



Archway Heritage

Heritage Assessment

for alterations to the front garden to form off-street parking

at

Land adjacent to 9 Erleigh Road,

Reading

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Executive summary

The Site is 9 Erleigh Road, Reading. This property has been identified as a Building of Townscape Merit in the reason for refusal, although there is no indication of this on the map accompanying the Conservation Area Appraisal Dated 2005. There is another copy, a mini appraisal listed on the Civic Society website, that does not have a map attached.

What is clear, however, is an Article 4 Direction within the Alexandra Road Conservation Area that includes restrictions for creating and accessing the road and the erection or alteration of gates fences or walls. Such development can be permitted should the planning authority wish to grant permission subject to specific planning conditions. Therefore, the local authority does not necessarily have to refuse permission for such works but the Article 4 Direction enables greater control of design and detailing. Refusal requires a clear justification of a real and specific threat of development that would damage the significant heritage interest that avoids cumulative adverse effects on the character and appearance of the Conservation Area.

The revised Proposed Development respects the local character, is reversible and would enable the continuing tenancy of the property. The current tenants wish to remain in the property but their clients have specific needs. Their continuing occupation ensures the good repair of the building. It is well-known that a vacant building quickly falls into disrepair. The previous occupier, Mr Bernard Derek Burton passed away on 08.08.2021. The property was vacant until purchased on 30.11.2022. The estate agent is unable to confirm exactly how long the property was vacant prior to Mr Buton's death but did suggest that due to the condition of the property. By that time the roof had reached such a state that it was beyond economical repair. As a result of leaks, there was damp throughout and the roof had to be completely renewed.

Our client repaired the building when he purchased it. The property needs to be occupied to keep it in a state of good repair and the tenant's letter has proven there meeting challenges that need to be addressed. The need for parking and the heritage impact has been assessed and confirmed the ability to reverse the proposed change more easily than the consequences of vacancy. This Building of Townscape Merit is currently tenanted by Liberty Supported Living who need to meet their client's needs they have repeatedly specified the need in the previous 2 applications and have again provided further details as part of this application. As a Building of Townscape Merit, maintaining this building

in good condition is important to retaining the character and appearance of the Conservation Area, which in this case is tenanted and therefore viability of occupancy is key to ensuring the means to meet the ongoing maintenance costs. Therefore, meeting the tenant's needs is an important aspect when deciding the outcome of this application.

Moreover, in the previous applications, 240206 and 231624, the loss of the existing front boundary and the front garden was provided as the reason for refusal. Specifically, that the current arrangement contributes positively to the character and appearance of the Alexandra Road Conservation Area and the dwelling, which is a Building of Townscape Merit. The wall and railings are modern, therefore, their contribution is only of illustrative value demonstrating the arrangement associated with the Victorian posts. Therefore, a reconfiguration is proposed that retains the Victorian posts and would continue to illustrate the boundary treatment. This is considered acceptable because the surviving boundaries in the Conservation Area vary considerably. Examples are listed in the Conservation Area Appraisal. Number 9 Erleigh Road is not one of those identified. Moreover, the slight reduction in green space needed to incorporate space for a single car and a new path allows for the continued readability of the small front gardens that are characteristic of this Conservation Area. Furthermore, the reconfiguration can be reverted back to the current arrangement and is therefore reversible. Therefore, this aspect of the reason for refusal does not provide a clear justification of a real and specific threat of development that would damage the significant heritage interest.

The balance of harm associated with the reconfiguration of the frontage and the benefit of guaranteeing tenancy and thereby maintenance of the dwelling in its current good repair weighs in favour of the proposed redesign. The author also suggests that the public benefit derived from meeting the needs of Liberty Supported Living's clients also needs to be taken into consideration when deciding whether to grant planning permission. It would have a positive impact on establishing a long-term contractual relationship between Brighter Futures for Children and Liberty Supported Living. In terms of local policy, the proposed design respects local distinctiveness, as set out in Policies EN1 and EN6 and it is desirable to maintain residential use. Policies CC7 and EN3 require proposals to respond positively to their local context and create or reinforce local character. The special interest, character and architecture of Conservation Areas will be conserved and enhanced by maintaining the boundary. The design proposes that one of the posts be moved to accommodate the new railing and wall arrangement, which can be moved back to the current position if parking space is no longer



needed. For this reason, Paragraph 208 of the NPPF is relevant in decision-making. The beneficial use of heritage assets is a public benefit which responds to Paragraph 208.

1 Introduction

1.1 Instruction

- 1.1.1 This Heritage Assessment has been commissioned by Mr Ghalib Hussain ('the Client') to inform a planning application. The 'Proposed Development' is for alterations to the front garden to form off-street parking, including forming a new crossover and associated works.

1.2 The Site and Study Area

- 1.2.1 The Site address is 9 Erleigh Road, Reading RG1 5LR; National Grid Reference SU SU726729 (see Drawing 1358.20sk2.garden.A3-Model). It is located on the edge of the Conservation Area, to the north of Erleigh Road and to the southeast of Reading town centre. The building that occupies the Site is one of a pair of semi-detached houses. It is protected as a Building of Townscape Merit.
- 1.2.2 The Site is located within the Alexandra Road Conservation Area. Character Areas are not defined as part of the Conservation Area Appraisal (Reading Borough Council, 2005). It is suggested within the Conservation Area Appraisal that Erleigh Road follows an earlier route than the surrounding roads and had been established by 1877. Map regression suggests late 19th-century development connected with the post-railway growth of the area.
- 1.2.3 Due to the limited changes associated with the Proposed Development, there will be few effects on the setting. Therefore, the extent of this Study Area has been confined to those heritage assets whose settings may potentially be affected and the immediate surroundings - the area between Numbers 5 and 17 and the green space on the opposite side of the road.

1.3 Purpose and aims

- 1.3.1 This Heritage Assessment examines the level of effects of the Proposed Development on heritage assets present within the Study Area, proportionate to the extent of changes proposed. The aims of the Heritage Assessment are to:
- assess the Significance of heritage assets and their settings within the Study Area;
 - assess the effect of the Proposed Development on those heritage assets; and

- advise, where appropriate, on the integration of impact avoidance, minimisation measures, conservation methods and enhancement measures.

1.4 Methodology and method of assessment

1.4.1 The assessment follows the Methodology and method of assessment (see Appendix 8) and is produced based on guidance and information provided in:

1. Conservation Principles, Policies and Guidance (Historic England 2008); and
2. Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of heritage assets (Historic England 2017).

1.4.2 For settings assessments, the five-step approach is based on Note 3. The level of detail provided must be proportionate to the Significance of the setting and the effects of the proposed changes.

Assessing the effect of the Proposed Development

1.4.3 An assessment of the Proposed Development relating to the contexts described above is based on Steps 3-4 of Historic Environment Good Practice Advice in Planning: Note 3. A measure of effects is based on the sensitivity of the settings and the impacts of the Proposed Development (see Methodology 8.4 -8.6), to a level of detail proportionate to the Significance of the setting and the proposed changes. The findings are then considered within the context of local and national planning policy.

1.5 Structure

1.5.1 The remainder of this report consists of:

- a description of the baseline, heritage assets and the Proposed Development in section 2;
- an assessment of the attributes of the setting of the Conservation Area and potential impacts and effects on the setting in section 3;
- section 4 includes a statement of justification and outlines the public benefits;
- section 5, consists of an assessment of the Proposed Development in the planning



context; and

- section 6 is a list of references, followed by Appendices 8-9, consisting of the methodology, planning and legislative backgrounds, and glossary.

2 Baseline evidence and Proposed Development

2.1 General

- 2.1.1 The baseline consists of a description of the Conservation Area, listed buildings, the Proposed Development and the photographic evidence for the assessment. This baseline information informs the scope of the assessment (see Methodology 8.2 and 8.3), including reference to views (see Methodology 8.3.3 and 8.3.4).

2.2 Views demonstrate no effect caused by the Proposed Development

- 2.2.1 Due to the proposed change of use being compatible with this context, the lack of physical changes needed for this application and the nature of the built environment, views will not be adversely affected. This is evidenced in the following seven views.



Views 1-2: Looking at the property and the boundary on Erleigh Road



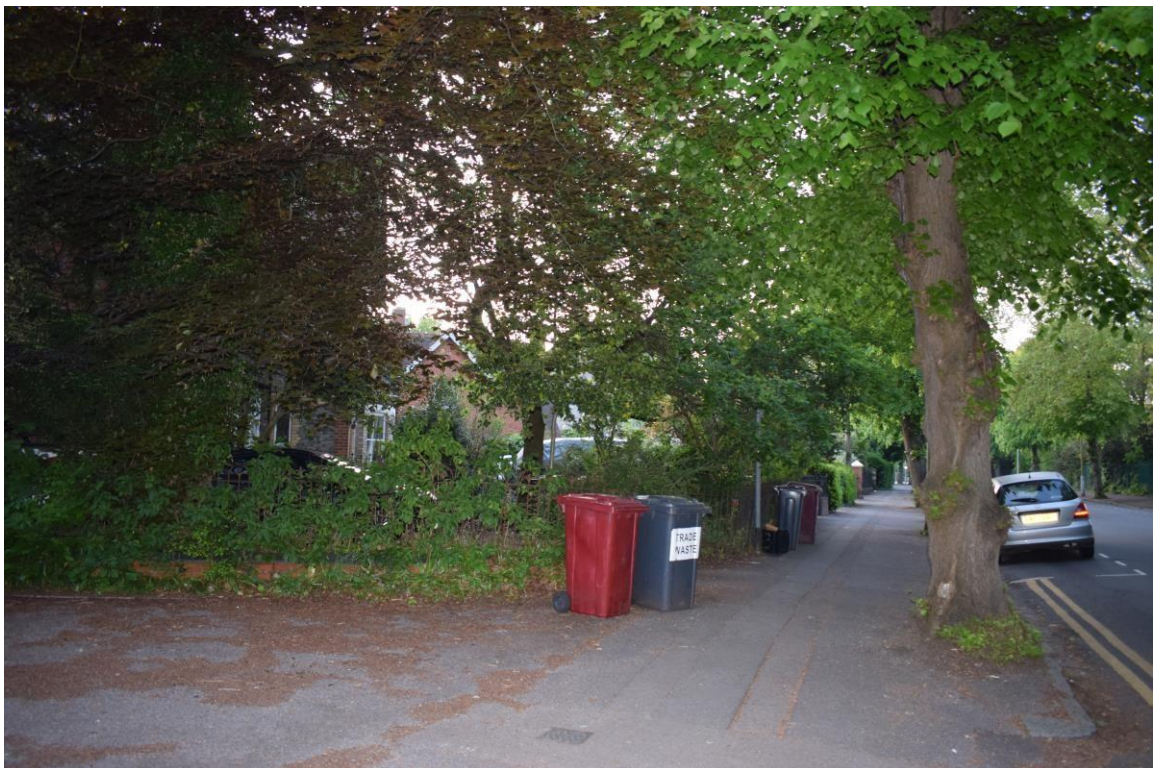
Views 1-2: Looking at the property and the boundary on Erleigh Road



View 3: Looking northwest toward Number 9



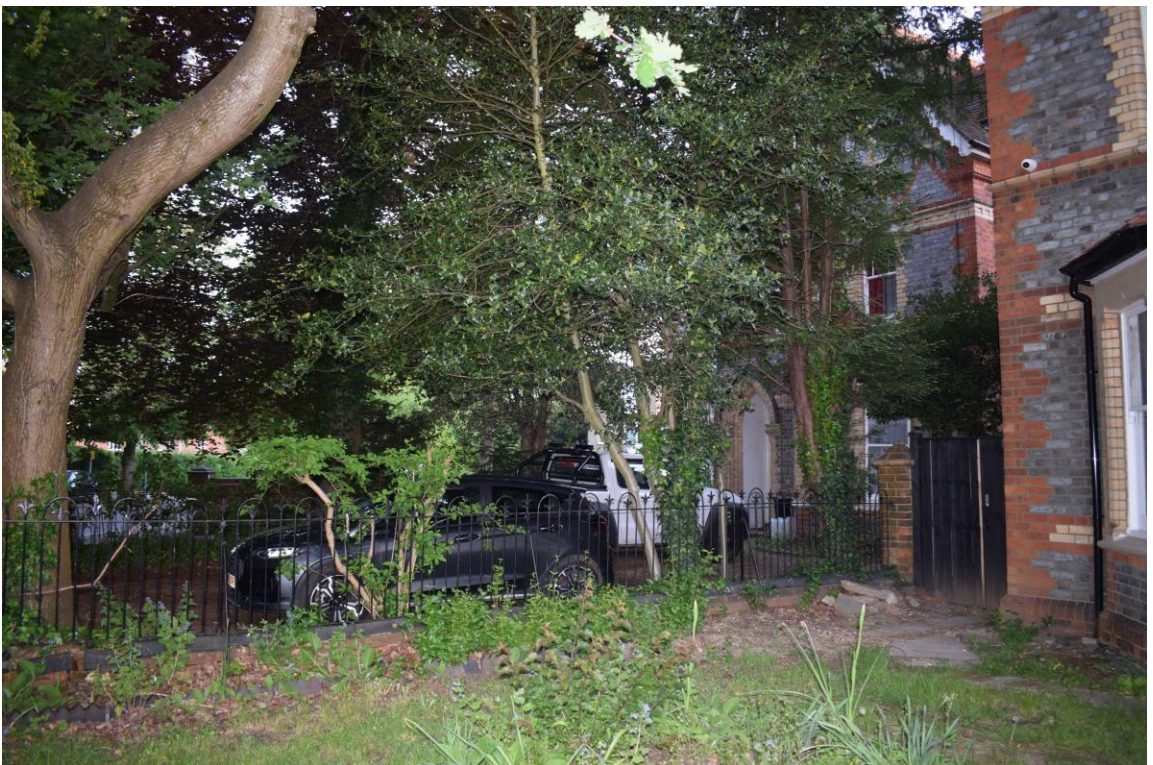
Views 4-5: Looking northeast and east along Erleigh Road



Views 4-5: Looking northeast and east along Erleigh Road



Views 6-7: Looking at the view from within the garden of Number 9



Views 6-7: Looking at the view from within the garden of Number 9

- 2.2.2 Views 1-2 illustrate the character of the property. Views 3-5 demonstrate that the reconfiguration would have a discreet effect. Views 6-7 illustrate the current views from within local gardens.

2.3 The Site

- 2.3.1 The Site was undeveloped as shown on the 1872-1877 Ordnance Survey. The 1898 Ordnance Survey shows extensive development and semi-detached dwellings on the Site. The sites within the Conservation Area are mostly occupied by brick-built dwellings. The Victorian style contributes to our understanding of these dwellings as desirable, high-quality houses set within large gardens on the edge of historic Reading.
- 2.3.2 This three-storey semi-detached late Victorian Building of Townscape Merit is decoratively detailed with multi-coloured (polychromatic) brickwork, a bay window and a large porch, bargeboards, and timber sash windows. The gabled frontages complement the steep tiled roof and tall chimney stack. The frontage of Number 9 has a small enclosed front garden. However, some modern materials have been used. While the posts are Victorian, the walls and railings are modern. Nevertheless, the illustrative value of the boundary treatment contributes to the Conservation Area.

2.4 The Conservation Area affected by the Proposed Development

- 2.4.1 Characteristically, houses have front gardens along a consistent building line with a variety of boundaries including walls, railings and hedges. Key aspects of the special interest of Alexandra Road Conservation Area are the:
- *“cohesive architectural development of the late 19th century with a wealth of period detail;*
 - *front boundaries defined by brick walls; and*
 - *iron railings and evergreen hedges, front gardens that contribute to leafy views along the area’s streets”* (Reading Borough Council, 2005, 5).

- 2.4.2 Modern units are interspersed with more historic houses. The area has a largely residential character.
- 2.4.3 The front boundary walls and iron railings and gates are noted in the Appraisal as Numbers 5, 61 and 63-86 Alexandra Road and 19 Erleigh Road. Therefore, an Article 4 Direction within the Alexandra Road Conservation Area includes restrictions for creating and access on to the road and the erection or alteration of gates fences or walls.

2.5 The Proposed Development

- 2.5.1 The Proposed Development requires the removal of short sections of the current (modern) brick boundary wall while retaining shortened sections of the current railings to allow the reconfiguration shown on the drawing (1358.20sk2.garden.A3-Model).
- 2.5.2 The proposed redesign allows for the retention of the Victorian posts. The lawn would be retained though reduced in size to accommodate space for wheelchair access to the frontage. The redesign and permeable surfaces are suggested in response to previous comments. Hedge are also suggested, planted to grow behind the retained and reconfigured brick wall and railings. New shrubbery would further enhance the verdant nature of the setting.

2.6 Planning history

- 2.6.1 Two previous applications, 240206 and 231624, for alterations to the front garden to form off-street parking, including forming a new crossover and associated works. One of the reasons for refusal was similarly worded, please see below.

REASONS FOR REFUSAL

The development would result in the loss of the existing front boundary and surviving element of original late Victorian Iron gate post/railing standards, together with the loss of the front garden, which currently contributes positively to the character and appearance of the Alexandra Conservation Area and the dwelling identified as a Building of Townscape Merit. The proposed loss of boundary treatments and the garden and the introduction of hard surfacing and vehicles within the space would result in harm to the character and



appearance of the Alexandra Road Conservation Area. The development is therefore contrary to Policies CC7 &

EN1, EN3 of the Reading Borough Local Plan 2019.

- 2.6.2 221741 - Change of use from C3 single-family dwelling house to six-bedroom HMO (C4 Use Class) – Refused – Feb 2023

3 Setting of the Conservation Area and proposed impacts

3.1 General

3.1.1 The Conservation Area is characterised as a late Victorian suburb of Reading. The Proposed Development would have very little effect on the setting and therefore, a detailed assessment of siting and location, normally associated with a settings assessment, would not be proportionate in this instance. The proposed scale and form match the current boundary treatment. The change is a reconfiguration of the current boundary arrangement to accommodate a single-car space to the east of the footpath.

3.1.2 The setting has a specific meaning in heritage terms and it relates to how a heritage asset may be experienced (see Glossary, Appendix 9). Broadly the Significance of the setting would be the same as the Significance of the Conservation Area, holding **Medium Importance** (see Table 1). However, the contribution of each of the attributes of the setting varies.

3.1.3 Four attributes of the setting are of particular note and each holds Communal, Aesthetic, Evidential and Historical Values (see Glossary, Appendix 9). As evidenced in the previous section, views would not be affected. 'Other Heritage Assets' are another key attribute of the setting unaffected by the Proposed Development. Likewise, the scale and grain of the streets, including enclosure, and boundaries would not be affected. The main impact would be on the 'history and degree of change over time'.

- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Surrounding townscape character
- Views from, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence

3.2 Addressing concerns raised in response to the previous applications

- 3.2.1 The boundary treatment, irrespective of modern replacement materials, is considered to fall within the description of special interest features as described within the Alexandra Road Conservation Area. The submitted proposal largely retains these features allowing an opening for a single car space to one side of the existing front boundary.
- 3.2.2 Moreover, in response to the Planning officer's - "a vehicle crossing ... would be harmful to the character and appearance of 9 Erleigh Road and the Conservation Area ...", any historic kerbs can be retained by the Council to be used for replacements or repairs elsewhere in Reading. Furthermore, this is a reversible change, reasonable in light of the occupants' needs, and the drop kerb design would enhance accessibility for those with limited mobility. Therefore, then this change can be considered a positive way to manage change in the historic environment.
- 3.2.3 The author disagrees with an aspect of the previous refusals. In the professional opinion of the author, the current front garden with boundary contributes to but does not mitigate the harmful effects of alterations to other frontages along this section of Erleigh Road. Yes, many front gardens and front boundaries have been lost to onsite vehicle parking to the detriment of the character and appearance of the Conservation Area. However, mitigation of cumulative loss within a Conservation Area must come forward with proposals for each property and the onus for wider improvements should not be placed on proposals in adjoining properties, specifically this application.
- 3.2.4 Front gardens and boundaries in front of houses set back into their plots are characteristic and provide coherence among varied frontages of hard-paved driveways etc. Surviving front gardens allow for a degree of interpretation about the surrounding townscape character in historic times; now relatively rare survival in this setting. A minor boundary reconfiguration, that is reversible, would not deter an appreciation of the character along this road. The proposed reconfigured boundary would continue to be part of the front garden and a positive feature in its own right. Moreover, it would continue to contribute positively to the character and appearance of the Conservation Area.
- 3.2.5 The residential nature of the Alexandra Road Conservation Area forms part of the area's identity. The proposal allows for continued contributions of a soft landscaped front garden, with improved planting, bounded by low brick walls, repositioned posts demarcating the path



and reused metal railings. This local distinctiveness would be conserved while managing change in the historic environment.

- 3.2.6 Let us clarify, historic materials only partially survive. No historic surfaces survive beyond the posts and kerb. Therefore, it is the general presence of the boundary that has illustrative value and its continued use that contributes to significance and not the current wall and railings. Green space, trees, vegetation and transitions between openness, enclosure and boundaries would be maintained and enhanced.
- 3.2.7 As a garden, this semi-private space provides a transition between public and private space offering a sense of enclosure and is considered to be a positive feature in its own right. It is enhanced by the garden, associated planting, trees and boundary treatments with verdant frontage to the street, adding to the transition as an appropriate setting for the Victorian houses beyond. The proposed planting would enhance privacy while maintaining land use.
- 3.2.8 The garden allows views from, and across sites within the Alexandra Road Conservation Area, though parking obscures visibility and intentional inter-visibility with other historic and natural features. The current and proposed reconfiguration provides the same opportunity for appreciation of attractive front garden views and views of attractive semi-detached Victorian dwellings, some of which are Buildings of Townscape Merit. The significance of the front garden and boundary holds a **Medium Sensitivity** to further change (see Table 2). This would equate to a **Small Impact** (see Table 3) and the resulting change would have a **Negligible Effect** (see Table 4) that is counter-balanced by public benefits.

3.3 Other Heritage Assets

- 3.3.1 The associations with 'other Heritage Assets' are contributions made by the listed buildings, Buildings of Townscape Merit and buried heritage assets. Buried heritage assets would not be affected. Buildings identified as having "townscape merit" make a positive contribution to the special interest of the Area. Number 9 Erleigh Road is one such building and its state of good repair enhances the surrounding heritage assets. The previous occupier, Mr Bernard Derek Burton passed away on 08.08.2021. The property was vacant until purchased on 30.11.2022. The estate agent is unable to confirm exactly how long the property was vacant prior to Mr Buton's death but did suggest that due



to the condition of the property, it would have been most likely vacant for longer. A new was needed upon purchase and the house was damp throughout. As previously highlighted, keeping the building occupied is a key positive within the Conservation Area. The affected heritage assets hold a **Medium-High Sensitivity** to further change (see Table 2). This would equate to a **Small Impact** (see Table 3) and the resulting change has a **Negligible Effect** (see Table 4).

3.4 History and degree of change over time

- 3.4.1 The semi-detached two- and three-storey homes have large rear gardens and small front gardens that have often been converted into drives. The proposed change allows for continued historic use that reinforces the residential character of the Conservation Area, which has a beneficial impact and effect. Historical and aesthetic values of the Conservation Area are associated with these attributes and to a lesser degree, evidential and communal values.
- 3.4.2 It is evident that the 'history and degree of change over time' holds historical and aesthetic values for the area with a **Medium-High Sensitivity** to further change (see Table 2). This would equate to a **Small Impact** (see Table 3). The magnitude of impact is limited by the exclusion of notable change to illustrative value. The resulting change with a **Minor Beneficial Effect** overall (see Table 4).

4 Statement of justification

4.1 Necessity

- 4.1.1 The property at 9 Erleigh Road is identified as a Building of Townscape Merit, and maintaining it in good condition is important to retaining the character and appearance of the Alexandra Road Conservation Area. Keeping the building in occupation is key to maintaining the property. The current tenant, Liberty Supported Living, has repeatedly specified the need for off-street parking to meet their client's needs, and granting this would help ensure the viability of the occupancy and means to maintain the building. Retaining the building in good repair is to the forefront of the applicant's mind because he bought it in a state of disrepair and is aware of how quickly an unoccupied building can deteriorate. The change is reversible and justifiable.
- 4.1.2 The previous reasons for refusal cited the loss of boundary treatments and the garden and the introduction of hard surfacing and vehicles within the space, which needs to be retained because these features contribute positively to the Conservation Area. The new proposal incorporates improvements, whilst reconfiguring the current features and also retaining boundary features to accommodate a single parking space and an improved planting scheme. However, the wall and railings are modern, and their contribution is only illustrative. The proposal would retain but reconfigure these features and retain the Victorian gate posts. The proposed rearrangement allows for the continued readability of the small front gardens that are characteristic of the Area while responding positively to change in this historic environment.
- 4.1.3 The proposed reconfiguration of the boundary is reversible, meaning the frontage can be reverted to its current state if parking is no longer needed. The slight reduction in green space to accommodate a single parking space is considered acceptable given the proposed permeable surfaces. The balance of potential harm from reconfiguring the frontage (reversible) is outweighed by the benefit of guaranteeing tenancy, maintaining the building in good repair, and meeting the needs of Liberty Supported Living's clients, which is considered a public benefit.
- 4.1.4 The proposed design respects local distinctiveness, as outlined in local planning policies EN1

and EN6, and maintaining the residential use is desirable.

- 4.1.5 Policies CC7 and EN3 require proposals to respond positively to local context and reinforce local character, which this reconfiguration achieves while managing change in the historic environment.
- 4.1.6 In summary, the justification highlights the public benefit of meeting the tenant's needs, thus ensuring the viable use and maintenance of this Building of Townscape Merit, and the reversibility of the proposed changes, while aligning with relevant local planning policies. An inhabited residential property in good condition within a high-quality historic Conservation Area is advantageous to the client, the local authority and the local community.

4.2 Public benefit

- 4.2.1 As previously described, a building in occupation is key to maintaining the property in good condition. Additionally, affected parties have stated that allowing this modification "would have a positive impact on establishing a long-term contractual relationship between Brighter Futures for Children and Liberty Supported Living." Ensuring stable and high-quality supported living accommodations through this contractual relationship could also provide a broader public benefit.
- 4.2.2 Both aspects provide public benefit and need to be taken into consideration when deciding whether to grant planning permission. Liberty Supported Living is the current tenant at Number 9 Erleigh Road. They have repeatedly specified the need for off-street parking to accommodate their client's needs in previous applications. Granting permission for the proposed reconfigured frontage to allow a single parking space would enable Liberty Supported Living to better meet the needs of their clients who require accessible parking. The proposed change is reversible and conserves the illustrative value. Therefore, this is reasonable in light of the occupants' needs, and the drop kerb design would enhance accessibility for those with limited mobility. Therefore, then this change can be considered a positive way to manage change in the historic environment.
- 4.2.3 In the professional opinion of the author, the current front garden and boundary contribute to but do not mitigate the harmful effects of alterations to other frontages along this section of Erleigh Road. Yes, many front gardens and front boundaries have been lost to onsite



vehicle parking to the detriment of the character and appearance of the Conservation Area. However, mitigation must come forward with proposals for each property and the onus for wider improvements should not be placed on proposals in adjoining properties.

- 4.2.4 A minor boundary reconfiguration, that is reversible, would not deter an appreciation for the character of this road. The proposed reconfigured boundary would continue to be part of the front garden and a positive feature in its own right. The current and proposed reconfiguration provides the same opportunity for appreciation of attractive front garden views and views of attractive semi-detached Victorian dwellings, some of which are Buildings of Townscape Merit. Therefore, the proposal would continue to contribute positively to the character and appearance of the Conservation Area.
- 4.2.5 The Proposed Development manages change effectively within the historic environment, especially in the Conservation Area, and is supportable in policy terms and any very limited harm is reversible and mitigated by the public benefits identified.

5 The Proposed Development in the planning context

5.1 Policy context - NPPF

- 5.1.1 The assessment has found that the Proposed Development would cause beneficial impacts by respecting the historic character of the setting and delivering additional public benefits. Thus the Proposed Development accords with the NPPF.

5.2 Policy context - CC7

- 5.2.1 The Proposed Development is visually attractive as a result of good high-quality reuse of materials and reconfiguration of spaces.

5.3 Policy context - EN1

- 5.3.1 As stipulated by Policy EN1, the design of the Proposed Development respects local distinctiveness by valuing the setting of the historic environment.

5.4 Policy context - EN3

- 5.4.1 This Assessment responds to Policy EN3, and the Proposed Development would alter the setting of the Conservation Area in a manner consistent with the local character.

5.5 Policy context - EN6

- 5.5.1 The historic environment has informed and shaped the Proposed Development, which respects local character by conserving the historic context. The proposed parking would be an evident modern intervention that would not adversely affect the readability of the definition and grain of the surrounding historic environment.

6 References

Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework.

Department of Communities and Local Government/Department of Culture Media and Sport/English Guidance Historic environment PPG

Historic England, (varying dates) The National Heritage List Entry. Published online - <http://list.historicengland.org.uk/mapsearch.aspx>

Historic England (2008, under consultation review 2017) Conservation Principles, Policies and Guidance. Published online - <https://content.historicengland.org.uk/images-books/publications/conservation-principles9sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

Historic England (2017) The setting of heritage assets. Historic Environment Good Practice Advice in Planning: Note 3 - The setting of heritage assets. Published online - <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.ppdf/>

Reading Borough Council (2018) Reading Borough Local Plan (Adopted 2019).

Reading Borough Council (2005) Alexandra Road Conservation Area Appraisal (March 2005)

7 Planning background and legislative framework

7.1 Legislative framework

- 7.1.1 The Historic Buildings and Ancient Monuments Act 1953 provides for the preservation of buildings of outstanding historic or architectural interest and their contents and related property.
- 7.1.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 defines Conservation Areas as “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”. Local planning authorities have the statutory duty to identify and designate such areas and introduce general controls over demolition and development. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses. This means that in carrying out the planning balance, where there is harm to the setting of a Listed Building or Conservation Area, the desirability of preserving the setting is to be accorded considerable importance and weight.
- 7.1.3 The National Heritage Act 2002 makes further provisions relating to the functions of the Historic Buildings and Monuments Commission for England.

7.2 National Planning Policy Framework (NPPF)

- 7.2.1 The NPPF (Department for Levelling Up, Housing and Communities 2023) sets out the Government’s planning policies for England and how these are expected to be applied. National heritage policy is contained within section 16 of the NPPF. The over-arching principles are:

“196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:



- a) *“the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

7.2.2 The relevant policies are:

“200. 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 sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

“201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on



a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal"

"203. 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."*

"199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation

(and the more important the asset, the greater the weight should be). This is

irrespective of whether any potential harm amounts to substantial harm, total loss

or less than substantial harm to its significance."

"206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

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



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

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

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

“208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”



“209. 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.”

“210. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.”

“211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”

“212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”



“213. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

“214. 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.”

7.3 Local policy

- 7.3.1 The Site is located within the administrative area of Reading Borough Council. The Council has produced a New Local Plan, adopted in 2019, which contains the planning policies to guide development up to 2036. The New Local Plan includes CC7: Design and the Public Realm, EN1: Protection and Enhancement of the Historic Environment, EN3: Enhancement of Conservation Areas, EN4: Locally Important Heritage Assets and EN6: New Development in A Historic Context.

Reading Borough Council’s New Local Plan

CC7: DESIGN AND THE PUBLIC REALM



“All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: -

- Layout: urban structure and urban grain;*
- Landscape;*
- Density and mix;*
- Scale: height and massing; and*
- Architectural detail and materials*

will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives: -

- Character - a place with its own identity and sense of place*
- Continuity and enclosure*
- Quality of the public realm and provision of green infrastructure and landscaping*
- Ease of movement and permeability*
- Legibility - clear image and easy to understand*
- Adaptability – capable of adaptation over time*
- Diversity – meets a wide range of needs.*

Developments will also be assessed to ensure that they: -

- Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;*
- Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;*
- Address the needs of all in society and are accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily;*
- Are visually attractive as a result of good high-quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.*

Applications for major developments, or other relevant developments, should be



accompanied by a design and access statement that deals with all the above matters."

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

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

- Listed Buildings;*
- Conservation Areas;*
- Scheduled Monuments;*
- Historic parks and gardens; and*
- Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List."*

"All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits."

"Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement."

"The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers."

"Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision."



EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

“Applicants should identify and evaluate sites of archaeological significance by consulting the Historic Environment Record. This will require an assessment of the archaeological impacts of development proposals to be submitted before the planning application is determined. Planning permission will not be granted in cases where the assessment of the archaeological impacts is inadequate.”

“Where remains cannot be preserved ‘in situ,’ remains should be properly excavated, investigated and recorded. This will require adequate provision for the identification, investigation, recording and publication of the archaeological resource. Where appropriate, Section 106 agreements will be negotiated to protect, enhance and interpret archaeological remains.”

“Development proposals which will have an adverse effect on scheduled monuments and other nationally important archaeological remains and their settings will not be allowed unless there is clear and convincing justification in the form of overriding public benefits.”

EN3: ENHANCEMENT OF CONSERVATION AREAS

“The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of Conservation Areas. These may include:

- Reducing visual clutter caused by negative factors, such as poles and overhead wires, satellite dishes or unnecessary street furniture;*
- Restoring original building features;*
- Removing inappropriate additions or alterations to buildings;*
- Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area;*
- Improving signage and street furniture;*



- *Restoring or re-establishing appropriate paving, railings or walls;*
- *Sympathetic landscaping and planting;*
- *Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area;*
- *Signage that reveals and promotes the Conservation Area and its boundaries;*
- *Interpretation panels to inform the public of the area's historical significance."*

"Where a Conservation Area Appraisal and Management Plan has been adopted for a particular Conservation Area, this will be a material consideration in determining applications for development."

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

"In areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities and considering how heritage considerations can influence the design of new development. When determining planning applications for new development, the following factors will be taken into consideration:

- a. The positive contribution of the development to the existing historic townscape (scale, height, mass, proportion, plot size, street form, materials, significant vistas and views, and open space);*
- b. Sensitivity to historic context;*
- c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);*
- d. Whether development promotes and/or improves access to previously undiscovered or*
- e. neglected historic significance".*

8 Methodology and Method of Assessment

8.1 General approach

- 8.1.1 The historic environment consists of buildings, monuments, settlements, buried sites or scapes on land or underwater. This appendix explains the approach taken to determine the Significance of heritage assets, incorporating the contribution of their settings, the Potential for buried heritage assets to be present (together with their Significance, where known) and the predicted residual effects of the Proposed Development, where possible. Each of the aspects considered is dealt with individually in the sections below.
- 8.1.2 The detail of the assessment presented in the report is proportionate to identify issues likely to be relevant in enabling *“an informed and reasonable decision to be made”* when determining the planning application for the Proposed Development.
- 8.1.3 The assessed likely residual effect is used as the basis for assessing the ‘harm’ caused by the Proposed Development to accord with the National Planning Policy Framework ‘NPPF’, (DCLG 2023, which stipulates that all proposals fall into one of two scenarios: ‘substantial harm’ and ‘less than substantial harm’.
- 8.1.4 The assessment was undertaken to accord with the principles of the NPPF, within the context of the Development Plan and:
- uses the definitions and procedures set out in Conservation Principles, Policies and Guidance (Historic England 2008) and in Seeing the History in the View (Historic England 2011); and
 - follows the assessment approach set out in Historic Environment Good Practice Advice in Planning: Note 3 - The setting of heritage assets (Historic England 2017).
- 8.1.5 To begin the explanation of methodology and method of assessment, clarity of the use of the term Significance is provided.
- 8.1.6 The assessment is also based on information extracted from searches and studies relating to:
- The National Heritage List for England map;



- records held at the local records office; and
- a visit to the Site and Study Area.

8.2 Significance of heritage assets

- 8.2.1 From a heritage perspective, Significance is defined in Annex 2 of the NPPF as the heritage assets interest which “*may be archaeological, architectural, artistic or historic*”. Included in the definition of Significance, in Annex 2 of the NPPF, is a statement about setting - “Significance derives not only from a Heritage Asset’s physical presence but also from its setting”.
- 8.2.2 The term Significance in this sense should not be confused with an assessment of the *Significance of an effect* (as is required in Environmental Impact Assessments, for example), which is derived from a combined consideration of the nature of the effect, confidence of the likelihood of the effect occurring, the sensitivity of the Heritage Asset and the magnitude of the impact.
- 8.2.3 This definition ties in with the Conservation Principles guidance document published by Historic England (2008), which provides more information on how the above may be interpreted, as evidential, historical, aesthetic and communal. The Significance of the Heritage Asset leads to a judgement of the heritage asset’s importance, in policy terms. The degree of protection afforded to a Heritage Asset is based on its Significance and expressed as having a specific degree of importance.
- 8.2.4 Where there would be a likely reduction of Significance caused by the Proposed Development, the importance of the recorded heritage assets is assessed (see Table 1).

Table 1: Criteria for measuring the importance attributed to designated heritage assets

Importance	Indicative criteria
Very High	Designated heritage assets of international Significance are legally protected and/or protected by international agreements or non-designated heritage assets of international Significance, which have no legal protection but are important in policy terms as they contribute to international research objectives
High	Scheduled Monuments and their settings are legally protected Non-designated heritage assets, which have no legal protection but are important in policy terms as they contribute to national research objectives Grade I and Grade II* listed buildings and their settings are legally protected Grade I Registered Parks and Gardens, Conservation Areas containing very important buildings and their settings are legally protected
Medium	Grade II listed buildings and their settings are legally protected Grade II Registered Parks and Gardens and their settings are legally protected Conservation Areas containing buildings that contribute significantly to its historic character are legally protected Non-designated buildings that may be of listable quality.
Low	'Locally Listed' buildings and settings Historic (unlisted) buildings of modest quality in their fabric or historical association and their settings
Very Low	Buildings of no architectural or historical note; buildings of an intrusive character
Unknown	Buildings with some hidden (i.e. inaccessible) Potential for historic Significance

8.2.5 As discussed above, the Significance of the heritage assets is their archaeological, architectural, artistic or historic interest and their setting. Four values contribute to that interest, aesthetic, historical, communal and evidential.

8.3 Determining the baseline for settings of heritage assets

8.3.1 As defined in the Historic England Guidance Note (2017), the setting of a Heritage Asset is the surrounding landscape from where that asset may be experienced. Attributes of a setting may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed. The setting is separate from the curtilage, character and context of a Heritage Asset although these may be found to be interrelated. The guidance provides five steps in assessing settings as follows:

- *“Step 1: identify which heritage assets and their settings are affected;*
- *Step 2: assess whether, how and to what degree these settings contribute to the Significance of the heritage asset(s);*
- *Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that Significance;*
- *Step 4: explore the way to maximise enhancement and avoid or minimise harm; and*
- *Step 5: make and document the decision and monitor outcomes. The first of these steps constitutes the baseline section, which is to identify the heritage assets potentially affected by the Proposed Development.”*

8.3.2 Visits to each of those heritage assets likely to be affected by the Proposed Development allowed the author to compile a photographic record that forms part of the evidence base. Photographic views were taken towards and from the heritage assets looking towards the Site.

8.3.3 Views are chosen from within the Site and towards the Site at a point of ‘accurate visual representation’ (AVR) at or near heritage assets. Additional Views may be chosen from Views that take in the Site in the context of the settings of several heritage assets. Kinetic views may also need to be represented using a series of AVRs. These locations are mapped and the Viewpoint context is described. No access to private properties has been obtained during the field study. Views may be categorised as follows:

- Representative Views – selected to represent the experience of different types of visual heritage assets, where larger numbers of Views cannot all be included individually and where the level of effects is unlikely to differ;

- Specific Views – selected because they are key and sometimes promoted Views within the landscape; and
- Illustrative Views – Selected specifically to demonstrate a level of effect or specific aspect (e.g. screening).
- Key Views are those views that illustrate locations where there would be unobstructed visibility of the Heritage Asset and the Proposed Development.

8.3.4 The photographs have been taken using a Nikon camera using a 50 mm (35 mm format equivalent) lens. Some of the photographs used to illustrate the assessment have been 'stitched' together using digital imaging software to provide a 'panorama image', thus providing a visual context to the focus of the centre photograph. The photographs have been corrected for lens distortion and to correct changes of scale across the photograph and a cylindrical projection was used to ensure consistency of scale across the panorama, vertically and horizontally when viewed on printed paper.

8.3.5 The work undertaken towards the production of the assessment has included desk study, fieldwork (including a site visit) and discussions with the design and assessment team (to help inform the design and assessment process).

8.3.6 The assessment presents mitigation options, including the enhancement of the Significance of heritage assets, and mitigating and minimising adverse effects on the historic environment. Defining the Significance of the heritage assets relies on professional judgement and on the information available at the time of writing, thus the assessment may require revision if more information becomes available.

8.4 Settings of heritage assets

8.4.1 As defined in the Historic England Guidance Note (2017), the setting of a Heritage Asset is the surrounding landscape from where that Heritage Asset may be experienced. Designated and non-designated heritage assets are defined within Annex 2 of the NPPF. There may be various individual contributing attributes of a setting and these may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed and is separate from the curtilage, character and context of a Heritage Asset, although these may be found to be interrelated.



- 8.4.2 Visits to the Site and each of the heritage assets predicted to be indirectly affected by the Proposed Development, through changes to its setting, allowed the compilation of representative photographs to be taken within and towards the Site, where the view is interrelated to one or more heritage assets. No access to private properties was able to be obtained during the fieldwork.
- 8.4.3 The contribution of the current setting to the Significance of heritage assets was assessed (Step 2 in the Historic England Guidance Note). Identifying the contribution of the setting depends on the Heritage Asset's physical surroundings and the visitor's experience of the heritage assets. Various individual attributes contributing to the setting, likely to be affected by the Proposed Development, are assessed in terms of their contribution to the Significance of the heritage assets and an overall assessment of the contribution of the setting to the Significance of the Heritage Asset made. That contribution will vary depending on previous and proposed changes. The extent of previous changes will affect the sensitivity of the setting to further change.

8.5 Sensitivity

- 8.5.1 *"Heritage assets and their settings may contribute" to the character of an area. "The historic character of a place is the group of qualities derived from its past uses that make it distinctive... including its original configuration and subsequent losses and changes."* In the latest Guidance Note 3 publication, the sensitivity of the setting is explained as 'the capacity of the setting to accommodate change without harm to the Heritage Asset's Significance'.
- 8.5.2 *"Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to Significance but settings which have changed may also themselves enhance Significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impact from inappropriate past developments and may be*

enhanced by the removal of the inappropriate structure(s)". A measure of the sensitivity of the heritage assets is based on the indicative criteria in Table 2.

- 8.5.3 A measure of the sensitivity of the heritage assets is based on the indicative criteria in Table 2.

Table 2: Criteria for measuring the sensitivity of a heritage asset to further change

Level	Indicative criteria
Very High	The current setting has been influenced by limited degrees of incremental changes that are a reflection of the distinctive characteristics of the setting
High	The current setting has been influenced by medium degrees of incremental changes, some of which are harmonious within the original setting
Medium	The current setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the original setting of the Heritage Asset
Low	Some aspects of the current setting have been compromised at specific locations within that setting such that the Heritage Asset contributes to the setting to a very limited extent
Very Low	The current setting has been widely compromised

8.6 Magnitude of impacts

- 8.6.1 The assessment of the magnitude of impacts is carried out on settings of designated heritage assets and the Heritage Assets themselves, as applicable. The indicative criteria forming the basis for the magnitude of impact are given in Table 3.

Table 3: Criteria for measuring the magnitude of impact

Magnitude	Indicative Criteria
Very Large	Total loss of the attributes of the setting of heritage assets
Large	Comprehensive alterations to attributes of the setting that alter the way heritage assets are experienced
Medium	Considerable alterations to attributes of the setting that affect the character of heritage assets
Small	Slight alterations to attributes of the setting that affect the surroundings, some of which affect the heritage values of heritage assets
Very Small	Slight alterations to attributes of the setting that affect the surroundings but not the heritage values of heritage assets
No	No appreciable impact on attributes of the setting

8.7 Level of effects

8.7.1 The assessment of effects is carried out on settings of designated heritage assets and the heritage assets themselves, as applicable. When assessing the effect on the setting of heritage assets, the sensitivity of different attributes of the setting to change is considered in conjunction with the impact of the Proposed Development. Assessing the combination of the sensitivity of the Heritage Asset and the magnitude of impact provides a resultant level of effect (see Table 4), which may be beneficial or adverse.

Table 4: Criteria for measuring the likely effects

Effect	Indicative criteria
Substantial	Profound changes to attributes of the setting that represent a total alteration to the setting
Major	Comprehensive changes to attributes of the setting that affect the character of heritage assets
Moderate	Considerable changes to wider attributes of the setting, some of which affect the character of heritage assets
Minor	Slight changes to limited attributes of the setting, some of which affect the character of heritage assets
Negligible	Very slight changes to attributes of the setting, which do not alter the character of heritage assets
No Change	Proposed changes do not alter the character of heritage assets

- 8.7.2 Once mitigation has been taken into consideration, what remains are the likely residual effects that may be beneficial or adverse (see Table 5). There is often a weighing exercise involved in considering whether the overall outcome is more beneficial or more adverse, that is not reliant on a mathematical equation of greater or lesser numbers of beneficial and adverse effects. A detailed explanation of how a conclusion on the balance is arrived at is possible in circumstances where there are heritage-specific benefits. However, in projects where public benefits are wider and not heritage-specific, the judgement as to whether benefits outweigh harm needs to be made by the decision maker for the permission being sought and not the author.

Table 5: The relationship between sensitivity and magnitude that causes a level of effect

Magnitude: → Very Large	
Sensitivity : Very Low ↓ Very High	Very small
	Negligible
	Minor
	Moderate
	Major
	Substantial

Moderate or less:	Not significant
Moderate - Major:	Potentially significant - (use professional judgement and justify if not significant)
Major and Substantial:	Significant

8.8 The assessment effects within the planning context

- 8.8.1 The criteria adopted for determining the likely residual effect is also equated to the degree of harm to the Significance of a Heritage Asset. Professional judgement has been used to translate the assessed effects of the Proposed Development to the degree of harm to accord with the NPPF (paragraphs 193-194), which may be 'substantial harm' or 'less than substantial harm'.

9 Glossary of general terms

General terms

Aesthetic Value	How people draw sensory and intellectual stimulation from a place.
Associative relationships	The relationship between separate heritage assets by association, which may include functional and visual associations.
Curtilage	The curtilage of a building (the principal building) is in general terms any area of land and other buildings that are around and associated with that principal building. The courts have considered the precise extent of curtilage on many occasions. Determining the exact curtilage of any building is a complex question and much will depend upon the facts of the individual case. The key considerations are the physical layout of the buildings; the ownership, past and present; and, the function of the buildings and spaces past and present.
Communal Value	The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
Cumulative change	The cumulative change includes permitted developments, yet to be constructed, to be considered when assessing whether any additional change will further detract from or enhance the Significance of a Heritage Asset
Evidential Value	The potential of a place to yield evidence about past human activity.
Heritage Value	Heritage Values represent the public interest in places, regardless of ownership. The use of the law, public policy and public investment are justified to protect the public interest. Heritage Values comprise Evidential Value, Historical Value, Aesthetic Value and Communal Value.
Historical Value	How past people, events and aspects of life can be connected through a place to the present – tend to be illustrative or associative.

Kinetic	Relating to, caused by, or producing motion. The kinetic, or dynamic, nature of a view refers to how it changes as the viewer moves through a Viewing Place.
<i>in situ</i>	Anything in its natural or original position or place is also referred to as 'primary context'
Level of effect	The level of effect ('effect' for brevity) is the measure of change caused to a Heritage Asset.
Magnitude of impact	The magnitude of impact ('impact' for brevity) is the measure of disturbance of buried heritage assets or alterations to built heritage assets.
Natural	Undisturbed natural geology accumulated without the influence of human activity
Potential	Professional judgement is used to interpolate potential within a site by understanding the baseline information for each archaeological period within a Study Area
Setting	The setting of a Heritage Asset is the surrounding landscape from where that asset may be experienced. Attributes of a setting may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed. The setting is separate from the curtilage, character and context of a Heritage Asset although these may be found to be interrelated
Significance	The value of a heritage asset to this and future generations is because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting (NPPF)