

Heritage Statement

to assess the impacts and effects of the
proposed repair and refurbishment

at

at Number 33 Baker Street, Reading

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Executive summary

The property is Number 33 Baker Street, Reading. A series of proposed repair and refurbishment methods and materials are recommended.

In addition to explaining the urgent works undertaken, this report sets out the principles and conservation approaches for the proposed repair and refurbishment work and assesses the effect on surrounding heritage assets.

Urgent works were needed to ensure the building's conservation due to leakage of water and waste water. However, some materials used in the past are not compatible with the historic fabric. Listed building consent is needed for these works. The use of experienced conservation craftspeople will ensure alterations are appropriate for historic building fabric and techniques. The key to minimising adverse impacts lies in the careful execution, use of appropriate materials and adherence to conservation methods. This may be secured by a schedule of works secured by a pre-commencement condition.

In NPPF terms, the findings of this assessment confirmed that the effect associated with the Proposed Repair and Refurbishment represents 'less than substantial harm' to the identified heritage assets. For this reason, Paragraphs 202 and 203 of the NPPF are relevant in decision-making. Those paragraphs call for evidence of the public benefits associated with the Proposed Repair and Refurbishment. Public benefits would include repair and refurbishment and respect for local distinctiveness, as set out in Policies EN1 and EN3.

1 Introduction

1.1 Instruction

- 1.1.1** This Heritage Statement has been commissioned by Nexome Ltd (‘the Client’) to inform a planning application. The ‘Proposed Repair and Refurbishment’ is a full application for the repair and refurbishment of Number 33 Baker Street, Reading.

1.2 The Site and Study Area

- 1.2.1** The address is Number 33 Baker Street, Reading, RG1 7XX; National Grid Reference SU 70880 73155 (see Drawing A-1000). It is located on the south side of the Street. The property is located to the west of Reading town centre, Berkshire. The ‘Site’ is the area within the red line boundary (planning application boundary) that is a rectangular plot (see Figure 1).



Figure 1 front of Number 33 Baker Street

- 1.2.2** The Site is located within Character Area 6.3 Russell Street and streets east, within Russell Street/Castle Hill/Oxford Road Conservation Area. The extent of this Study Area has been defined by those heritage assets whose settings may be affected by the Proposed Repair

and Refurbishment. Those heritage assets are located between the nearby junctions of Zinzan, Baker and Carey Streets; and Baker and Russell Streets.

1.3 Purpose and aims

1.3.1 This Heritage Statement examines the level of effects of the Proposed Repair and Refurbishment on heritage assets present within the Study Area, proportionate to the extent of changes proposed. The aims of the Heritage Statement are to:

- assess the Significance of heritage assets and their settings within the Study Area;
- assess the effect of the Proposed Repair and Refurbishment on those heritage assets; and
- advise, where appropriate, to integrate impact avoidance, conservation methods and enhancement measures.

1.3.2 Further, it sets out the principles and conservation approaches for the proposed work.

1.4 Methodology and method of assessment

1.4.1 The assessment follows the Methodology and method of assessment (see Appendix 9) 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 is proportionate to the Significance of the setting and the effects of the proposed changes.

Assessing the effects of the Proposed Repair and Refurbishment

1.4.3 An assessment of the Proposed Repair and Refurbishment 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 Repair and Refurbishment (see Methodology 9.4 - 9.6), 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 Repair and Refurbishment in section 2;
- an assessment of the potential impacts and effects on the appearance of the property in section 3;
- an assessment of the potential impacts and effects on the condition of the property in section 4;
- section 5 includes a statement of justification and outlines the public benefits;
- section 6, consists of an assessment of the Proposed Repair and Refurbishment in the planning context; and
- section 7 is a list of references, followed by Appendices 8-10, consisting of the methodology, planning background and legislative background, and glossary.

2 Baseline evidence and Proposed Repair and Refurbishment

2.1 General

- 2.1.1** The Study Area, located within Character Area 6.3, has been defined by those designated heritage assets whose settings may be affected by the Proposed Repair and Refurbishment. The baseline consists of a description of the Conservation Area, listed buildings, the Proposed Repair and Refurbishment and the photographic evidence for the assessment. This baseline information informs the scope of the assessment (see Methodology 9.2 and 9.3), including reference to views (see Methodology 9.3.3 and 9.3.4).

2.2 The property

- 2.2.1** The property is a stuccoed grade II listed building dating from the early to mid-19th century (List Entry Number 1321984). It belongs to a pair of semi-detached houses, Numbers 33-39. The architectural features include hipped slate roofs and two ranges of glazing bars and sash windows. The property's design reflects the elegance and craftsmanship of its time. A comparison of the Tomkins/Coates map of 1802 and the Local Board of Health maps of 1853 indicates it was built between 1840 and 1853. The extensions also date between 1840 and 1853. The building contributes significantly to the streetscape, which is characterised by a mix of red brick and stucco-rendered houses of varying heights. As part of a row of terraced and semi-detached houses with basements, its elegant architectural style exemplifies small-scale residential architecture typical of the area and the era. The property has well-preserved features including sash windows and a hipped roof. These elements along with the porch annex linking it to its pair, showcase the craftsmanship and design aesthetics of the period.

Figure 2 a pair of semi-detached houses, Numbers 33-39



2.2.2 Its current poor condition belies its historical importance. A key part of that importance is its unique architectural features that contribute to the richness of local heritage. Though the properties share similarities with other buildings in the immediate area, their unique layout showcases the range of styles during the expansion of Reading (Reading Borough Council 2020). This illustrates the evolution of the area, enhances the streetscape and is an integral part of the historical narrative.

2.3 The Character Areas affected by the Proposed Repair and Refurbishment

2.3.1 The Russell Street/Castle Hill/Oxford Road Conservation Area was designated in 1974 and has been extended several times. This part of the Russell Street Character Area exhibits a quiet residential ambience. The current streetscape is characterised by red brick and stuccoed two to four-storey houses along the street frontage. Numbers 33 and 33A form part of a series of terraced and semi-detached houses.

2.4 Urgent works

2.4.1 To improve the condition and appearance of the property, the proposed repair and

refurbishment will focus on restoring historic features, using appropriate materials and adhering to conservation guidelines. Due to years of neglect and water ingress by leakage of water and waste water areas had to be excavated, one at the back of the building and the other at the front. The excavation reaches the foundation level of the basement, undertaken as urgent work. The excavation of soil allows air to circulate during summer months and allows the damp conditions to dry out. To help moisture evaporate at the basement level in the future, it is proposed to retain both excavated areas and convert them into light wells. There are existing light wells, accessed via steps down from pavement level along the terrace shown as dotted lines on the 1877 Ordnance Survey map, published 1879. However, a light well is not shown at Number 33 (see Figure 2).

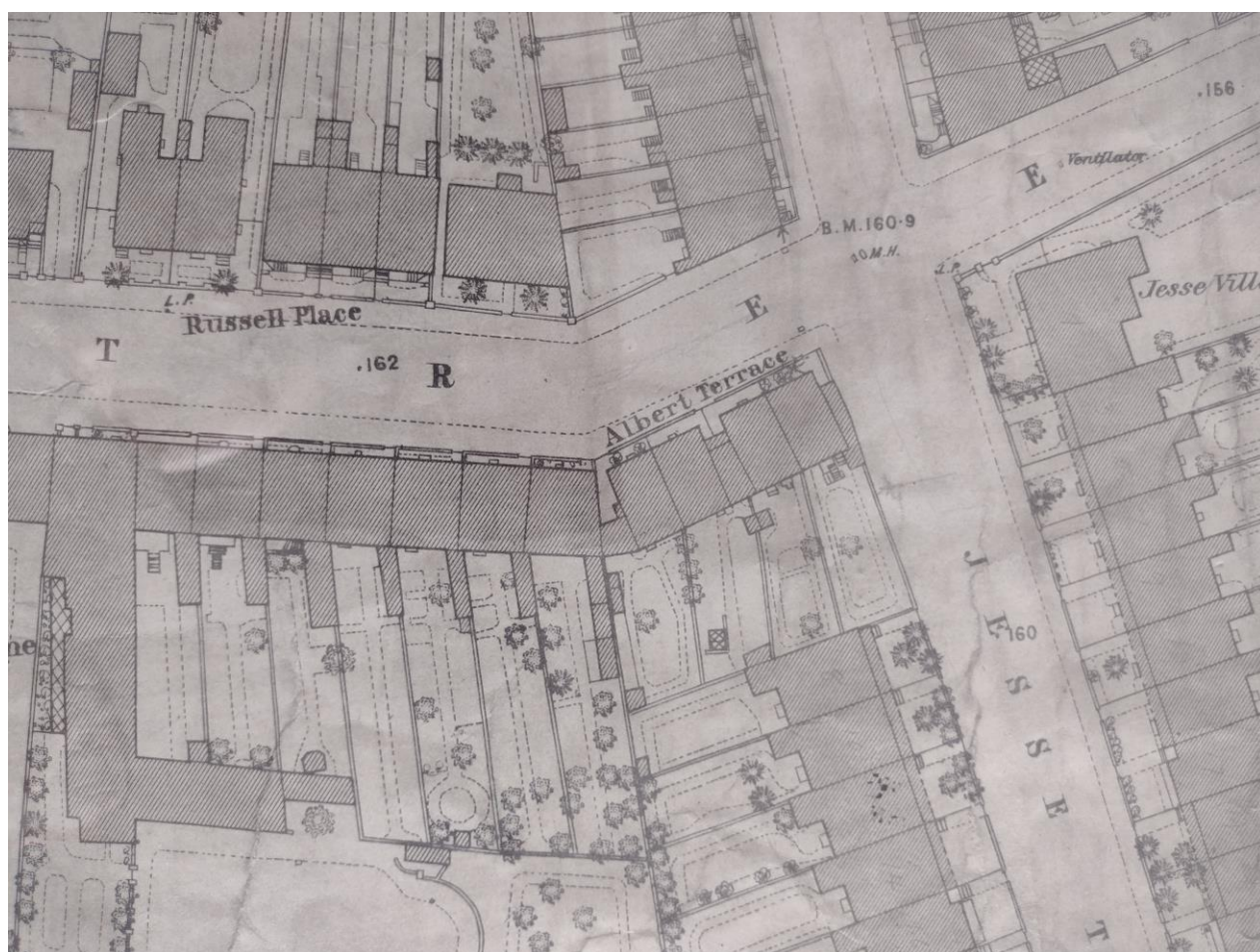


Figure 3 the 1877 Ordnance Survey map, published 1879

- 2.4.2** Nevertheless, this feature would be in keeping with the street and the introduction of a doorway instead of the window would aid in the readability of this change considered to be of benefit to the overall condition of the house.



Plate 1 style of local light wells

- 2.4.3** As part of a permanent solution, the proposed works include diverting the services around the edge of the excavated areas to avoid further damage to the building's walls that could

otherwise be caused by future water ingress. Current stabilisation of the walls comprises small areas of poured concrete to form a founding base for the sections of the brick walls.

2.5 The Proposed Repair and Refurbishment

- 2.5.1** The Proposed Repair and Refurbishment would improve the front elevation, such as reinstating the handrail along the entrance part to the front door, which will enhance accessibility and the building's historic character. Existing windows will be repaired or replaced on a like-for-like basis. It is recommended that the historic design of multi-pane windows be installed to conserve the original aesthetic. Moreover, replacing missing slates (with new slates), guttering, fascia and wooden soffits will ensure the building remains watertight and visually cohesive with neighbouring properties.
- 2.5.2** Improvements to the side elevation will involve replacing the modern plywood rear entrance door with the period-appropriate door, restoring the building's historical integrity. Visible fractures will be more appropriately repaired than the currently visibly intrusive repairs by re-rendering sections ensuring the re-rendering remains flush with the current facade. Furthermore, improvements to the rear elevation include window repairs and roof and guttering repairs to maintain the appearance of the building.



Plate 2 fractures in the render

- 2.5.3** The proposed internal repair and refurbishment include treating the modern ceiling joists in the basement for wet rot to ensure structural stability. Additionally, ceiling joists on the first floor will be attached to the beams that transverse between the front and back elevations.

The asbestos-clad internal doors will be replaced with fire doors to ensure acceptable safety standards within this property, intended for continued use as two flats. It is proposed to replace the current window with a 'period window'.

- 2.5.4** Tree proximity and root growth have been identified as the reason for the bulge along the garden wall.

2.6 Planning history

- 2.6.1** No online details are available for the following planning applications.

App. No.:	020346	Site Address:	33 Baker Street Reading
Description:	The rear entrance door and window to the basement were removed and replaced by a new door frame with sidelights and a replacement steel lintel. Replacement of asbestos roof by slate roof over bathroom extension / Jesse Terrace entrance.		
Received Date:	05/03/2002	Decision Sent Date:	20/05/2002
	Application Permitted	Decision Date:	20/05/2002
App. No.:	021233	Site Address:	33 Baker Street Reading
Description:	Change of use to two flats.		
Received Date:	17/01/2002	Decision Sent Date:	14/03/2002
	Application Permitted	Decision Date:	14/03/2002
App. No.:	920805	Site Address:	33 Baker Street Reading
Description:	Conversion to two flats.		
Received Date:	01/07/1992	Decision Sent Date:	24/09/1992

	Application Refused	Decision Date:	24/09/1992
App. No.:	<u>920901</u>	Site Address:	33 Baker Street Reading
Description:	Conversion to two flats.		
Received Date:	01/07/1992	Decision Sent Date:	24/09/1992
	Application Refused	Decision Date:	24/09/1992

3 Impacts and effects on the appearance of the property and surrounding area

3.1 General

- 3.1.1** The setting has a specific meaning in heritage terms. It relates to how a heritage asset may be experienced (see Glossary, Appendix 10). 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.
- 3.1.2** Four attributes of the setting are of particular note and each holds Communal, Aesthetic, Evidential and Historical Values (see Glossary, Appendix 10). These key attributes of the setting are: firstly, the 'views'; secondly, 'other Heritage Assets'; thirdly, the definition, scale and grain of the streets, including enclosure, and boundaries; and fourthly, 'history and degree of change over time'. Historic and aesthetic values of the Conservation Area are associated with these attributes and to a lesser degree, evidential and communal values.
- 3.1.3** This is followed by an assessment of the effects on the setting of the Conservation Area, which is based on Steps 3-4 of the assessment guidance (Historic England 2017). This is followed by an assessment of the impacts and effects (see Appendix sections 9.6 to 9.8) with a level of detail proportionate to the Significance of the setting and the proposed changes.

3.2 Setting

- 3.2.1** The significance of a heritage asset derives not only from its physical presence but also from its setting. The way setting contributes to the Significance of heritage assets relates to Heritage Values and how the setting can enable that Significance to be appreciated (see Glossary 10). The Significance of the setting of heritage assets is the historical, archaeological, architectural and artistic interest, and its setting and the associated values, which are evidential, aesthetic, communal and historical (see Methodology 9.2 and Glossary 10).
- 3.2.2** Heritage Values relate to the way we enjoy and experience the historic environment; and may be understood by assessing how heritage assets contribute to public benefit through:
- communal connections and meanings of a place (Communal Value);
 - the way the public draws sensory and intellectual stimulation from aesthetic qualities (Aesthetic Value);
 - the understanding gained by a historic illustration or a historic association that links a

place with past and present people (Historical Value); and

- discovering the evidence about past human activity (Evidential Value).

3.2.3 Broadly the Significance of the setting would be the same as the Significance of listed buildings, holding **Medium Importance** (see Table 1). However, the contribution of each of the attributes of the setting varies.

3.3 Views potentially affected by the Proposed Repair and Refurbishment

3.3.1 Two of the Significant Views noted in the Conservation Area appraisal would be affected. View 1c of the Appraisal looks north towards Oxford Road and Caversham escarpment (Viewpoint 3a). View 11 of the Appraisal looks east along Baker Street. The bend in the road illustrates historic land parcels, which form an important part of the area's historic significance. This view also benefits from the contribution made by the semi-detached and terraced Georgian houses (Viewpoint 2b and 2c).

3.3.2 Viewpoint 1 is a series of kinetic views looking west towards the property from Baker Street, which evidences the prominence of this corner plot building when the viewer is close. Likewise, visibility from Waylen Street varies depending on which side of the road the viewer progressing along and its proximity.



Viewpoint 1a series of kinetic views looking west towards the property from Baker Street



Viewpoint 1b a series of kinetic views looking west towards the property from Baker Street



Viewpoint 1c is a series of kinetic views looking west towards the property from Baker Street

- 3.3.3** Viewpoint 2 is a series of kinetic views looking east towards the property from Baker Street evidencing how obvious the unique layout and intended pairing. Pairing and layout are key points of significance are integral to their design. Viewpoint 2 also demonstrates the impact caused by the changes in window styles.



Viewpoint 2a is a series of kinetic views looking east towards the property from Baker Street



Viewpoint 2b series of kinetic views looking east towards the property from Baker Street



Viewpoint 2c is a series of kinetic views looking east towards the property from Baker Street

- 3.3.4** Viewpoint 3 is a series of kinetic views looking north towards the property from Jesse Terrace, which shows the property is relatively hidden in these views. However, the garden wall is integral to the character of this street.



Viewpoint 3a series of kinetic views looking north towards the property from Jesse Terrace



Viewpoint 3b series of kinetic views looking north towards the property from Jesse Terrace



Viewpoint 3c series of kinetic views looking north towards the property from Jesse Terrace

3.3.5 The Proposed Repair and Refurbishment would improve the important vistas identified in the Conservation Area Appraisal. Aesthetically, the repair of visible fractures as described is beneficial. A separate assessment of the effects on the condition is provided in the next section of the report (see Section 4.5). It is proposed to use hand tools, to avoid inadvertent damage, a sharp craft knife or a diamond cutting disc may be a suitable alternative to chiselling. Damage to the surrounding area when prizing out the mastic material will be avoided and it is better to remove this impervious material. Careful cutting back to the brick surface on either side of the fracture will allow for assessment of the cause (see Section 5.3.1). For smooth-floated or trowelled finishes, the edge of the repaired area should be square cut, or very slightly undercut.

3.3.6 Collectively, the views hold **Medium Sensitivity** to further change, particularly View 1c and View 11 (see Table 2). The changes would have a **Small Impact** and a **Minor Effect** in longer views and a **Medium Impact** and a **Moderate Effect, both beneficial** (see Tables 3-4).

3.4 Other Heritage Assets

3.4.1 The associations with the adjacent pair of semi-detached houses are evident in their architectural style. These buildings are listed, along with Number 41 Russell Street and

Number 55 Baker Street, whereas the earlier adjacent terrace is locally listed as buildings of townscape merit. These are Georgian, Regency, late 18th Century to *circa* 1840 in date. The immediate area was sub-urban at that time. Infill continued as evidenced by the houses opposite, which are mid-Victorian 1854 to 1890 houses along with the west side of Jesse Terrace. Whereas the northern end of the east side of the Terrace is early Victorian *circa* 1840 to 1853 and the southern end is mid Victorian 1854 to 1890. All properties in Jesse Terrace are buildings of townscape merit. The architectural mix of houses of varying scales and massing evidence of local growth spurred on by the Industrial Revolution (Reading Borough Council 2020).

- 3.4.2** The range of styles and designs demonstrates the changing needs of Reading's population in the 19th Century. This is an important characteristic of this Conservation Area. The Proposed Repair and Refurbishment will lift the "air of neglect, despite some well-maintained exceptions". As a result, there is a real, wider benefit to the proposed works. Number 33 together with the surrounding historic buildings illustrate the time-depth within the setting, which holds **Medium-High Sensitivity** to further change and a **Medium Impact** and a **Moderate Beneficial Effect** (see Tables 2-4).

3.5 Definition, scale and grain of the streets

- 3.5.1** The street features a variety of closely arranged, high-quality houses on medium-sized plots, interspersed with large Georgian villas on comparatively larger plots. The concentration of villas and terraces along the street signifies the movement of affluent residents into suburban areas during the Georgian period. The Conservation Area Appraisal emphasises the importance of conserving original architectural features and integrating new works into the existing character (Reading Borough Council 2020).
- 3.5.2** However, the Conservation Area Appraisal notes the loss of historic features in detail, such as traditional doors, windows, roofing materials and frontage treatments. These losses are some of the reasons why the Conservation Area is considered 'at risk'. This suggests that the historical and architectural significance of the area is threatened by deterioration and neglect. In addition to the loss of architectural features, other problems noted include excessive bins causing visual blight, a proliferation of satellite dishes and redundant wires and over-painted polychromatic brick detailing (Reading Borough Council 2020).
- 3.5.3** Each home has a unique and historically significant contribution to make to the setting.

Improvements to the appearance make a positive contribution to the setting, which holds **Medium-High Sensitivity** to further change and a **Medium Impact** and a **Moderate Effect, both beneficial** (see Tables 2-4).

3.6 History and degree of change over time

- 3.6.1** Originally known as Back Lane located in the town centre, it was extended westwards to become Hosiers Lane as depicted on Lovell John's Ltd Map *circa* 1800. Coates Map of 1802 still referred to it as Hosiers Lane, predating the construction of the subject property. By 1972, the two highways had separated into Hosier Street and Baker Street. This link street between the town centre and suburban area was one of the earliest developments in the Conservation Area. It was laid out *circa* 1815 – 1825 as house construction expanded. This transformation reflects the westward expansion of Reading and the development of new residential areas for the town's affluent population. The properties in this Character Area illustrate the trend of the wealthy moving to suburban areas during the Georgian period. In its broader context, this part of Reading is a well-preserved example of the town's 19th-century residential development.
- 3.6.2** Therefore, the degree of change, particularly in the immediate vicinity, reflects the historic change. The 'history and degree of change over time' holds Historical Value for the area with a **Medium-High Sensitivity** to further change (see Table 2). The Proposed Repair and Refurbishment would have a **Small Impact** and a **Minor Beneficial Effect** (see Tables 3-4).

4 Impacts and effects on the condition of the property

4.1 General

- 4.1.1** The work methods and materials need to be compatible with the historic fabric of the original property. There would be beneficial and adverse impacts associated with the proposed repair and refurbishment at Number 33 Baker Street. Where previous changes have used non-compatible materials and methods, and particularly those changes that have caused damage, should be reversed wherever possible. Urgent works were begun before listed building consent was obtained to halt the damage to the building caused by water ingress.

4.2 Urgent works

- 4.2.1** The urgent works address years of neglect and water ingress. Repair is crucial for the building's long-term conservation. Reinstatement will be done on a like-for-like basis. Like-for-like means using materials and methods suitable for pre-1919 buildings as set out in the maintenance and repair guides published by Historic England and Society for the Protection of Ancient Buildings (SPAB). The methods and materials referenced in the British Standard BS 7913:2013 are suitable for the conservation of historic buildings. However, up-to-date recommendations about specifications and methods should be provided by a heritage expert. This may be reviewed with the conservation officer where incorrect or compatible materials and methods have been used previously.



Plate 3 excavated area to the rear of the building

4.2.2 Excavated areas allow air to circulate, diverting drainage away from the elevations to improve the structural integrity of the building. Localised brick replacements to match age and size may be necessary after checking for defective or damaged bricks. The proposals include the replacement of any defective wall vents to be set within lime mortar. Repair can then continue by removing any defective pointing or jointing using lime mortar (see Section 5.3.1). The colour and texture match is relatively unimportant as re-rendering with lime is

anticipated.



Plate 4 excavated area to the front of the building , seen internally

4.3 Beneficial change

Making good exposed brick

4.3.1 The joints will be raked out twice the width of the joint or to a minimum depth of 25mm to expose sound mortar. Joints will be brushed with a soft brush to remove debris and will not be widened. Power tools should never be used. Thoroughly wash the joints with water to remove all further debris. The brickwork should be damp when the mortar is applied. The mortar mix chosen will be suitable for different locations and the time of year because both will affect the curing of the mortar. The following are indicative mixes and NHL should be avoided. The following provides a general guide and more detailed information should be provided by your retained heritage expert depending on aspect and exposure. The proportions refer to the binder : aggregate (see Table 1). The following details provide a comparative guide to support decisions for exact mixes. The middle row provides an appropriate baseline for lime mix decisions.

Table 1: A comparative guide for lime mixes

Engineering bricks	Non-hydraulic lime putty plus pozzolan or 1:2¾ or 1:3	Natural hydraulic lime and 1:2½
Hard-fired hand-made clay bricks	Non-hydraulic lime putty plus pozzolan and 1:2¾ or 1:3	
Gauged and other soft bricks	Mature lime putty and 1:2¾	

4.3.2 Lime-based grouts will be useful where in-situ repair is required.

4.3.3 Sand will be pre-washed and well-graded. The water for mixing will be a 'potable' standard and no dyes will be used. The pointing will be slightly recessed from the surface of the brick. After an initial set, new mortar needs to be beaten with a churn brush, to expose the aggregate, compact the surface and remove excess mortar from the joint face. The mortar will be protected from over-rapid drying using Hessian sheets and frost damage using insulation sheets and polythene. The lime render is a 'sacrificial' layer that is meant to 'blow' with the substrate is constantly wet and re-render in lime until the substrate has fully dried out. If significant contraction, spalling or cracking occurs, the affected areas are cut out and the re-pointing process is repeated until the brickwork has dried out.

- 4.3.4** Then applying an insulating lime render on the outside can provide a buffer from rainwater and heat loss. However, application before full remediation of the dampness would likely fracture and fail because the newly applied render would become excessively damp, (see 5.3.3). Those lime render fractures would then need to be repaired. Under certain circumstances, the application of lime render has been used to help in the process of drying a damp wall though the cost of this needs to be weighed against the benefit of speeding up the drying process. Avoid the use of impervious paints on lime mortar, brick and any other pre-1919 structural fabric. Painting with a preparatory coat and mineral paint to allow water vapour permeability is recommended.
- 4.3.5** Localised patch repair of lime-based stucco will retain patina. It is recommended that the ivy be cut near the base, allowed to die back and the roots removed. More suitable climbing plants supported on a trellis will provide a better alternative if desired. Removal of the original stucco is only recommended if the process does not damage the brick beneath. Re-rendering like-for-like with lime plaster may be acceptable for aesthetic reasons though it removes evidence of coatings and finishes. Painting with a preparatory coat and mineral paint to allow water vapour permeability is recommended.



Plate 5 lime-based stucco

- 4.3.6** Re-rendering with cementitious render is not recommended, though this has occurred in the past on the upper floors of the rear elevation and possibly the extension wall. Removal of cementitious render is not necessarily recommended because it can deface the fire surface of historic bricks. However, this work may be advisable where the cementitious render has already detached the brick repaired, and then rendered with lime.
- 4.3.7** The level of dampness within the basement is evident in the wet rot found. Treating wet rot within modern joists, if localised, will improve the structural integrity of the building. Appropriate treatment of historic timbers differs. Repair of the roof slates and guttering will also reduce the extent of dampness within the building. Replaced missing slates will match existing sizes or can be cut to match and localised repair is preferred where slates are in good condition. Lead flashing will be replaced. Other lead sheet weights will slow recommended weights and appropriate methods provided in The Lead Sheet Association Guidance, guttering the fascia and wooden soffits

Elevational changes

- 4.3.8** The restoration of historic features through appropriate replacements, reinstates the original architectural contributions of this building to the streetscape by being more appropriate to the street's historic context.
- 4.3.9** Maintaining the balance between the original appearance and any improvements during repair or like-for-like replacement of windows can retain the building's original appearance. The architectural integrity would be improved by the installation of period multi-pane windows throughout rather than the exact matching of modern windows. Generally, repairing historic windows is preferred over replacing them. This approach is often more cost-effective and environmentally sustainable. Not only do the original timbers settle as the building gradually moves over time but the durability and quality of the timber are extremely expensive to match today. The original joinery forms part of the historic evidence that contributes to the building's significance. Therefore, only when windows are beyond repair, replacing them means using materials and designs that match the original as closely as possible requires listed building consent (Historic England 2024b and Historic England 2017). Improving the energy efficiency of historic windows can be achieved through repairs, draught-proofing, or secondary glazing, which is more effective than replacing windows with modern double glazing (Historic England 2024a). For timber windows, painting with linseed oil paints to match the existing character of the front of the property is recommended to

allow for water evaporation. A window schedule has been compiled and I suggest adding details to the schedule about these windows to determine if either:

- basic draught-proofing is best for these to provide better energy efficiency; or if that is considered insufficient
- consider inserting secondary glazing behind these frames. This will likely leave a gap of approximately 100mm and the “use of low emissivity glass for the secondary glazing can further improve the thermal performance to less than 2.0/ m²K” (Historic England 2016, 7)
- alternatively, Boyland Joinery produce a very narrow profile double-glazed window (a slim 4mm float glass, a 4mm cavity with a 4mm float glass).

4.3.10 Replacing entrance doors, back and front, with period-appropriate doors that meet modern standards would, if carefully chosen to match the period and style of the building, have a neutral or beneficial effect (Historic England 2013). It is important to ensure that the new doors meet modern standards for security, insulation, and fire safety without compromising the historic appearance because historic and modern proportions differ and conversion is inappropriate (Institute of Historic Building Conservation (IHBC) 2021).

4.3.11 Faulty and poor-quality rainwater goods will be replaced either with cast-iron replacements or aluminium-cast iron substitutes that are successfully used on heritage buildings.

Garden wall

4.3.12 Tree proximity and root growth have been identified as the reason for the distortion that is causing the garden wall to bulge. Early Ordnance Survey Mapping indicates that the wall was likely constructed contemporaneously with the house, suggesting it may be considered part of the listed structure.

4.3.13 Tree Issues: The tree is causing several problems. There is a risk it is damaging or blocking nearby drainage and it is pushing the garden wall out of alignment. It is essential to notify Tree Officer Sarah Hansen about this issue. If the tree continues to grow, is uprooted during a storm, or causes subsidence through soil shrinkage, it could further displace the wall. The wall’s current location and height pose a significant risk of collapsing onto the public highway, which could have serious consequences if it fails structurally.

4.3.14 Potential Solutions: With the necessary permissions, it may be possible to remove the later

brick construction that was added to increase the height of the original wall for safety reasons. However, it is crucial to ensure that the original brickwork remains watertight by using brick capping stones, the brick bond repaired and is repointed using lime mortar. If the drainage system should be surveyed and if damaged, repaired and potentially rerouted. Root barriers are not effective in stopping root growth but can deflect it. One recommended course of action is to cut, manually remove, and treat the stump with targeted chemical control to prevent the tree from regenerating. This work should be carried out by a suitably qualified specialist.



Plate 6 tree growing adjacent to the garden wall



Plate 7 the increasing distortion of the garden wall

Supporting the sagging first-floor ceiling

4.3.15 Distorted plaster, laths, joists and beams may have achieved an equilibrium which can be undermined by attempts to alter it so the aim is to support it rather than lifting it. Temporary supports may be provided by plywood sheets secured on acrow props that can be carefully adjusted locally to avoid added pressure against the propped support. It is important to avoid added pressure, which can lead to the plaster detaching.



Plate 8 sagging first-floor ceiling

4.3.16 Stainless steel restraints secured by short lengths of stainless steel dowels or washers have been used to safely secure historic ceilings. Holes are drilled at irregular intervals to minimise the impact. The washers are countersunk, approximately 2mm into the surface and tensioned using a thin wire. The thin wire is passed through a hole drilled in the plaster and secured to the flexible metal strap. The flexible metal strap bridges the joists or studs. Lime putty or similar will mask the washers along with other patch repairs. Securing the ceiling allows for the retention of the building's historic fabric.

Internal fixtures and fittings at basement and ground floor levels

- 4.3.17** Much of the historic fabric in the basement and ground floor was removed when in previous ownership (confirmed by Jeff Asemi during the site visit). Decorative harmony and legibility of the original authenticity would be achieved by replacing those lost internal fixtures and fittings with modern alternatives using an appropriate period style.



Plate 9 mixture of historic and modern fixtures and fittings



Plate 10 loss of internal fixtures and fittings

Insulation

4.3.18 Insulation that allows moisture evaporation is essential for the long-term viability of the rafters and the entire building. For the cold roof insulation, I suggest the use of sheep's wool insulation, Pavaflex or possibly Fermacell, depending on 'payback calculations'. Fermacell can be painted, eliminating the need for plastering. Calculations need to take into account the exterior rear wall, which masks the condition of the brick beneath. Cementitious render prevents transference of water from the brick; whereas lime render and lime mortar are designed to allow excess moisture to evaporate. Dampness that cannot evaporate from walls results in a wall that is colder than the rest of the building, which creates a temperature differential that can reduce the thermal performance of the building as a whole.



Plate 11 cementitious render

4.3.19 Ideally internal lime plaster would be applied to the walls where repairs are needed and impervious modern plaster removed. If time and finances need to be focused elsewhere, a temporary fix may be considered appropriate. The possibility of introducing vents and installation of a lime hemp plaster applied to reed or wool wood-backed boards on the lower ground floor walls with a ventilated air gap between the wall and the plaster-backed board has been discussed though this may need to wait for future works, when possible.

4.4 Adverse change

4.4.1 A careful balance of decision-making is also required when assessing the excavation of light

wells. While beneficial in addressing them in water ingress it alters the original ground level appearance. However, on balance allowing air to circulate to maintain a dry envelope, takes precedence especially if more intrusive and less sympathetic treatments can be avoided such as injecting the walls with damp proofing liquid or modern tanking methods.

- 4.4.2** The excavation works were undertaken as part of the urgent works (see Section 4.2) and creating light wells carries the limited risk of further altering historic fabric, which can be addressed through a planning condition for a schedule of works. This will ensure that even urgent works are carried out using appropriate materials in respect of the building's listed status.

4.5 Neutral changes

Internal doors

- 4.5.1** Internal doors are not original in design or fabric so their replacement would have a neutral effect.

Enlarge window opening in side elevation

- 4.5.2** Installing a 'period window' to replace the current window would not be out of keeping with the building or Conservation Area and would improve ventilation.

External fractures in the render

- 4.5.3** The repair of visible fractures can be beneficial depending on the advice sought, methods and materials used. Once the render is removed (see Section 3.7), then it will be possible to assess whether localised repairs are appropriate. Where doubt arises, then I can recommend a HESPR-accredited structural engineer to investigate the underlying cause of the damage and to identify whether fractures are localised or connected with the whole wall movement. The following provides a guide for repair. Where the movement has resulted in a differential settlement and the pattern of coursing has fallen out of alignment then there are several options.
- 4.5.4** Tying back the external walls to the cross walls using helical stainless-steel bars is a tried and trusted method, which may be inserted below the wall plate. Another option is cutting back the brickwork or rebuilding a section on either side of the fracture, which can be considered.

The cut-back needs to be extended a sufficient distance to allow the mortar jointing to be gradually adjusted.



Plate 12 gap between wall and floor on the first floor

- 4.5.5** Tying back external walls to the floor structures using helical stainless-steel bars or steel straps are tried and trusted methods. The former causes less disturbance to the building fabric but can cause visual impact at insertion points. Steel straps anchored to the wall and fixed to the floor structure may be suitable where the joists run parallel to the wall at approximately 1200mm centres. Alternatively, steel straps are fixed to 3-4 adjacent joists where the floor joists run parallel to the wall; then timber noggins are fixed in between to resist lateral forces supported by folding wedges driven in between the wall and the first joist.
- 4.5.6** Repair processes cannot be fully identified at this stage and can be informed by planning conditions and therefore may be considered a neutral change, with beneficial outcomes.

External railings

- 4.5.7** Google Street View shows the railings uprights embedded in the original wall leading to the

front door were intact in 2018. By May 2019 part of the railing had been bent and by July had become detached. Deterioration continued until 2020 and by 2021 the railing had been cut. This railing was cut before the current owner purchased the property earlier this year. Currently, the railing uprights embedded in the original wall are rusted and likely to damage the capping bricks in which they are embedded. Careful removal of the embedded uprights has the advantage of removing the risk caused by the rust. Care is also needed because the uprights are painted and historic paints contain lead. Therefore, additional health and safety precautions need to be observed. Black powder-coated inert metal is proposed and can be inserted into the existing holes and affixed/secured to the new railing. Reusing the existing holes will influence the choice of design.

4.6 Adverse impacts, permanence and consequential impacts and effects

- 4.6.1** Noise is anticipated during construction; being temporary, planning conditions can be put in place to address those issues. Post-construction, there would be a small increase in daytime activity associated with family life. This would not cause disturbance such that it would affect the viability of this or nearby properties. The changes would have a **Small Impact** (see Table 3) and a **Minor Effect**, associated with adverse impacts that can be controlled by planning conditions and beneficial effects (see Table 4).

4.7 Beneficial impacts and effects

- 4.7.1** There is a long list of beneficial impacts and effects when using the recommended methods and materials, including:
- urgent works to repair damage by water ingress
 - restoration of historic features
 - improvements during repair or like-for-like replacement of windows
 - replacing entrance doors and faulty and poor-quality rainwater goods
 - modern alternatives for internal fixtures and fittings at basement and ground floor levels using an appropriate 'period style'
 - supporting the sagging first-floor ceiling
 - 'breathable' insulation
- 4.7.2** Appropriate changes to the building's fabric that add to its historical and architectural value would have a **Small-Medium Impact** (see Table 3) and a **Minor Beneficial Effects**, that

cumulatively would have **Moderate Beneficial Effects** (see Table 4).

4.8 Adverse impacts, permanence and consequential impacts and effects

- 4.8.1** The adverse impacts of urgent works and permanent light wells are balanced with the beneficial effects of reversing the damage caused by water ingress. The changes would have a **Small Impact** (see Table 3) and a **Minor Effect** (see Table 4).

5 Statement of justification

5.1 Necessity

5.1.1 The proposed repair and refurbishment works are essential to ensure the conservation and continued use of this historic building. This statement provides a justification for the use of certain materials and methods, outlines the principles guiding the conservation efforts, and assesses the impact on surrounding heritage assets. The conservation approach adheres to established principles of maintaining the building's integrity and authenticity. The use of experienced conservation craftspeople is emphasised to ensure that alterations are appropriate for the historic fabric and techniques of the building. The selection of materials and methods aims to minimise adverse impacts, while aligning with the conservation objectives outlined in relevant guidelines and policies.

5.1.2 The proposed works include careful execution and adherence to conservation methods. The use of appropriate materials is critical to maintaining the building's historic character while ensuring its functionality. The preparation of a detailed schedule of works, secured by a pre-commencement condition, would guide the execution of these repairs. The impact on the heritage assets is minimised through the use of appropriate materials and techniques, ensuring that the building's historic value is preserved for future generations. The listed building consent is sought to formalise these interventions, demonstrating a commitment to maintaining the building's heritage significance while addressing its immediate conservation needs.

5.2 Public benefit

5.2.1 The reinstatement of habitable units would provide residential accommodation, currently unavailable due to the building's condition. Moreover, the works would protect and enhance the historic environment thereby conserving cultural heritage that fosters community pride and identity.

6 The Proposed Repair and Refurbishment in the planning context

6.1 Policy context - NPPF

- 6.1.1** The assessment has found that the Proposed Repair and Refurbishment as advised would cause largely beneficial impacts whilst respecting the historic character of the setting and delivering additional public benefits. Thus the Proposed Repair and Refurbishment accords with the NPPF.

6.2 Policy context - EN1

- 6.2.1** As stipulated by Policy EN1, the Proposed Repair and Refurbishment respects local distinctiveness by valuing the setting of the historic environment. In this way, the works would protect and enhance the historic environment.

6.3 Policy context - EN3

- 6.3.1** This Heritage Statement responds to Policy EN3, and the Proposed Repair and Refurbishment as set out in this Statement would restore original building features thereby enhancing the Conservation Area.

7 References

English Heritage Practical Building Conservation series was used throughout.

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 (2020) Russell Street/Castle Hill/Oxford Road Conservation Area Appraisal.

Online advice

Institute of Historic Building Conservation (2021) IHBC Toolbox Guidance Note: Guidance on Alterations to Listed Buildings (GN2021/1) <https://ihbconline.co.uk/toolbox/docs/IHBC%20Guidance%20Note%20on%20Alterations%20to%20Listed%20Buildings%20GN2021%201%20v010121.pdf>

Historic England 2016 Energy Efficiency and Historic Buildings: Secondary Glazing for Windows

Historic England 2013 I Want to Alter a Door (Published 15 May 2013)

Historic England 2024a Repair or Change Windows in an Older Home (Published 23 July 2013, Updated 23 July 2024) <https://historicengland.org.uk/advice/your-home/maintain-repair/windows/>

Historic England 2017 Traditional Windows: their care, repair and upgrading (Published 8 February 2017) <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

Historic England 2024b Repair or Change Windows in an Older Home (Published 23 July 2013, Updated 23 July 2024) <https://historicengland.org.uk/advice/your-home/maintain-repair/windows/>

Maps

1877 Ordnance Survey map published 1879 XXXVII.3.12

The Board of Health Maps 1853 <https://maps.royalberkshirearchives.org.uk/wp-content/uploads/2021/10/R-AS-2-4-17-1.jpg>

Tomkins/Coates map of 1802

8 Planning background and legislative framework

8.1 Legislative framework

- 8.1.1** 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.
- 8.1.2** 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.
- 8.1.3** The National Heritage Act 2002 makes further provisions relating to the functions of the Historic Buildings and Monuments Commission for England.

8.2 National Planning Policy Framework (NPPF)

- 8.2.1** The NPPF (DCLG 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:
- *“the desirability of sustaining and enhancing the Significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - *the desirability of new development making a positive contribution to local character and distinctiveness”; and*
 - *to bring to fruition, “opportunities to draw on the contribution made by the historic environment to the character of a place.”*

“193. When considering the impact of a 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.”

“194. Any harm to, or loss of, the Significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

“196. 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.”

“197. 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.”

8.3 Local policy

- 8.3.1** 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 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

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."

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."

9 Methodology and Method of Assessment

9.1 General approach

- 9.1.1** 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 Repair and Refurbishment, where possible. Each of the aspects considered is dealt with individually in the sections below.
- 9.1.2** 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 Repair and Refurbishment.
- 9.1.3** The assessed likely residual effect is used as the basis for assessing the ‘harm’ caused by the Proposed Repair and Refurbishment 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’.
- 9.1.4** 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).
- 9.1.5** To begin the explanation of methodology and method of assessment, clarity of the use of the term Significance is provided.
- 9.1.6** 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.

9.2 Significance of heritage assets

- 9.2.1** 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”.
- 9.2.2** 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.
- 9.2.3** 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.
- 9.2.4** Where there would be a likely reduction of Significance caused by the Proposed Repair and Refurbishment, the importance of the recorded heritage assets is assessed (see Table 2). This is indicative of importance, which may be revised up in this sliding scale, which is a professional judgement.

Table 2: 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

9.2.5 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.

9.3 Determining the baseline for settings of heritage assets

9.3.1 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 make a contribution to the Significance of the heritage asset(s);*
- *Step 3: assess the effects of the Proposed Repair and Refurbishment, 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 Repair and Refurbishment.”*

9.3.2 Visits to each of those heritage assets likely to be affected by the Proposed Repair and Refurbishment 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.

9.3.3 Viewpoints are chosen from within the Site and towards the Site at a point of ‘accurate visual representation’ (AVR) at or near heritage assets. Additional Viewpoints may be chosen from Viewpoints 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. Viewpoints may be categorised as follows:

- Representative Viewpoints – selected to represent the experience of different types of visual heritage assets, where larger numbers of Viewpoints cannot all be included individually and where the level of effects is unlikely to differ;
- Specific Viewpoints – selected because they are key and sometimes promoted Viewpoints within the landscape; and
- Illustrative Viewpoints – 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 Repair and Refurbishment.

9.3.4 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.

9.3.5 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).

9.3.6 The assessment presents mitigation options, including the enhancement of the Significance of heritage assets, mitigating and minimising adverse effects on the historic environment. Defining 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.

9.4 Settings of heritage assets

9.4.1 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.

9.4.2 Visits to the Site and each of the heritage assets predicted to be indirectly affected by the Proposed Repair and Refurbishment, 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.

- 9.4.3** 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 setting, likely to be affected by the Proposed Repair and Refurbishment, 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.

9.5 Sensitivity

9.5.1 *“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, sensitivity of the setting is explained as ‘the capacity of the setting to accommodate change without harm to the Heritage Asset’s Significance’.

9.5.2 *“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.

9.5.3 A measure of the sensitivity of the heritage assets is based on the indicative criteria in Table 3.

Table 3: 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

9.6 Magnitude of impacts

9.6.1 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 4.

Table 4: 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

9.7 Level of effects

9.7.1 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 Repair and Refurbishment. Assessing the combination of the sensitivity of the Heritage Asset and the magnitude of impact provides a resultant level of effect (see Table 5), which may be beneficial or adverse.

Table 5: 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	Slight changes to attributes of the setting, which do not alter the character of heritage assets
No Change	Very slight changes to attributes of the setting, which do not alter the character of heritage assets

9.7.2 Once mitigation has been taken into consideration, what remains are the likely residual effects that may be beneficial or adverse (see Table 6). 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 6: The relationship between sensitivity and magnitude that cause 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

9.8 The assessment effects within the planning context

- 9.8.1** 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 Repair and Refurbishment to the degree of harm to accord with the NPPF (paragraphs 193-194), which may be 'substantial harm' or 'less than substantial harm'.

10 Glossary of general terms

General terms

Aesthetic Value	The ways in which 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	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 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	The ways in which 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 the way in which it changes as the viewer moves through a Viewing Place.
<i>in situ</i>	Anything in its natural or original position or place, 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. 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)