



HERITAGE STATEMENT

78 Basingstoke Road, Reading, RG2 0EL

Prepared for: Royle Berkshire Developments

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

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 78 Basingstoke Road, Reading, RG2 0EL

Local Authority: Reading Borough Council

Conservation Area: None

Archaeological Notification Area: None

Building Use: Residential

Listing Status: Not Listed List entry no. N/A

Designated Heritage Asset:

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

Project Overview:

Rear extensions, stair relocation and internal refurbishment to an existing 9 bedroom HMO. No works to the front elevation.



Photo 1 – View of the front elevation

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Photo 2-5 – View of the rear elevation

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Photo 6 – View towards the rear garden



Photo 7-9 – View from Clent Road

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Drawings and Documents provided by Client:

List of documents provided:

-  9310-100 Location Plan
-  9310-101 Existing Block and Proposed Block Plan
-  9310-103 Existing Ground Plan
-  9310-104 Existing First Floor Plan
-  9310-105 Existing Second Floor Plan
-  9310-106 Existing Roof Floor Plan
-  9310-107 Existing Elevations
-  9310-108 Existing Side Elevations
-  9310-109 Proposed Floor Plans
-  9310-110 Proposed Roof Floor Plan
-  9310-112 Proposed Elevations
-  9310-113 Proposed Storage
-  Planning Statement - Jun 24

Schedule of Intervention:

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

- No works to the front elevation
- No works to the front garden
- New ground floor rear extensions
- Internal stair relocation.
- Rear roof enlargements including new dormer windows.
- New storage unit to the rear garden.
- Bathroom refurbishment internally.
- Installation of kitchens within the rooms internally.

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Setting Overview/ Context:

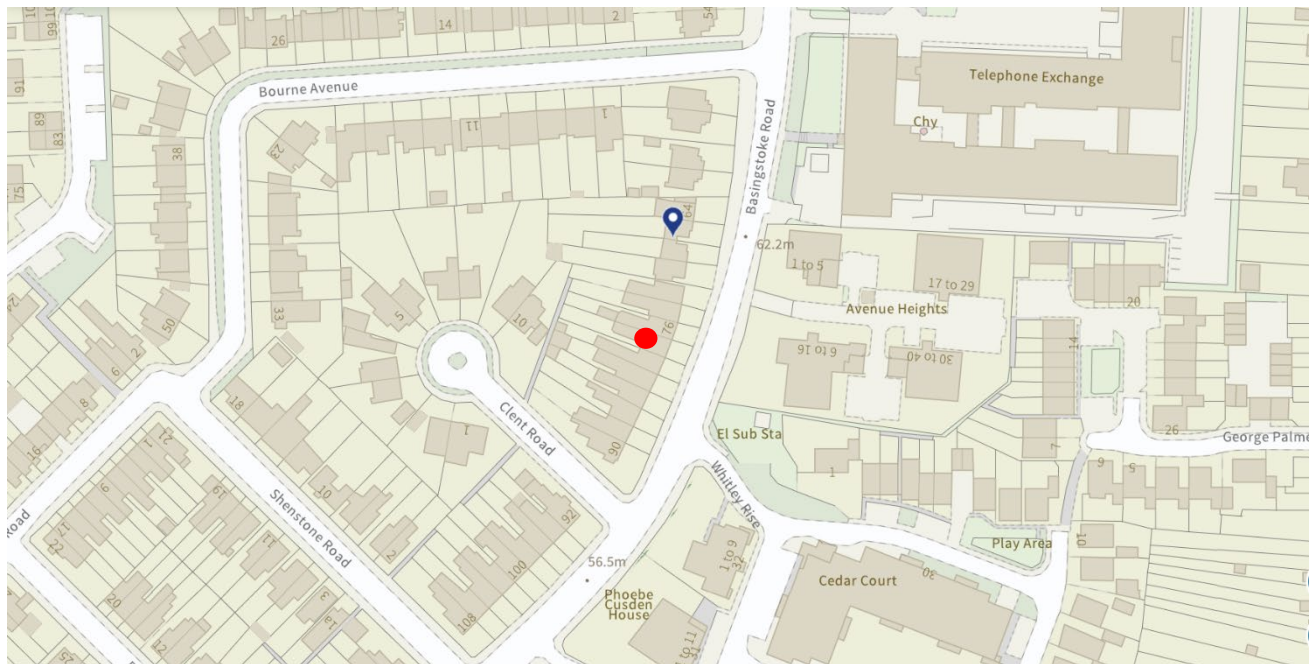
The site is located to the south of Reading town centre along the Basingstoke Road, a busy road in a high density residential area.

The 3 storey property is a mid terrace (block of 10) set back from the road by a small front garden. The dwelling is Victorian in its detailing containing a two storey projecting flat roof bay window to the front and an ornate gable to the roof. The roof is slate with terrocotta decorated crested ridge tile. The walls are a mix of yellow and grey brick with brick banding. At the rear the detailing is plainer, the walls are red brick, and there is a visually dominant 3 storey projection matching next door. The windows are white UPVC throughout. The rear garden is long and narrow, as is typical of the build era, overgrown and can be accessed via a small alleyway from Client Rd.

The property is not Listed however is adjacent to 64-70 Basingstoke Road which are Grade II Listed as a group. The property is not in a Conservation Area.

The house is currently used as a 9 bedroom HMO.

Setting: Urban Area



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

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Site Planning History:

None found available

Impacted Heritage Assets:

The building sits outside the Christchurch Conservation Area which sits to the north of the site.

The building is not Listed.

The building is within the context of a Listed Building as follows:

List Entry Name:64-70, BASINGSTOKE ROAD
Heritage Category:Listed Building
Grade:II
List Entry Number:1113395
Date first listed:14-Dec-1978
Statutory Address :64-70, BASINGSTOKE ROAD

The building or site itself may lie within the boundary of more than one authority.

District: Reading (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SU 71992 71917

Details: BASINGSTOKE ROAD 1. 5128 (West Side) Nos 64 to 70 (even) SU 77 SW 17/15 II 2. Circa 1840, Bath stone fronted pair of semi-detached villas linked by recessed 2 storey entrance block. Hipped slate roofs on wide bracketed eaves cornices. Modern attics. 2 1/2 storeys and basement. Ground floor channelled with moulded impost band to 2 ground floor arched windows. Radiating glazing to upper sashes. 2 ranges of glazing bar sashes each with marginal glazing and plain slightly recessed bay with smaller windows next to link bay. Brackets to 1st floor windows. Nos 64 and 66 have a central stone stack.

Listing NGR: SU7199271917

Assessment of Significance:

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

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

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

The proposals do not include below ground works so below ground archaeology has not been examined as part of this reporting.

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

The property has no known association with historic persons. The property is showing historically as parkland that was previously associated with Whitley Grove, a large country house, now demolished. The property was one of the last group (6no.) to be built in the terrace row and is later in date than the adjacent Listed properties. It shows on the mapping to have been built between 1899 and 1911.

The property reflects the historical building boom with the economic growth of Reading in the Victorian Era with the arrival of the railway to serve the rapid population growth of the town.

The property remains residential in nature as appears to be its design intent.

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

The property is a traditional Victorian vernacular in its styling and interesting in its detailing on the front elevation, providing the setting for the adjacent group of Listed Buildings. If there were general investment in the terrace row which are all suffering similar decline, restoring some of the original detailing, then the architectural significance of the group would move from low to medium. There is opportunity for the property to provide a more positive setting if it were to be brought up to a higher level of repair. The property has unfortunately lost its small front boundary wall and the front garden is overgrown and containing numerous wheelie bins. The property has also lost its traditional timber sash windows to the front and rear elevations which also erodes its significance.

The rear of the property does not contain the same level of detailing and has low architectural significance.

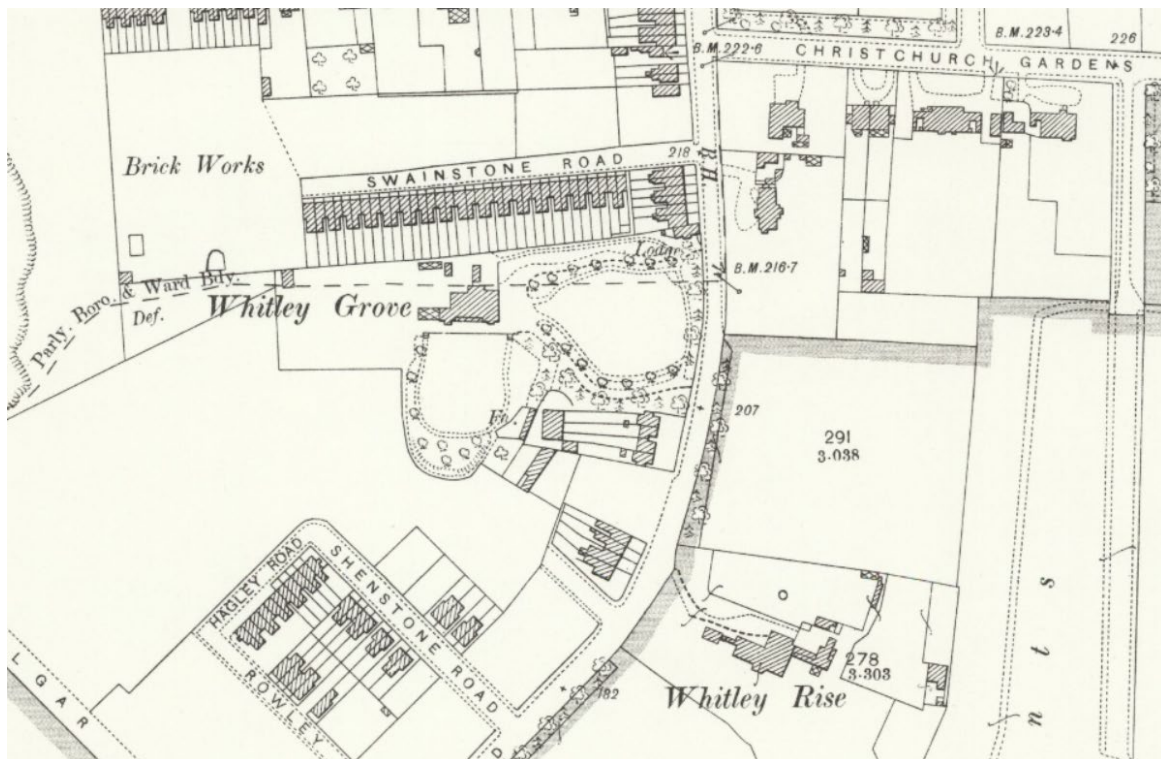
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Historic Mapping – For reference dating only, not for reproduction

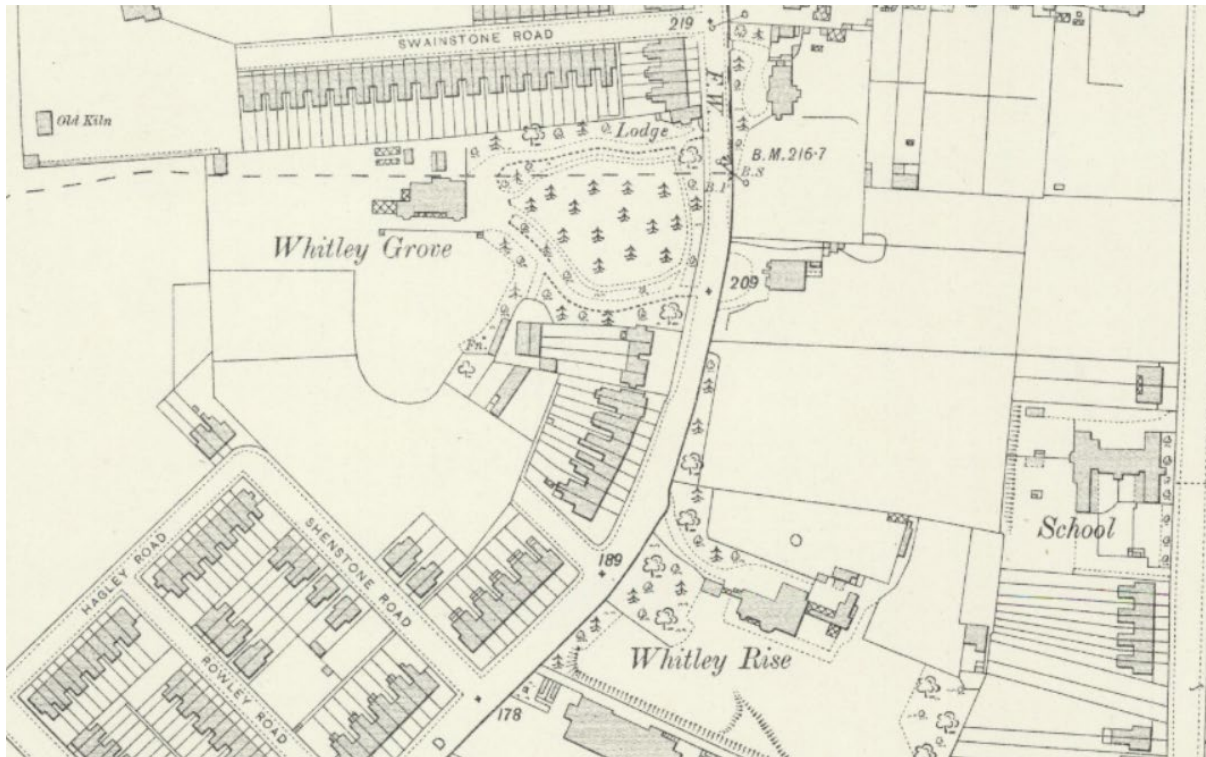


Extract from Berkshire XXXVII 1883

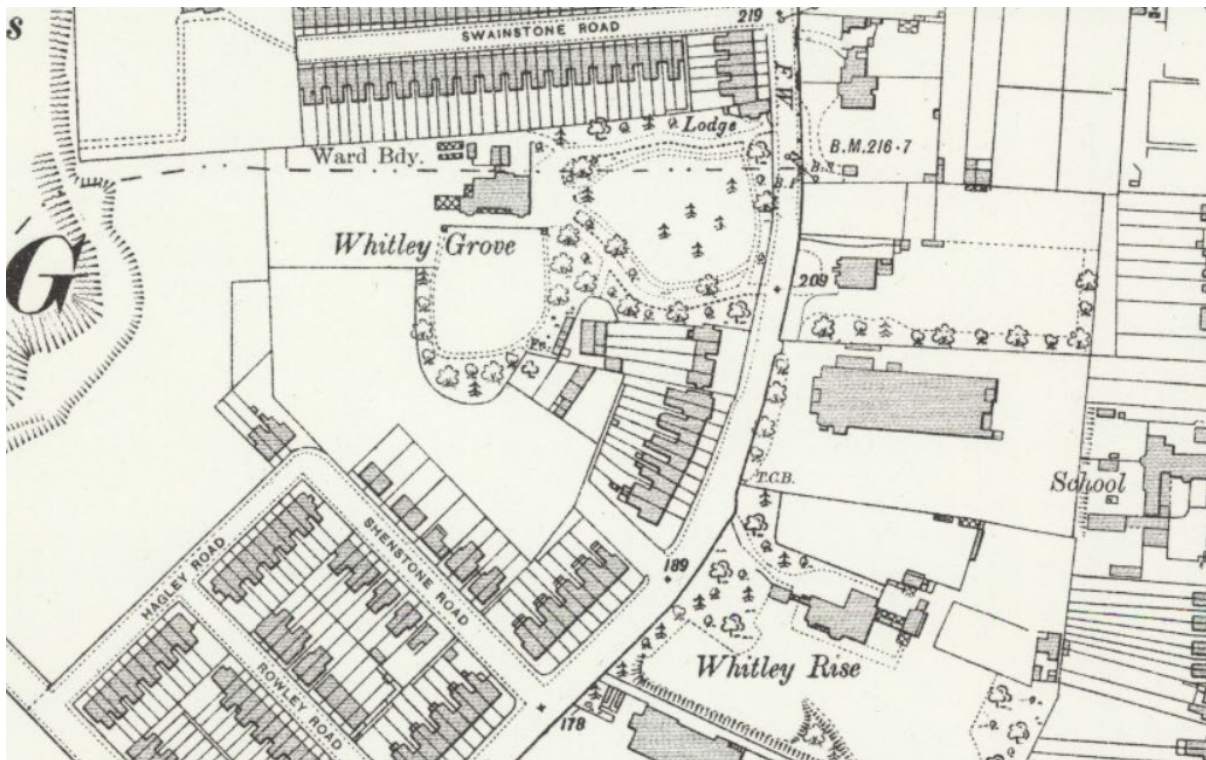


Extract from Berkshire XXXVII.7 1899

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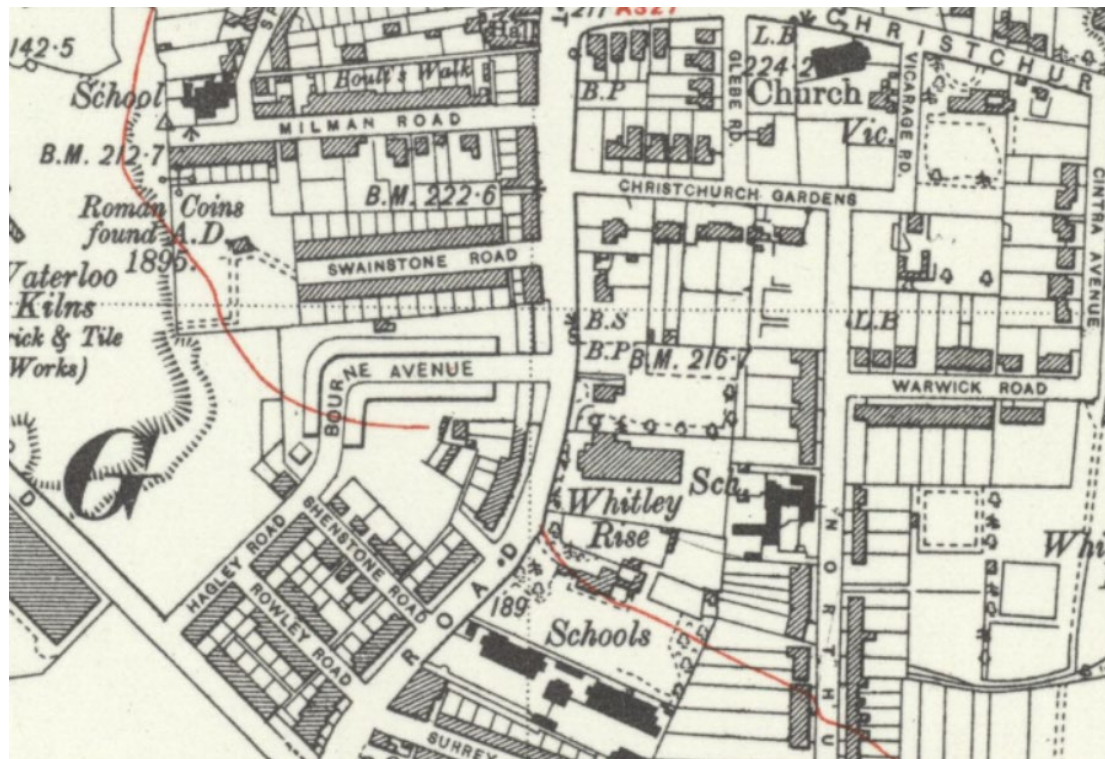
Extract from Berkshire XXXVII.7 1911



Extract from Berkshire XXXVII.7 1934

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Extract from Berkshire Sheet XXXVII.NE 1947

Development Impact on the Historical Asset:

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

Proposals should and do:

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

Building Elevations and Setting:

The front elevation, which provides the visual setting for the adjacent Listed Buildings, are entirely unaffected by the proposals. The changes to the roofline and extensions are at the rear only and will not be visible from the wider area due to the high density properties along the terrace.

The proposed extensions are appropriate in their location and their detailing.

The proposed storage unit will have no negative impact and is typical along the terrace row.

Internally:

The property is not Listed either locally nor nationally and therefore the impact upon the interior has not been examined. There is no known loss of historic material as a result of the proposals.

Scale and Massing:

There is no change to the scale or massing from the street scene. Due to the existing rear building projections and concealed nature of the roof the proposals will have negligible impact upon the scale or massing of the property overall.

Archeaology:

There are no proposed ground works and therefore there is no potential impact upon below ground archaeology.

Use:

There is no proposed change of use for the property. The project aims to improve the functionality of the property and the facilities for its occupants.

Relevant Policy:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Conclusion:

The proposals impact upon the rear elevation only and not the front elevation which provides visual context for the adjacent Listed Buildings.

The proposals are sympathetic in terms of siting, proportion, scale, form, height and materials.

The internal alterations impact upon modern fabric only and we believe does not result in the harm or loss of historic fabric.

The proposals aim to improve the functionality of the property which we do not believe results in heritage harm, acting in accordance with both local and national planning policy.

Assessor Details:

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

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit:09/08/24 Weather conditions at time of visit: Dry

Information Source Checklist:

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

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):