



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Heritage Statement
for

185a Oxford Road Reading, RG1 7UZ

Upward extension (one storey)

On Behalf of Sulaiman Butt

Introduction and Methodology

This Heritage Statement has been prepared by Planning by Design and was produced in July 2024.

This assessment is intended to accompany an application to Reading Borough Council (the Local Planning Authority) for a proposed upward extension (one storey) at: 185a Oxford Road Reading RG1 7UZ (the site).

The aim of this report is to satisfy the requirement of paragraph 200 of the National Planning Policy Framework, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).

This assessment is informed by an analysis of the site, the existing buildings and their environs. The Heritage Statement is further informed by an analysis of historic maps of the area, and a review of known information about the site from various sources (including the Historic Environment Record (HER)).

Site Location and Heritage Planning Context

The site, noted in red below, forms part of a three-storey property which is located within the Castle Hill/Russell Street/Oxford Road Conservation Area. The site itself is not listed.

The context

The site is located in a densely developed urban area characterised by a loose grid-like pattern of streets and dwellings. The urban grain is fine, with narrow plots, most of which are occupied by terraced housing. The area has a consistent building form, with rows of terraced properties of varying heights (predominantly 3 to 4 and 5 storeys) fronting the main streets. There is a mix of semi-detached and detached housing present, though the majority remains terraced. Dormers are present in some properties to the front and rear elevations and as illustrated below in this document, roof extensions are also present.

The surrounding area is predominantly residential, though it also has a mixed-use character with some retail and community services. Shops, schools, and other amenities such as grocery stores and community centers are within walking distance. Public transport links are well-established, with bus routes running along Oxford Road providing connectivity to the wider area.

The property is located on the south side of Oxford Road, a major thoroughfare in the area, providing easy accessibility. The site can be accessed from the main road and is well connected to other parts of the town via side streets, such as Argyle Street and Prospect

Street. The site enjoys good vehicular access, while pedestrian access is straightforward, with well-maintained sidewalks on both sides of the road.

The site

The site consists of a three-storey mixed-use property with a traditional urban form, set within a row of taller buildings along a busy street. The façade is relatively simple, featuring a painted white finish that contrasts with the adjacent red-brick building on the right. The building has a Georgian architectural influence, apparent in its symmetrical windows, flat parapet roofline, and restrained ornamentation. The windows are evenly spaced, with three smaller on the second floor and three larger on the first, each featuring simple white-painted timber frames that complement the overall aesthetic. Despite the lack of decorative detailing, the building's clean lines lend it a dignified presence.

The ground floor houses a commercial unit with large shopfront windows that stretch across its width and a door on either side. The glass façade allows for a clear view into the space, currently occupied by an insurance agency, and is marked by bold blue signage. The ground floor frontage is recessed slightly from the street, providing a small, paved forecourt with bollards that separate the pedestrian space from the road. This outdoor space, though minimal, is functional and includes a slightly raised threshold leading into the shop.

The site is adjacent to the Grade II listed terrace of buildings at No 187 to 193 Oxford Road (1820s) to the west, and there are other Grade II listed terraces from the 1820s lined up on the southern part of Oxford Road within the immediate vicinity of the subject building: 195 and 197 Oxford Road, 199 to 203 (Odd) Oxford Road, 171-177 Oxford Road, and 149-169 Oxford Road.

The immediate context includes a mixture of commercial and residential uses. To the east, a deli occupies the ground floor of a commercial building with a similar three-storey arrangement, albeit taller, while the listed building on the west, although visually taller with a raised ground floor entrance, is composed of red brick and serves a more residential function.

Conservation Area

The Conservation Area lies on the west side of the medieval core of Reading, from which it is separated by the Inner Distribution Road, built in the 1970s. To the east, the land falls steeply towards the River Kennet, and the land also drops slightly across the Conservation Area to the north.

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
- National Planning Policy Framework (December 2023)
- National Planning Practice Guidance –Enhancing and Conserving the Historic Environment (Revised July 2019)
- Historic England’s Good Practice Advice in Planning Note 2 “Managing Significance in Decision-Taking in the Historic Environment”
- Historic England’s Good Practice Advice in Planning Note 3 “The Setting of Heritage Assets (2nd Edition)”

At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 11-14).

The statutory protection for Conservation Areas is laid out in the 1990 Planning (Listed Buildings and Conservation Areas) Act. The Act defines a Conservation Area as an area identified by the Local Planning Authority as having 'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (s69(1)(a)). Section 72 of the Act requires planning authorities to pay 'special attention' to 'the desirability of preserving or enhancing the character or appearance of that area'.

It is recognised in national planning guidance that this does not mean that every aspect of a Conservation Area's character or appearance is to be preserved or enhanced: 'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.' (National Planning Policy Framework). Development should conserve or enhance those elements of a Conservation Area's character or appearance that positively contribute to its special architectural or historic interest.

Paragraph 200 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 203 states that 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.

Paragraph 205 states that 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).

Paragraph 206 states that 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.

Paragraph 208 states that 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.

Paragraph 213 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.

Paragraph 138 of the Historic England Conservation Principles, Policies and Guidance states that new work or alteration to a significant place should normally be acceptable if:

- a) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c) the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

Reading Borough Local Plan

Policy EN1 'Protection and enhancement of the historic environment' of the Reading Borough Local Plan states that all proposals to protect and, where possible, enhance the significance of heritage assets and their settings, historic character and local distinctiveness of the area in which they are located. It also states that 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 Listed Buildings are expected not to have an adverse impact on the elements that contribute to their special architectural or historic interest, including their settings.

Policy EN3 'Enhancement of Conservation Areas' echoes the NPPF and states "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."

Policy EN6 'New Development in a Historic Context' also requires new development to contribute to, respect and enhance the architectural and visual qualities of the historic environment characterised by heritage assets.

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 neglected historic significance.

Design Precedents

There is a precedent of roof extensions and dormers being erected in the area.

An application (Ref 180379), also located in the Conservation Area was approved in 2018 for the erection of new mansard roof and provision of additional office space with the roofspace with dormer windows and rooflights. Re-modeling the exterior of the building with changes to fenestration.

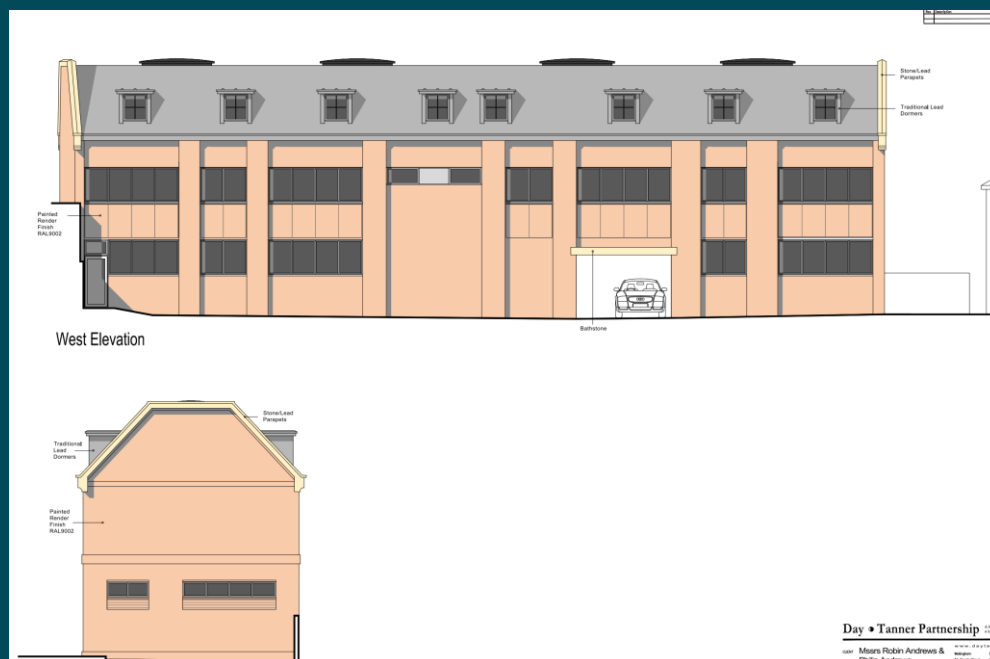


Fig 2 - Elevations for application Ref 180379

A second application (Ref 200199), also located in the Conservation Area and along Oxford Road (and included within the High Street Heritage Action Zone) was approved in 2020 for a change of use of first and second floor from C4 (Small HMO) to a two bedroom duplex flat with external alterations including ground floor front, two new front facing dormers and new rear dormer window.



Fig 3 - Elevations for application 200199

Assessment of Significance

Heritage assets

The heritage assets potentially affected by the development include:

- Castle Hill/Russell Street/Oxford Road Conservation Area
- 187-193 Oxford Road (Listed Buildings)
- The host Building

Castle Hill/Russell Street/Oxford Road Conservation Area

The Russell Street/Castle Hill Conservation Area is defined by the following features:

- The Conservation Area is the product of late 18th and 19th century development
- Castle Hill is the principal street, notable for its varying width, hilly topography, and substantial Georgian buildings which lie on either side
- Front gardens and mature trees make a major contribution to views along Castle Hill

- Residential suburbs to south contain listed terraces of early 19th century terraced houses (Coley Hill) and detached or semi-detached late 19th century houses (Castle Crescent) in leafy gardens
- Residential suburbs to the north are more urban in character, with continuous terraces of early- to late-19th century houses, set on the back of the pavement x Grid pattern of streets with Baker Street (which predates the early 19th century development of this area) cutting across this pattern
- Oxford Road is more varied with more commercial uses and the best quality listed terraces to the west

The proposal forms part of Character Area 4: Oxford Road.

Oxford Road contains a long terrace of listed buildings, dating to the early 19th century. The terrace is divided by a shorter group of mainly late 19th century development and many of the buildings in the whole group have modern shopfronts or have been converted into offices. Nos. 169/171 have late 19th century shopfronts, somewhat altered.

Negative features include:

- Busy traffic
- Poor pedestrian links across the main road
- Poor quality shopfronts, some of them in listed buildings (e.g. nos. 155 and 157)
- Poorly maintained buildings, some of them listed (e.g. no. 139)
- Plastic windows in listed buildings (e.g. nos. 171 and 177)
- Loss of chimney stacks and chimney pots (e.g. nos. 155-157 Oxford Road)

187-193 Oxford Road official listing

Terrace of four houses, built during the 1820s and later converted to flats.

Reasons for Designation

187-193 Oxford Road, Reading, is listed at Grade II for the following principal reasons:

Architectural interest:

* as an early-C19 building which contributes to the character of an architecturally varied historic streetscape.

Group value:

* the building is in close proximity to a large number of listed buildings and forms part of a strong historic grouping.

History

Until the C19, most of the land west of Reading town centre was open farmland crossed by two ancient routes passing through the town from London to the West Country. Today, the northern of these two roads is named Oxford Road, while the southern is named Castle Street/Castle Hill/Bath Road. Inns and some isolated dwellings probably existed on these roads before the C18. Fortifications were built throughout the area by Royalist forces garrisoned in the town during the Civil War with some of the earthworks surviving into the early C19.

From the early C18, development slowly began to spread westward along Castle Hill/Bath Road and Oxford Road. John Rocque's Map of Berkshire (1761) depicts ribbon development along Castle Hill/Bath Road extending as far as the junction with Tilehurst Road, and individual houses within grounds along Oxford Road about as far as the present-day location of Russell Street. More comprehensive development of the area began in the early C19 and progressed gradually over the 100 years. Development spread further along Castle Street/Castle Hill, with some of the earlier buildings depicted on Rocque's map seemingly replaced. North-south link roads also were laid out across the market gardens that previously existed between Oxford Road and Bath Road. Terraced housing was erected in considerable quantities during the first half of the century to cater for a variety of social groups.

187-193 Oxford Road is a terrace of four townhouses constructed in the 1820s during the westward expansion of Reading's inner suburbs. The developer may have been William Pratt Swallow, a member of a prominent local family, and was originally named Sydney Terrace, along with the listed terraces at 149-169 and 171-177 Oxford Road to the east (Pevsner and Bradley, p477; Conservation Area Appraisal, p59, p128). The buildings appear to have remained in largely residential use throughout their history, with some small-scale commercial uses in the late C20.

The 1875 OS map of Reading shows that the four houses uniformly had a small outshot along their eastern boundaries, which may have been part of the original design. As the end of the terrace, number 193 occupied a wider plot than the other houses, and there was a smaller building adjoining number 193 to the west. A newspaper article of 1916 describes number 193 as having stabling, which may indicate the original use of this smaller, western element of the building (Reading Mercury, 25 March 1916, p5). The 1875 map also shows that the buildings had substantial rear gardens, with number 191 having a full-width outbuilding facing onto the lane along the back of the houses, today named Prospect Mews. The external form of the terrace changed very little over the following century, with the OS map of 1971 showing that the rear outshot at 187-191 had been modestly enlarged, and full-width garages had been constructed at the end of the rear gardens of the same properties. A further garage was added at the end of the garden of number 193 sometime after 1971.

In the early 1990s, the terrace was extensively remodelled and extended to convert the four townhouses and smaller building adjoining number 193 into a series of flats. The most significant change was the addition of three-storey, rear extensions along the western boundary of each building, replacing the earlier outshot, along with a full-height, full-width

extension to the rear of the two-storey building to the west of number 193, whose north elevation onto Oxford Road appears to have been rebuilt at this time. Additional changes appear to have included the introduction of arrowhead railings along the entire front boundary of the terrace, the removal of any boundaries between the front gardens of the buildings and the paving of this space. The extent of internal alteration is unknown.

Despite this significant phase of work, all four buildings appear to retain historic windows, doors and detailing. Between 2009 and 2017, the multi-paned sash windows at the raised ground-, first- and second-floor levels at number 187 were replaced in phases with two-pane sashes. The garages on Prospect Mews, at the ends of the properties' rear gardens, now appear to be under separate ownership.

Details

Terrace of four houses, built during the 1820s and later converted to flats.

MATERIALS: the terrace is of red brick in Flemish bond and a slate roof covering, with a stucco plat band and late-C20 iron railings to the front area.

EXTERIORS: the terrace comprises four townhouses of three storeys plus a basement across three bays onto Oxford Road, under a hipped roof punctuated by ridgeline chimney stacks on the western party wall of each building.

The four houses are of matching design. Basements have a door in the central bay, accessed via steps down from the front area, and a window in the western bay. The doors are recent (late C20 or C21) replacements, while the windows are three-over-three sashes with the exception of that at number 187, which is a uPVC, two-pane sash, installed after 2009.

The door is accessed via a flight of steps from the street with iron handrails. The main entrance is located in the easternmost bay of the raised ground floor and comprises a six-panelled door within a rendered, round-arched recess with a moulded band between the door and a patterned fanlight containing the number of each house. To the west of the front door are two window openings with flat-arched heads and stucco cills. There are three window openings with gauged brickwork heads and stucco cills at the first and second floors, with the central opening on the second floor being blocked, likely as part of the original design. All of the windows at the ground floor and above are sash windows (six-over-six at the ground and first floor, three-over-three at second floor), except at number 187, where they are recently installed (post-2009), uPVC two-pane sashes. A plat band runs across the entire frontage at first-floor cill height. There are matching, three-storey extensions in brick with pitched roofs to the rear of each building, added during the 1990s. The two lower floors of the rear façade of the main house are rendered. There are single windows at the basement, ground and first floors, and three at second-floor level, some of which are sashes. The rear gardens of all four houses are joined, with numbers 191 and 193 retaining a greater proportion of the historic extent of their gardens than numbers 187 and 189.

SUBSIDIARY FEATURES: the front areas of all four houses are unified and paved, and there is a continuous line of arrowhead railings along the entire front boundary.

The host building

As illustrated below, the application site was initially a gap site in between two pairs of semi-detached buildings, having been constructed between 1938 and 1950 either as an infill or extension of the former semi-detached building at No.185 to form a continuous terrace.

A comprehensive description of the building's appearance has been provided above.

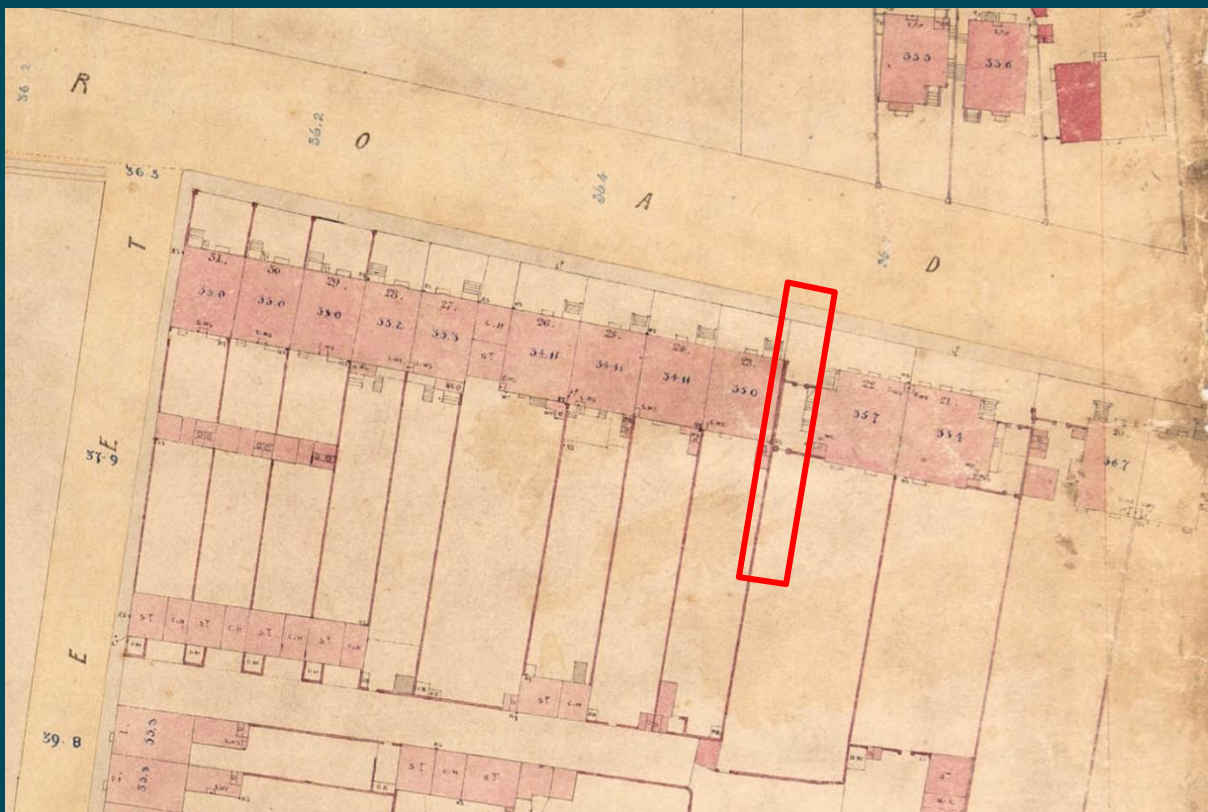


Fig 4 - Application site on Historic Map of 1853 (the Board of Health Map)



Fig 5 - Application site on OS Map of 1872 to 1877 (published in 1883)

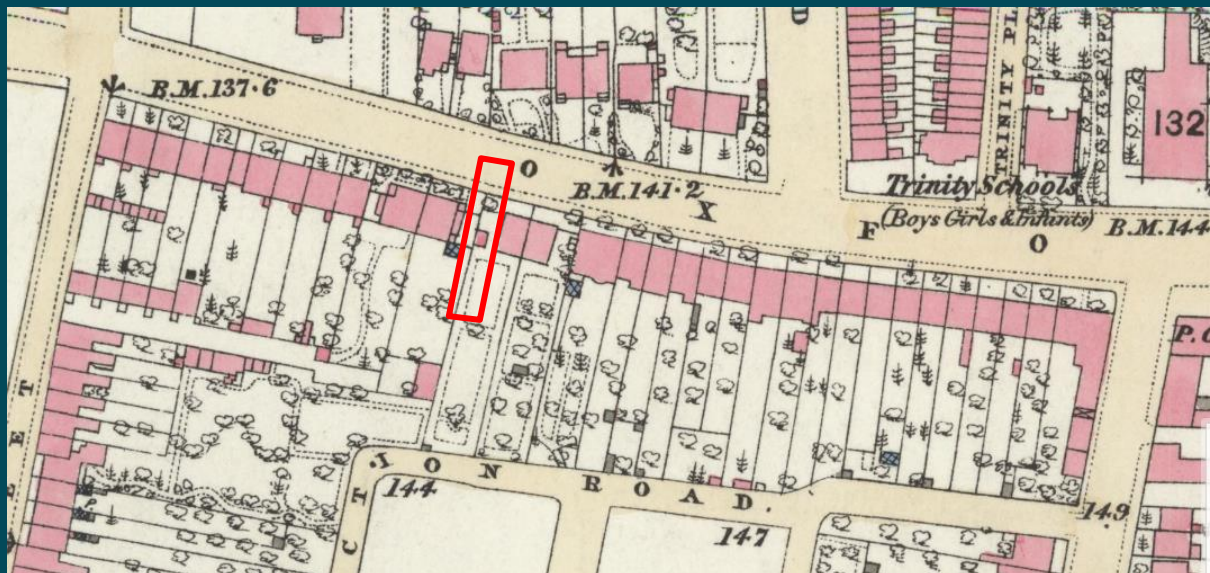


Fig 6 - Application site on the OS Map of 1875 (published in 1879)

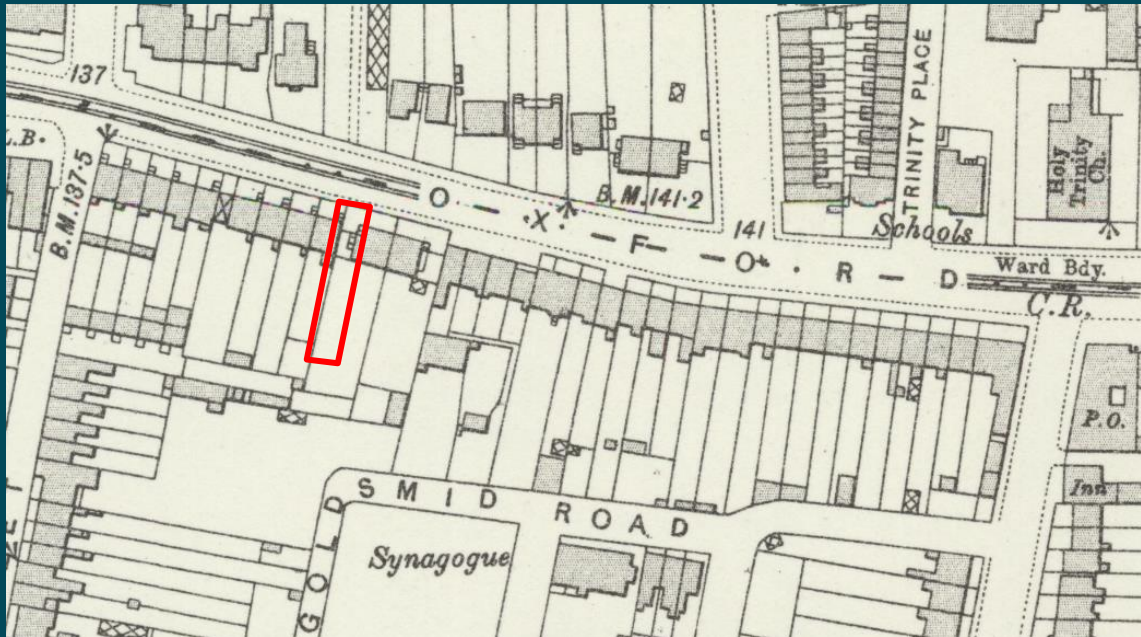


Fig 7 - Application site on the OS Map of 1909 (published in 1912)

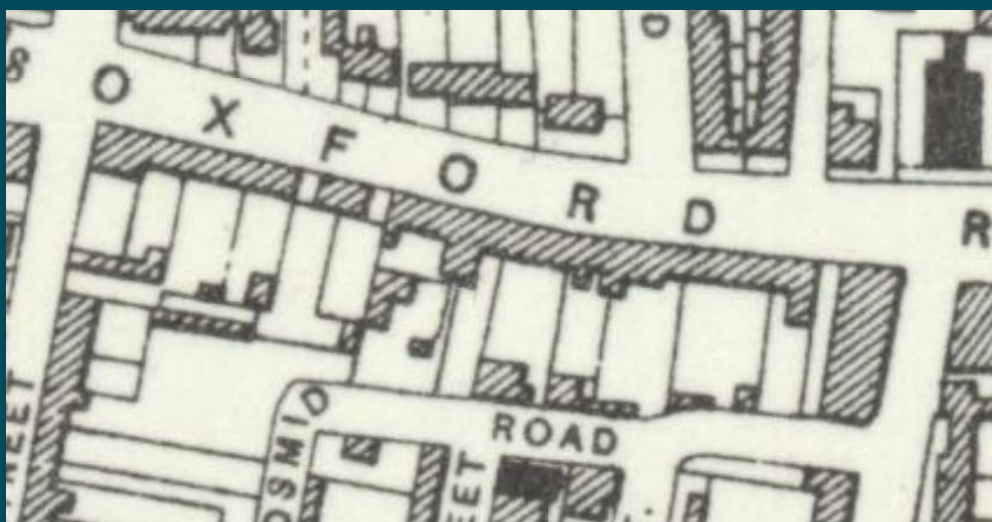


Fig 8 - Application site on the Os Map of 1938 (published in 1947)

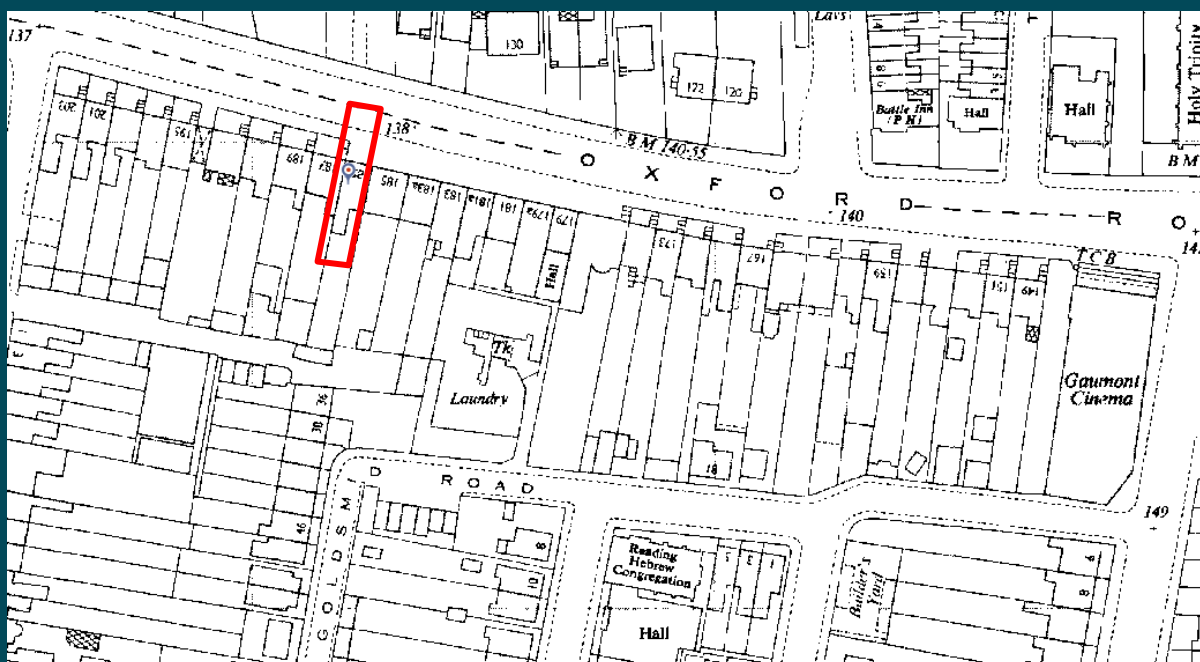


Fig 9 - Application site on the historic map of the 1950s (from the Council's historic mapping tool)

Heritage Impact of the Proposed Development

Proposed works

The proposal seeks to introduce several modifications to the property at 185A Oxford Road, Reading. The most significant change involves the addition of a third floor to the existing structure, aimed at providing a new flat. This addition necessitates architectural adjustments to both the front and rear elevations of the building.

In the front elevation, the existing roof will be raised with the façade rendered to match the current one, and new windows will be installed to maintain aesthetic consistency. At the rear, a similar approach is adopted with new windows matching the existing design and the introduction of grey slates to the mansard roof to enhance visual harmony.

Assessment

Host Building & 187-193 Oxford Road

The pre-app response provided the following advice:

The adjacent late Georgian listed buildings have smaller upper rooms (for staff) at the top, which are still legible from the façade of the building. The ceiling height of the top floor is

lower, and the windows are smaller. Similarly, the unlisted building at No. 185 respects this characteristic by occupying a relatively small mass on its top floor. The proposed height of the new floor would be higher than the existing top floor of the host building; its cornice would not be in line with the eaves height of No. 185, and its roof line would be higher than the ridge height of the adjacent listed terrace. As such, the height of the proposed new element would not be acceptable on heritage grounds.

The proposed mansard roof would be again a new feature for the conservation area. This detail could only be acceptable if the height of the proposed floor is reduced and the general design is made plainer. It is noted that other roof forms could touch the historic fabric of the listed building at No. 187 or result in a larger scale of addition, not respecting the listed building. The Council cannot accept a significantly higher building next to the listed one.

Response: Due to the neighbouring properties' overhanging roofs, incorporating a mansard roof appears to be the most feasible solution for an upwards extension at 185a. The proposed height of the extension will remain significantly below the ridge height of the adjoining properties, as illustrated in the attached plans. This will address the conservation officer's concerns regarding the height of the new element, ensuring it does not visually dominate the adjacent heritage structures.

The proposed dormers would change the strong composition of the three windows/bays of the façade of the building, which is also relevant for other buildings on Oxford Road. The windows within the mansard roof should be aligned with windows on lower storeys. They should be smaller, without any surround or ornamentation. Along with the proposed cornice, this addition could dominate the façade, negatively impacting the continuous uniform design of terraces. Therefore, I highly suggest creating an additional façade - as plain as possible - without ornamentation. The proposed windows should also be smaller.

Response:

Windows's size

The design has been adjusted accordingly, with the proposed windows now matching the width and aligned with those on the first and second floors. The proposed windows will be smaller in height to be in keeping with the neighbouring properties and ensure a proportional design approach and this has been made clearer in the plans.

Dormers

The dormers, modest in size, play a critical role in ensuring the extension remains subordinate to the original roofline. Their positioning below the ridge and setback from the eaves aligns with established conservation principles, as it reduces their prominence when viewed from the street. This ensures that the new additions do not dominate the roofscape or compete

with the existing architectural features of the building. The restraint in scale and careful placement of the dormers means that they integrate harmoniously with the overall structure, rather than appearing as dominant or intrusive features.

Materials

The proposed extension has been carefully designed to respect the setting of these listed buildings. By matching the materials and design elements of the existing and adjacent structures, and respecting the existing heights, the new storey will not overshadow or dominate the adjacent listed properties. The use of sympathetic design and materials ensures that the extension will be a harmonious addition to the streetscape, preserving the architectural coherence of the area.

Roof extension

The addition of the new storey is designed to be unobtrusive and in keeping with the architectural style of the surrounding buildings. This approach ensures that the historical characteristics of the area remain intact. The development will enhance the functionality of the building while preserving its historical and architectural significance.

The proposed roof extension and dormer additions are designed in a manner that respects the architectural integrity of the host building and the surrounding context, making the proposal acceptable in terms of heritage considerations. The key elements of the proposal ensure that it remains visually cohesive with the existing urban grain and character of the area.

The retention of the surrounding roof's profile and slope is an essential factor in maintaining the historical rhythm of the streetscape with the proposal sensitively designed to respect this continuity. The proposed roof slopes back along the main elevation, ensuring the general form of the overall surrounding roofs (particularly No 185) remains unaltered, retaining the visual character of the roofscape. By retaining these elements, the extension does not detract from the historical or aesthetic value of the adjacent properties, which is crucial in maintaining the character of the Conservation Area and nearby heritage assets.

The decision to follow the same width as the adjacent ridge at No 185 for the flat roof demonstrates further sensitivity to the context. By mirroring the adjacent built form, the extension avoids creating an awkward or disproportionate relationship with the surrounding buildings. This symmetry enhances the architectural cohesion of the street and avoids any jarring visual breaks in the roofline. Moreover, the flat roof is discreet, allowing the dormer to appear as an integrated part of the structure rather than an overwhelming addition.

Castle Hill/Russell Street/Oxford Road Conservation Area

The historical significance of the site at 185a Oxford Road is largely derived from its location within a Conservation Area that embodies the development patterns of the 18th and 19th

centuries. The proposed extension recognises and respects this context by avoiding any alterations that would undermine the historical value of the area.

The proposed development will have a very limited impact upon the setting and special characteristics CA as a whole, with changes only affecting a very small proportion and the altered nature of the townscape would only be perceptible from limited viewpoints.

Roof extension

The proposed upward extension will maintain the architectural integrity of the Conservation Area by using materials and design elements that match the existing building. The new storey will feature grey slates for the mansard roof and rendered walls to blend seamlessly with the current façade.

The choice of grey slates for the mansard roof is justified on both aesthetic and contextual grounds, aligning with heritage principles and the architectural character of the area. Grey slates are a traditional and high-quality roofing material that are commonly used on historic buildings in the surrounding area, due to their durability and visual appearance.

From a heritage standpoint, the use of grey slates ensures that the new mansard roof respects the historical material palette typically found within the wider architectural context. Several roofs in the vicinity (such as No 187-193) feature slate due to its longevity, ability to weather attractively over time, and the muted, neutral tones that blend harmoniously with brickwork and stone façades. The use of grey slates, therefore, complements the established character of the building and surrounding properties, maintaining a consistency in materials that is sensitive to the historic environment.

Aesthetically, grey slates have a subtle, refined appearance that helps the roof extension to appear restrained and unobtrusive. The use of grey slates will allow the mansard roof to integrate seamlessly with the existing built environment, avoiding the stark contrast that other, less traditional materials might create. The understated tone of the slates also avoids drawing undue attention to the roof extension, ensuring the dormers and overall roof structure remain in keeping with the host building.

In addition to these aesthetic considerations, grey slates are a sustainable choice that honours the building's original character while providing modern-day benefits in terms of insulation and weather resistance. Their use aligns with both traditional building practices and contemporary standards, ensuring the extension is both visually appropriate and functionally effective.

Windows, materials and scale

The proposed windows for the mansard roof have been carefully designed to respect the architectural character of the building while also ensuring harmony with the surrounding properties. The selected window style matches the proportions and detailing of the existing fenestration on the lower floors of the building, thereby maintaining visual continuity across the entire elevation. This attention to detail ensures that the new dormer windows do not

appear out of place or overly modern, but rather contribute to the overall coherence of the façade.

The scale and positioning of the dormer windows further enhance their suitability. By ensuring they are modest in size and positioned below the ridge line, the windows maintain a subordinate appearance in relation to the host building. This prevents the roof extension from dominating the structure and ensures that the dormers do not detract from the traditional proportions of the building. Their set-back from the eaves also ensures that they remain visually discreet, preserving the rhythm of the roofline in this historically sensitive context.

The windows' alignment with those on the lower floors reinforces the verticality and symmetry that are typical of this type of urban architecture, creating a balanced and harmonious appearance. By matching the material, profile, and detailing of the windows to those found throughout the building, the proposal ensures that the new dormers feel like an integrated part of the structure, rather than an incongruous addition.

In summary, the proposed windows are appropriate for the mansard roof extension as they respect the character of the existing building and surrounding context. Their modest scale, traditional detailing, and careful alignment with the building's existing fenestration ensure that the dormers are sympathetic to the architectural integrity of the property, in compliance with local design policies and heritage guidelines.

Despite the introduction of a new storey, the overall scale and massing of the building will remain in keeping with the surrounding structures. By adhering to the existing architectural style and materials, the extension will not detract from the area's historical character. Instead, it will contribute positively by enhancing the usability and functionality of the building without compromising its historical value. The proposal would not change the wider character of the Conservation Area. In the scale of the Conservation Area as a whole the change is negligible.

Conclusion

The statement has provided details of designated heritage assets affected by the proposed development and concludes that the proposals represent an acceptable form of development in terms of the impact on the historic environment and heritage assets, in accordance with the principles of the NPPF and the Development Plan. The proposed development therefore accords with the local and national planning policy, as well as the statutory duty to preserve or enhance the character and appearance of the local area.

The proposed development presented in this application complies with sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as section 16 (Conserving and enhancing the historic environment) of the NPPF.

Appendix 1 – photo

