking West



Plate 78: Detail of window furniture, west window

9. Description: Second Floor

9.1 Second Floor Room 1 Staircase

Current Function	Staircase
Original Function	
Phase	
Plan Form	
Door	
Windows	
Fireplace	None
Floorboards	
Skirting	
Historic Features	19thC winder servants' staircase
Comments/Description	Hand and machine-sawn timbers

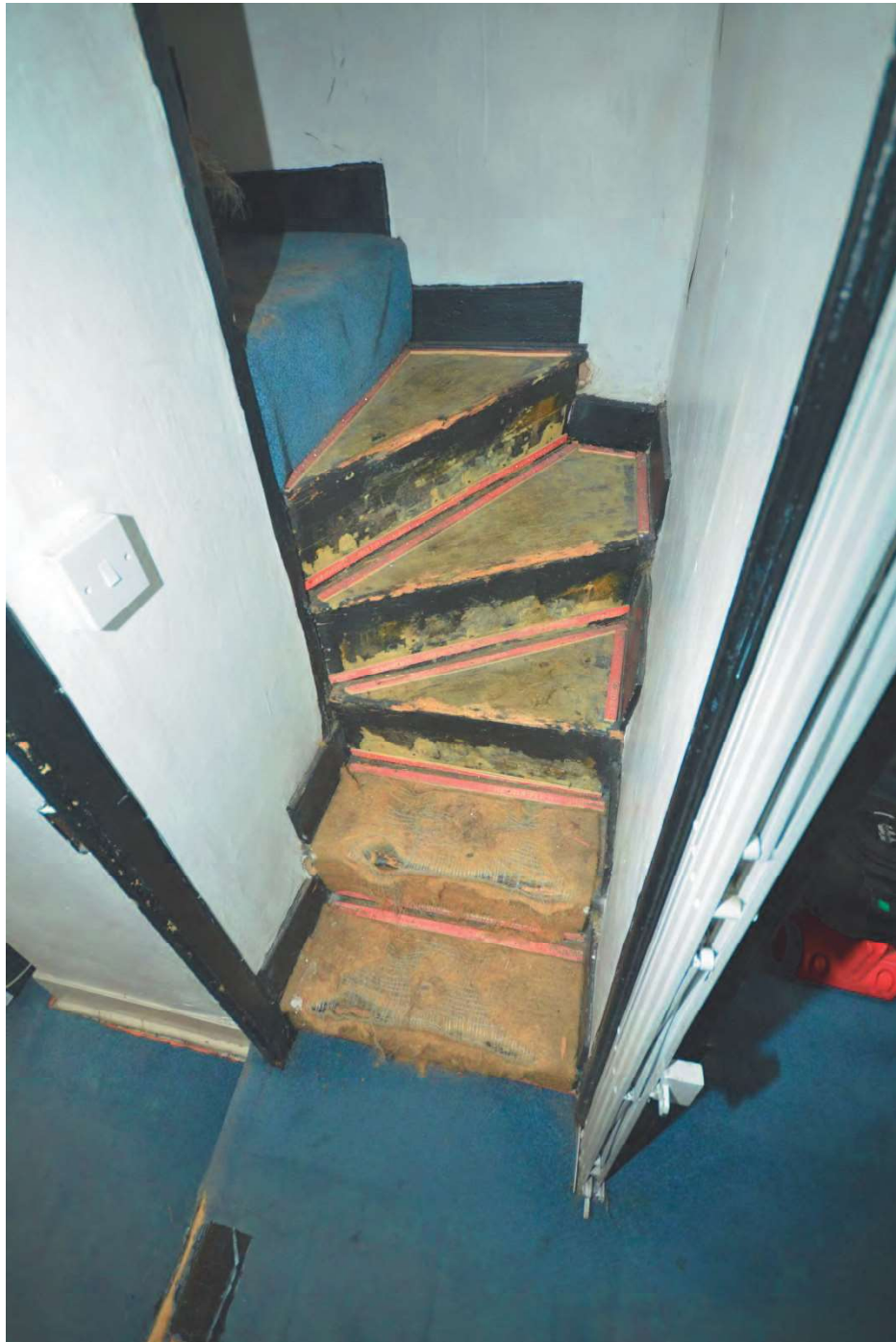


Plate 79: Second Floor Room 1 Looking East



Plate 80: Staircase viewed from top

9.2 Second Floor Room 2 Office

Current Function	Office
Original Function	
Phase	
Plan Form	
Door	Plank & Ledge with L18th-E19th spring latch, 17th-E18th round end strap hinges
Windows	N: Single-pane casement with late 18thC style H hinges, E: Modern leaded casement
Fireplace	None
Floorboards	Carpet
Skirting	Plain
Historic Features	
Comments/Description	



Plate 81: Second Floor Room 2 Looking North



Plate 82: Second Floor Room 2 Looking East



Plate 83: Second Floor Room 2 Looking South



Plate 84: Second Floor Room 2 Looking West



Plate 85: Detail of north window



Plate 86: Detail of west window



Plate 87: Detail of door

10. Appendix: Map Regression Exercise

10.1 1879 Ordnance Survey Map



Figure 5: 1879 Ordnance Survey 1:500 map, reproduced at 1:1000

Two buildings are present in the location of the current building, with a straight eastern façade. A through-passage is present to the south.

10.2 1899 Ordnance Survey Map

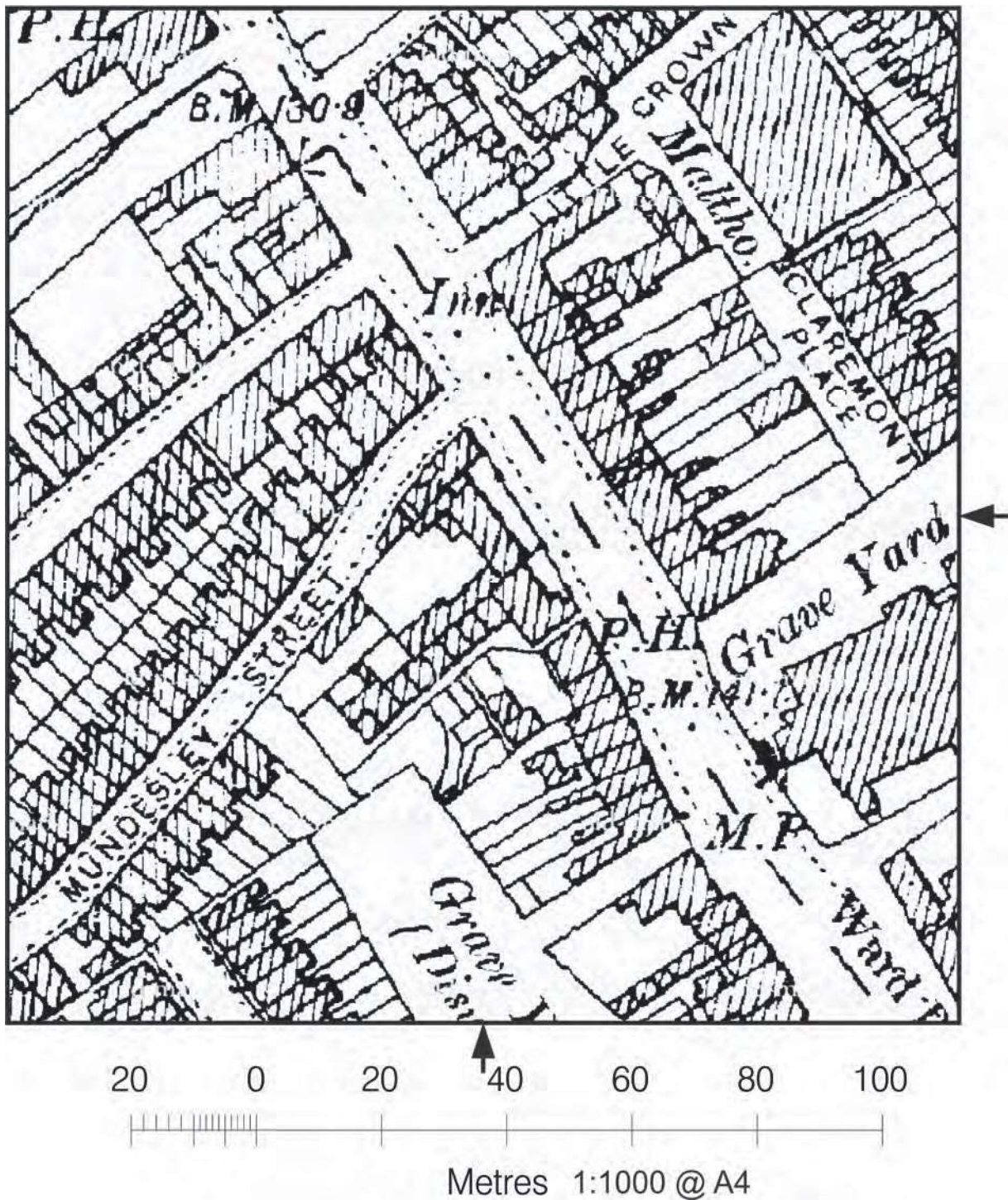


Figure 6: 1899 Ordnance Survey 1:2500 map, reproduced at 1:1000
The through-passage is shown as blocked.

10.3 1912 Ordnance Survey Map

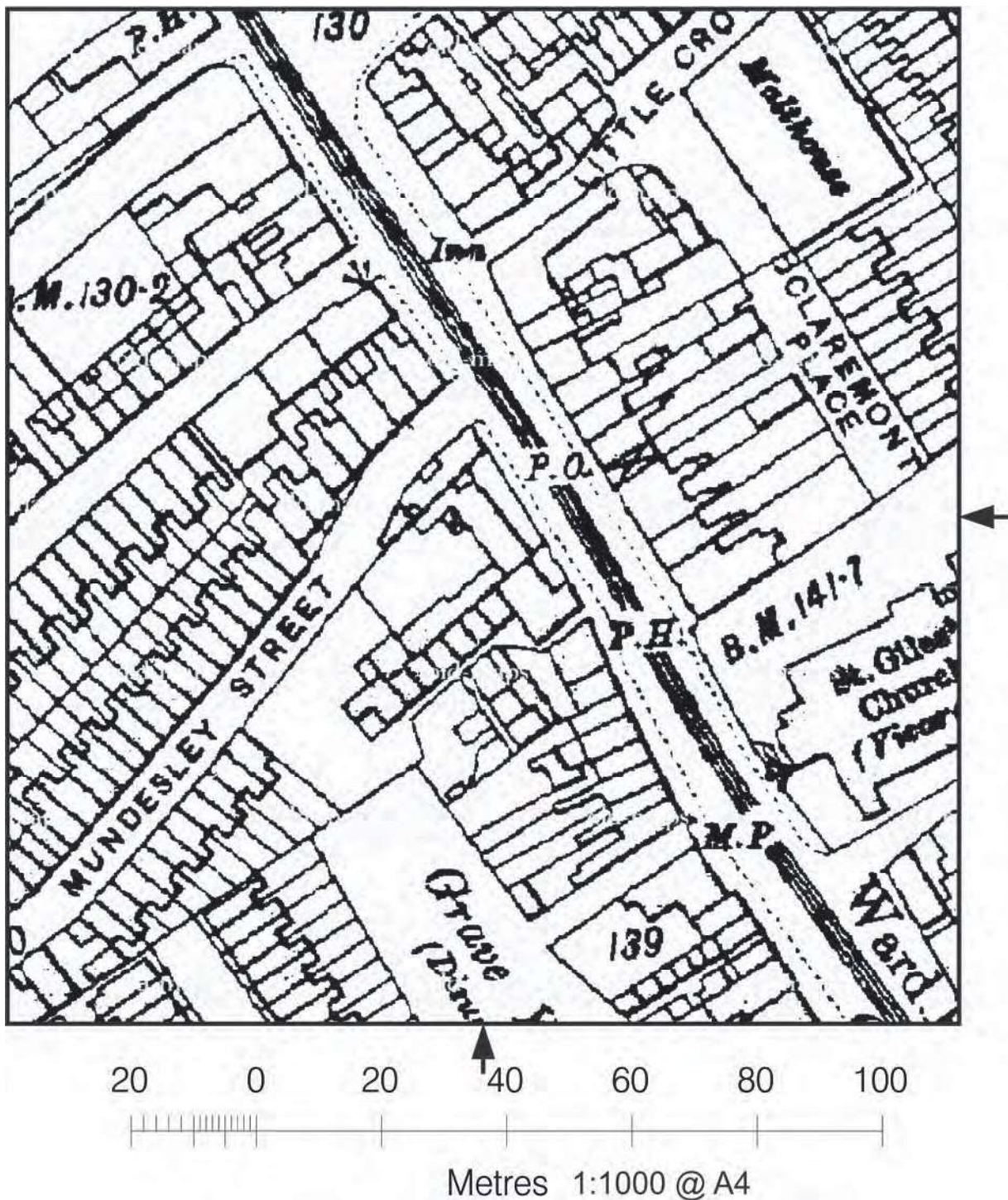


Figure 7: 1912 Ordnance Survey 1:2500 map, reproduced at 1:1000
There is no change from the previous map.

10.4 1931 Ordnance Survey Map

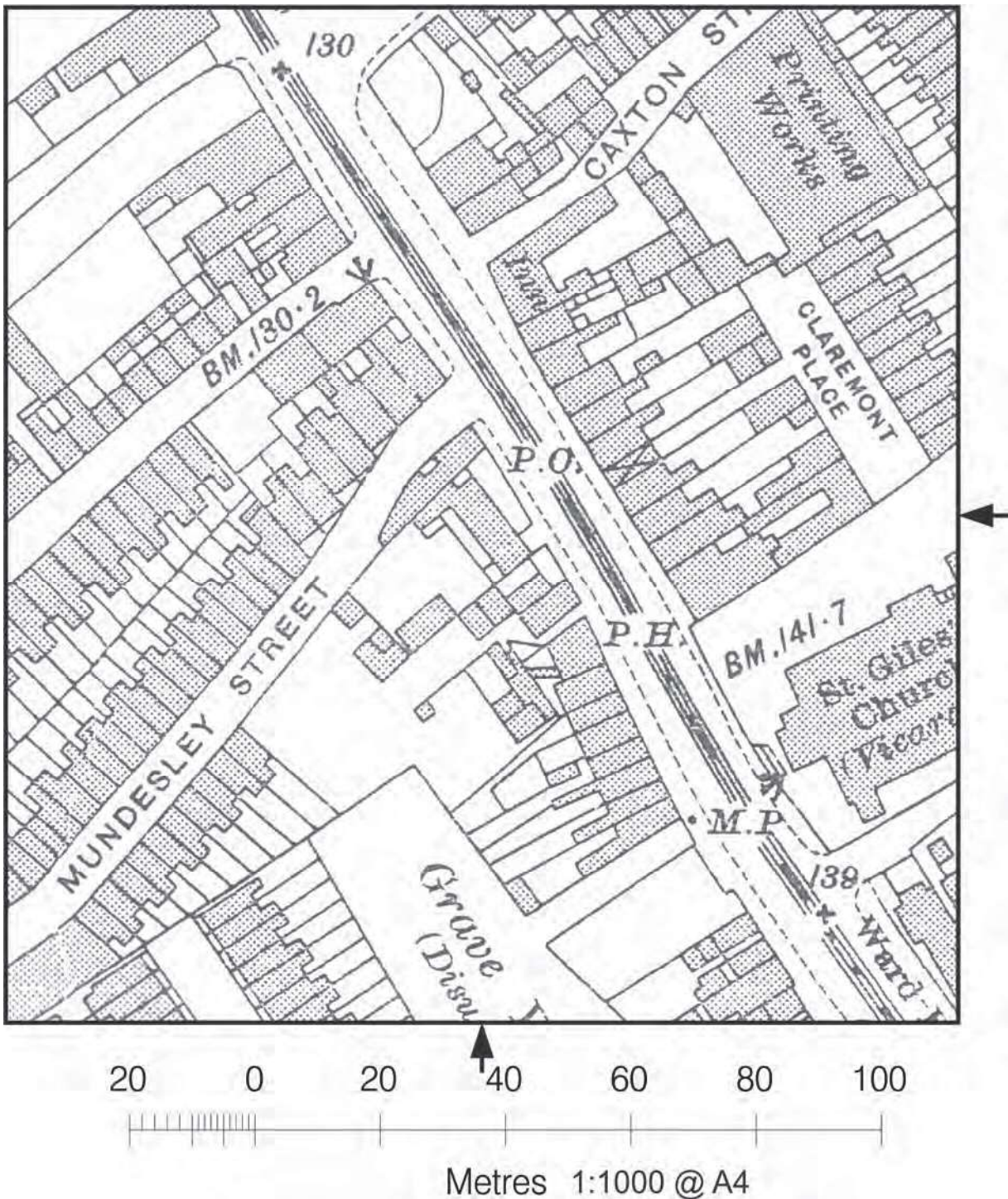


Figure 8: 1931 Ordnance Survey 1:2500 map, reproduced at 1:1000
Buildings to the southwest of the building are no longer depicted.

10.5 1957-8 Ordnance Survey Map

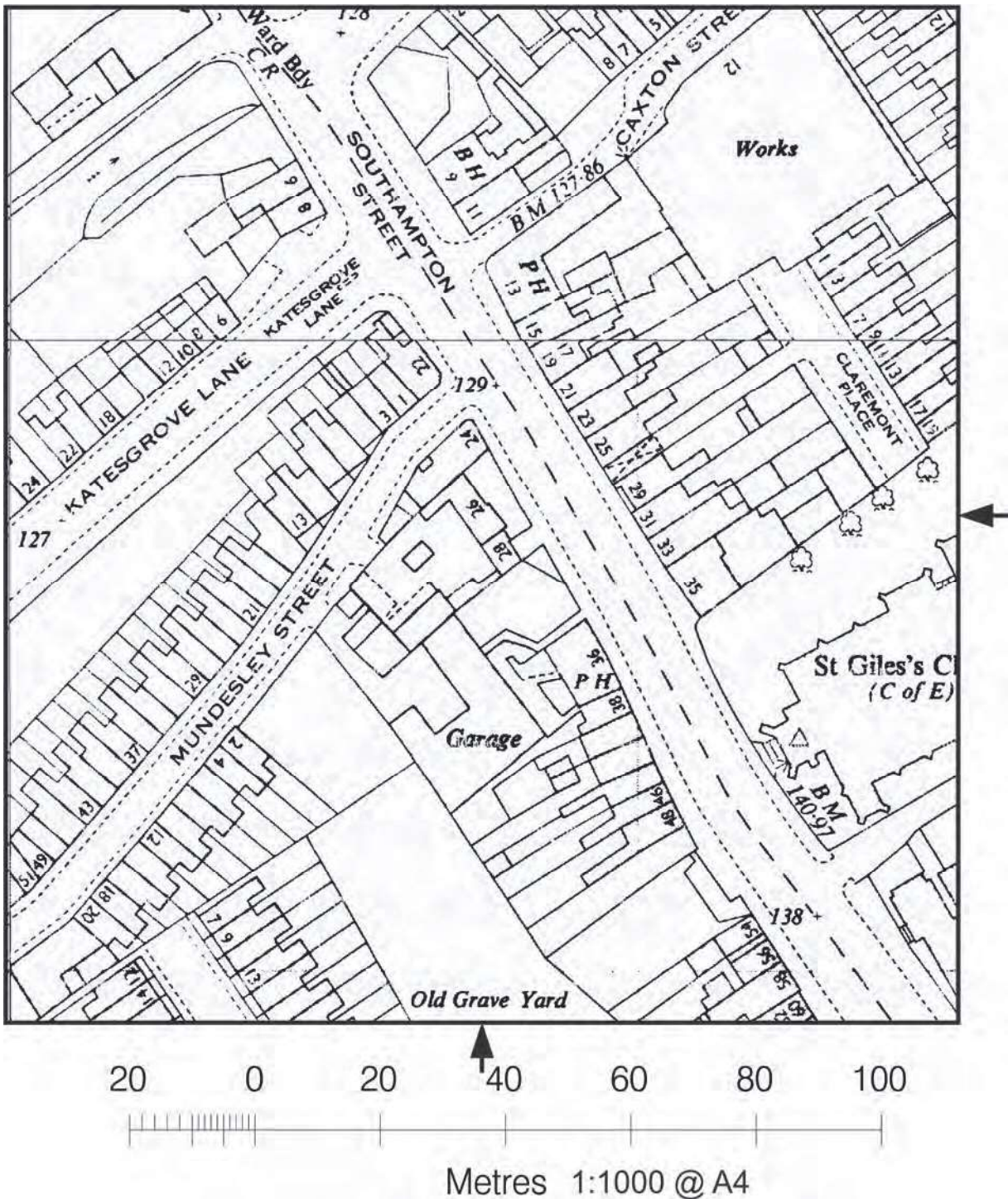


Figure 9: 1957-8 Ordnance Survey 1:1250 map, reproduced at 1:1000

The façade of the building is now not shown as straight indicating rebuilding has occurred.

10.6 1962-9 Ordnance Survey Map

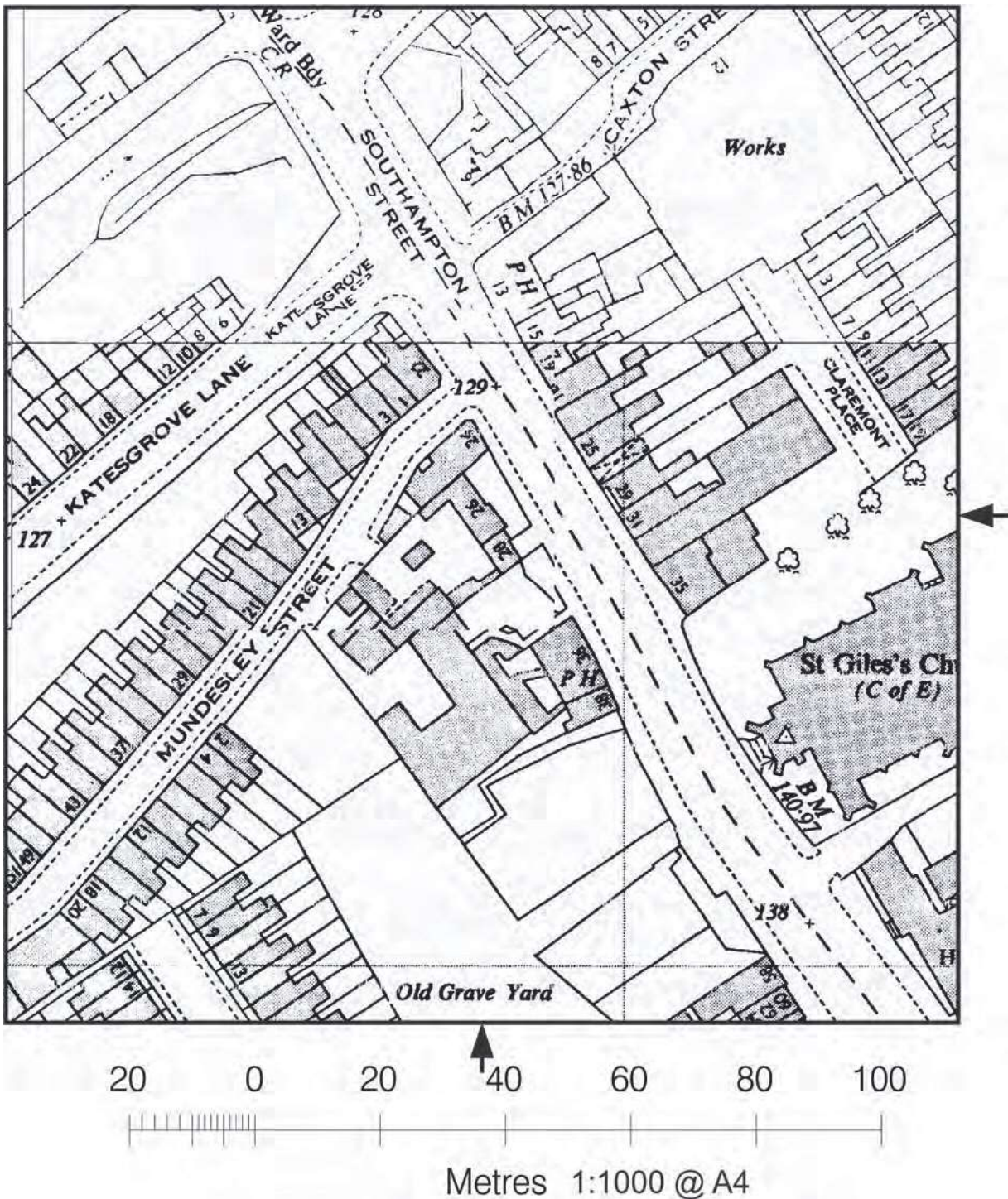


Figure 10: 1962-9 Ordnance Survey 1:1250 map, reproduced at 1:1000

There is no change from the previous map.

10.7 1971 Ordnance Survey Map

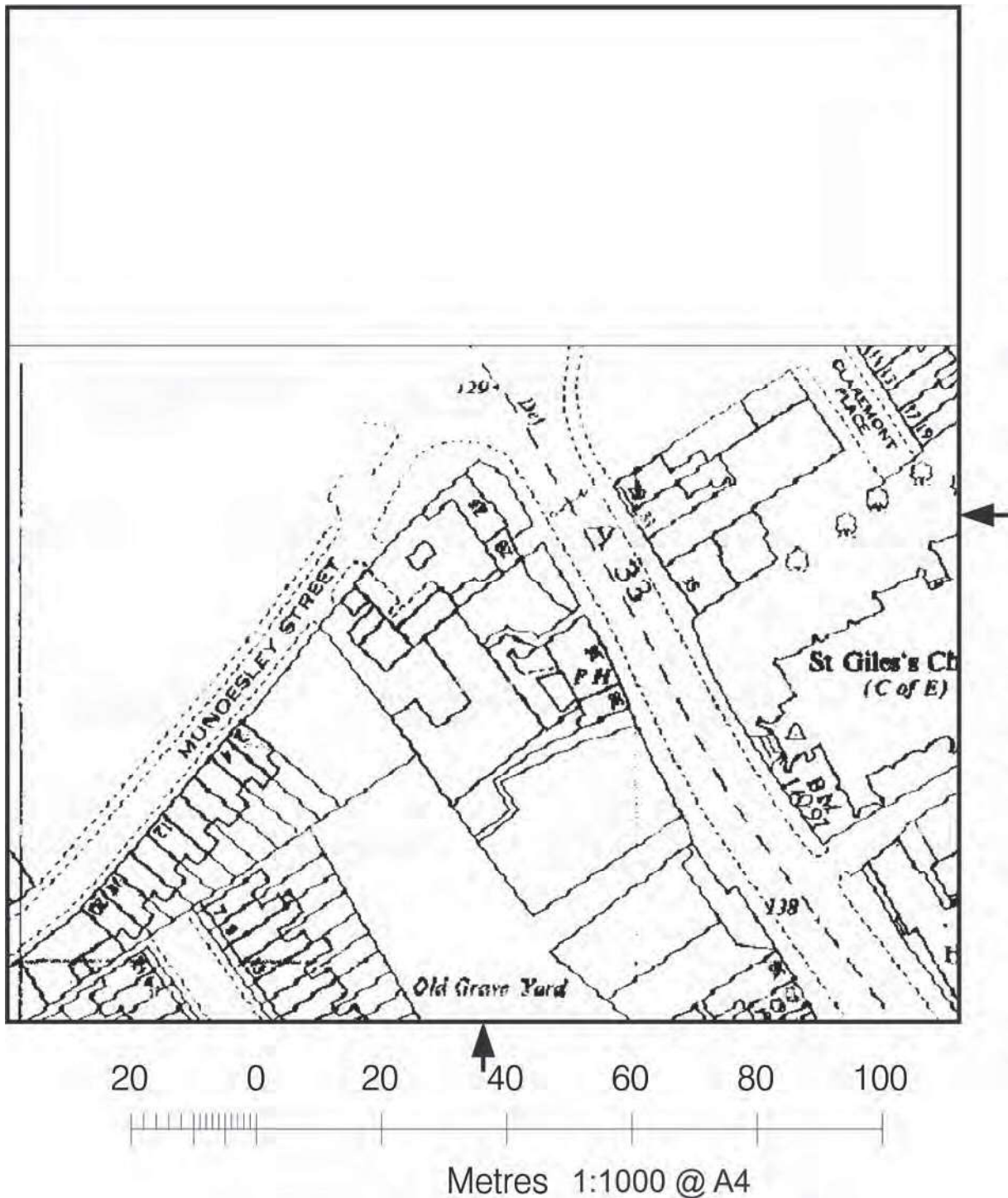


Figure 11: 1971 Ordnance Survey 1:2500 map, reproduced at 1:1000

Despite the quality of this map, there is no apparent change from the previous map.

10.8 1982 Ordnance Survey Map

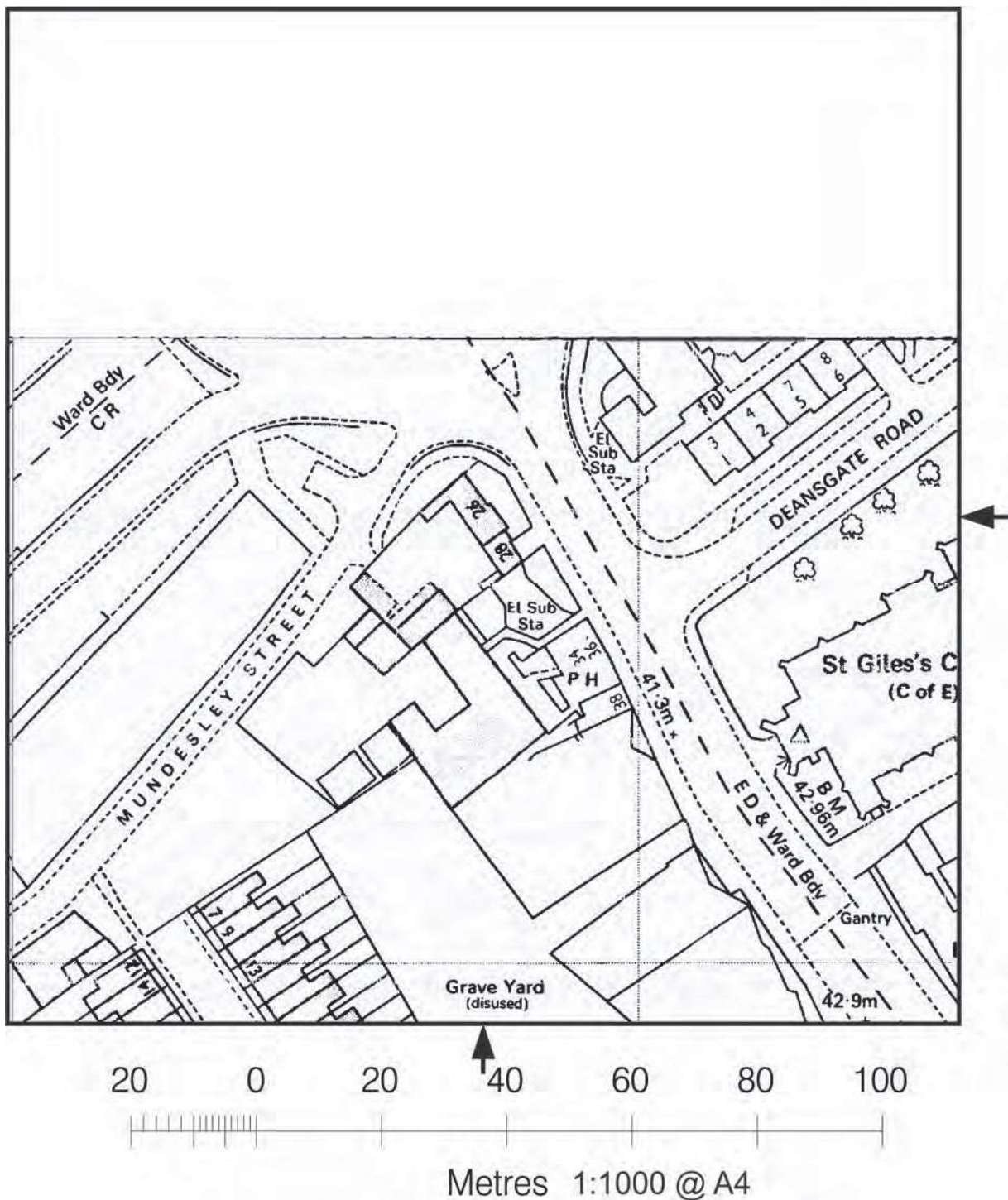


Figure 12: 1982 Ordnance Survey 1:1250 map, reproduced at 1:1000
The layout of outbuildings has changed.

10.9 Modern Ordnance Survey Map

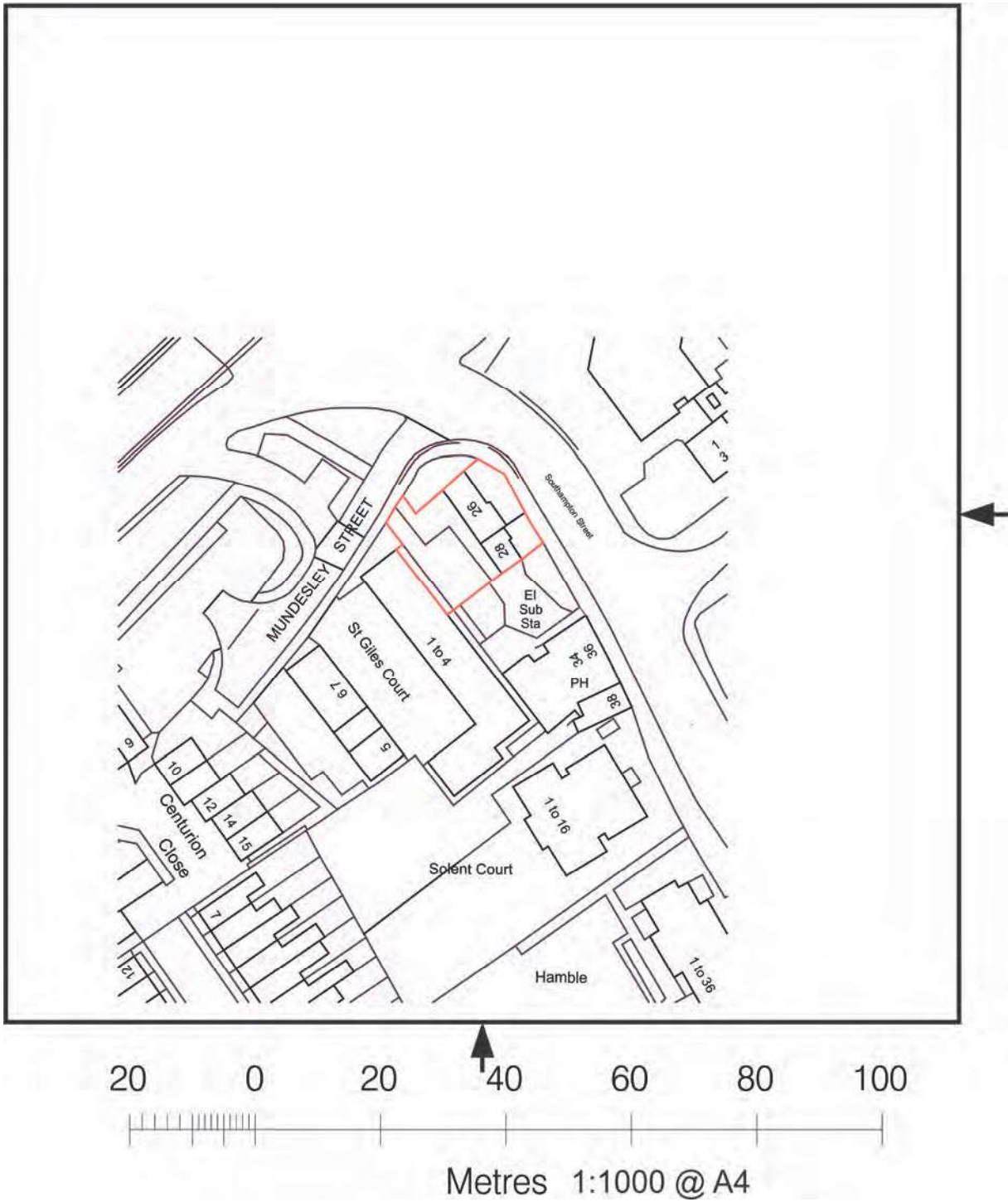
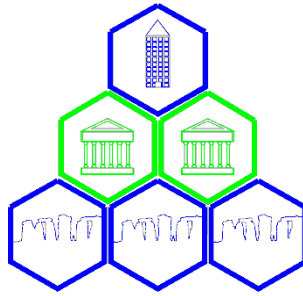


Figure 13: Modern Ordnance Survey 1:2500 map, reproduced at 1:1000
The building is depicted in its current form.



Heritage Impact Statement:
26/28 Southampton Street
Reading
Berkshire
RG1 2QL
National Grid Reference: SU71577297
SU 471574 172973

Dr Peter Wardle & Colin Lacey

18th October 2018

Document Reference Number 2018/1447
Version 0.5

Heritage Impact Statement: 26/28 Southampton Street
Dr Peter Wardle and Colin Lacey
18th October 2018

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Version Control

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		18 th October 2018
0.7	LPA Draft	Client Comments	
1	Issued Report		

Heritage Statement: 26/28 Southampton Street
Dr Peter Wardle and Colin Lacey
18th October 2018

1. Summary

This Heritage Statement should be read in conjunction with the planning application and listed building consent application.

The building is a pair of former houses currently used as offices. It is dated to the 19th-20th by the listing description and fabric. It is Grade II Listed and is not located in a conservation area.

The following phases of construction are present:

Phase	Period	Date	Description
1	Early 19th		Three-storey section of building
2	Late 19th / Early 20th		Central section of building
3		1912-1931	Southern part of building
4		Post 1931	Northern extension
5	Modern		Eastern staircase

The current function of the building is as commercial offices. When the building was constructed its function was a pair of houses.

The special character of 26 & 28 Southampton Street solely lies in the appearance of the eastern façade of the building which has an apparent historic appearance.

It is proposed to convert the building from commercial offices to residential use, with two flats and one house to be formed from the internal space.

The proposed plans are reproduced overleaf.

The proposals will have no effect on the setting of the building.

The building will be returned to its former use as a residential property, and owing to the extensive internal alterations that have already occurred, little impact to the historic fabric will be caused by the proposed work.

The proposals are therefore positive.

2. Introduction

2.1 The Client

This report was commissioned by Anthony Sharp.

2.2 Confidentiality and Copyright

This document is to remain confidential for a period of 12 months or until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

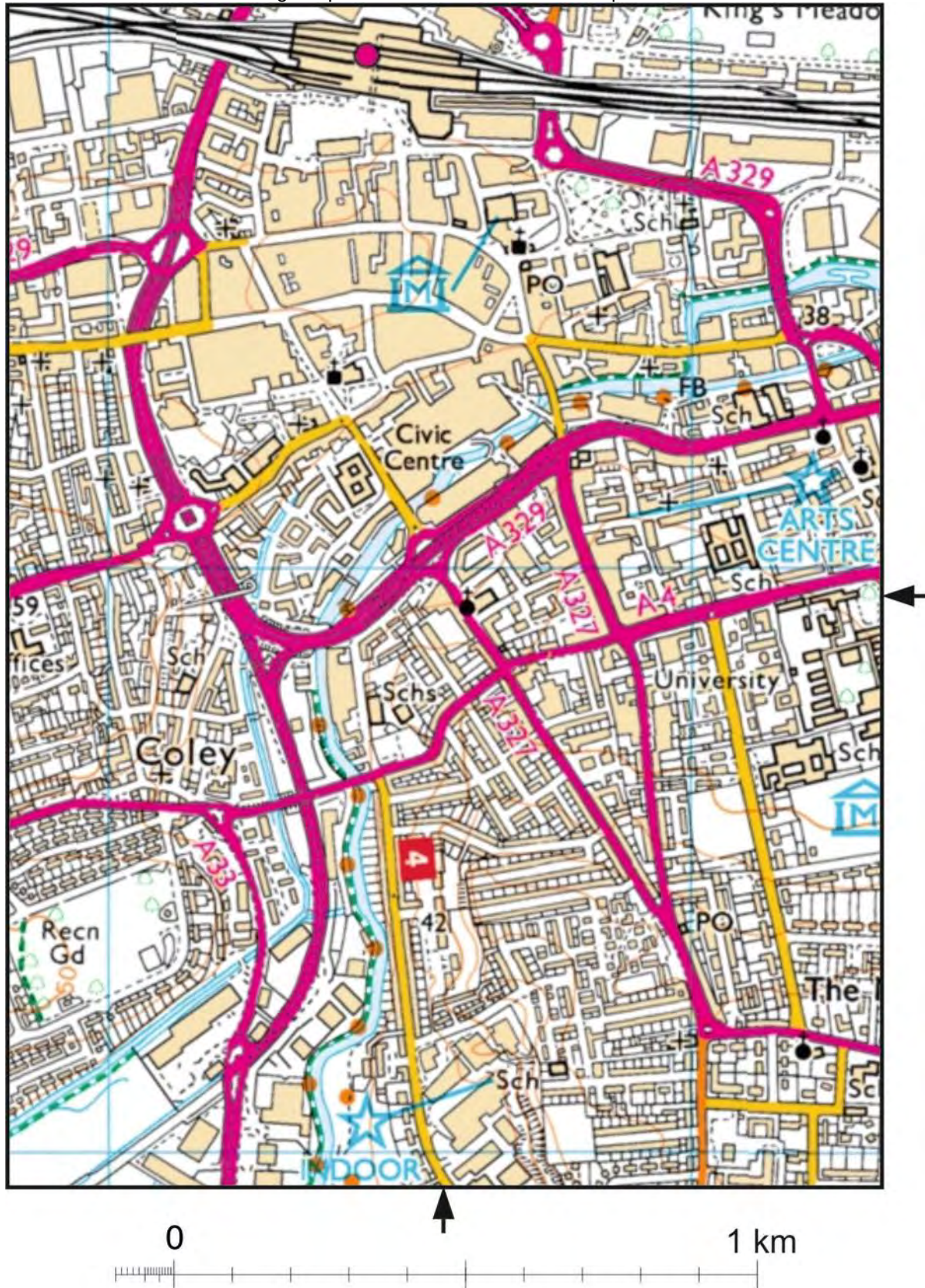
2.3 Location

Site Address:	26/28 Southampton Street Reading Berkshire
Post Code	RG1 2QL
Grid Reference:	SU71577297

The general location is shown in Figure 1 and the detailed location in Figure 2.

2.4 Site Visit

The Site was visited by Dr Peter Wardle and Colin Lacey on 10th October 2018.



Metres 1:10,000 @ A4

Figure 1: General Location Plan. Scale 1:10,000

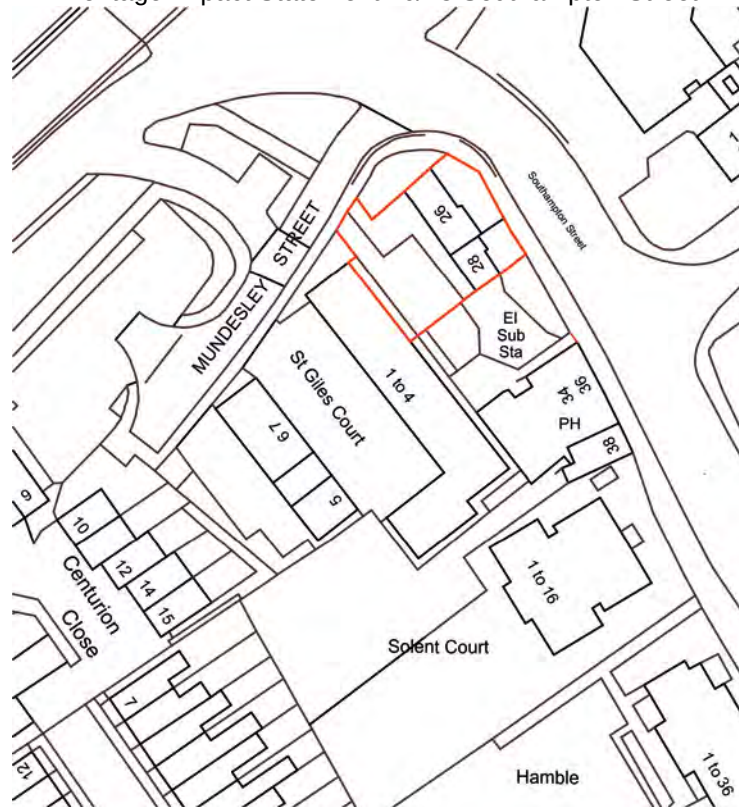


Figure 2: Detailed Location Plan. Scale 1:1000

3. Historic Environment Planning History & Background

3.1 Conservation Area

The development area is not located in a conservation area.

4. Historic Background

4.1 The History of The Settlement

Reading is named after the Readingas, Saxon followers of Reada, 'the Red', who settled in the spit of land in the fork of the Thames and Kennet in the 6th century. 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.

Wool and leather were Reading's principal trades in the 16th and early 17th centuries, making 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 the town had hardly extended beyond its medieval core but a fast town expansion was stimulated by the development of new transport links. The Kennet and Avon Canal was opened in 1810 bringing London and Bristol, two major sea ports, into direct communication by water. 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, which provided work for a rapidly increasing population.

5. The Building

The building is comprised of 26 and 28 Southampton Street. These are listed separately, but in their current form, the two are combined into one structure. There are no internal divisions between no. 26 and no. 28. For this reason, this report refers to both 26 and 28 together as 'the building'.



Plate 1: East aspect



Plate 2: West elevation



Plate 3: Ground floor of 28



Plate 4: Ground floor of 29



Plate 5: First floor of 28



Plate 6: First floor of 29



Plate 7: 2nd floor of 29

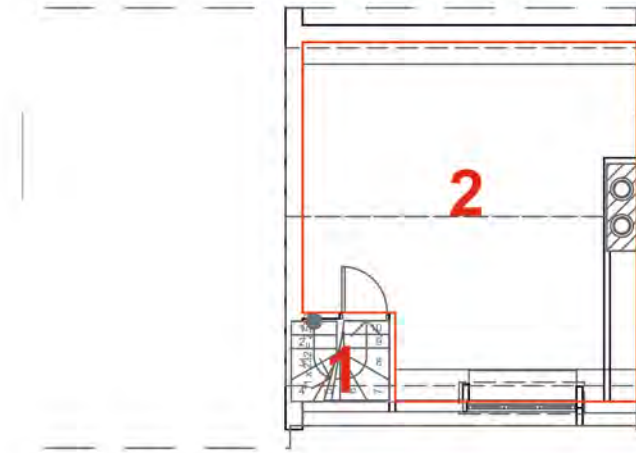


Plate 8: Staircase from first to second floor

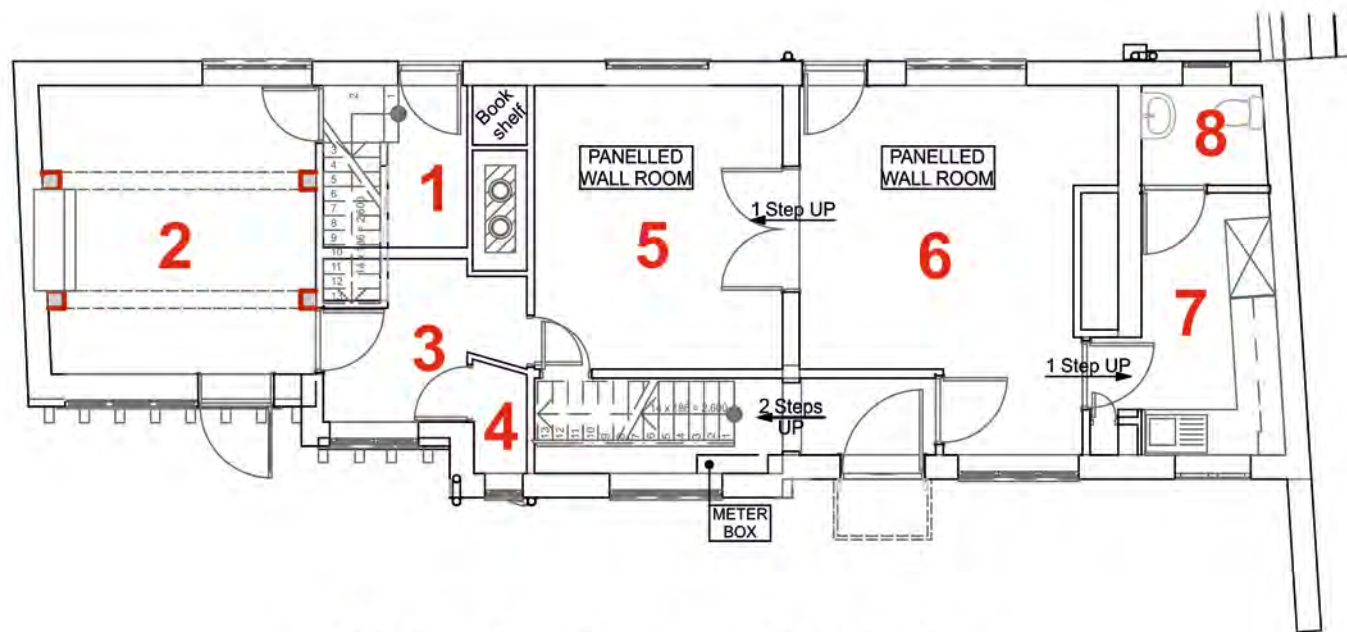
The layout of the building is shown in the following plans:



Existing First Floor Plan - Scale 1:100



Existing Second Floor Plan - Scale 1:100



Existing Ground Floor Plan - Scale 1:100

Figure 3: Floor Plan

5.1 Introduction

The building is a Grade II listed building and the listed building descriptions are as follows:

5.2 Listed Building Description

SOUTHAMPTON STREET

No 26 (West side)

2. 5128 SU 7172 NE 4/231

II 2

Early C19. 2 1/2 storeys altered. Grey brick headers with red brick dressings and quoins. Cogged eaves cornice to tiled roof. Right hand part of house original with 1 window, tripartite casement, segment headed on Ground floor and mansard roof with end chimney and dormer. Left hand part may be a C20 rebuild with slight break: 1 range of windows, 3 light casement on ground floor and a 5 light, probably reused, oak mullion casement on 1st floor; also parapet with cogged cope, no attic. To left it is treated like No 28. The garden railings are cast iron arrow head with patterned bars to gate.

Listing NGR: SU7157172975

Listing Text

SOUTHAMPTON STREET

No 28 (West Side)

1. 5128

SU 7172 NE 4/574

II 2.

Apparently C17 in fact an early C20 replica, timber framed and jettied brick infill, herring-bone below left hand 1st floor windows. Tiled roof with end chimneys. Jetty beams stop chamfered Right hand bay breaks forward slightly with 1 range of 2 light casements. Left hand bay has 3 close-set casements on 1st floor and shop window on ground floor, door panelled and stained to appear early C17.

Listing NGR: SU7157172975

5.3 The Building

The building is currently used as an office.

Listing Reference Number	1113582 & 1113583
Listing Grade	II
Use Class	Commercial
Function	Office
Historic Function	House
Building Date	
Period	Victorian / Modern
Century	19th-20th
Approximate Date	Early 19 th Century
Precise Date	
Architect	Unknown
Architectural Style	
Plan Form	Altered

Number of Storeys	2 / 3
Materials	Brick, timber
Dressings	
Roof	Tile
Historic Features of Noted	

5.4 Trade Directories

Neither 26 nor 28 are present in a number of historic Reading street directories.

5.5 The Date of the Building

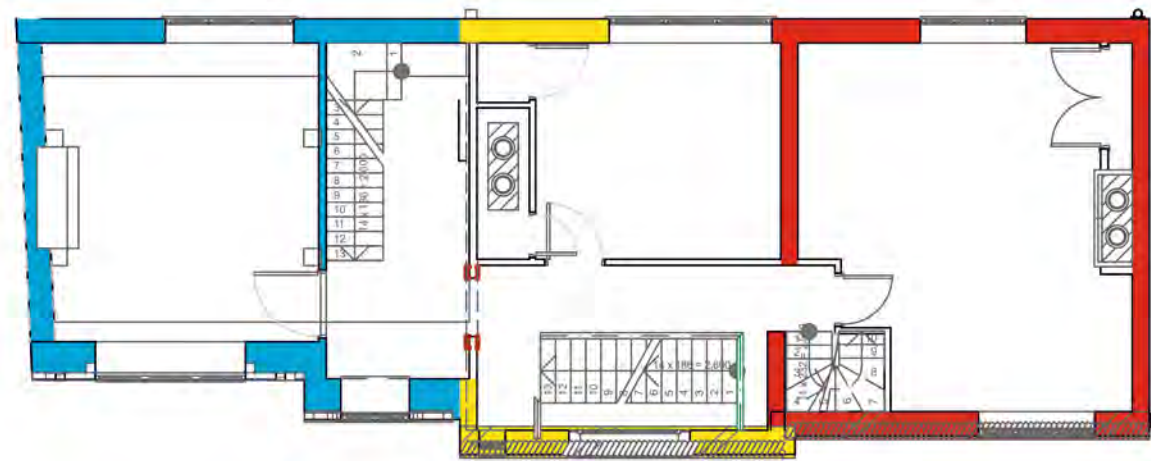
No. 26 is dated by the listing description as early 19th century with 20th century rebuilding. No. 28 is dated as early 20th century.

The early part of the building is present on the 1879 1st Edition 1:500 Ordnance Survey Plan and thus must predate the production of this map.

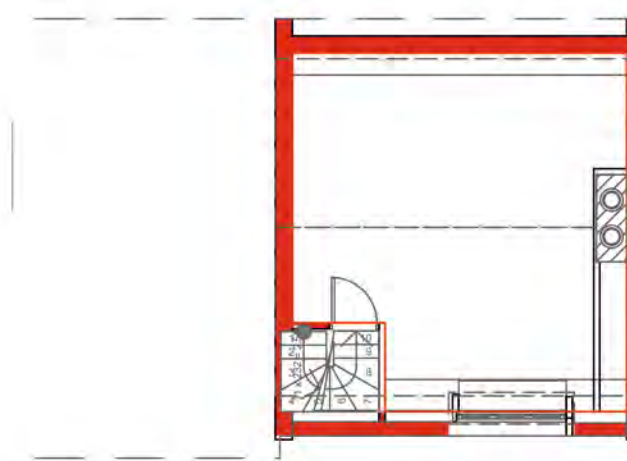
5.6 The Construction Sequence

The following Phases of construction are present:

Phase	Period	Date	Description	How Dated
1	Early 19th		Three-storey section of building	Listing description, map evidence, fabric
2	Late 19th / Early 20th		Central section of building	Listing description, map evidence, fabric
3		1912-1931	Southern part of building	Listing description, map evidence
4		Post 1931	Northern extension	Map evidence, fabric
5	Modern		Eastern staircase	Planning history Planning history

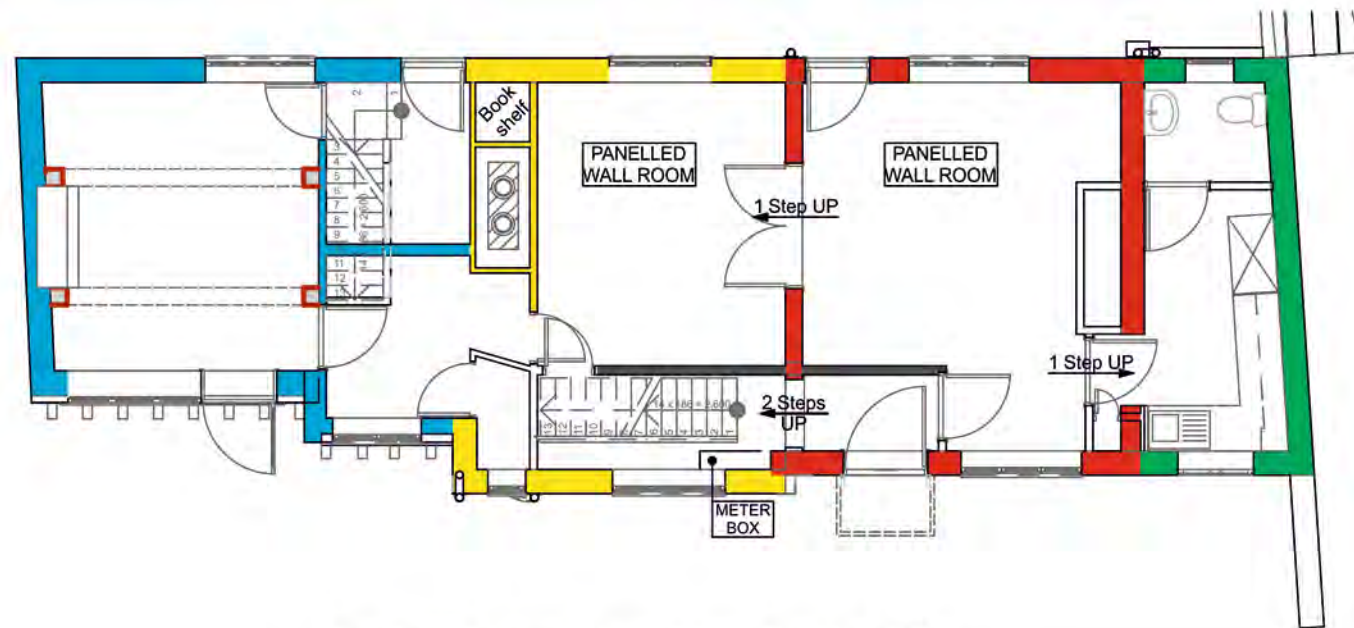


Existing First Floor Plan - Scale 1:100



Existing Second Floor Plan - Scale 1:100

- Early 19th C
- Late 19th / Early 20th C
- 1912-1931
- Post 1931
- Modern



Existing Ground Floor Plan - Scale 1:100

Figure 4: Phased floor plan, 1:100 @ A3

6. The Plan Form of The Building

The plan form of the building has been heavily compromised, in that what was originally two separate premises has been combined to form a single building. The original form of 26 and 28 Southampton Street is hereto unknown, as the various instances of rebuilding in the twentieth century have left no trace of the previous form of the building.

7. The Condition of The Building

In 1998 English Heritage launched a new strategy for dealing with Listed Buildings which were at Risk in “Buildings at Risk – A new Strategy”. This document sets out how the degree of risk that a building is subject to can be analysed. In every case a “vacant” building is the high risk category for each condition stage. English Heritage in “Buildings at Risk – A New Strategy” define the following categories of condition. The following table compares the current situation.

Very Bad means a building where there has been:

Criterion	Current Situation
structural failure or instability (where applicable)	No
a loss of significant areas of roof covering -	No
leading to major deterioration of the interior	No
or where there has been a major fire or	No
other disaster affecting most of the building.	No

Poor means a building or structure with

deteriorating masonry	No
and/or leaking roof	No
and/or defective rainwater goods,	No
accompanied by rot outbreaks within the building	No
General deterioration of most elements of the building fabric	No
including external joinery	No

Fair means

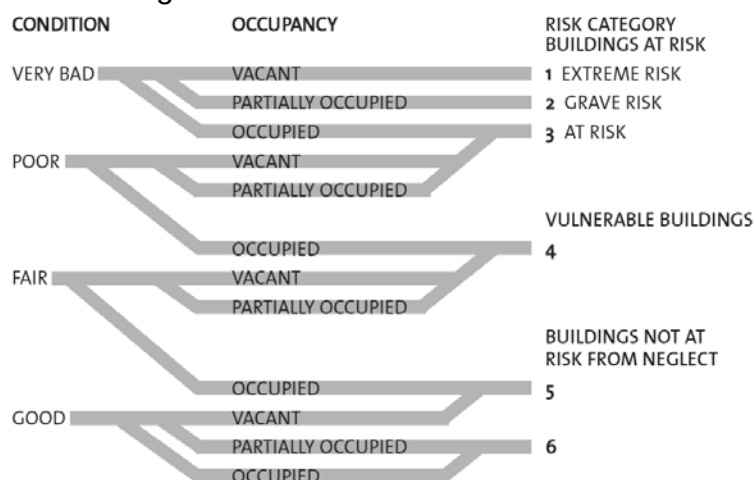
Structurally Sound	Yes
Minor Repairs required	Some required
Shows signs of a lack of general maintenance	Yes

Good means

Structurally Sound	Yes
Weathertight	Yes
No Significant Repairs Needed	None needed

Therefore the condition of the building is fair. The following chart shows how the different risk categories are defined.

Historic England Risk Scale



As the building is occupied, it is, in Historic England terms, not at risk. Historic England also suggest that the rate of decay must be considered. In this case there is a real risk of decay if the building was to become vacant and especially if vandalism was to occur.

8. The Importance of The Building

The purpose of this section is to establish why a building is listed and thus help define the special character of the building.

8.1 The Importance of The Building Listing Criteria

Date		For buildings of this date, one of the other criteria has to be clearly met.
Rarity of Building Type		Houses are the commonest type of historic building so this is not a factor.
Work of prominent Architect		This is not the work of a prominent architect.
Architectural Interest		
	Architectural Style	The style of the building is not exceptional.
	Architectural Design	Design is not a key reason this building is listed.
	Decoration	The decorative brickwork and timbers add to the interest of the building.
	Craftsmanship/Virtuosity	The building does not demonstrate a very high standard of craftsmanship.
	Innovation	This building does not use innovative building techniques or materials.
	Significant Plan Form	The plan form is not particularly significant.
Historic Interest		This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value		There are other nearby historic buildings but this does not significantly add to the importance of the building.
Other Factors		
	Aesthetic Merit	The building is aesthetically pleasing and thus this is a factor in its designation.
Example of Regional Specialism		The building is not an example of a regional industrial specialism.
Contribution of		The building is surrounded by buildings of different

Setting		dates and therefore there is no added importance from the setting.
---------	--	--

8.2 The Date of the Building

The DCMS 2010 document “Principles of Selection for Listing Buildings” states the reasons why buildings are listed. The date of a building is the simplest and most objective way of deciding if a building should be listed:

A key criterion is date which is as follows:

before 1700, all buildings that contain a significant proportion of their original fabric are listed;
from 1700 to 1840, most buildings are listed;
after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
particularly careful selection is required for buildings from the period after 1945;
buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

This building is dated to the 19th and 20th centuries and thus greater selection is necessary.

8.3 Rarity

The Principles of Selection state that the rarer the building the more likely it is to be listed. This building is a pair of houses and thus can be seen to be a very common type of building.

8.4 Architectural and Historic Interest

The Planning (Listed Building and Conservation Areas) Act 1990 Part 1 section 1 paragraph 1 states:

....”in relation to building of special architectural or historic interest.”

Thus it follows that a building must have either architectural or historic interest which the Principles of Selection define as:

Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

• *Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

Architectural Interest

Criterion:	
Architectural Style	The style of the building is not exceptional.
architectural design	Design is not a key reason this building is listed.

decoration	The decorative brickwork and timbers add to the interest of the building.
craftsmanship;	The building does not demonstrate a very high standard of craftsmanship.
nationally important examples of particular building types	The building is not a nationally important example of a particular building type.
particular building techniques	This building does not use innovative building techniques or materials.
Buildings displaying technological innovation or virtuosity	This building does not display technological innovation or virtuosity.
significant plan forms	The plan form is not particularly significant.

Historic Interest

There should normally be some quality of interest in the physical fabric of the building	There is no interest in the physical fabric of the building.
a building must illustrate important aspects of the nation's	
social,	The building does not illustrate this.
economic	The building does not illustrate this.
cultural	The building does not illustrate this.
Military history	The building does not illustrate this.

8.5 Group Value

The Principles of Selection gives a clear indication that buildings can be protected because they are part of group which is as follows:

When making a listing decision, the Secretary of State may take into account the extent to which the exterior contributes to the architectural or historic interest of any group of buildings of which it forms part. This is generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between a group of buildings. If a building is designated because of its group value, protection applies to the whole of the property, not just the exterior.

This building does not form part of a group of historic buildings.

8.6 Other Factors

Other factors are also taken into account; these are:

Aesthetic Merits

The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality.	The building is aesthetically pleasing and thus this is a factor in its designation.
Buildings that are important for reasons of technological innovation,	This building does not use innovative building techniques or materials.
or as illustrating particular aspects of social or economic history, may have little external visual quality.	The building does not illustrate particular aspects

	of social or economic history.
--	--------------------------------

Selectivity

Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration.	The building does not exhibit special architectural interest.
However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved.	Houses are the commonest type of historic building so this is not a factor.
Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive.	The building is not considered to be an exceptional example.
In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.	The building is not considered to be representative or significant.

National Interest

The emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock.	The building is not an example of a regional industrial specialism.
For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions.	The building is not an example of local and regional traditions.
Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.	Houses do not represent an industry.

8.7 The Importance of Particular Types of Building

Historic England have produced "Selection Guides" for different types of building. The relevant ones are:

Town Houses – Domestic Buildings 2

The Modern House and Housing – Domestic Buildings 4

8.8 The Significance of The Building Understanding Heritage – Values Conservation Principles Policies and Guidance 2008 Method

Evidential		The building dates from a period when the physical evidence of the building adds little novel information.
Historical		
	Illustrative	The building does not illustrate an unusual historic connection.
	Association	Low The building is not associated with a notable person, family, event, movement or cultural heritage.

Aesthetic		
	Design	Design is not a key reason this building is listed.
	Detailing & Craftsmanship	The building does not demonstrate a very high standard of craftsmanship.
	Architect	The building is not the work of a prominent architect.
	Innovation	This building does not use innovative building techniques or materials.
Communal		Low – The building is visible from the public realm so it does have a communal value albeit a very low one.

9. The Contribution to Significance made by the Setting of the Building

9.1 The Definition of Setting

The National Planning Policy Framework defines setting as follows:

Setting of a heritage asset: 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.

English Heritage (now Historic England) have produced in recent years a number of documents detailing how setting should be analysed - the latest of these is:

Historic England, 2015, *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning 3*.

The principal difference is that it notes a number of different methods of analysis are suitable as opposed to just those set out in:

History in The View: A method for assessing heritage significance within views" (Written 2008 Published 2011).

The Setting of Heritage Assets: English Heritage Guidance (2011).

9.2 The Setting of The Building & The Surrounding Area

The building is located at a busy city centre road junction amongst buildings of varying dates. The majority of the surrounding buildings are modern however some buildings from the 19th century are present. The nearby Church of St Giles, although having medieval origins, was almost entirely rebuilt in the 19th century.

The setting has been greatly altered in the latter part of the 20th century from being the periphery of an industrial area to the periphery of an area focused on retail developments around the River Kennett. It is therefore badly compromised.

10. Proposals and Conclusions

The current function of the building is as commercial offices. When the building was constructed its function was a pair of houses.

The special character of 26 & 28 Southampton Street solely lies in the appearance of the eastern façade of the building which has an apparent historic appearance.

It is proposed to convert the building from commercial offices to residential use, with two flats and one house to be formed from the internal space.

The proposed plans are reproduced overleaf.

The proposals will have no effect on the setting of the building.

The building will be returned to its former use as a residential property, and owing to the extensive internal alterations that have already occurred, little impact to the historic fabric will be caused by the proposed work.

The proposals are therefore positive.

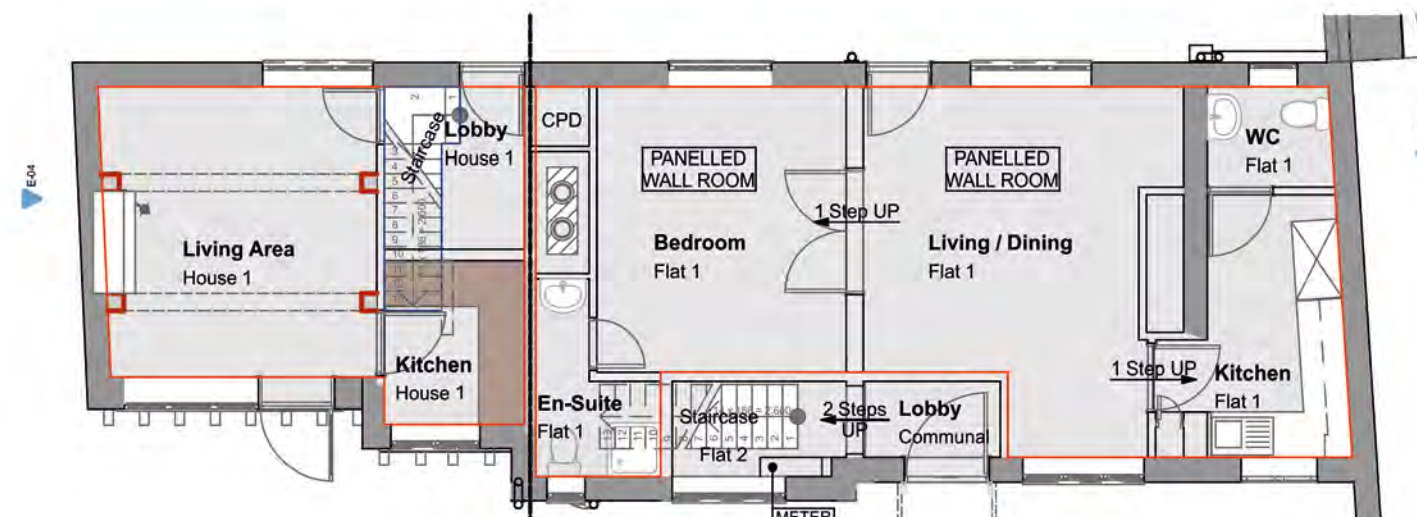


Figure 5: Proposed Floor Plan, 1:100 @ A3

11. Appendix: Map Regression Exercise

11.1 1879 Ordnance Survey Map



Figure 6: 1879 Ordnance Survey 1:500 map, reproduced at 1:1000

Two buildings are present in the location of the current building, with a straight eastern façade. A through-passage is present to the south.

11.2 1899 Ordnance Survey Map

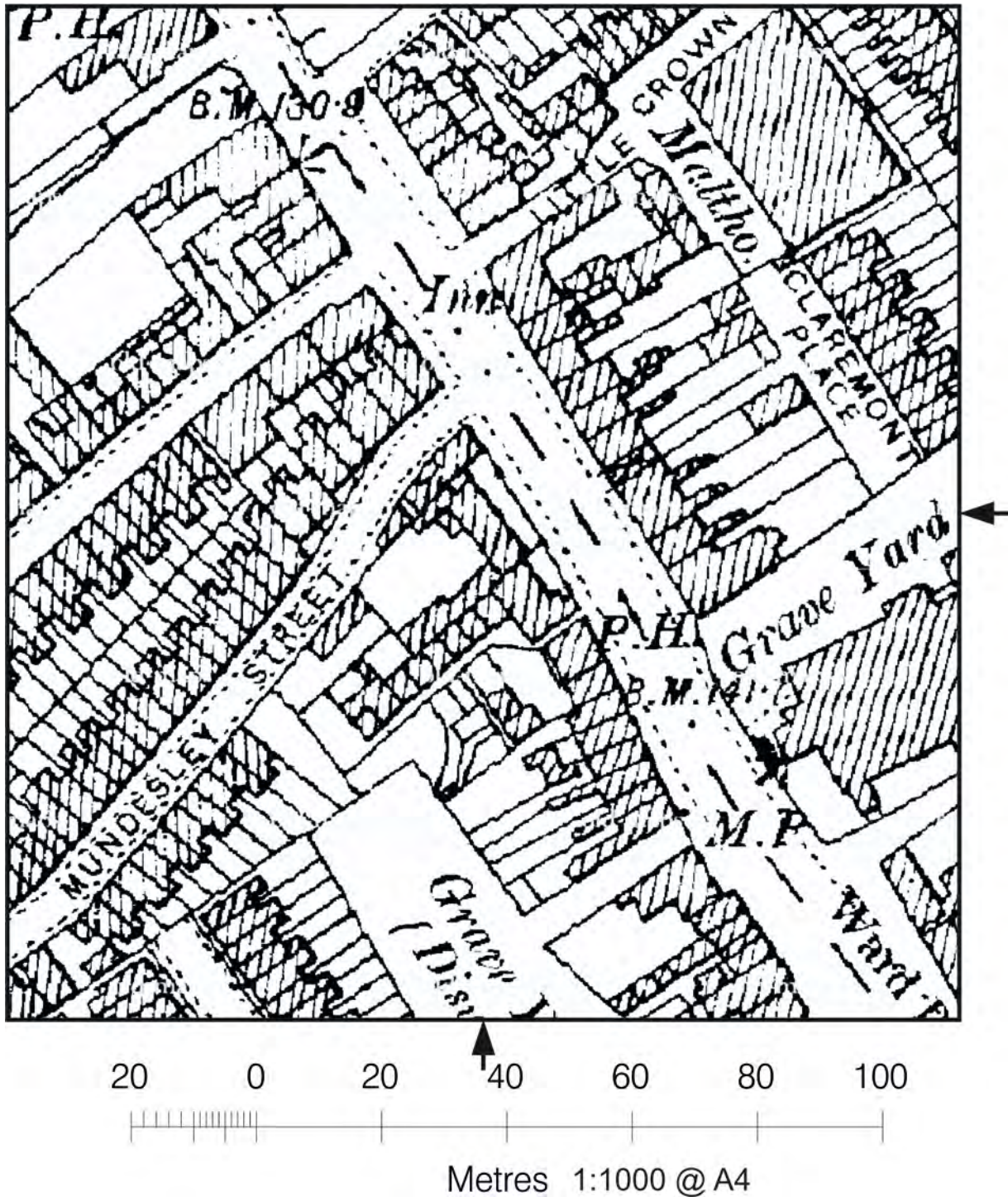


Figure 7: 1899 Ordnance Survey 1:2500 map, reproduced at 1:1000
The through-passage is shown as blocked.

11.3 1912 Ordnance Survey Map

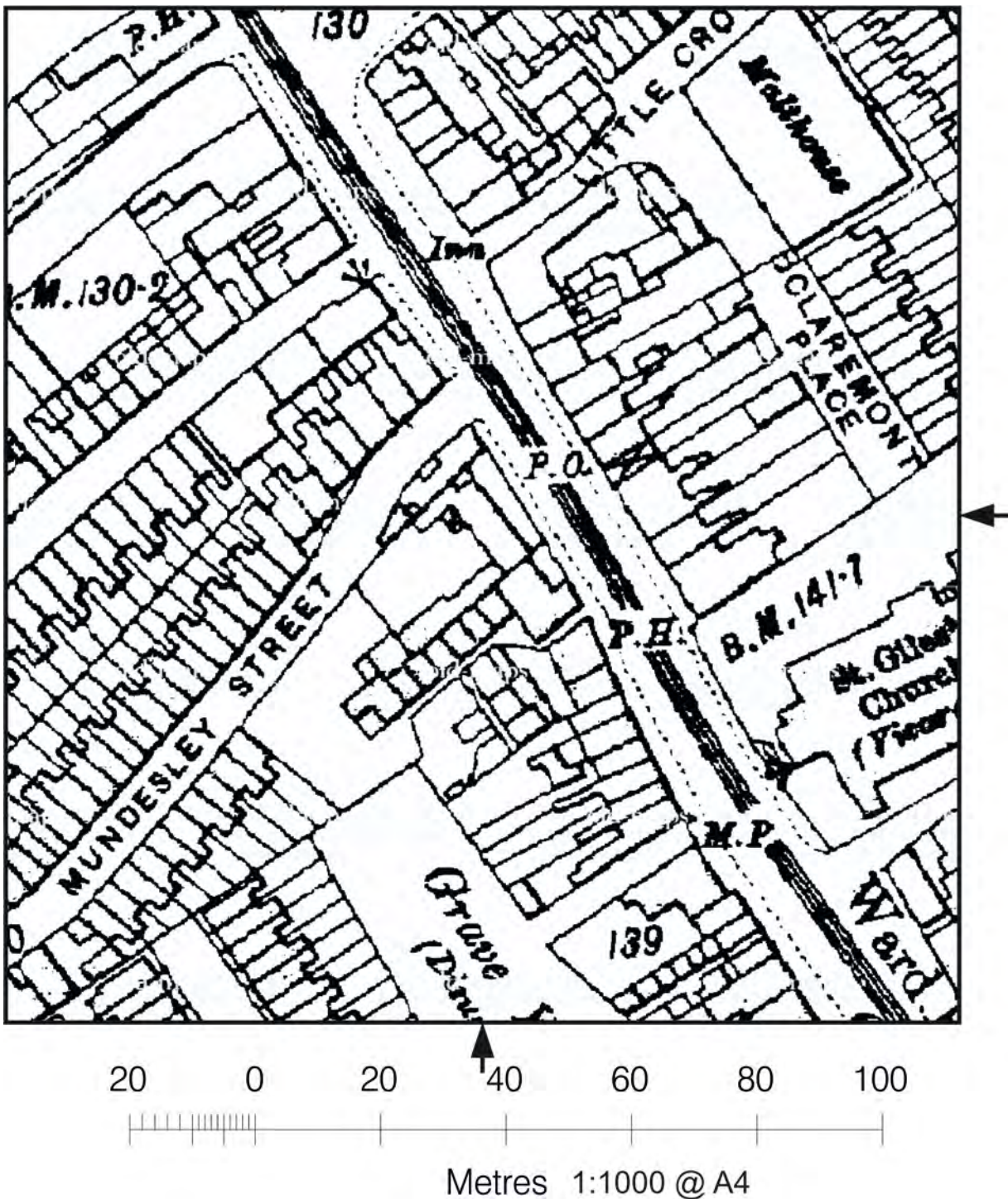


Figure 8: 1912 Ordnance Survey 1:2500 map, reproduced at 1:1000
There is no change from the previous map.

11.4 1931 Ordnance Survey Map



Figure 9: 1931 Ordnance Survey 1:2500 map, reproduced at 1:1000
Buildings to the southwest of the building are no longer depicted.

11.5 1957-8 Ordnance Survey Map

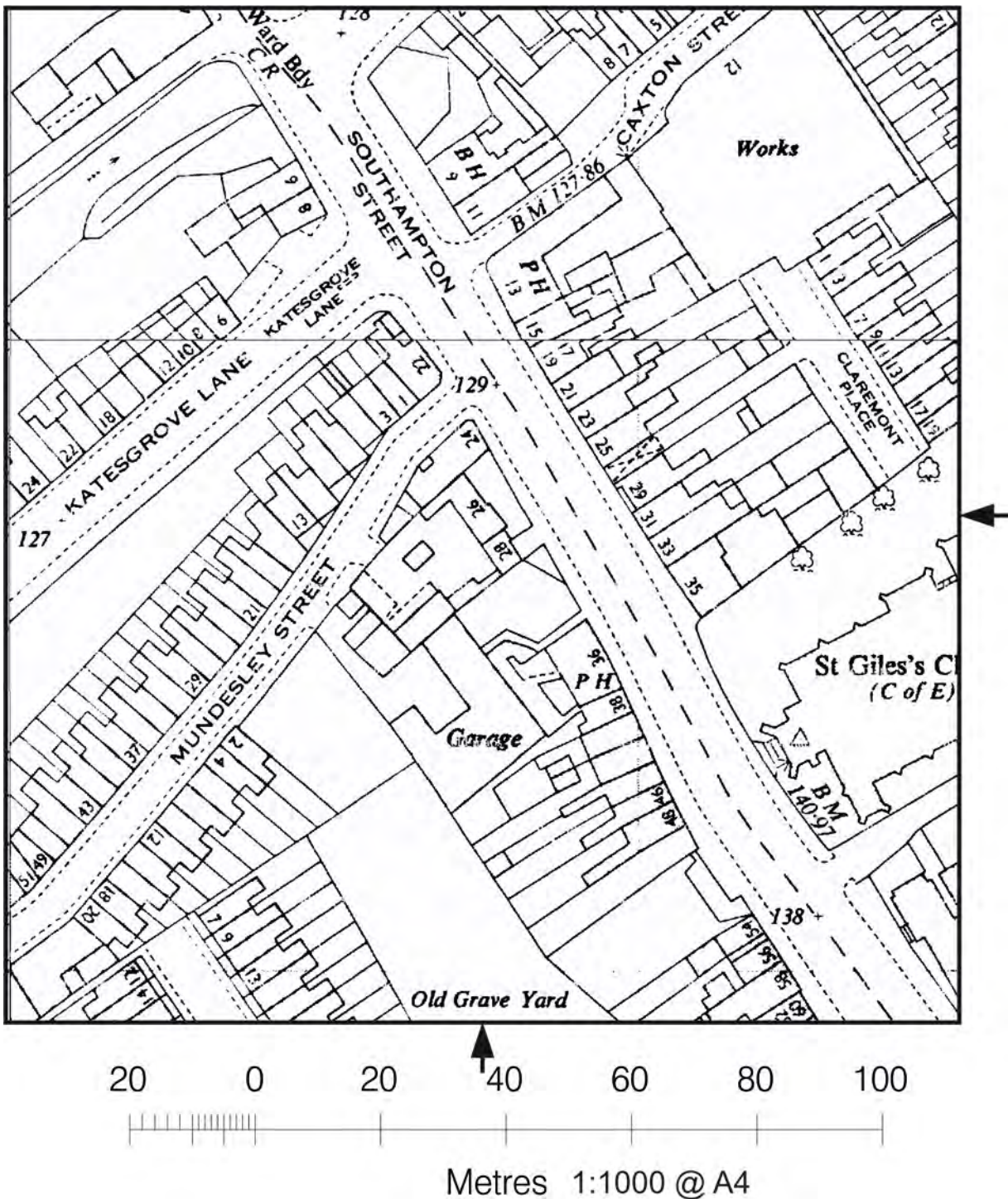


Figure 10: 1957-8 Ordnance Survey 1:1250 map, reproduced at 1:1000

The façade of the building is now not shown as straight indicating rebuilding has occurred.

11.6 1962-9 Ordnance Survey Map

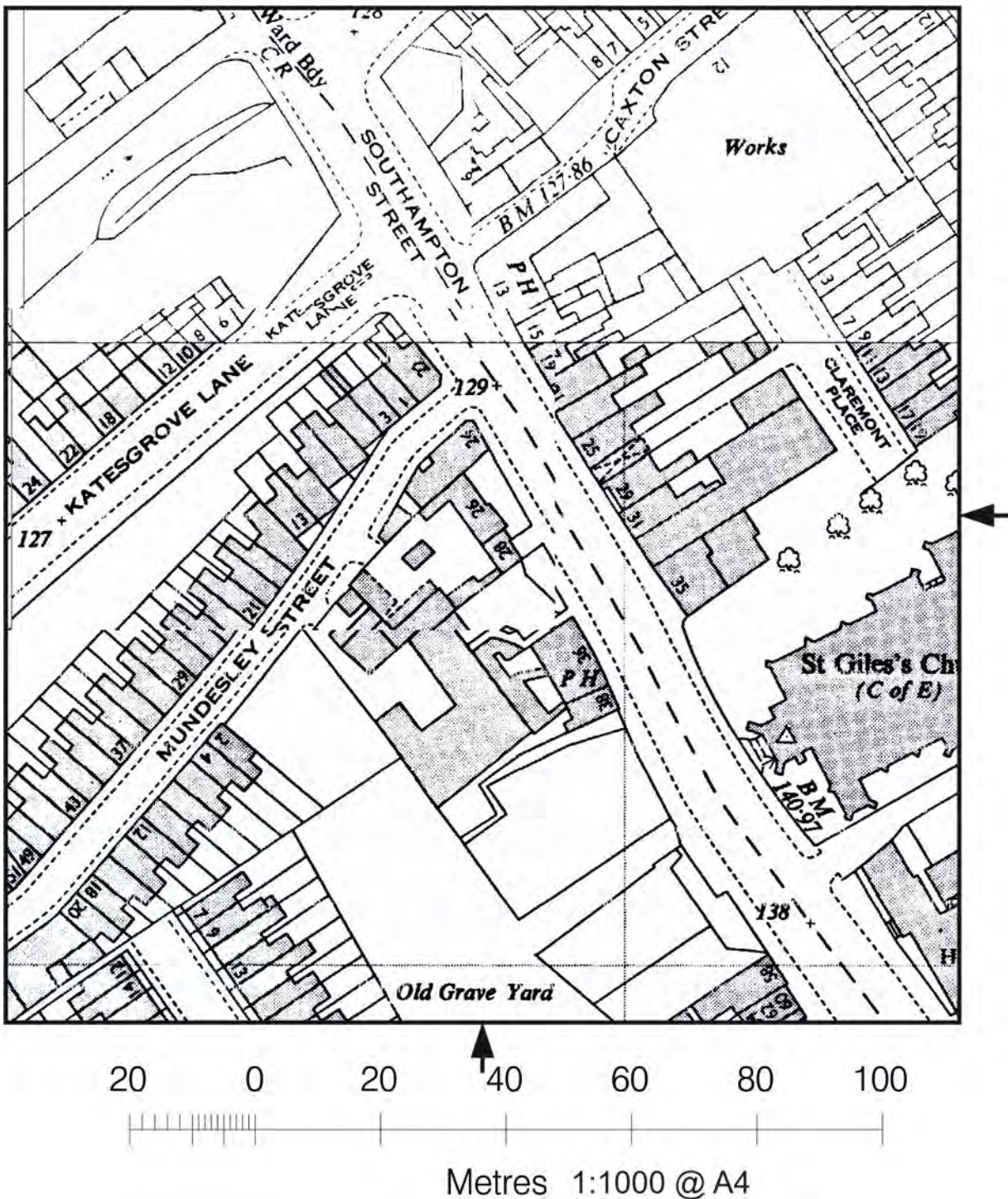


Figure 11: 1962-9 Ordnance Survey 1:1250 map, reproduced at 1:1000
There is no change from the previous map.

11.7 1971 Ordnance Survey Map

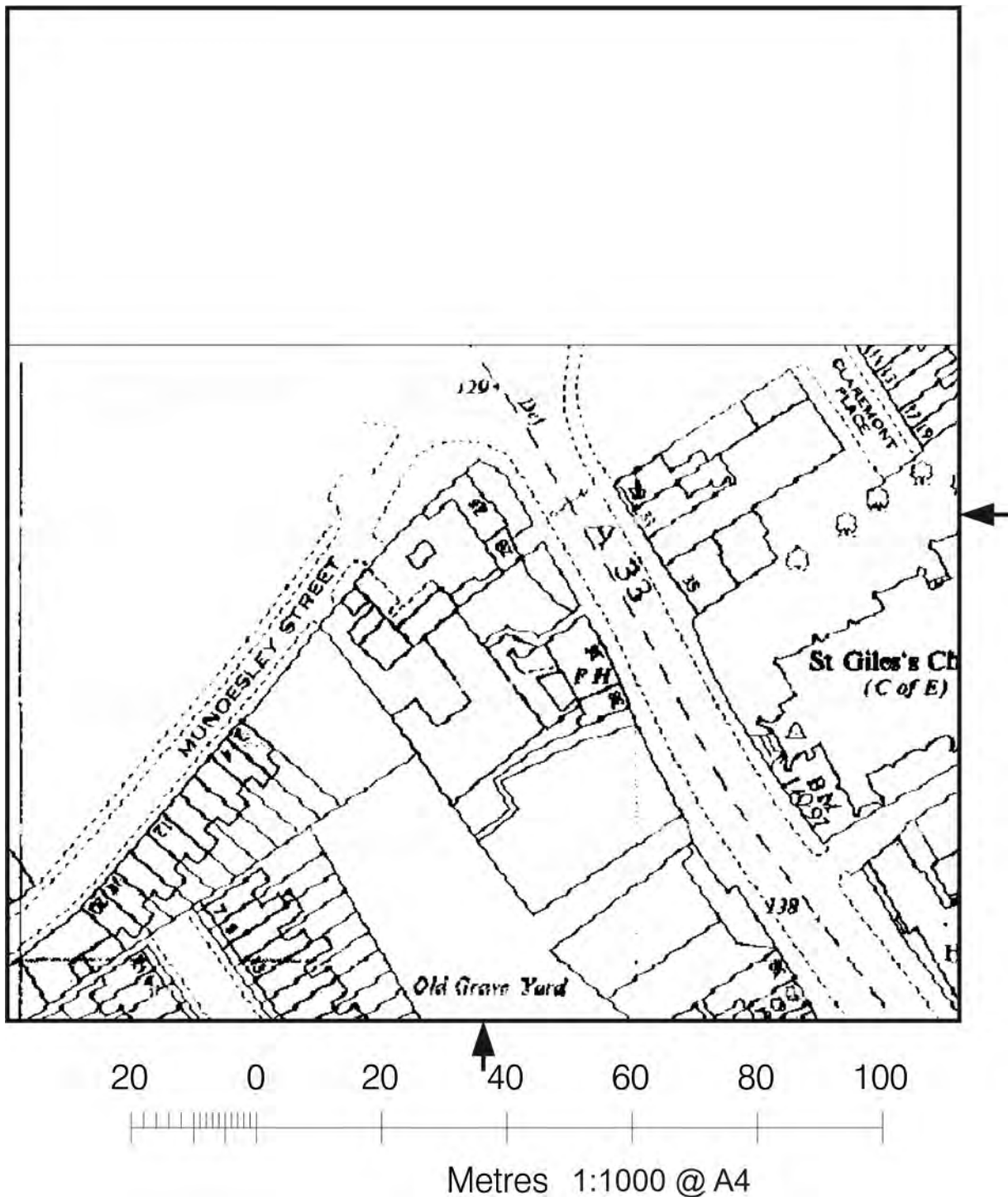


Figure 12: 1971 Ordnance Survey 1:2500 map, reproduced at 1:1000

Despite the quality of this map, there is no apparent change from the previous map.

11.8 1982 Ordnance Survey Map

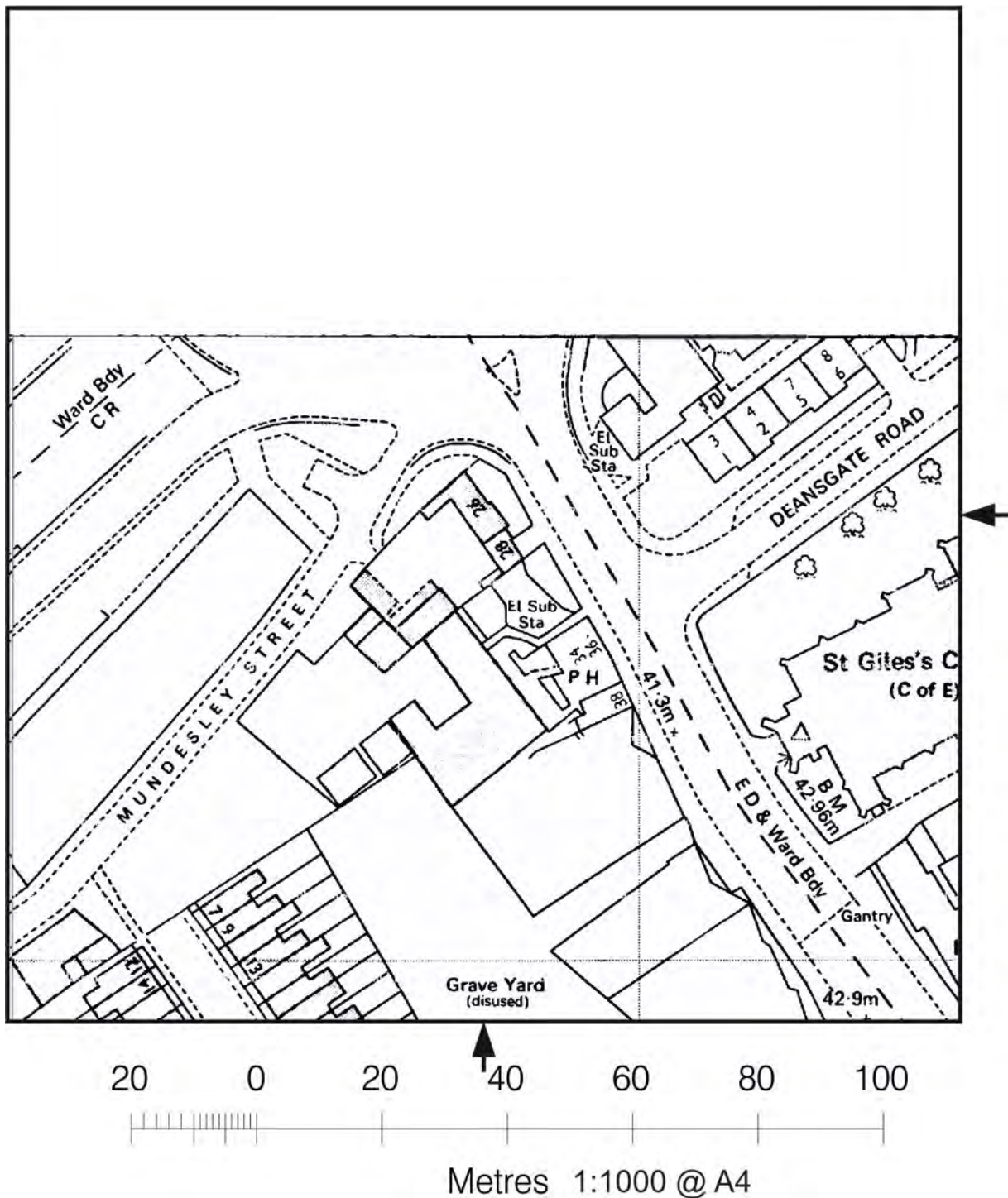


Figure 13: 1982 Ordnance Survey 1:1250 map, reproduced at 1:1000
The layout of outbuildings has changed.

11.9 Modern Ordnance Survey Map

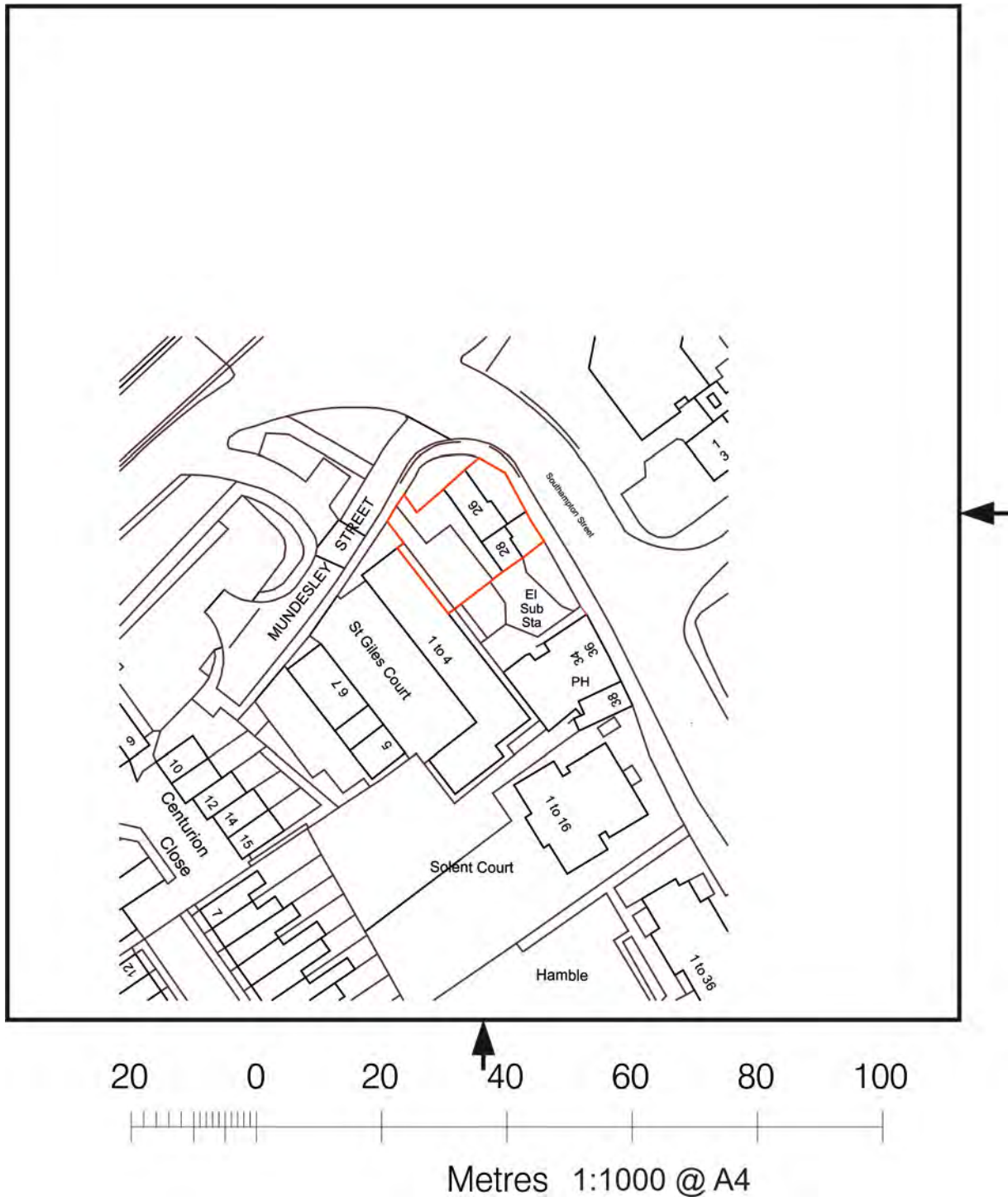


Figure 14: Modern Ordnance Survey 1:2500 map, reproduced at 1:1000
The building is depicted in its current form.

12. Appendix: Definitions:

Term	Definition
Archaeology	The study of past human activities, before the end of the post medieval period at 1700 AD, from the material remains which these activities produce.
Remains	Includes any sign or trace of the thing in question.
Archaeological Site	The place or position occupied by, and the place where, physical remains of past human activity, including those remains, can be discovered.
Evaluation	Small scale inexpensive trial archaeological excavation carried out before planning permission is granted in order to determine the weight that ought to be placed upon the preservation of an archaeological site.
Industrial Archaeology	The study, using archaeological methods, of industrial processes from ancient times to the present day.
Mitigation Strategy	A strategy for ameliorating the effects of a development on an archaeological site, by means of a foundation design which reduces the amount of ground disturbance, or a programme of archaeological investigation, recording and research.
Preservation in situ	The physical preservation of archaeological remains and sites in the place where they are to be found.
Planning Archaeologist	The person who advises the Local Planning Authority on archaeological matters. This may be somebody within the authority but can be an external post in a County Council, Historic England or another body.
<i>Period Definitions:</i>	
Neolithic	Circa 4000-2500BC uncalibrated radio-carbon years
Earlier Bronze Age	2500-1200 BC
Later Bronze Age	1200-800 BC
Iron Age	800 BC-50 AD
Romano-British	50 AD-410 AD
Early Medieval	410 AD-1086
Medieval	1086-1485
Post Medieval	1485-1700
Tudor	1485-1558
Jacobean	1603-1702
Georgian	1702-1837
Early Modern (Imperial)	1700-1837
Victorian	1837-1901
Modern	1901-present day
<i>Geological definitions:</i>	
Particle sizes	The Wentworth Scale is used
Made Ground	Non natural deposits which may have the potential to be archaeological remains. It is noted that the identification of made ground as being modern is the prerogative of archaeologists.

13. Legislative and Policy Background

13.1 Word Definitions

There is a difference between the meaning of the word significance in Government Documents and its meaning in Historic England (formerly part of English Heritage) documents. **Significance** is defined by the pocket Oxford Dictionary as *noun importance; meaning*.

In this report when the word **Significance** is used as having the meaning as indicated in Government documents it is denoted as **Significance**. When significance is being used in the manner suggest by Historic England it is denoted *Significance (HE)*.

13.2 The Historic Environment System

It has to be accepted that there is a hierarchy of Legislation; Government Planning Policy issued by the Department of Communities, Government Heritage Policy issued by the Department of Culture Media and Sport, and advice issued by Historic England; to be followed when making a planning decision.

This has led to a complex system which is sometimes contradictory. This has been made worse because a new Heritage Act was planned but never presented to Parliament. Instead the existing legislative framework was supplemented by changes to Planning Policy to reflect what was intended to be in the new Act.

The Key reform of the proposed Act was a unified designation system for all Historic and Archaeological entities ranging from half a million year old habitation sites to post 1980s offices, including parks and shipwrecks and aircraft.

13.3 Historic Building and Monuments Commission (England)

In 1984 the government set up an autonomous agency to undertake its functions in relation to Ancient Monuments, Archaeology, Listed Buildings, Historic Parks and similar, except for the formal designation of these which remained in the hands of the relevant minister. This body became known as English Heritage.

In 1999 The Historic Building and Monuments Commission (England) merged with the Royal Commission on the Historic Monuments of England and the National Monuments Record.

On 1st April 2015 English Heritage was split into two organisations:

- English Heritage Trust which took over the management of Historic Properties owned or operated by the state.
- Historic England which remains an Agency of Government which has all the other functions of English Heritage.

While this was called a rebranding exercise many policy and other documents have been re-issued and many included revisions. There are over 100 Historic English Policy Documents see: [Advice and Guidance: New titles and backlist](#)

In the period 15/2/2016 to 15/9/2016 twenty-nine new policy documents were issued, that is over one per week.

13.4 Planning (Listed Buildings and Conservation Areas) Act 1990 Listed Buildings

This Act sets out the legal basis for the protection of buildings of special architectural or historic interest – ie the process of listing. (Chapter 1 section 1 paragraph 1)

Chapter 2 Section 16 paragraph 2 states:

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State 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.

This section states that it is **DESIRABLE** to protect the setting of listed buildings but crucially “setting” is not defined.

13.5 Planning (Listed Buildings and Conservation Areas) Act 1990 Conservation Areas

Part 2 Section 69 paragraph 1 states

Every local planning authority —

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance,

Section 74 requires permission for demolition of any building in the Conservation Area.

It is noted that the settings of Conservation Areas are not protected in the same way as Listed Buildings. The Act (Section 72 paragraph 1) instead places the following duty:

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

That is the 1990 Act does not protect the Setting of Conservation Areas.

13.6 The 2007 Heritage White Paper and English Heritage 2008 Document Conservation Principles, Policies and Guidance

The Government's Intent for Heritage Reform was set out in the White Paper: Heritage Protection for the 21st Century (March 2007). This proposed a single national Register of historic buildings and sites of special architectural, historic or archaeological interest, which will include all those places currently on the statutory list of buildings of special architectural or historic interest and the schedule of monuments, and the non-statutory registers of historic Parks and Gardens.

The 2007 White Paper defined “Heritage Assets” for the first time. The 2008 *Draft Heritage Protection Bill* defined

2 Heritage structures *(a) a registrable structure in England which English Heritage considers to be of special historic, archaeological, architectural or artistic interest*

Open Space

(a) a registrable open space in England which English Heritage considers to be of special historic, archaeological, architectural or artistic interest; or

The Bill also noted that other factors could not be taken into account.

Conservation Areas were not included in the draft bill. Of importance is the fact that there were two different types of Heritage Assets which recognised the difficulty in having a single definition of Heritage Asset.

In 2008 English Heritage published the document 2008 Conservation Principles, Policies and Guidance For the Sustainable Management of The Historic Environment.

In the foreword is the following statement:

Our main purpose in producing the Principles, Policies and Guidance is to strengthen the credibility and consistency of decisions taken and advice given by English Heritage staff, improving our accountability by setting out the framework within which we will make judgements on casework. Our success will also be measured by the extent to which this document is taken up more widely in the sector. Over time, and in conjunction with legislative reform and improving capacity in the sector, we hope that the document will help to create a progressive framework for managing change in the historic environment that is clear in purpose and sustainable in its application – constructive conservation.

It is noted that this document was produced on the basis that Heritage Law would be changed.

It was not intended as Government advice on Heritage Management it was a guide to how English Heritage would make decisions in their role as advisors to Government.

This document introduces the concept of “Heritage Value”. The document also suggests, in para 25:

We have therefore deliberately avoided the specialised terminology of current law and public policy relating to heritage designations,

In the proposed new national system of cultural heritage protection, ‘reasons for designation’ will set out why each ‘historic asset’ is above the threshold for designation for its ‘architectural, historic or archaeological interest’. Grounds for designation will necessarily be confined to specific values under these headings, directly related to published selection criteria. The statutory basis of designation will, however, be sufficiently broad to embrace the range of values which the Principles identify as desirable to take into account in the management of significant places.

Paragraph 74 recognises the incompatibility of their own methodology with English Law which states:

The contribution of such objects and archives, including evolving collections, should be articulated, even if they are currently held elsewhere, and regardless of whether their contribution falls within the scope of statutory protection.

13.7 2010 DCMS Circular - Principles of Selection for Listing Buildings

This document remains in force and was not superseded by the Framework. Of importance is the statement in para 1

The Secretary of State cannot take any other factors into account when considering his decision

Para 9 states

The Secretary of State uses the following criteria when assessing whether a building is of special interest and therefore should be added to the statutory list:

- *Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*
- *Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

13.8 2010 Planning Policy Statement 5 - Non Designated Heritage Assets

When the Government decided it was not going to take forward the New Act, it decided that 95% of its objectives could be achieved by a reform of planning advice. A new integrated Planning Policy Statement was issued replacing:

1. PPG15 Planning and the Historic Environment
2. PPG16 Planning and Archaeology

13.9 Heritage Assets

Of importance is the fact that the concept of Heritage Assets was introduced and a distinction made between designated and undesignated Heritage Assets. Designated assets are as follows:

1. World Heritage Site
2. Scheduled Ancient Monument
3. Listed Building
4. Protected Wreck Site
5. Registered Park and Garden
6. Registered Battlefield
7. Conservation Area

Heritage Assets were defined more broadly as:

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in this PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

A key purpose of this was to enable the protection of the vast numbers (circa 90%) of archaeological sites not protected as Nationally Important Scheduled Ancient Monuments.

The National Planning Policy Framework 2012 revised this definition slightly:

Heritage asset: 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

13.10 Above Ground Undesignated Heritage Assets

Thus the definition of an undesignated Heritage Asset is clear – only a Local Planning Authority can identify an undesignated Heritage Asset.

The following are considered to be undesignated (non Archaeological) Heritage Assets:

1. Locally Listed Buildings
2. Identified as Heritage Assets in other Local Planning Authority documents
3. Other buildings suggested to be Heritage Assets by the Local Authority during consultations about this proposal
4. Buildings recorded as making a positive contribution to the special historic or architectural character or appearance of a conservation area.

Mention of a building in the Historic Environment Record does not make a building a Heritage Asset because:

1. It may not exist
2. It may not be historic (a building may be included in the HER because archaeological work has been undertaken there)
3. The owners and occupiers have a right to be informed that a building has been identified as a Heritage Asset.

13.11 2018 The National Planning Policy Framework

The 2018 National Planning Policy Framework was designed to simplify planning policy and in particular make it clear that there was a presumption in favour of sustainable development. It also noted that the public benefit from job creation and economic wellbeing, as well as house construction and mineral extraction, should be taken into account.

13.12 DCMS 2014 document Planning Practice Guidance

The DCMS 2014 document Planning Practice Guidance contains the Document ***Conserving and Enhancing the Historic Environment***. The purpose of this document is to amplify and clarify the Framework.

13.13 2015 Historic Environment Good Practice Advice in Planning

In 2015 Historic England published three guides to Good Planning Practice these were:

1. The Historic Environment in Local Plans
2. Managing Significance in Decision-Taking in the Historic Environment
3. The Setting of Heritage Assets

13.14 Determining Importance and Significance

The Importance of Buildings is considered with reference to the 2010 DCMS *Circular - Principles of Selection for Listing Buildings*. This document remains in force and was not superseded by the Framework. The Historic England Designation Guides follow these guidelines and thus the importance of buildings is determined by Para 9 which states:

“The Secretary of State uses the following criteria when assessing whether a building is of special interest and therefore should be added to the statutory list:

- ***Architectural Interest.*** *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*
- ***Historic Interest.*** *To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or*

have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing."

The Framework defines **Significance** as follows:

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. **Significance** derives not only from a heritage asset's physical presence, but also from its setting.*

The Planning Practice Guide states:

Significance in terms of heritage policy is defined in the Glossary of the National Planning Policy Framework. (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>)

*In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of the identified heritage asset's **significance**. Some of the more recent designation records are more helpful as they contain a fuller, although not exhaustive, explanation of the significance of the asset. (Conserving and enhancing the historic environment - GOV.UK Page 3 of 24)*

In considering the importance or **significance** of a building this is the starting point, not that set out in the English Heritage Document 2008 *Conservation Principles, Policies and Guidance For the Sustainable Management of The Historic Environment* or more recent English Heritage or Historic England Documents.

The Historic England (2016) Document "Managing *Significance* in Decision Taking in the Historic Environment" contains the following important statement in paragraph 13:

The reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold:

- *aesthetic,*
- *communal,*
- *historic*
- *and evidential value.*

This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset so as to sustain its overall value to society.

This is clear statement that **Significance** in the framework has a different meaning to *Significance* in English Heritage and Historic England document. Indeed the organisation Civic Voice in 2010 commented:

Use of English Heritage Conservation principles
6. *We do not find it helpful that the draft guidance relates more to English Heritage's own conservation principles than the Government's spatial planning policy and urge much closer consideration of PPS1 and PPS5 in particular. We do*

not find the conservation principles helpful outside a small group of conservation experts

7. The conservation principles would need substantial rewriting into a more suitable language and approach if they are to integrate well with spatial planning – moving beyond being an almost academic discussion of conservation to become a practical tool for development management, place making and policy development.

http://www.civicvoice.org.uk/uploads/files/Setting_of_heritage_assets_-_Civic_Voice_response_to_English_Heritage_-_October_2010.pdf

“Managing Significance in Decision Taking” 2016 goes onto to say:

What do we mean by 'significance' and 'heritage values'?

The idea of 'significance' lies at the core of these principles. Significance is a collective term for the sum of all the heritage values attached to a place, be it a building an archaeological site or a larger historic area such as a whole village or landscape.

'Conservation Principles' sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. People value historic places in many different ways; 'Conservation Principles' shows how they can be grouped into four categories:

Evidential value: the potential of a place to yield evidence about past human activity.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

<https://www.historicengland.org.uk/advice/constructive-conservation/conservation-principles>

13.15 The Degree of Harm

The framework established three degrees of harm:

1. Substantial Harm
2. Less than substantial harm
3. No Harm

The Framework, however, does not fully define what the criteria for each of these categories are. In paragraph 133 a distinction is made between “total loss of **significance**” and “substantial harm” to the **significance**.

Paragraph 132 states that:

*Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest **significance**, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 133 states that:

133. 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

Paragraph 134 states that:

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 securing its optimum viable use.

The DCMS 2014 document Planning Practice Guidance states:

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.

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.

This is to be compared with the statement in the Historic England 2016 document paragraph 27 which states that:

"Substantial harm is a high test which may not arise in many cases. In those cases where harm or loss is considered likely to be substantial (NPPF, Paragraph 132 & PPG 01-7), then the LPA will need to consider the relevant NPPF tests."

Clearly "total loss" means the total physical destruction. This is made clear in the document Historic England 2017 "Removing a Building from the List" which states

Extra care is needed with fire-damaged buildings. Experience shows that special interest may remain even when considerable damage has been done to the fabric, both by fire and by the use of water to put the fire out.

In contrast paragraph 52 states:

Opportunities to enhance assets, their settings and local distinctiveness

52 Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely there will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through

development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation.

Thus a fourth degree of “harm” is introduced that is enhancement.

The framework makes it clear that harm to a Heritage Asset can be overcome by Public Benefits including the Long Term Preservation of the Building or Implementing the Optimum Viable Use of a Building compatible with the building’s conservation.

In fact, in the case of buildings, the situation is far more complex when other aspects of Legislation are taken into account. In particular account has to be taken of whether the harm is necessary for reasons of:

1. Health and Safety
2. To ensure the preservation and survival of the building

There are thus seven types of harm:

1. Total Loss
2. Substantial Harm
3. Less than Substantial Harm
4. Harm
5. Non Harmful but requiring listed building consent
6. Non Harmful ie things which do not need listed building consent.
7. Positive

Substantial Harm has to be

1. Things which mean that the heritage asset would no longer merit the designation ie replacing all the historic fabric
2. Things that make the asset unrecognisable.

Substantial Harm can be:

1. The cumulative effect of many minor harmful actions.

Substantial Harm is not:

1. Things that Historic England suggest can be done to buildings in their policy documents, for example extending a building or sub-dividing a building
2. Something that most authorities allow.

The Harm has to be weighed against:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; (paragraph 126)*

The following is justification for substantial harm (Paragraph 133):

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

13.16 Public and Heritage Benefits and Harm justified by Other Non Public Benefits

The framework makes it clear that substantial and less than substantial harm can be outweighed by other Public Benefits. Consideration has to be given to if and when other factors mean that this planning balance does not have to be considered. It is also accepted that if it can be demonstrated that there is “no harm” then no justification is necessary.

13.17 Heritage Benefits

The National Planning Policy Framework suggests that there must be “public benefit” to justify less than substantial harm to a heritage asset and that this can include *securing its optimum viable use*.

In addition the PPS 5 Practice Guide paragraph 37 lists other public (Heritage) benefits as follows:

- 1. The social value of heritage assets to the community.*
- 2. The potential for heritage-led regeneration.*
- 3. The wider public benefits of the conservation of historic landscapes, parks and gardens. For example, in providing opportunities for recreation, the preservation of natural habitats and improved environmental quality.*
- 4. The potential for heritage assets to improve quality of life and sense of place.*
- 5. Creating opportunities for the optimum viable re-use of heritage assets at risk.*
- 6. The role of traditional building materials and patterns of land use in local distinctiveness.*
- 7. How heritage assets contribute to the attractiveness of streets and public spaces and how this contribution might be enhanced by, for example, reducing street clutter.*
- 8. How to increase accessibility to and participation in the historic environment.*
- 9. The economic potential of heritage assets.*
- 10. The possible impacts of heritage tourism on the historic environment and wider community.*
- 11. Opportunities to increase housing supply or meet other priorities by re-using and adapting heritage assets.*
- 12. Ways that new development might complement and enhance existing settlements and heritage assets.*

Further relevant paragraphs of the Practice Guide state:

78. Local authorities are advised to take into account the likely longevity of any public benefits claimed for a proposed scheme. Speculative, ill-conceived or short-term projects will not compare so favourably when considering an irreversible harm to the significance of a heritage asset.

79. There are a number of potential heritage benefits that could weigh in favour of a proposed scheme:

- It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
- It reduces or removes risks to a heritage asset.*
- It secures the optimum viable use of a heritage asset in support of its long term conservation.*
- It makes a positive contribution to economic vitality and sustainable communities.*

- *It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.*
- *It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.*

13.18 Public Benefits

87. Where a proposal causes minor harm there will still be a loss of value to society caused by that harm. This is a loss of public benefit that needs to be weighed against any other public benefits the proposal will bring, including, possibly, the conservation benefit of the proposal being part of realising the optimal viable use of the asset. Flexibility and imagination in the design process is crucial to minimising conflict. Some works may seem individually to be of little importance but can cumulatively be destructive of a heritage asset's significance.

93. Keeping land in active use is a public benefit. It will be very rare that a decision has to be made between keeping a designated heritage asset and returning the site to active use but in such cases a balance still has to be struck between the loss to society of the significance of the designated asset and the benefits of returning the site to use. Loss of the highest graded assets will only be on wholly exceptional grounds.

In addition the English Heritage website states: <http://www.english-heritage.org.uk/professional/advice/hpg/decisionmaking/NPPF/> (10/10/2012)

Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will endure for the wider community and not just for private individuals or corporations. It is very important to consider if conflict between the provision of such public benefits and heritage conservation is necessary.

The NPPF seeks economic, social and environmental (including historic environmental) gains jointly and simultaneously. The planning system should actively guide development to sustainable solutions. Pursuing sustainable development involves seeking positive improvement in the quality of the built environment. Substantial harm or loss should be refused unless it is demonstrated that it is necessary to deliver substantial public benefits that outweigh that harm (paragraphs 8, 9 and 133). The public benefits may be achieved with less or no harm by alternative design or location.

Sometimes harm is necessary to enable change of use of the asset to its optimum viable use. The optimum viable use is either the sole viable use of the asset or, if there is more than one viable use, the use most consistent with its ongoing conservation. Enabling such a change of use can be a public benefit that outweighs the harm done.