

6.8 Primary Heritage Assets:

6.8.1 3 Castle Crescent



Front elevation of House with Outbuilding beyond



Rear elevation of House and modern garages

- i) No 3 Castle Crescent was Listed in 1978 at which time the Outbuilding was present but the status of the Garages is less certain. The OS Map of 1971 indicates some garaging in this area but not the number and layout of the current arrangement.
- ii) As the main House is a Listed Building it follows that all the buildings and structures within its curtilage may either be included within the Listing or will be considered to be of equivalent status. It will be clear however that the modern dilapidated Garages contribute no positive benefits to the heritage of the Site and in order to restrict this Heritage Assessment to the minimum required for the Application we submit that the removal of the remaining garages would (a) not cause any harm to the Listed Building or its setting and (b) would, conversely remove a significant existing harm. We therefore propose to make the assumption within this Heritage Assessment that no further justification shall be required for their removal.
- iii) The main house comprises a two storey detached building with small basement area to the east side. The central, and primary, section is located to the west and comprises a broadly rectangular, almost square, floorplan with symmetrical elevations to the north, west and most of the south. The north elevation incorporates a central, six-panel entrance door beneath a decorative portico with two Doric columns. The symmetry is interrupted on the west elevation by a single storey five section bay window with a low parapet and flat roof. The rear has single storey extension, to the southwest corner, and a central one and a half storey projection in line with the internal hallway. These appear, from the available historic photographs, to be based on original features with the single storey extension coinciding with a former first floor balcony.
- iv) This section of the main house has a low level, hipped, slated roof, with rendered chimney stacks.

- v) The external elevations comprise painted “stucco” with feature rusticated quoins. The historic photographs reveal that the windows were initially primarily sliding sashes, with those to the north and west elevations incorporating marginal-lights. Most of the sash windows to the rear appear to have comprised six-over-six light arrangements. The photograph also indicates that some, but not all, of the first floor windows had external timber louvred shutters, and the first floor windows accessing the balcony to the southwest corner had additional awnings/blinds.
- vi) The east elevation of the principal part of the house abuts a number of disparate “additions” comprising buildings of reduced overall height to the principal parts, and of an unusual plan and appearance. Today these comprise:
- A two storey addition to the southeast corner with pitched hipped roof, and masonry painted brickwork elevations to the east and north and a rendered elevation to the south. The flank (east) elevation is an almost unbroken wall of masonry painted brickwork with just two, modern, square timber windows at low level, and that to the north is entirely unbroken. The only other notable feature is the chimney stack that projects a short distance above the eaves. It is noted that the south (rear) corner of this part of the house adjoins one of the rows of contemporary garages.
 - The northeast corner comprises a compact addition with part hipped/part flat roof, and elevations of painted brickwork, to the east, and render, to the north. The east roof slope extends in a “catslide” to the first floor. There is a small six-over-six light sash window to first floor in the mid-section, with a three section rendered bay window to the ground floor, in a similar form as the window to the west but of much smaller proportions.
- vii) Appended to the base of the smaller addition is a modern (C20) single storey flat roofed brick building.



North and part of east elevations of ad-hoc arrangement of “additions” to east of main house



South elevation of east “addition” to main house

It would appear likely that these side “additions” may have accommodated the support services for the main house and it is noted that some elements may be of a similar age as the house itself – the earliest OS Map examined indicates the presence of some buildings in this location and the historic photographs show the south elevation of the larger addition. Nonetheless the arrangement of structures, roofs and windows and large expanses of unbroken brickwork are not, in the authors view, attractive and do little to enhance the otherwise striking classical lines of the principal parts.

- viii) Internally the house has been substantially altered with the introduction of modern fixtures and fittings, walls and partitions, and sanitary fittings in order to provide basic apartment accommodation. This has altered much of the original fabric but some limited elements, such as the main staircase and balustrade, remain.
- ix) We have noted that the historic photographs indicate sash windows to most elevations, with marginal lights to the principal elevations and rooms. It noted that today many of these have been replaced with late C20 timber windows of an entirely different form. Several of the windows were covered at the time of the author's visits but it appears that only a relatively few of the windows to the north and possibly the west elevations retain the sash windows.
- x) The Outbuilding is a two storey building located to the northeast corner of the Site with the east elevation alongside Garnett Street. It is roughly rectangular in plan with elevations of smooth render over brickwork. The wall adjoins a red brick boundary wall which extends along the east boundary a short distance before being replaced by modern larchlap fence panels.



West elevation of the Outbuilding facing towards the main house and entrance driveway.



South and east elevations of the Outbuilding and part of red brick boundary wall alongside Garnet Hill

- xi) The east elevation is almost unbroken with a single rectangular timber window at high level and a flush timber fascia and plastic gutter. The roof is pitched with a central ridge running north-south and a rendered chimney stack. To the north elevation is a tall slender parapet with stone capping and rendered finish.
- xii) The south elevation is smooth rendered with a single high level rectangular timber window and a hip-ended roof.
- xiii) The west elevation comprises render over brickwork with numerous window and door openings, and dilapidated ad-hoc single-storey additions.
- xiv) The official list entry for 3 Castle Crescent states: *"Mid C19 2 storey villa. Stucco with quoins to principal 3 bay part. Main part has flat eaves continued across slight outer bay breaks, marginal glazing to sash windows with architraves (cornices ground floor) and hipped slate roof (flanking chimneys with moulded capping). Projecting Doric portico on fluted columns. 6 panel door in glazed surround. 2 storey irregular wing to left, ground floor bay to right. Carriage sweep and grey brick street wall capped in yellow."*

- xv) It is noted that the list entry makes reference to the “*two storey irregular wing to the left*” and the carriage drive and boundary walls, but makes no reference to the Outbuilding.
- xvi) It is to be noted that the visual inspections undertaken by the author together with the comprehensive Structural Report prepared by Glanvilles confirm that all parts of the current buildings are in a very poor condition with extensive and significant defects. The normal processes of deterioration have been aggravated by the loss (theft) of external metalwork permitting water ingress with resulting rot and failure of finishes, and a fire within the Outbuilding has caused considerable damage to the structure. The roof is practically destroyed. We will not reiterate the contents of the Glanville Report here but note that it does provide a very clear indication of the extensively dilapidated buildings and the considerable extent and scale of remedial works necessary to address the failures.
- xvii) As a Grade II Listed Building Castle Crescent is considered to be a nationally important building of special importance and we would consider that it holds **MEDIUM** significance. However it is to be noted that the general deterioration of the House and the Outbuilding, and some of the alterations that have occurred in the second half of the C20 have compromised its historic significance. It is, in our view, imperative that this decline is halted and positive steps taken to restore its former status.

6.8.2 31-35 Coley Hill; 29 Coley Hill; 27 Coley Hill



27 Coley Hill, left, 29 Coley Hill, centre, 31-25 Coley Hill, right

- i) The properties, together, make up a large portion of the east side of Coley Hill to the north of the Site and all are included within the Conservation Area. The map regression exercise indicates how the roads in the area have developed since the mid C19. All are listed at Grade II being nationally important buildings of special importance.
- ii) The List Entry for 31-35 Coley Hill states “*Mid C19. 3 storeys and basement. Red brick, ground floor and basement stucco. 1st floor cill band. 3 windows each, late glazed sashes. Arch-headed doorways with 4 panel doors, vermiculated keystones and plain fanlights. Hipped slate roof with off-ridge chimneys with blind arcaded panels.*”
- iii) The List Entry for 29 Coley Hill states “*Early C19. 2 storeys. Brick with slate roof. 3 windows on 1st floor and 2, arched, on ground floor; glazing bar sashes. Door to left with stucco surround and radiating fanlight.*”

- iv) The List Entry for No 27 Coley Hill states "*Early C19. 3 storeys brick with brick block eaves cornice and slate roof. Strings between floors. Glazing bar sash windows, 3 bays, ground floor arched. Central 6 panel door with "Gothic" fanlight. Gabled modern porch, and glazing bars removed from ground floor windows.*"
- v) As a group of GII Listed Buildings we consider they would have a **MEDIUM** level of significance.

6.8.3 Yeomanry House, Castle Street (no photograph)

- i) Yeomanry House was formerly known as Castle Hill House and as the map regression exercise indicated in 1899 was also called Ascham's House. It is believed to have been the home to the Berkshire Yeomanry Regiment during WWI and is now occupied by, and forms part of a wider recently developed site serving the Berkshire Record Office and Reading Museum.
- ii) The C19 building is of two storeys with stucco frontage to the north incorporating two storey three section bay windows surmounting a central entrance. To the west is a tall, ungainly three storey range also in stucco. The rear (south) elevations are in facing brickwork.
- iii) Further to the west is the new two-storey Record Office with modern car parking immediately to the south of the listed building was permitted in 2009.
- iv) The list entry advises: *Known as Castle Hill house. Early C19 with modern extensions and adjoining buildings. Original front 2 storeys, stucco with moulded cornice and balustrade carried right across. Slate roof. Wide central 6 panel door flanked by rusticated side panels, in recessed arch with key pattern ornament to door head; wide radiating fanlight. Glazing bar sash windows, 1 over door, flanking full height segmental bows with 3 windows each. Wing to left handy 2 storeys, 3 windows, ground floor windows in arched recesses. 3 storey later (late C19) wing to right.*
- v) As a GII Listed Building we would consider that it has a **MEDIUM** level of significance.

6.8.4 Conservation Area

- i) The Russell Street/Castle Hill Conservation Area (CA) was designated in 2006 and the Conservation Area Appraisal (CAA) was published in 2004 (The Conservation Studio, 2004). The Site sits in the extreme southeast corner of the CA, along with its neighbouring properties within Castle Crescent, but the properties to the immediate east and south of the Site are outside of its boundary. Conversely the CA extends some way to the north and northwest incorporating substantial areas of Reading up to the Oxford Road, to the north, and part of Prospect Street to the west. It therefore contains a wide variety of building types, sizes, and forms.



Castle Crescent facing west



Coley Hill facing north

- ii) The CAA sets out to ensure that *“the special interest justifying designation is clearly defined and analysed in a written appraisal of its character and appearance”*. The CAA therefore helps to identify key elements of the Conservation Area, an understanding of which is essential in order to undertake any future development. For the purposes of this Heritage Assessment we set out some of the observations recorded in respect of Castle Crescent and Coley Hill:

- The CA is the product of late C18 and C19 development.
- Castle Hill is the principal street.
- Residential suburbs to the south contain listed terraces of early C19 terraced houses (Coley Hill) and detached or semi-detached late C19 houses (Castle Crescent) in leafy gardens.
- Yeomanry House, 81 Baker Street, 2 Bath Road and 3 Castle Crescent are the only detached villas in their own grounds.
- This is predominantly an urban Conservation Area although trees and planting are important in several parts of the Conservation Area most notably in Castle Crescent and Baker Street. Of special note are the trees in gardens to the southwest of 3 Castle Crescent.
- There are several groups of buildings, or individual houses, which can be said to act as important focal points. These include 3 Castle Crescent.
- In Castle Crescent, gardens are more evident (than in the north) as buildings sit back from the road. Brick walls, modern railings and a variety of other treatments are evident. The loss of containment caused by opening up some front gardens for car parking is noticeable.

- Castle Crescent and Coley Hill is one of four “Character Areas” defined in the CAA.
- Negative features of Castle Crescent/Coley Hill includes the poor state of repair of No 3 (Listed Building) and loss of front gardens for car parking.
- 3 Castle Crescent is a C19 villa “boarded up and seriously at risk”.
- Generally there is an automatic presumption in favour of the retention of a Listed Building. Gardens should be preserved especially where they surround a Listed Building. Backland development should only be allowed where the existing buildings are of no merit and where the replacement buildings are of a suitable scale and bulk not to adversely affect the surrounding buildings.

iii) We would consider that the Conservation Area should have a **MEDIUM** heritage significance.

6.9 To summarise we consider the significance value of the heritage assets that have the potential to be affected by the proposed works to be:

	Heritage Asset	Designation	Significance Value
1	3 Castle Crescent	GII	MEDIUM
2	27, 29, 31-35 (odd) Coley Hill	GII	MEDIUM
3	Yeomanry House	GII	MEDIUM
4	Conservation Area	N/A	MEDIUM

7.0 PROPOSALS

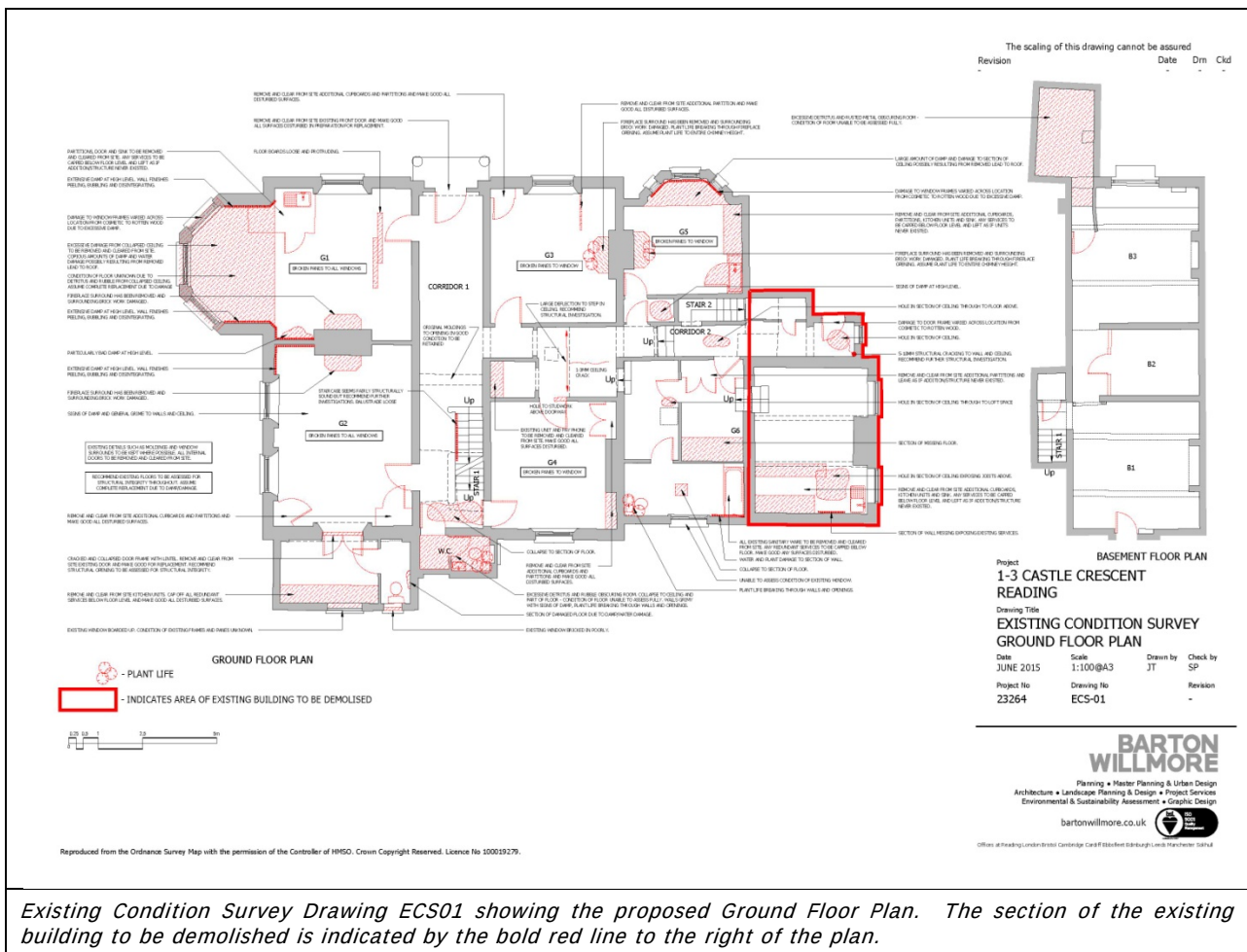
- 7.1** The general proposals are set out in Section 3 of this Heritage Assessment and described in greater detail within the accompanying Design and Access Assessment.



Proposed Sketch Street Elevations (not to scale)

- 7.2** The proposals have been developed following an iterative period of research, consideration and consultation to ensure that the heritage constraints are fully understood and reflected in the layout, scale and form.
- 7.3** The proposals represent an efficient and sustainable development of the land to the east and south of the Site and permit the sensitive alterations and extensive repairs necessary to secure the listed building and fully reflect the aspirations of the National Planning Policy Framework and Practice Guidance.
- 7.4** The materials proposed for the fabric of the new-build elements have been directly influenced by the palette of materials found in the adjacent roads in this part of the Conservation Area. These comprise elevations of local style red brickwork with panels/sections of smooth render/stucco; multiple-light sash style windows, pitched hipped slated roofs and traditional brick chimneys. Some windows will have half-round arched head details and others will have the appearance of having been infilled with brickwork.

- 7.5** Consequently the new-build units will contribute positively to the special character of the area without compromising the significance of the Listed Building which will continue to be seen and appreciated as a unique detached villa within the Conservation Area.
- 7.6** Sadly the condition of the main house is very poor being in an advanced stage of dilapidation with extensive water ingress, rot, decay and failure of the internal and external fabric. The engineer's report identifies the broad extent of identified structural failure and it is to be anticipated that further examples of serious failure will arise as works are implemented and the building is "opened-up".
- 7.7** It is therefore inevitable that substantial parts of the existing fabric will have to be removed, replaced and upgraded in order to achieve its restoration and to bring it back to being a viable building. Such works will be identified in greater detail at a later stage and all such work will be subject to obtaining Listed Buildings Consent.
- 7.8** The Applicant has prepared a series of *Existing Condition Survey* drawings to help identify and illustrate the areas of the existing house where principal repairs are required or anticipated (Barton Willmore Drawing Nos: ECS01, 02, 03 and 04). The majority of the repairs arise where damage has occurred from, for example, the widespread theft of external lead flashings leading to extensive water ingress and resultant rotting of timbers and the general decay that has occurred over many years. There has also been the loss of numerous C19 elements and the introduction of C20 additions.
- 7.9** The existing fabric is to be retained so far as practicable with proposed physical alterations mostly required to facilitate the improved accommodation and circulation within the House and to help achieve near current-day comfort and energy performance levels. The scheme requires the demolition of part of the southeast wing in order to provide improved and workable accommodation within the remainder of the building.



- 7.10** The Applicant is aware of the significance of maintaining the historic fabric of the building and will adopt sound conservation principles in undertaking these works.
- 7.11** Future and ongoing decisions relating to the conservation, refurbishment, alterations and maintenance of the building should seek to respect and develop its significance whilst remaining committed to the principles of sustainability.
- 7.12** The works will seek to sustain and enhance the building's distinctive character including the contribution made by its setting.
- 7.13** Repairs to the fabric to be broadly on an as-required basis to areas in need in order to sensitively maintain the fabric.
- 7.14** Repairs should bring a historic element into good condition while retaining its significance.
- 7.15** The level of intervention to be the minimum necessary to stabilise and conserve the historic fabric, to ensure its long-term survival and to meet its proposed future use.
- 7.16** More substantial future repairs to be planned and implemented in appropriate packages in order to minimise the risk of harm to the fabric.
- 7.17** All works to be subject to comprehensive prior assessment by appropriately trained and qualified people.

7.18 It is to be noted that:

- i) Good maintenance is cost effective.
- ii) Systematic care can prevent further decay and remove the need for additional future intervention.
- iii) Minimum intervention is a key objective subject to ensuring the safety and security of the building and its users.



7.19 The grounds will be extensively remodelled to create a high quality environment for the House and Apartments and significantly enhance the setting of the Listed Building. This includes new planting of trees and foliage and the formation of a feature circular “retreat” to the southwest of the rear garden for the benefit of the residents.

7.20 Of particular note the Applicant has considered with the LPA CO the former semi-circular carriageway indicated on some of the early C20 Maps. This is to be recreated within the new scheme with the vehicular access from Castle Crescent being to the northwest corner but with a pedestrian link provided to the northeast.

8.0 SETTING OF THE HERITAGE ASSETS:

- 8.1 We have carefully considered the relationship of the proposals with the designated heritage assets, i.e. their setting, which we set out below:

“The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials. This does not mean that new buildings have to copy their older neighbours in detail, but rather that they should together form a harmonious group” (121 PPS5 Practice Guide)

“A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage assets under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it” (DCLG, 2014)

- 8.2 Historic England recommends a simple check-list approach considering the setting of heritage assets so that practical and proportionate decision making is achieved. *“Protection of the setting of heritage assets need not prevent change”* (Historic England, 2011)

- 8.3 The process involves five steps namely:

- Step 1: identifying the heritage assets affected and their settings
- Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Step 3: assessing the effect of the proposed development on the significance of the asset(s)
- Step 4: maximising enhancement and minimising harm
- Step 5: making and documenting the decision and monitoring outcomes [not included at this stage].

8.3.1 Step 1: Identifying the Heritage Assets and their Settings

This has been undertaken above under Section 6: “The Heritage Assets and their Significance”. It has been determined that the primary heritage assets that may be affected by the proposals are:

- 3 Castle Crescent: Listed GII
- 27,29,31-35 (odd) Coley Hill: Listed GII
- Yeomanry House: Listed GII
- Conservation Area

8.3.2 Step 2: Contribution Made to Significance

3 Castle Crescent

- i) We have established above that No. 3 Castle Crescent is an important building in this bottom corner of the Conservation Area and yet its heritage significance is at risk from the combined effects of unsuitable (in heritage terms) alterations of the C20; the advanced stage of dilapidation; and the poor quality outbuildings and additions.
- ii) If the property was brought back to a high standard or repair it would be considered to have MEDIUM significance but if left untended its significance will continue to fade.
- iii) Nonetheless the property remains a notable presence occupying a prominent location at the junction of Coley Hill and Castle Crescent. This prominence is even more notable when approached from the south, along Garnet Hill, which although outside the Conservation Area still benefits from the view of the substantial C19 villa.
- iv) The property is noted several times in the CAA and specifically referred to as one of only four remaining detached villas in their own grounds whilst noting that it is currently in a poor state of repair and seriously at risk.
- v) Castle Crescent/Coley Hill are identified in the CAA as one of four Character Areas in the Conservation Area.
- vi) Notwithstanding the property's prominence from the north and south approaches the house is effectively screened by dense mature trees as it is approached from within Castle Crescent itself.



The Site approached from the South along Garnet Hill



The Site as approached from the west along Castle Crescent – note the substantial mature tree growth.

27, 29, 31-35 (odd) Coley Hill

- i) We have established above that terraces along Coley Hill hold special architectural and historic interest, have been listed at GII and we have assessed them as having MEDIUM heritage significance.
- ii) The buildings are of historic interest both individually and as a group contribution to the historic environment.

Yeomanry House

- i) We have indicated that the house has considerable local history being one of the most important remaining large villas in the Conservation Area. Its setting has substantially changed however with the removal of numerous outbuildings and the introduction of the new two storey Berkshire Record Office which is located within close proximity to the listed building.
- ii) Nonetheless the House is capable of being appreciated as an important, historic building, and separate to the contrasting modern buildings. It was reported in the map regression exercise that the former gardens and grounds of Castle Hill House, as it was previously named, was a continuous process as new houses were developed on all four boundaries.

Russell Street/Castle Hill Conservation Area

- i) A conservation area is designated primarily so that the special character of a place can be protected and safeguarded against unsuitable development which could harm the special interest that the area holds. Such areas should not be designated lightly, and the LPA is required to monitor changes in their region and to modify CAs accordingly.
- ii) It appears that this CA has been carefully considered and reflects a large and varied corner of urban Reading, on the outskirts of the town centre. We consider the CA has MEDIUM significance.

8.3.3 Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

3 Castle Crescent

- i) The proposed works will have a profound effect on the listed building. It is proposed that the dilapidated and unsafe Outbuilding at the corner of the Site is to be demolished along with the remaining skeletons of the modern garages. The area of the Site consequently vacated will be redeveloped with new apartments.
- ii) The main house is to be extensively refurbished – the fundamental approach being to remove as many of the unsuitable C20 additions, fixtures and fittings as practicable, and to reinstate key features in appropriate materials. The scope of works is far reaching but will include the aspiration of salvaging existing timber sash windows and repairing them to suitable level of functionality. This will focus primarily on the feature sash windows with marginal lights. The unsuitable C20 timber windows will be removed and replaced with contemporary timber sashes constructed of a form to closely match the former style.
- iii) Note: The proposals will seek to bring all elements of the fabric and services to a standard appropriate for the C21 and it is anticipated that further review and discussion with the LPA CO will be required to finalise the full scope of remedial works being considered.
- iv) The ad-hoc arrangement of additions to the east of the house are to be carefully modified in a form which is considered to be more in keeping with the aesthetic quality of the listed building.

- v) The combined package of works will individually cause harm to specific elements of the buildings within the curtilage of the Listed Building. Some will be substantial in the context that there will be total loss (ie the C20 garages, the Outbuilding and part of the southeast wing to the House). Others will be less-than-substantial in the removal of C20 features from the House and the repairs and remedial works to structural elements and the fabric.
- vi) However when considered in the round we consider that the overall impact of the proposed works are overwhelmingly beneficial.
- vii) The potential for “substantial” harm relates solely to the removal of specific elements of the Site which are themselves causing significant harm to the heritage value of significance. If these are selectively and carefully demolished and the areas cleared there will be an immediate benefit for the primary parts of the Listed Building.
- viii) The introduction of the new-build element introduces the means by which the entire project can be funded – this is the aspect that ensures that the Listed Building achieves a sustainable and viable, long-term use. The new development has been designed to ensure that the dominance of the primary heritage asset, the House, is sustained. The arrangement ensures that the House is properly placed in its garden setting, the entire garden area to the north, west and south remaining available. The new-build element and courtyard is intended to suggest a service–wing relationship to a substantial villa without intending to slavishly copy such a concept.
- ix) We submit that the proposals will create a positive setting for the Listed Building if considered independently of the actual position on the ground today. If however the poor state of repair of the House, and the wholly unsuitable standard of many of the outbuildings and garages is also taken into account the degree of improvement is significant.
- x) We therefore consider that the proposals when considered on balance will offer a **Moderate Beneficial Change** to the Listed Building.

27, 29, 31-35 (odd) Coley Hill

- i) These terraced properties along Coley Hill contribute positively to the character of the Conservation Area and are within relatively close proximity of the Site. They have the potential of their setting being harmed by inappropriate development of the Site.
- ii) It will be noted that these properties are of entirely different form and scale to the Site, and are more “typical” of the properties in the wider CA.
- iii) It is considered that the proposals for the Site will have no direct effect on either their setting or their contribution to the character of the CA, but their outlook will be significantly improved. The main house at the Site will be repaired and brought back to a viable position which will benefit all neighbouring properties. In addition the scale and form of the proposed new-build elements will help to frame the main house and will remove the dilapidated Outbuilding and C20 garages.

- iv) We consider that the overall effect on this group of listed buildings will be **Minor Beneficial**.

Yeomanry House

- i) Yeomanry House and its immediate area has undergone extensive alterations and restoration in recent years and its initial character and relationship with the surroundings have changed significantly. There is no direct, or visual, connection between the Site and Yeomanry House and we consider that the proposals to the Site will have no direct effect whatsoever. There will be a marginal benefit from the overall improvements the proposals will bring to the area.
- ii) We would consider that the effect of the proposals will be a **Minor Beneficial** change.

Russell Street/Castle Hill Conservation Area

- i) We have noted that there are a number of specific references to No 3 Castle Crescent within the CAA and, although the property is clearly distinctive to many of the houses that comprise the CA it nonetheless makes a positive contribution to the special character.
- ii) We have noted how the main house is a prominent feature as it is approached from the north, along Coley Hill, or from the south along Garnet Hill, but is relatively concealed to many users/occupiers of Castle Crescent. It stands within a sizeable garden with several mature, quality trees, set back a little from the road behind brick boundary walls.
- iii) There is some risk of alterations to the property harming the special character of the CA and the applicant has sought to establish a scheme that identifies and protects the critical elements of the house and its setting, whilst facilitating its removal from being "at risk".
- iv) The main, central, parts of the historic building are to be retained, restored and improved, and its setting to the north, west and south will be sustained and enhanced. The house will revert to the former setting of a high quality villa on the edge of a growing town.
- v) The considered demolition of the ungainly, ad-hoc additions to the east side will both improve the appearance of the building whilst offering far more practical/usable internal accommodation.
- vi) The Outbuilding is another unattractive building, with unbalanced elevations, poor quality rendered walls and ugly tall parapet to the north elevation and is in an exceptionally poor condition. Its removal is more than justified with the proposals to provide new dwellings of a scale and form to compliment the relative grandeur of the house.
- vii) These proposals will respect, sustain and, we believe, enhance the character of the CA having a **Moderately Beneficial Change**.

9.0 IMPACT OF THE PROPOSALS ON THE HERITAGE ASSETS

9.1 Impact Assessment Evaluation

9.1.1 Changes to a place have the potential to have an effect on heritage assets which can be adverse or beneficial, or sometimes they can be neutral. The impact that this has can be either direct or indirect and can be transitory. In the previous section we suggested the scale or severity of such changes by considering whether the overall effect is likely to be:

- No change
- Negligible Change
- Minor Change
- Moderate Change
- Major Change

9.1.2 The overall impact on the heritage asset can then be assessed by comparing the level of significance (Section 6 above) with the scale and severity of change. This will suggest a range of *impacts* on the assets from *major beneficial* to *major adverse* (BSI, 2013)

This is indicated in tabular form as:

SIGNIFICANCE VALUE OF HERITAGE ASSET	MAGNITUDE OF IMPACT				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/ Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/ Slight	Slight

Table for Assessment of Impact plotted against Value (BSI, 2013)

- 9.1.3 We have considered the Significance of the heritage assets and their settings and have suggested the level of impact that the proposed works might have upon them. If these are assessed in the above table the following overall results are obtained:

Heritage Asset	Significance	Severity of Change	Impact
3 Castle Crescent	MEDIUM	Moderate Beneficial	Moderate Beneficial
27, 29, 31-35 (odd) Coley Hill	MEDIUM	Minor Beneficial	Slight Beneficial
Yeomanry House	MEDIUM	Minor Beneficial	Slight Beneficial
Conservation Area	MEDIUM	Moderately Beneficial	Moderate Beneficial

- 9.1.4 **It will be seen for this exercise that on balance there are no adverse effects of the proposed works on any of the heritage assets and to the contrary the changes will clearly have a Slight or Moderate Beneficial impact.**

10.0 CONCLUSION

- 10.1 This Heritage Assessment seeks to understand the historic context of the application site and to use this information to influence the emerging design proposals. It explains how the Applicants have understood the significance of the designated heritage assets and their settings, and how this has influenced the designs for the proposed development. Having applied the results of our research to the proposed designs we have considered the impact they may have upon the designated heritage assets.
- 10.2 We have adopted recognised methodologies in our analysis of the site and the effect of the proposals and have applied the objectives of both local and national planning policies so far as they affect heritage matters.
- 10.3 We have demonstrated that the Applicants' proposals will not cause harm to any of the nearby heritage assets and that the impact will be *Slight or Moderate Beneficial*. Consequently the proposals entirely fulfil the objectives of the NPPF by "sustaining and enhancing" the affected heritage assets.
- 10.4 The Applicant recognises the potential for causing harm to heritage assets by ill-considered development. This proposal has been progressed only after gaining a comprehensive understanding of the history of the town, the site and the significance of the nearby designated heritage assets. Professional advice has been obtained from a range of specialists, and the designs have been adjusted to reflect the guidance provided. This has been further assessed in accordance with recognised criteria.
- 10.5 We are satisfied that the outline proposals as submitted will not cause harm to the heritage assets and to the contrary we believe they will all be sustained and enhanced.

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