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STATEMENT OF SIGNIFICANCE & HERITAGE IMPACT ASSESSMENT

In respect of

82 Star Road, Caversham, Reading

On behalf of

Brewin JV Ltd.

AHC REF: 9615

Date: September 2017

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1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 This report has been written by Peter Bell BA, MA, PDD, IHBC of Asset Heritage Consulting Ltd.
- 1.2 The purpose of the report is twofold: first, to provide an assessment of the historic and architectural significance of 82 Star Road which is a Grade II listed building; and second, to assess the impact of proposed alteration, extension and new development on the building's special architectural and historic interest and provide them with a cogent and sustainable justification in heritage terms.
- 1.3 This report is written to comply with paragraphs 128 and 129 of the National Planning Policy Framework (NPPF), which set out the requirements for applicants to assess the significance of heritage assets and their settings in order to minimise any potential conflicts between the asset's conservation and the proposed alterations. It is also intended to assist the owners, architect, and the council to make informed decisions about proposed alterations and the conservation of the building in pre-application discussions and in any formal applications for planning permission and listed building consent.
- 1.4 The assessment of the significance and special interest has been informed primarily by a detailed inspection of the listed building and its setting, and by historical maps.
- 1.5 82 Star Road was first listed Grade II on 14 December 1978 and amended on 6 May 2014. The statutory list description is attached at **appendix 1**. There are no other designated or non-designated heritage assets in the vicinity.
- 1.6 The report should be read in conjunction with the architect's drawings and other supporting documentation and reports.

2.0 ARCHITECTURAL DESCRIPTION AND ANALYSIS

Introduction

- 2.1 82 Star Road is located on the east side of Star Road, .5km north of the River Thames and 1.5km north of Reading town centre. When it was constructed in the 17th century it would have been surrounded by extensive countryside and farmland with far reaching views across the River Thames. Now it is surrounded by 19th and 20th century development.
- 2.2 This architectural analysis is intended to describe the building and its key features in sufficient detail to understand its significance and as a basis for assessing the heritage impact of the proposals described in section 4.0 below.
- 2.3 The photographic plates are selected primarily to illustrate those areas proposed for change, but also to illustrate features of particular significance, in order to provide context and/or dating evidence.

Description of the exterior

- 2.4 The building is small, two rooms wide and one room deep and just one and a half storeys high. The main pitched roof runs parallel to Star Road but a small single-storey 19th century addition at the rear is roofed at right angles to the main range. A lean-to privy attaches to its rear. A 20th century flat-roofed extension obscures the remainder of the rear elevation.
- 2.5 The walls are generally constructed of painted render on brick, although the left gable end has an exposed timber frame with rendered brick nogging infill panels and the right hand gable reveals isolated timber posts. The 52 degree roof pitches are covered with hand-made clay peg tiles.
- 2.6 The front elevation is architecturally unassuming (**plate 1**). It has two square window openings on the ground floor and two small dormer windows on the front roof slope. The elevation sits tight against the back of the highway footpath and the small eaves overhang exposes rafter feet which are softwood and of no great age.

- 2.7 The south (right) gable end includes a (modern) door. Isolated elements of the original oak frame are revealed where the render has either been removed or left off (**plates 2 to 5**).
- 2.8 The north gable end reveals extensive square-panel timber framing below tie-beam level (**plates 6 to 10**). One diagonal brace survives at the left but the one to the right is missing. The frame sits on a flint plinth. A projecting red brick chimney stack is a relatively late addition.
- 2.9 The east elevation is largely concealed behind the pitched roof of the 19th century extension and the flat-roofed 20th century extension (**plate 11**). However, a small part of the historic frame is revealed at eaves level between the eaves of the main range and the roof of the 19th century extension (**plate 12**). There is also a substantial brick chimney stack between the main range and the 19th century addition.

Description of the interior

- 2.10 The plan form consists of two rooms separated by a central staircase with later rear extensions. However, closer inspection reveals that the south room is of earlier date (phase 1) than the north room (phase 2) and that the eaves were raised when the attic was converted to create two bedrooms (phase 3).
- 2.11 The south room includes remnants of the phase 1 oak frame in the south wall which is of early 17th century date (the statutory list states circa 1600). The sole plate, all the front wall framing and much of the south wall framing have been replaced, lost or decayed (**plate 13**). The east (rear) wall framing is totally concealed behind a large brick fireplace with a timber bressummer beam above a brick-arched opening (**plate 14**). The first floor joists span front to rear, supported mid-span by a heavy spine beam (**plate 15**). The floor dates from phase 3 when the loft was converted to provide additional bedroom accommodation.
- 2.12 The north room is of a later 17th century date (phase 2) (**plates 16 and 17**). The end and rear walls have exposed square-panel oak framing with brick infill panels on a flint plinth. Only small remnants of the original front wall framing survive. Softwood first floor joists span between the gable end and the central staircase.

- 2.13 The staircase (**plate 19**) rises from the rear of the building between the two rooms and is enclosed by a ledged and planked door at the bottom of the flight (**plate 18**). It is of 19th century date and enclosed by stud walls on the ground floor with brick-on-edge infill, and by simple lath and plaster partitions on the upper floor.
- 2.14 At the head of the stairs the tie-beam has been cut in order to provide access to the south bedroom (**plate 20**).
- 2.15 The bedrooms occupy the roof space where the existence of two wall plates, one on top of the other, separated by two courses of brickwork, indicate the extent to which the roof was raised in order to accommodate the rooms in the roof (phase 3).
- 2.16 The south bedroom (**plates 21 and 22**) shows exposed framing on all the external walls. It has a Victorian cast-iron fireplace on the rear wall and a modern dormer window in the front roof slope.
- 2.17 The north bedroom also shows exposed framing on all the external walls (**plates 23 and 24**). It has a modern dormer window on the front roof slope.
- 2.18 The rear 19th century extension is meagrely constructed in single-skin brickwork (**plate 25**). Where it abuts the original rear wall of the cottage it reveals the vertical studs and wall plate of the original timber frame (**plate 26**).
- 2.19 The interior of the flat-roofed 20th century extension also reveals the vertical framing and wall plate of the original rear wall (**plate 27**), as well as a boarded and ledged rear door (**plate 28**).

Description of the setting

- 2.20 The historic setting of the listed building has been all but lost as a result of suburban encroachment during the 19th and 20th centuries. **Plates 29, 30 and 31** illustrate the building's current suburban surroundings.
- 2.21 Map regression assists in understanding the pace of change in the late 19th century. Extracts from Ordnance Survey maps are included at **appendix 2**. They illustrate that by the date of first edition map of 1882 the east side of Star Road already had a series

of detached and semi-detached houses, including neighbouring houses to the north and south of number 82, although the land to the east and west was still agricultural farmland. By 1900 suburban streets were being laid out and developed on the west side of Star Road and the brick-built terrace facing number 82 was built in the first decade of the 20th century. Further infill development occurred in the latter half of the 20th century, particularly to the east of number 82 on land formerly occupied by the sewage works.

- 2.22 The small garden which surrounds number 82 on three sides is the same as that shown on the first Ordnance Survey map.

Phasing analysis

- 2.23 For such a small building, the phasing of 82 Star Road is relatively complex.
- 2.24 **Phase 1:** The building almost certainly started life as a single-room cottage dating from the first half of the 17th century (Historic England states circa 1600 in the list description). Surviving evidence for the original phase of construction only exists in the south gable end where the corner post shows evidence of a former base cruck and in one post next to the back door.
- 2.25 **Phase 2:** When the second room was added to the north in the late 17th century the base cruck was replaced by square-panel framing with tie-beam trusses. Most of the surviving wall framing dates from this phase.
- 2.26 **Phase 3:** In the 18th century the eaves were raised (evidenced by the second wall plate some 150mm above the phase 2 wallplate) and a staircase inserted to give access to two newly created bedrooms within the roof space. Floors were inserted to accommodate the new rooms and the central tie-beam was cut through to gain access. The rear chimney stack also dates from this phase.
- 2.27 **Phase 4:** At some stage in the 19th century the roof structure was totally replaced in sawn softwood, possibly at the same time that the extra room and the outdoor privy was added at the rear of the building.

- 2.28 **Phase 5:** There have been a range of 20th century alterations including the flat-roofed rear extension, the addition of thick cement render to the front elevation, the dormer windows (which are almost certainly replacements), all the other windows and doors, and the chimney stack on the north gable end.

Summary of architectural and historic significance

- 2.29 82 Star Road is significant for being a rare survival of an evolved one-room cruck-framed cottage. Such basic dwellings were once commonplace but they rarely survive. Those that do are significant for social and cultural reasons.
- 2.30 The narrative of the building, as expressed through its fabric, and its evolution from one room to its current form, is of architectural, historic and cultural significance.
- 2.31 The surviving 17th century fabric is significant for its age and for the evidence it provides about 17th century building techniques at a relatively humble level in society.
- 2.32 The use of local vernacular building materials, particularly timber frame and handmade peg tiles, contribute to local character and distinctiveness.
- 2.33 Where internal finishes survive, such as lime plaster, they are significant and contribute to the building's character and significance. As do internal features such as old doors or fireplaces.
- 2.34 There are some features which are of neutral or negative significance and which consequently present an opportunity for enhancement. The 20th century flat-roofed extension detracts from heritage significance because its alien form and materials sit so uncomfortably in its heritage context. External door and window joinery are poorly detailed and also offer scope for enhancement.
- 2.35 The setting of the listed building is also of negative significance. Its suburban surroundings, the scale and close proximity of the neighbouring buildings, detract from the value of the building.
- 2.36 The building's significance is formally recognised by its inclusion in the Statutory List of Buildings of Special Architectural or Historic Interest.

3.0 DESCRIPTION OF PROPOSED ALTERATIONS

- 3.1 This section of the report describes the proposed alterations and considers their impact on the fabric, significance and special interest of the Grade II listed building. It also provides a justification for the works in heritage conservation terms.
- 3.2 The proposals involve external and alteration, conservation, partial demolition and extension works to the listed building and the creation of a new dwelling within the garden.
- 3.3 The works to the listed building include the following:
- a) The replacement of the poorly built Victorian and 20th century rear extensions with a new kitchen, hall and bathroom extension.
 - b) Repairs and conservation works to the surviving timber-framed structure.
 - c) Repairs and conservation works to the brick walls, flint plinth and brick chimney stacks.
 - d) Replacement of concrete floor slabs with limecrete floors.
 - e) Repairs and conservation works to the first floor structures.
 - f) Repairs and conservation works to the fireplaces.
 - g) Strip and retile roof re-using existing peg tiles.
 - h) Replacement of all external doors, door frames, windows and dormer windows to more appropriate designs.
 - i) Repairs to existing lath and plaster ceilings.
- 3.4 The **proposed new dwelling** is a one and a half story building located at the north east corner of the site (refer to drawing SR/02C). Its position on the site has been carefully chosen in order to minimise impact on the neighbouring properties as well as on the setting of the listed building. Its eaves and ridge heights have been kept intentionally low so as to not compete or dominate the relatively small scale of the listed building. The materials are brick and tile and the design concept is broadly traditional, employing local vernacular details, roof pitches and proportions.
- 3.5 The garden is split between the two dwellings and parking is provided for 3 cars.

4.0 ASSESSMENT OF IMPACT ON HERITAGE SIGNIFICANCE

4.1 The impact of the respective alterations on the heritage significance of the listed building are considered below under the headings in 3.3 above.

4.2 **a) The replacement of the poorly built Victorian and 20th century rear extensions with a new kitchen, hall and bathroom extension.**

The demolition of the unsightly modern flat-roofed kitchen represents a positive enhancement to the listed building. It removes an incongruous and poorly built extension which better reveals the historic form of the listed building by exposing some of the rear elevation and the original eaves line. The Victorian scullery is less unsightly but its construction in 4" brickwork is inferior and it would be almost impossible to make it habitable without demolishing and rebuilding it.

The proposed extension takes the place of the former scullery and follows a similar form but with a larger footprint. The design has been developed to maintain a subservient building form with a ridge height approximately 2m below that of the listed building and an eaves height approximately .5m below that of the listed building. Placing the kitchen and bathroom in the new extension avoids the need to accommodate potentially damaging services within the historic part of the listed building.

Consequently, the visual and physical impact of the extension on the listed building is neutral or positive. More importantly it sustains the optimum viable use of the building as a dwelling which is an overriding conservation objective.

4.3 **b) Repairs and conservation works to the surviving timber-framed structure.**

Perhaps the most important element of the conservation work is the repair and conservation of the oak timber frame. The extent of repairs and the approach taken to them is more fully described in the outline schedule of works so it is not repeated here. In short it amounts to preserving as much of the historic frame as possible and limiting repairs to those necessary for the long term conservation of the building.

The impact on the significance of the listed building is both necessary and very positive.

4.4 c) Repairs and conservation works to the brick walls, flint plinth and brick chimney stacks.

The extent of repair works to the brick and flint walls is relatively limited and is detailed in the Outline Schedule of Works. In short they amount to the limited replacement of brick infill panels, removal of cement render (where practical) and re-rendering in lime plaster on breathable insulation.

The heritage impact of the proposals is positive as it stabilises the wall structures and restores breathability to the building fabric.

4.5 d) Replacement of concrete floor slabs with limecrete floors.

The removal of 20th century concrete floor slabs and their replacement with limecrete floor slabs is beneficial as it discourages moisture migration towards the base of the walls which is a particular threat to the timber frame. It also offers the opportunity to install underfloor heating which in turn avoids the need for radiators and associated pipework.

The heritage impact of the alteration is consequently positive.

4.6 e) Repairs and conservation works to the first floor structures.

Limited repairs, cleaning and structural support are proposed to the first floor structure. They are described in the Outline Schedule of Works so they are not repeated here.

The repairs and alterations to the floors are essential to make the building structurally stable and to bring it back to habitable condition. Consequently their heritage impact is positive.

4.7 f) Repairs and conservation works to the fireplaces.

Limited conservation works are proposed to the fireplaces. The heritage impact is positive.

4.8 g) Strip and retile roof re-using existing peg tiles.

Some of the repairs to the peg tile roof are of poor or indifferent quality and the roof is in a very poor state of repair. The extent of the roof repairs and the method of insulating the roof is described in the Outline Schedule of Works.

The works are necessary for the conservation of the listed building and so their heritage impact is positive.

4.9 h) Replacement of all external doors, door frames, windows and dormer windows to more appropriate designs.

All the external joinery of the building is of 20th century date and of inferior quality and design. The current proposals offer the opportunity to replace all the joinery with appropriate period joinery to compliment the building.

The heritage impact of replacing all the joinery will be a positive enhancement.

4.10 i) Repairs to existing lath and plaster ceilings.

Repairs to lath and plaster ceilings are essential to make the house habitable and to restore its internal finishes. The heritage impact of the repairs is positive.

Proposed new dwelling

4.11 The proposed new dwelling has been designed and positioned on the site to minimise its impact on the setting of the listed building and other neighbouring properties. It is set towards the north-east corner of the site, its forward-most point being further back than the rear-most point of the listed building. Consequently it will not come into view from Star Road until only a few meters either side of the gap between numbers 82 and 84. In the majority of oblique views of the listed building from Star Road the proposed new dwelling will not be visible at all.

4.12 It has been designed with a relatively low ridge height; at its tallest point it is only approximately 300mm higher than that of the listed building. It is considerably lower than the roofs of the other houses which surround the site. It also has a narrower roof span than those existing houses.

4.13 However, there is an inevitable visual impact caused by the proposed new dwelling on the setting of the listed building.

4.14 The justification for the modest visual impact that the new building has on the setting of the listed building is that it facilitates the essential conservation and rehabilitation work which is necessary to bring the listed building back into meaningful use as a house.

4.15 From a planning policy point of view the newbuild development could either be considered against paragraphs 131 to 134 of the National Planning Policy Framework or against paragraph 140 of the National Planning Policy Framework. Both are considered below.

Justification for new dwelling assessed against paragraphs 131 to 134 of the NPPF

4.16 As a whole the NPPF encourages sustainable development. It describes sustainable development as having three facets: economic, environmental and social. Heritage conservation touches on all three. It also describes twelve core planning principles one of which is conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations is one of.

4.17 paragraphs 131 to 134 are reproduced below:

131. In determining planning applications, local planning authorities should take account of: • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and • the desirability of new development making a positive contribution to local character and distinctiveness.

132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. 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.

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: • 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.

134. 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.

4.18 The proposed development at 82 Star Road is acknowledged to cause some modest harm to the setting of the listed building. The setting is not one of the key characteristics of the listed building and (as described above) its historic setting has already been severely altered and compromised by development during the 20th century. However, it is fair to say that development within the garden of the listed building will impact visually on its setting and will reduce the size of its plot. In terms of the NPPF there is no doubt that any harm caused would be 'less than substantial'.

4.19 As such it should be tested against paragraph 134 and the modest harm should be 'weighed against the public benefits of the proposal, including securing its optimum viable use.' The public benefits of the proposal are considerable and more than offset the small harm caused to the setting of the listed building. They include:

- i) Extensive conservation and restoration works to the listed building.
- ii) The social benefits arising from the creation of one new dwelling and the restoration of one existing dwelling.
- iii) The economic benefits arising from the considerable investment in this part of Caversham.

iv) Most significantly, securing the building's 'optimum viable use'. The building has been redundant and at risk for many years and has long being incapable of occupation as a house. The only way to secure its long term future conservation is to restore it to use as a dwelling.

- 4.20 In weighing the small harm to the setting of the listed building against the considerable social, economic and environmental benefits of the scheme the planning balance (with respect to 134 of the NPPF) falls firmly in its favour.

Justification for new dwelling assessed against paragraph 140 of the NPPF (enabling development)

- 4.21 Paragraph 140 of the NPPF states that '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.' Enabling development is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which would not otherwise be achieved.
- 4.22 The assessment is not dissimilar to that required by paragraphs 134 in that it requires the local planning authority to weigh the benefits of the proposals (described in 4.19 above) against the disbenefits of departing from local planning policies, including any harm caused to the setting of the listed building.
- 4.23 Policy CS33: Protection and Enhancement of the Historic Environment (Reading Core Strategy 2008) aims to protect and enhance listed buildings and their settings and to ensure that new development in the setting of listed buildings is sympathetic. To that end the current proposals achieve the main policy objective of protection and enhancement of the listed building. Any modest harm to setting is offset by the considerable benefits in securing the conservation benefits which are addressed in 4.16 to 4.20 above.
- 4.24 There is no policy on enabling development in the core strategy. Departure from any other planning policies are addressed in the Planning Statement which accompanies the applications.

- 4.25 Guidance on enabling development is contained in Enabling Development and the Conservation of Significant Places, Historic England 2008 which is due to be updated and superseded in Dec 2017/Jan 2018).
- 4.26 The full assessment of the 'conservation deficit' is provided elsewhere in the application documentation.

5.0 SUMMARY AND CONCLUSION

- 5.1 82 Star Road is a Grade II listed building which is significant as a rare survival of an evolved one room cruck-framed dwelling. It has suffered from serious neglect and underinvestment in recent years because it is no longer viable as a family home. Its condition is such that it has been unoccupied for some six years and, as such, it is a building at risk.
- 5.2 As well as extensive conservation works, the current proposal includes an extension to the listed building to make it habitable and sustainable as a dwelling, as well as a new-build dwelling within the garden. The new dwelling is proposed as the only viable way to subsidise the extensive conservation and restoration works which are necessary in order to bring the building back into use.
- 5.3 Importantly, the conservation and restoration works proposed to the listed building have been designed to a high standard and in line with good conservation practice and principles. They are designed not just to catch up with the considerable backlog of repairs in recent decades but to achieve a standard which will sustain the building as a family home which is the building's historic and optimum use.
- 5.4 For the reasons set out in the body of this report, I am of the view that the proposals are well designed and entirely compatible with the preservation of the listed building's special architectural and historic interest.
- 5.5 The new dwelling in the garden of the listed building will inevitably have a modest impact on its setting and consequently its significance. However, the setting is not one of the key features of the building's significance and it is already seriously compromised by 20th century development on all four sides. As such any harm is considered to be modest (less than substantial in terms of the NPPF).
- 5.6 Whether the development is tested against paragraphs 134 of the NPPF (less than substantial harm) or paragraph 140 (enabling development) the public benefits more than outweigh the modest harm caused to the setting of the listed building.
- 5.7 As such the proposals comply with the advice on conserving and enhancing the historic environment contained in the NPPF and the NPPG, the relevant heritage policies of the

adopted local plan and, most importantly, the statutory duty set out in Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1: Statutory list entry for 82 Star Road

82 Star Road, Caversham, Reading, Berkshire

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 82 Star Road, Caversham, Reading, Berkshire

List entry Number: 1321891

Location

82 Star Road, Caversham, Reading, Berkshire

The listed building is shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.

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

County:

District: Reading

District Type: Unitary Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Dec-1978

Date of most recent amendment: 06-May-2014

Legacy System Information

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

Legacy System: LBS

UID: 39186

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Cottage, c.1600 with C18 and C19 alterations and extensions.

Reasons for Designation

82 Star Road, a cottage originally of c.1600, is listed for the following principal reasons:

* Early fabric: the building retains substantial elements of its early C17 timber frame, as well as C18 elements; * Rarity: the earliest part of the building represents a single-cell cruck-framed cottage, an example of an extremely basic rural dwelling-type that seldom survives in legible form; * Legibility: the evolution of the building from a tiny one-room cottage in the early C17 to a five-room dwelling in the late C19 remains clearly legible.

History

The earliest part of the present building – the right-hand (south) bay of the main front range – represents the remains of a base-cruck building, probably a small cottage, of c.1600, with a second bay to the north added slightly later. Later still, probably during the C18, the roof was raised, with trusses replacing the original crucks; this allowed the first-floor rooms to become fully habitable, and an enclosed stair was inserted between the two bays to give access to them. At around the same time a fireplace and stack were inserted in the rear wall of the right-hand bay.

By the late C19 the cottage, which originally stood some distance away from the riverside village of Caversham, had been absorbed into the suburbs of Reading. A programme of renovation appears to have been undertaken during this period, including the renewal of the roof timbers and the building of a rear extension. A further extension was added in the later C20.

Details

Cottage, c.1600 with C18 and C19 alterations and extensions.

MATERIALS: oak frame with brick infill, the latter replacing wattle and daub in the right-hand bay, though possibly original in the later left-hand bay. Clay tiled roof.

PLAN: the one-and-a-half-storey C17 front range comprises two roughly equal bays, with two rooms on each floor separated by the staircase. Behind and at right-angles to the right-hand bay is a C19 single-storey extension containing a kitchen and external privy. Behind the left-hand bay is a modern flat-roofed extension which is excluded from the listing.

EXTERIOR: the front range preserves substantial elements of its original timber frame - long concealed beneath a thick layer of cement render that is currently (2013) being removed. At the time of writing, the frame is fully exposed only in the left-hand end wall, which is of square-framed panels on a flint and chalk plinth with a modern brick stack. Removal of render on the right-hand end wall has exposed portions of the frame here also, including one corner post where the stub of the base cruck is still visible. Windows and

dormers are all modern, as is the front door.

INTERIORS: more of the timber structure can be seen inside the front range, including jowled corner posts with the remains of crucks still visible, framing to the side and rear walls and (at first-floor level) wall-plates showing evidence of the raising of the eaves. The ceiling structure in the right-hand bay comprises a heavy stop-chamfered spine beam supporting pairs of joists. In the rear wall are the remains of a C18 brick hearth with a (truncated) timber bressumer and the remains of a bread oven, within which a smaller brick fireplace has been inserted. The stair rises laterally between the two bays, in an enclosure formed by stud partitions infilled on the ground floor by face-set brickwork. At the top of the stair, the central tie-beam has been cut through to form a doorway; the door itself, which has been carefully cut down to fit the opening, has raised and fielded panels and H-L hinges. One of the upstairs rooms has a corner fireplace with a late-C19 cast-iron surround. The roof timbers exposed in the attic space are late-C19 replacements in sawn softwood.

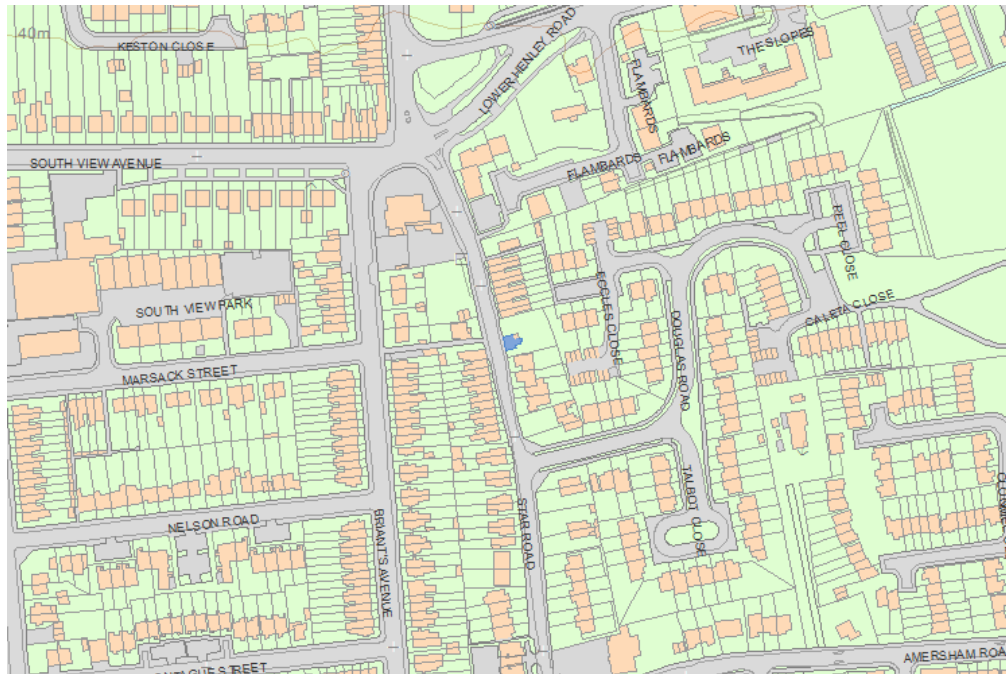
Selected Sources

Other

Peter Ward / Heritage House Consulting, Report on 82 Star Road, August 2013,
Title: Caversham enclosure map Source Date: 1834 Author: Publisher: Surveyor:
Title: Caversham tithe map Source Date: 1846 Author: Publisher: Surveyor:

National Grid Reference: SU7244174813

Map



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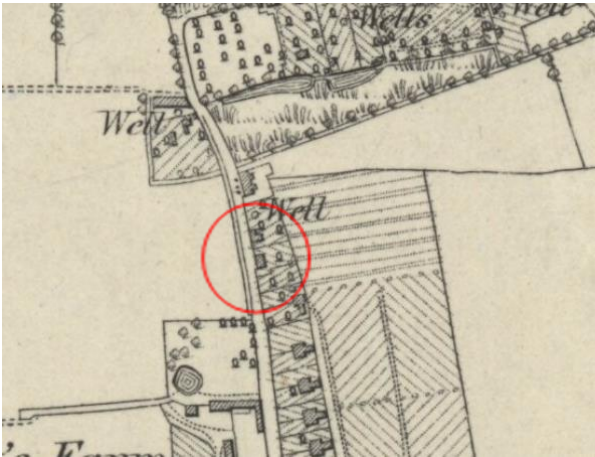
The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1321891 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 05-Oct-2017 at 10:48:00.

End of official listing

Appendix 2: Ordnance Survey map extracts



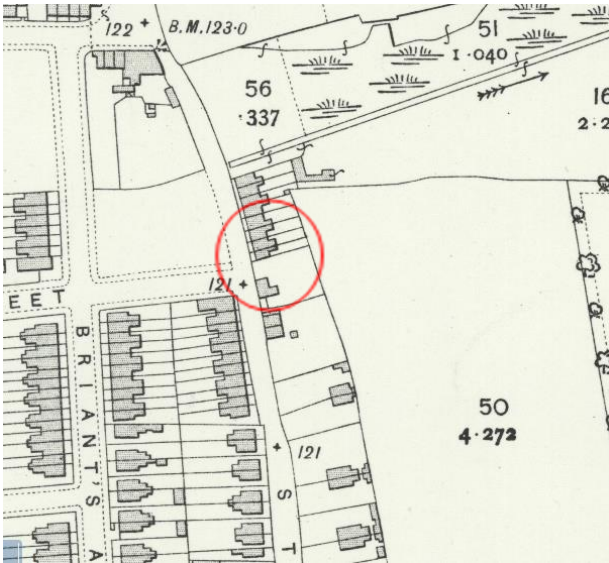
6" Ordnance Survey 6" series surveyed 1878 published 1882



6" Ordnance Survey 6" first revision surveyed 1897, published 1900



6" Ordnance Survey map second revision surveyed 1910, published 1914



Ordnance Survey map 25" c. 1900



Plate 1: West and south elevations



Plates 2 and 3: The south elevation exposes elements of the original oak frame



Plates 4 and 5: Detail of oak frame revealed on south gable end at wall plate/post junction



Plate 6: North elevation showing exposed framing and later brick chimney stack



Plates 7 and 8: North elevation timber framing



Plates 9 and 10: Detail of frame decay in north gable



Plate 11: East elevation



Plate 12: Corner post and wall plate of (phase 1) rear wall frame



Plate 13: South room inserted fireplace



Plate 14: South room end wall showing remnants of phase 1 timber framing



Plate 15: Junction of south room spine beam against south gable end



Plate 16: North room looking towards front elevation



Plate 17: North room looking towards north gable end



Plate 18: Ledged door at base of staircase



Plate 19: Staircase viewed from the top



Plate 20: Cut tie-beam at head of staircase



Plate 21: South bedroom, showing two wall plates on the front wall



Plate 22: South bedroom, showing two wall plates and chimney on rear wall



Plate 23: North bedroom, front wall



Plate 24: South bedroom end wall



Plate 25: Interior of 19th century extension



Plate 26: Rear wall of original building from inside 19th century extension



Plate 27: Interior of 20th century flat roofed extension



Plate 28: Planked and ledged rear door



Plate 29: Neighbouring building on Star Road



Plate 30: Neighbouring buildings on Star Road



Plate 31: Neighbouring buildings on Star Road