



DESIGN AND HERITAGE STATEMENT

Addington House, 73 London Street, Reading, RG1 4QA

Prepared for: Westway Construction

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: Addington House, 73 London Street, Reading, RG1 4QA

Local Authority: Reading Borough Council

Conservation Area: Market Place/London Street

Archaeological Notification Area: N/A

Building Use: Residential. A change of use has been approved and implemented

Listing Status: Grade II* List entry no. 1156168

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	Y
World Heritage Site	N

Non Designated Heritage Asset	N
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Project Overview:

Roof repairs and insulation. New AOV to roof. All works are additional to the existing Listed Building consent for the conversion of basement and 3 storey office building to 8 (1x studio, 4x1 & 3x2-bed flats) residential units (Class C3) and associated works (180875).



Photo 1 – View of the front elevation

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Photo 2-5 Interior views of the second floor

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Drawings and Documents provided by Client:

List of documents provided:

 CENTRO-aov-DS-v6- Data Sheet

 PF-73AH-01-FP

 PF-73AH-02-FP

 PF-73AH-03-FP

 PF-73AH-04-FP proposed

 PF-73AH-05-FP proposed

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- Vent terminals are added to the roof as part of the approved application. These vent terminals are confined to the flat areas between ridges in order not to be visible.
- AOV's recommended as per the building regulation requirement. These AOV's are confined to the pitched areas and not visible from outside.
- Like for like roof repairs. Renewal of existing roof flashings. Removal and replacement of second floor ceiling due to water damage. New loose lay roll roof insulation to roof space

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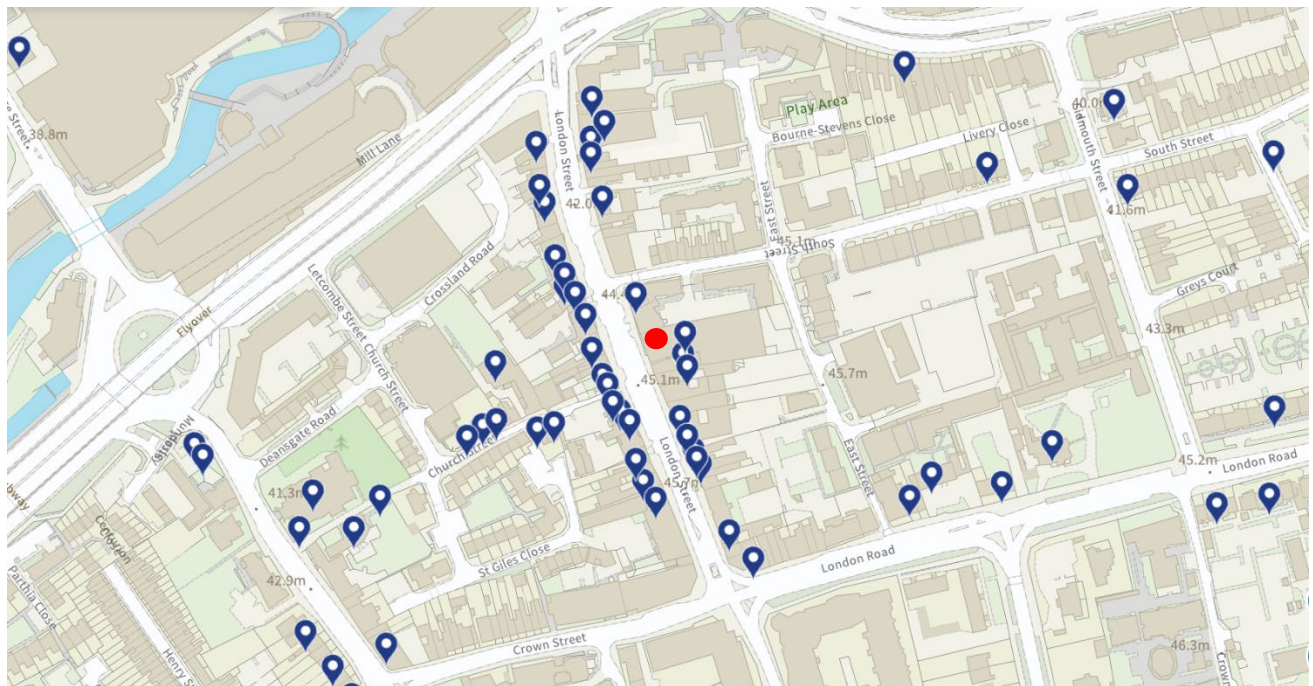
Setting Overview/ Context:

The building sits along the wide street of London Street, a primary route historically into Reading town centre. The road is very much Georgian in its styling containing prestigious 3 storey brick townhouses. The property in question is No.73 London Road which was built as a residence for Dr Anthony Addington who was famed to be the mental health specialist who attended the 'mad' King George III. No. 73 dates around 1748/9. No.75, the adjacent building was built slightly later to match in styling in around 1754 to house his patients. Each house is designed to be 5 bays wide using palladian proportions and is mentioned within the Pevsner 'Buildings of England'. At this time the rear of the property was laid to gardens. The townhouse has a traditional georgian parapet detail with a pitched slate roof behind. It has a basement and three-storey and is a mid-terrace building located on the east side of London Street, close to the junction with South Street (to the north).

In 2018 the property was granted consent after extensive consultation with both the local authority and Historic England to convert the basement and 3 storey office building to 8 (1x studio, 4x1 & 3x2-bed flats) residential units (Class C3) and associated works. The consent was implemented in 12/10/21 however the works were not completed and the property was subsequently sold on to Westway Construction, who wishes to continue with the project. This application is in addition to that existing consent and refers to works desperately needed to repair the leaking roof which is currently damaging the second floor. In addition, as a result of a fire review of the building layout the need for an AOV has been identified to the central roof in order to achieve compliance with the Building Regulations.

Setting: Urban Area

Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

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Site Planning History:

App. No.: 991342
Description: Works to include the separation of numbers 71 and 73 and demolition of two storey return to building and infilling of doors and windows as necessary.
Received Date: 23/12/1999 Decision Date: 12/10/2000

App. No.: 990787
Description: Erection of external fire escape stair to replace existing.
Received Date: 09/08/2000 Decision Date: 04/10/2000

App. No.: 990923
Description: Erection of replacement fire escape stair on rear elevation.
Received Date: 09/08/2000 Decision Date: 18/10/2000

App. No.: 990692
Description: Removal of modern partitions to restore original room sizes, cutting out and renewal of rotten floor and replacement of internal rainwater disposal system.
Received Date: 08/11/2000 Decision Date: 22/10/2001

App. No.: 100529
Description: Erection of commemorative blue plaque
Received Date: 25/05/2010 Decision Date: 15/09/2010

App. No.: 180758
Description: Conversion of basement and 3 storey office building to 8 (1x studio, 4x1 & 3x2-bed flats) residential units (Class C3) and associated works.
Received Date: 08/05/2018 Decision Date: 12/10/2018

App. No.: 180875
Description: Internal and external works associated with conversion of an existing office building to 8 flats.
Received Date: 25/05/2018 Decision Date: 12/10/2018

App. No.: 210702
Description: Variation of condition 2 (approved plans) and removal of condition 4 (on-site vehicle parking) of planning permission 180758 (conversion to 8 residential units and associated works)
Received Date: 05/05/2021 Decision Date: 25/06/2021

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App. No.: 211412

Description: Discharge of conditions 3a (detailed schedule), 3b (method statement) and 4 (timber windows) of listed building consent 180875, as granted 12/10/2018.

Received Date: 25/08/2021 Decision Date: 11/10/2021

App. No.: 211421

Description: Discharge of conditions 3 (construction method statement), 9 (noise scheme) and 10 (BREEAM) of planning permission 180758, as granted 12/10/2018.

Received Date: 26/08/2021 Decision Date: 05/01/2022

App. No.: 240427

Description: Non-material amendments to permission 180758 to alter the wording of condition 2 (approved plans) to incorporate revised plans detailing internal layout changes to account for fire regulations.

Received Date: 04/04/2024 Decision Date:

Job number: 2094

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Impacted Heritage Assets:

The building sits within the Market Place/London Street Conservation Area, and within Reading's High Street Heritage Action Zone (HSHAZ).

The building is Grade II* Listed.

Heritage Category: Listed Building

Grade: II* List Entry Number: 1156168

Date first listed: 22-Mar-1975

List Entry Name: 73 AND 75, LONDON STREET

Statutory Address 1: 73 AND 75, LONDON STREET

Location

Statutory Address: 73 AND 75, LONDON STREET

District: Reading (Unitary Authority) Parish: Non Civil Parish National Grid Reference: SU 71853 73036

Details

LONDON STREET 1. 5128 (East Side) Nos 73 and 75 SU 7173 SE 3/195 22.3.75. II* GV 2. 1748, house of Dr Addington, physician to George III, father of the later Prime Minister. (Lead rainwater head with initials AM and date 1748 removed since previous list). An imposing pair of houses of the same general design. 3 storeys and basement. Stucco plinth, red brick, header bond. Painted stone string at 1st floor level, and painted stone cills to 1st and 2nd floor windows. Moulded and painted stone cornice, plain brick parapet with stone coping. Old tile roof, taller hipped part to left with shaped chimney. Glazing bar sash windows (No 75 has a vent now to 2nd floor left hand window), scalloped blind boxes to No 75. Central doors with stone steps (only No 73 retaining moulded nosing). No 73 has 6 panelled door with radiating fanlight over deep plain painted wood architrave with ovolo moulding. Moulded open pediment on half scroll fluted brackets with acanthus ornament, repeated at right angles on wall face. No 75 has double 6 panelled door with rectangular fanlight (oval and star glazing pattern); wood case with panelled reveals, architrave surround, plain frieze, moulded cornice and half scroll fluted brackets with acanthus ornament. Recently a further door has been inserted to left of No 75, smaller with isolated brackets (probably intended for a flat hood). C18 or early C19 ramped spearhead cast-iron railings with panel standards topped with small urns and segmental bar and ball across front of both houses. No 73 retains a pair of sphinx footscrapers. Interior of No 75 altered to cinema. No 73 has original staircase with fluted balusters and plaster panelling in principal rooms, hall and staircase. Flagged hall with black diamond corners. Rear altered.

Listing NGR: SU7185373036

The building is within the context of several Listed Buildings. Please see above for 75 London Street, and below for 69 London Street.

Official list entry

Heritage Category: Listed Building Grade: II

List Entry Number: 1248071 Date first listed: 14-Dec-1978

List Entry Name: 69, LONDON STREET

Statutory Address 1: 69, LONDON STREET

Location

Statutory Address: 69, LONDON STREET

District: Reading (Unitary Authority) Parish: Non Civil Parish National Grid Reference: SU 71825 73058

Details

LONDON STREET 1. 5128 (East Side) No 69 SU 7173 SE 3/525 II 2. Early-mid C18. 2 storeys, painted brick. Tiled roof. Brick dentil cornice. 2 cross glazed sash windows on 1st floor. Mid C19 shop front with 3 incised pilasters and plate glass. Rear timber framed and tile-hung.

Listing NGR: SU7182573058

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF

Please note that this application is in addition to the existing consent so the nature of this report is limited in nature since this application should be read in conjunction with the existing applications (180758 and 180875)

Archeological: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

There is no below ground works proposed as part of this application so below ground archaeology has not been reviewed as a part of this report. There is a small possibility of below ground archaeology within this location however the area is understood to be outside the medieval portion of the town centre. This area of town is recorded to have started to have been developed primarily in the 18th century as the towns transportation links and industrialization occurred.

Historic: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The townhouse is of high historical significance due to its association with Dr Anthony Addington (1713-1790). Dr Anthony Addington was a physician with a particular specialism in insanity famed for his work with King George III when he first showed signs of mental decline. The property in question was his home after he moved from London to set up a practice following his own ill health and the adjacent building was a residence/ lunatic asylum for the treatment of his patients. He left Reading in 1754.

Prior to the current use as residential the property was used as offices.



Photo dated 1914 from Reading Museum collection

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Architectural or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The property is of a high architectural significance and makes a positive contribution to the character of the Conservation Area. The fine 18th century features of the building can be clearly seen on the façade facing London Street and many interior spaces, including the hall, principal stairs and landing, and a number of principal rooms on both ground and first floors. The staircase from first to second floor is also elegant and some historical doorframes and skirting are also present here.

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

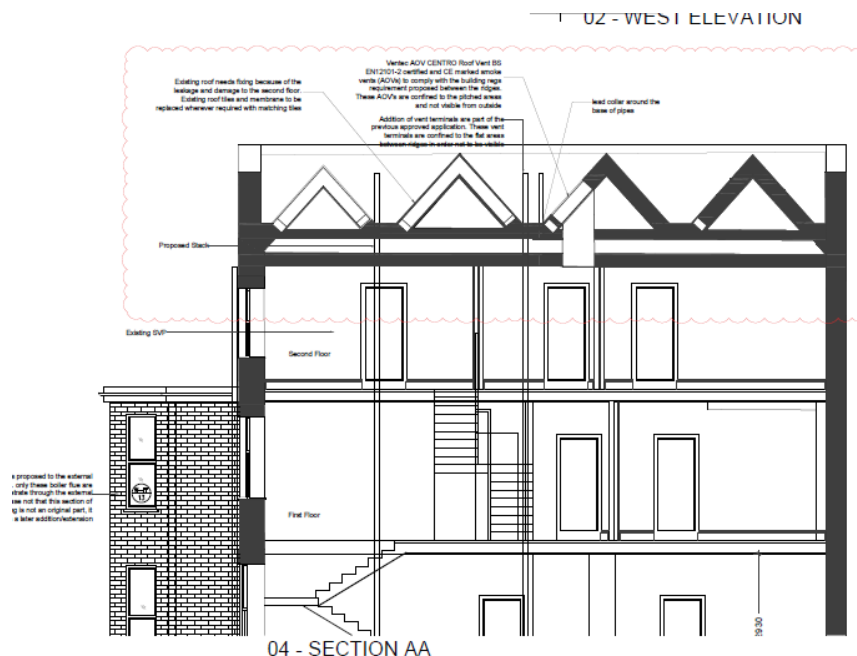
Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

As with the original application there is no proposed change to the important London Street Elevation. As shown on the section below the existing pitched roof is hidden behind a parapet roof. The new AOV will be located in the central roof area, out of sight of the surrounding elevations and will have no impact upon the wider context.

The proposed roof repairs will not result in a change in the external appearance as the roof cannot be seen from the ground level. There will be no change to the existing roof height or detailing. The existing roof will be stripped, new breather membrane and battens installed and the roof retiled with the same tiles (and new to match existing where required). Flashings will be renewed. This work is needed to reinstate the watertightness of the building which is currently damaging the historic fabric.



Extract from Building section illustrating the concealed nature of the existing roof.

Internally:

There is no proposed change to the internals from the approved plans. An application to make minor changes to the layout of the original consent as a result of a fire review has been made separately.

The existing second floor is water damaged as a result of the leaking roof (see previous photos) and there is a need to remove the existing ceiling and renew it. The ceiling on this floor appears to be modern in nature and does not contain the ornate details that are present on the floors below. There is no loss of architectural detailing as a result of these works.

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Scale and Massing:

There is no proposed change to the scale or mass of the property as a result of the proposals. The proposed roof works do not change the scale or massing of the property. The AOV is centrally located and has no impact on the scale or massing of the property.

Archeaology:

There are no below ground works proposed so there is no impact upon any potential below ground archaeology.

Use:

There is no change of use from the approved use as residential. The application is purely to improve the fire safety of the property to comply with Building Regulations and to reinstate the water tightness of the main roof.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021 and 2023.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets are either designated heritage assets or non-designated heritage assets.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

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When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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Conclusion:

This application is in addition to the existing consent (applications 180758 and 180875) and is minor in nature.

It adds an AOV, required for fire regulations compliance, which will be centrally located and unseen from the street level. It also seeks to repair the existing main roof which is currently leaking and causing damage to the existing building fabric.

There is net benefit of the proposals to both the Listed building and its occupants. There is no change to the external elevations of the building.

The proposals are in line with the principles agreed on the original applications and are in line with both local and national heritage policy.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 21/02/24 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):