HERITAGE STATEMENT rev01

34 Deans Farm, The Causeway, Caversham, Berkshire, RG4 5JZ

Prepared for: HAC Designs Ltd

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

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 34 Deans Farm, The Causeway, Caversham, Berkshire, RG4 5JZ

Local Authority: Reading Borough Council

Conservation Area: None

Archaeological Notification Area: None

Building Use: Residential

Listing Status: Grade II List entry no. 1321905

Designated Heritage Asset:

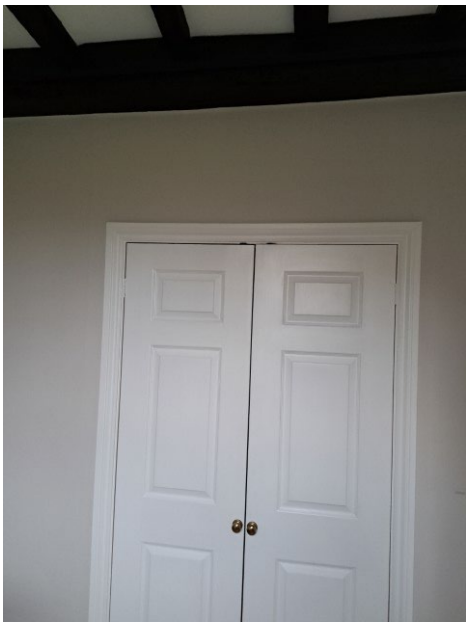
Scheduled Monument?	N
Listed Building?	Y
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	N
World Heritage Site	N

Non Designated Heritage Asset	N

Project Overview:

Internal alterations to an existing residential building. No exterior or external works.

Photo 1 – View of front elevation from the lower garden



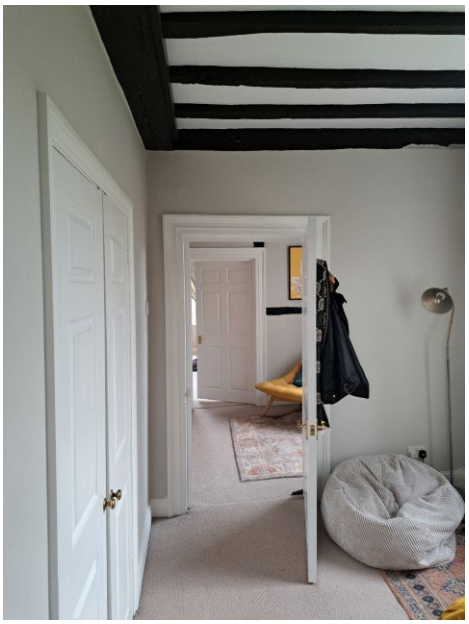


Photo 2-4 – View of existing first floor study

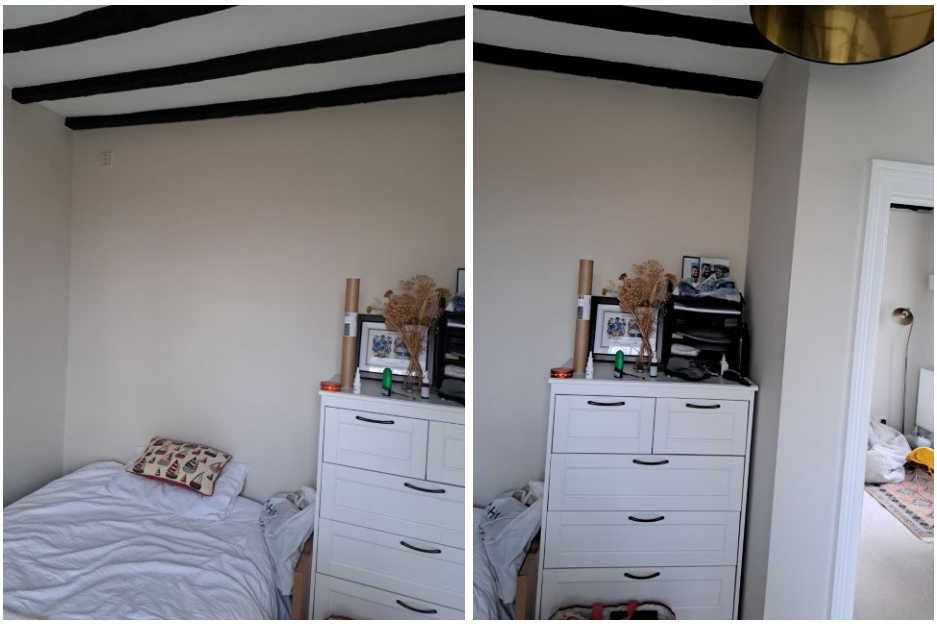


Photo 5 and 6 – View of existing first floor bedroom

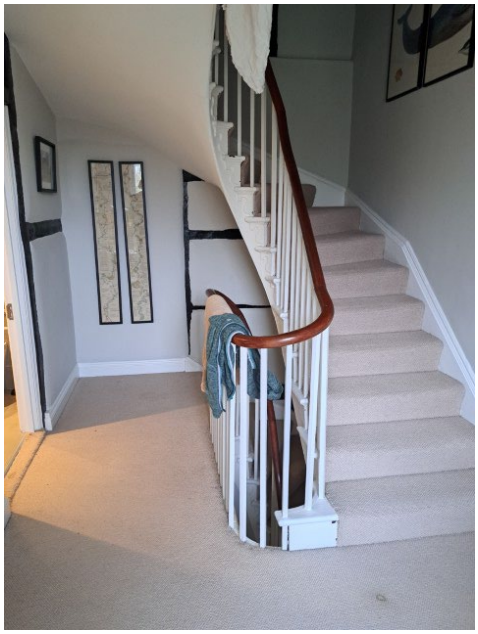


Photo 7 – View of the first floor landing

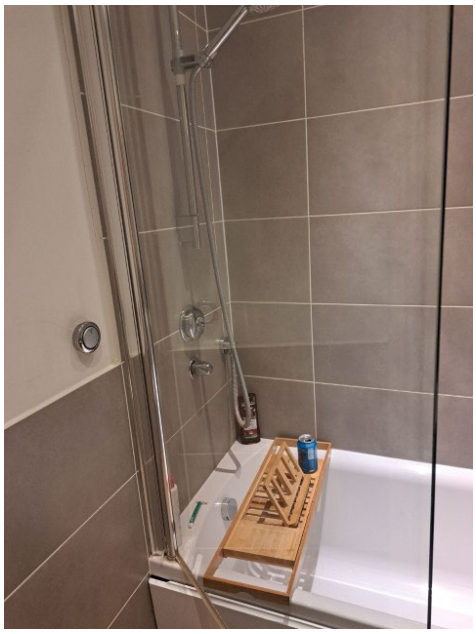


Photo 8 and 9 – View of existing first floor bathroom

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Drawings and Documents provided by Client:

List of documents provided:

- 24118.PP- 01
- 24118.PP- 02
- 24118.PP- 03
- 24118.PP- 04
- 24118.PP- 05
- 24118.PP- 06
- 24118.PP- 07
- 24118.PP- 08
- 24118.PP- 09
- 24118.PP- 10

Schedule of Intervention:

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

- Removal of the first floor bathroom false ceiling, finishes and sanitaryware. Make good as required.
- Removal of the wall between the existing bathroom and existing bedroom.
- New false ceiling in new bathroom
- New radiators in adjusted rooms and new electric heating mat in new bathroom.
- New sanitaryware to new bathroom. Bathroom in the same area of the building.
- Redecoration of affected rooms.
- New floor finishes in affected rooms, retaining original floorboards below.
- Removal of existing stair carpet. Repair of existing floor beneath and installation of carpet runners to stair. Existing floorboards and stair retained and repaired as required.

- No external or exterior works.
- No works to the ground floor
- No works to the second floor (loft).

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Setting Overview/ Context:

Deans Farm is located on the outskirts of Caversham, Reading, slightly detached from the main residential urban area. Deans Farm is a complex of buildings, a historic farmstead, north of the River Thames and west of a series of lakes, at the end of the Causeway. The buildings within this complex vary in age and are now residential in nature.

The project relates to the front section of a traditional, now divided, two storey (plus loft accommodation) Grade II Listed farmhouse. The structure in this portion is a timber framed structure, exposed internally, and divided into 5 bays.

Externally the building is classically designed red brick with a projecting band at first floor level. There is a plain clay tile roof containing attic accommodation with a dormer window at each gable end. Internally there is a centrally located staircase with a central stair and landing. The front elevation contains a formal arrangement of traditional painted timber sash windows (6 over 6) and a centrally placed front door.

The front garden is split over 2 levels placing the house and parking on the higher level giving it elevated views. The lower level is laid to lawn and there are views out to the River Thames.

The property is residential in nature and the works relate to primarily the first floor of the property.

The property is not set within a Conservation Area.

Setting: Semi-Rural urban area

Topography: Predominantly flat however the farmhouse is elevated.

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

Site Planning History:

App. No.: 020277
Description: Construction of full height partition in 1st flour bedroom, comprising timber framework faced with plasterboard and cavity filled with lightweight concrete blocks.
Received Date: 23/01/2002 Decision Date: 05/03/2002
Decision Type: Application Permitted

App. No.: 010004
Description: Erection of a single storey Porch
Received Date: 29/10/2001 Decision Date: 12/12/2001
Decision Type: Application Refused

App. No.: 010555
Description: Single storey side extension to provide conservatory
Received Date: 07/03/2001 Decision Date: 02/05/2001
Decision Type: Application Refused

App. No.: 010076
Description: Erection of a single storey white painted timber framed conservatory onto a brick dwarf wall to match existing
Received Date: 07/03/2001 Decision Date: 02/05/2001
Decision Type: Application Refused

App. No: 940827/LB
Description: The vertical division of Deans Farm House into 3 dwellings refurbishment and repair of structure. Conversion of cowshed into one dwelling and 3 garages.
Received Date: 21/09/1994 Decision date: 5th June 1995
Decision Type: Application Permitted

App. No.: 910187 LB
Description: Refurbishment of structure and conversion into 2 no self contained dwellings and garages.
Received Date: 17/09/1991 Decision Date: 03/11/1993
Decision Type: Application Permitted

App. No.: 910166
Description: Construction of 26 houses with associated parking, access and garages, Conversion of Listed Farm Building to two dwellings with garages,
Received Date: 17/09/1991 Decision Date: 03/11/1993
Decision Type: Application Permitted

Impacted Heritage Assets:

The building sits neither within nor just outside a Conservation Area.

The building is Grade II Listed.

Official list entry
Heritage Category: Listed Building
Grade: II
List Entry Number: 1321905
Date first listed: 24-Oct-1951
List Entry Name: DEAN'S FARMHOUSE
Statutory Address 1: DEAN'S FARMHOUSE
Statutory Address 2: DEAN'S FARMHOUSE, STAR ROAD

Location
Statutory Address: DEAN'S FARMHOUSE
Statutory Address: DEAN'S FARMHOUSE, STAR ROAD
District: Reading (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SU 72650 74246

Details
LOWER CAVERSHAM 1. 5128 Dean's Farmhouse [Formerly listed under the Rural District of Henley) SU 7274 6/528 24.10.51. II 2. Front probably 1727 (date of Fire Insurance mark No 44218). Altered circa 1820. 2 storeys and attic. Red brick with black and blue headers. Plinth. Band over ground floor. 5 bays, flush framed glazing bar sash windows, with segmental heads over ground floor. Central Regency doorway with reeded surround, 6 panel (flush reeded) door and Gothic fanlight. Hipped old tile roof with off ridge modern brick chimney and gabled dormer to north return. Long rear extension to south circa 1820. Regency hall and staircase. A pleasant range of mainly mid C19 farm buildings to north and north-east. Very attractive setting facing river. Dean's Farm and Dean's Farm Cottage are linked to Star Road by a raised flint causeway.
Listing NGR: SU7265074246

Legacy
Legacy System number: 39061
Legacy System: LBS

The building is within the context of a Listed Building. 34 Deans Farm forms part of Dean’s Farmhouse together with 35 Deans Farm and 36 Deans Farm.

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.*

There are no proposed below ground works so this has not been reviewed as part of this report.

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 appears to be have been built in around 1727 based on the HE records available and extended at the rear. The farmhouse was of a significantly high status to have been insured against fire and had a fire insurance mark. At the point of it being built the site was part of the Caversham Park Estate.

The farm remained as part of the Caversham Park Estate until it was sold in the 1920s. It was detailed within a sales catalogue being split off from the larger estate in 1920 as one of many lots. The estate was split and sold after the death of the grandson of William Crawshay who bought the estate in a poor condition and was responsible for rebuilding mansion in a classical style. The sales description was:

> 2 Deans Farm (391a.) below Caversham Lock, including foreman's cottage, pair of cottages called Lowfield Farm and two pairs of cottages at Star Road, Caversham.

The farmhouse property and indeed the larger site is now divided into a number of dwellings. This appears to have been carried out in approximately 1993/ 1994 which divided the farmhouse into a front and two rear properties each with their own front door and garaging. This was carried out under the planning reference number 910187 and 940705. Twenty six houses were built at the same time developing the site as a whole into a residential complex. At the point of conversion the building is recorded as being derelict.

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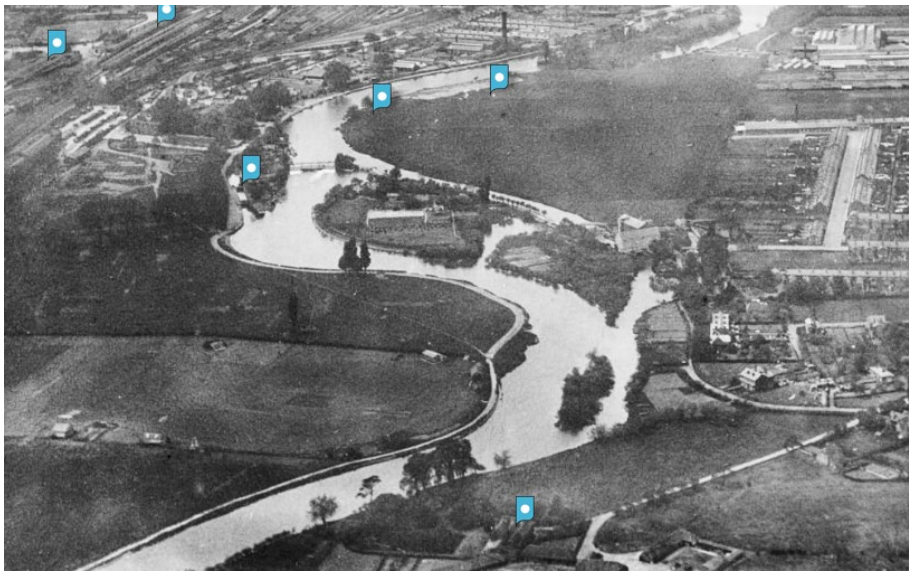
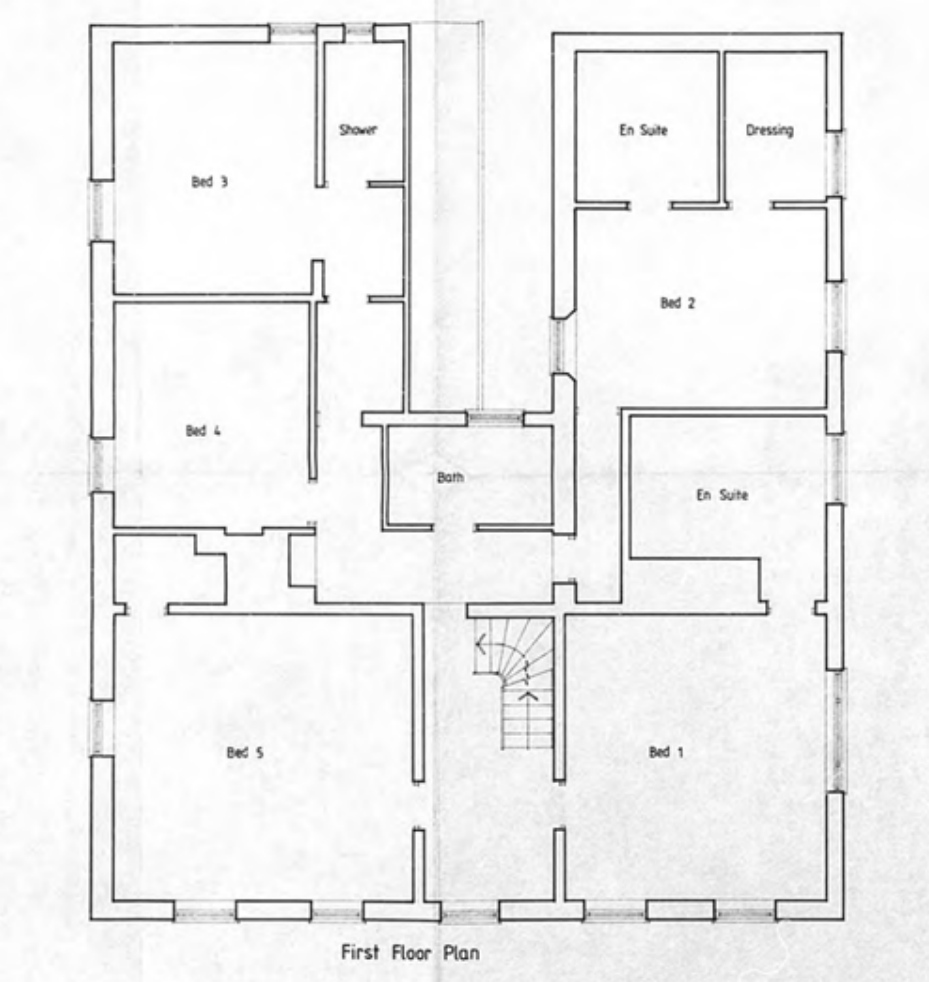


Extract from EPW000876 ENGLAND (1920). King's Mead, the River Thames and environs, Reading, from the east, 1920.



Extract from the 1994/1995 Existing Plans(First Floor) prior to the splitting of the farmhouse into separate units

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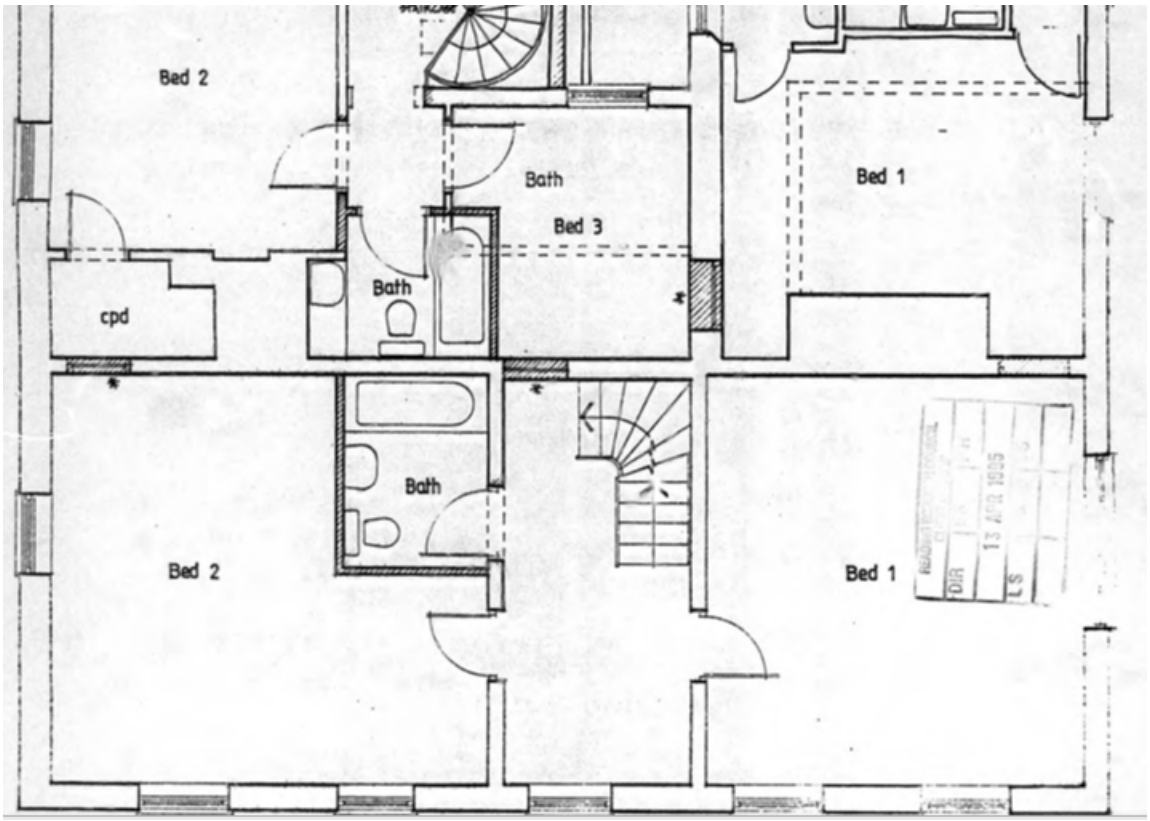
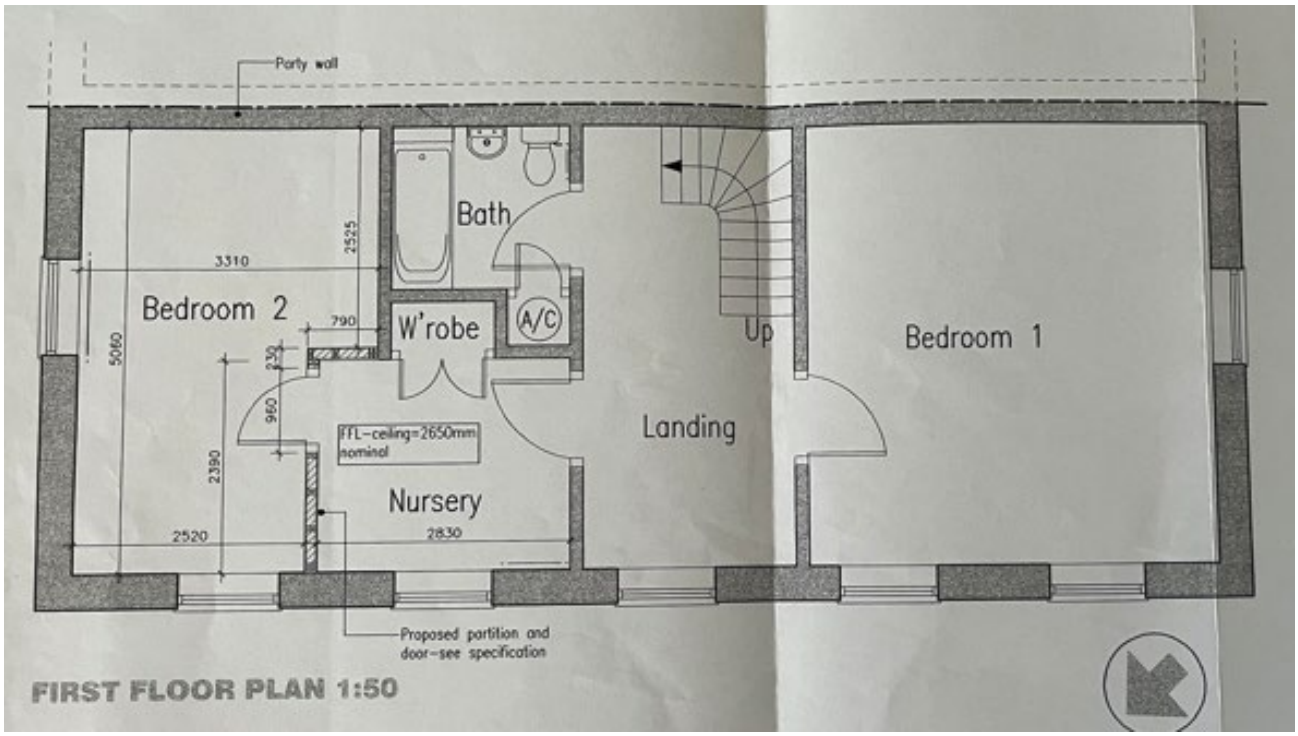


Extract of proposed first floor plans as part of 1995 conversion



Extract of plans from further sub division of the first floor in 2002

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The following contains an extract from the Historic England Research Record accessed via the Heritage Gateway:

Historic England Research Records

Deans Farmhouse

Hob Uid: 1316572

Location :
Reading
Non Civil Parish

Grid Ref : SU7266074240

Summary : Front probably 1727 (date of Fire Insurance mark No 44218). Altered circa 1820. Two storeys and attic. Red brick with black and blue headers. Five bays. Hipped old tile roof with off ridge modern brick chimney and gabled dormer to north return. Long rear extension to south circa 1820. Regency hall and staircase. A pleasant range of mainly mid C19 farmbuildings to north and north-east.

More information : Front probably 1727 (date of Fire Insurance mark No 44218). Altered circa 1820. Two storeys and attic. Red brick with black and blue headers. Five bays. Hipped old tile roof with off ridge modern brick chimney and gabled dormer to north return. Long rear extension to south circa 1820. Regency hall and staircase. A pleasant range of mainly mid C19 farmbuildings to north and north-east. Grade 2. (1)

Sources :
Source Number : 1
Source :
Source details : Borough of Reading, Berkshire: 14.12.78
Page(s) : 135
Figs. :
Plates :
Vol(s) :

Monument Types:
Monument Period Name : Post Medieval
Display Date : 1727
Monument End Date : 1727
Monument Start Date : 1727
Monument Type : Farmhouse
Evidence : Extant Building

Monument Period Name : Post Medieval
Display Date : c1820
Monument End Date : 1830
Monument Start Date : 1810
Monument Type : Farmhouse
Evidence : Extant Building

Components and Objects:

Related Records from other datasets:
External Cross Reference Source : NBR Index Number
External Cross Reference Number : 104712
External Cross Reference Notes :

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 high status and high quality farmhouse building has a prominent regency style with a high architectural value contributing both to the immediate farmstead setting, being the dominant building within a range of mid 19th Century buildings, and its wider river frontage context.

Image taken from Oxfordshire History Centre Dated 19/05/1983 ref POX0037334

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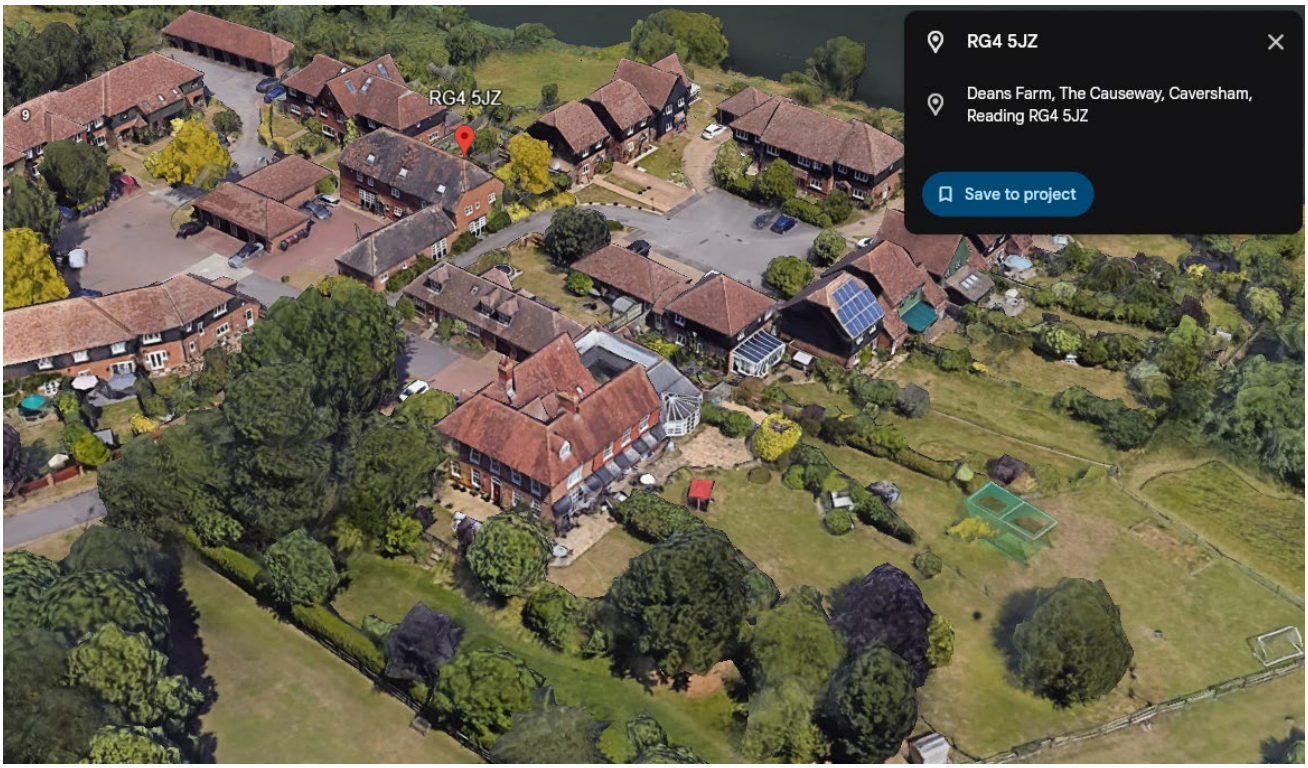

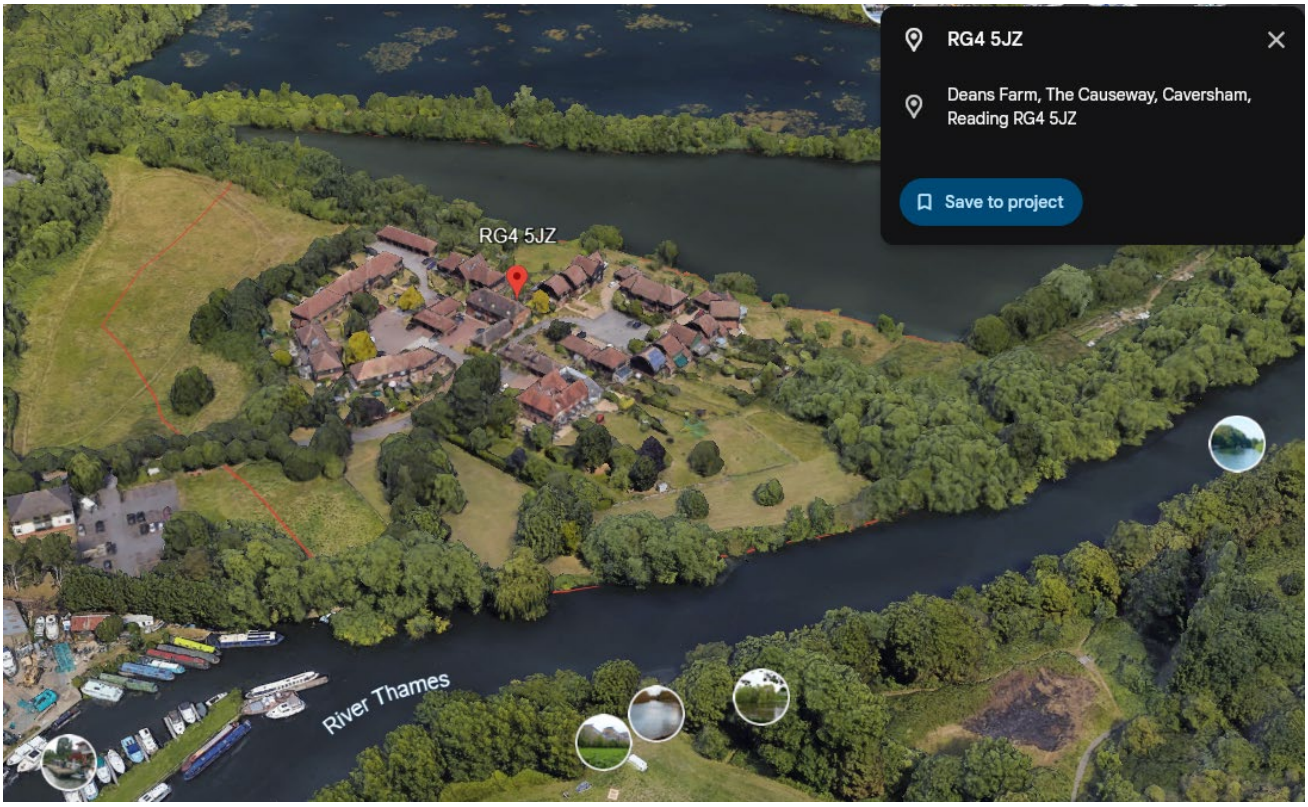

Extracts from Google Earth illustrating context

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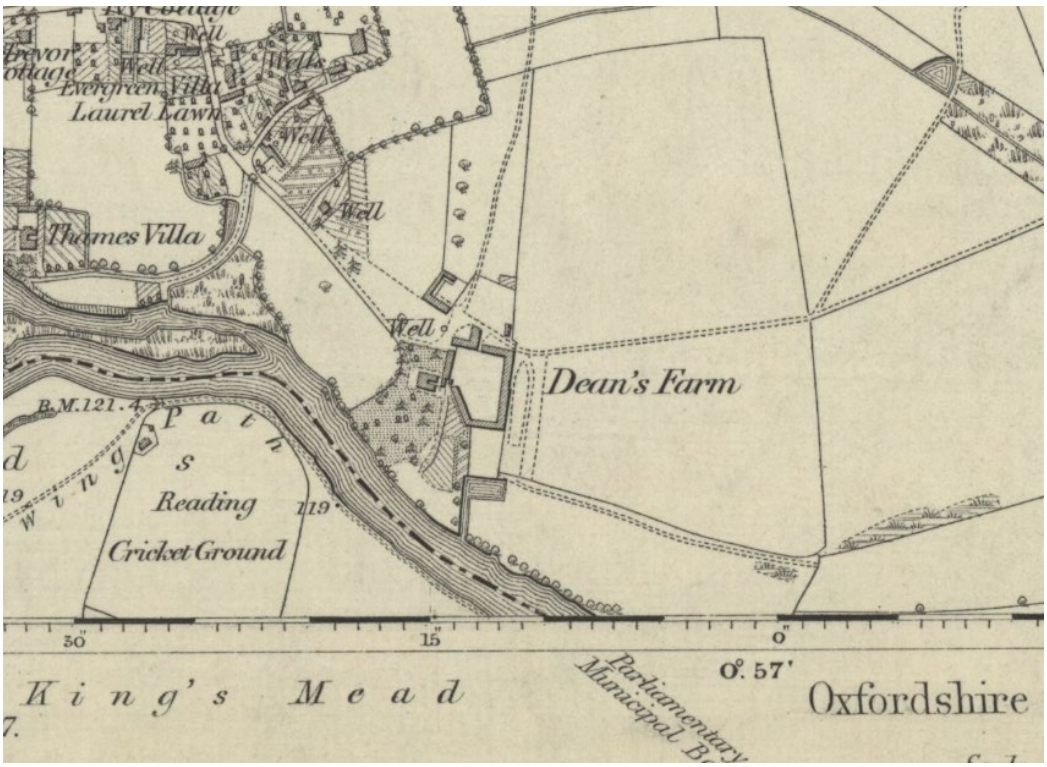
Historic Mapping – For reference dating only, not for reproduction

Extract from Plan of the Parish of Caversham 1844



Extract from Oxfordshire Sheet LVI 1882

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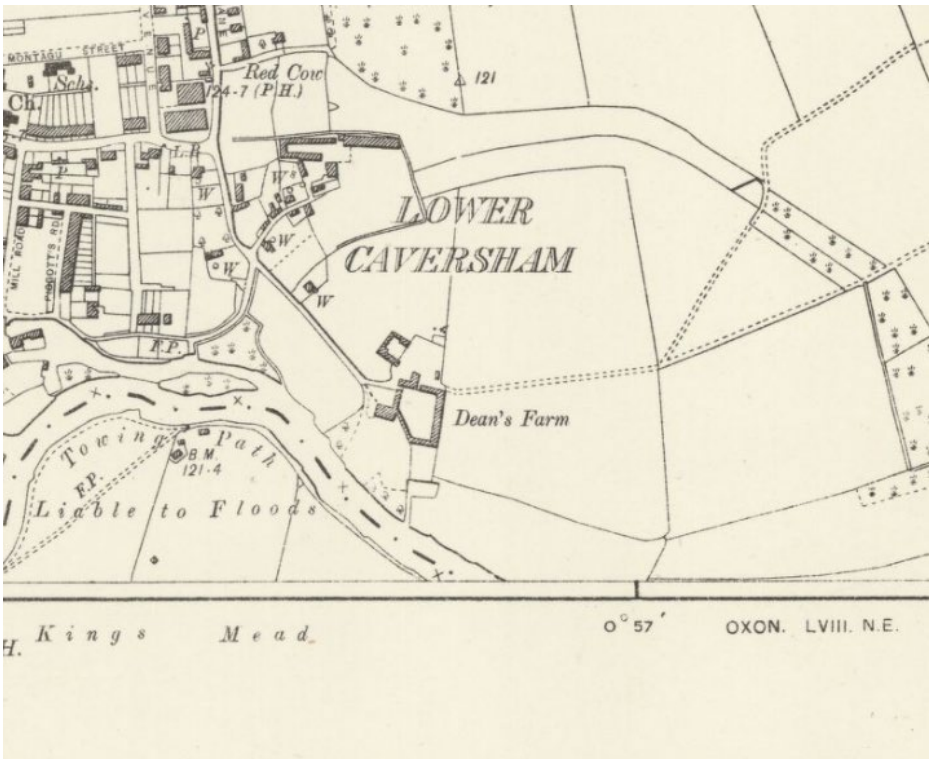
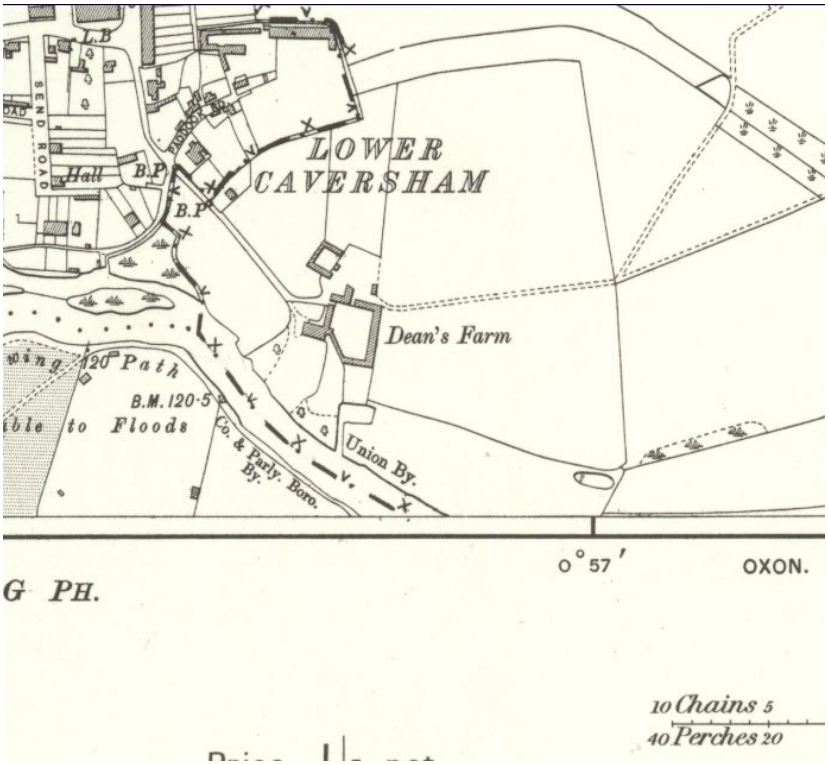


Extract from Oxfordshire Sheet LVI.SE 1900



Extract from Berkshire Sheet XXIX.SE 1914

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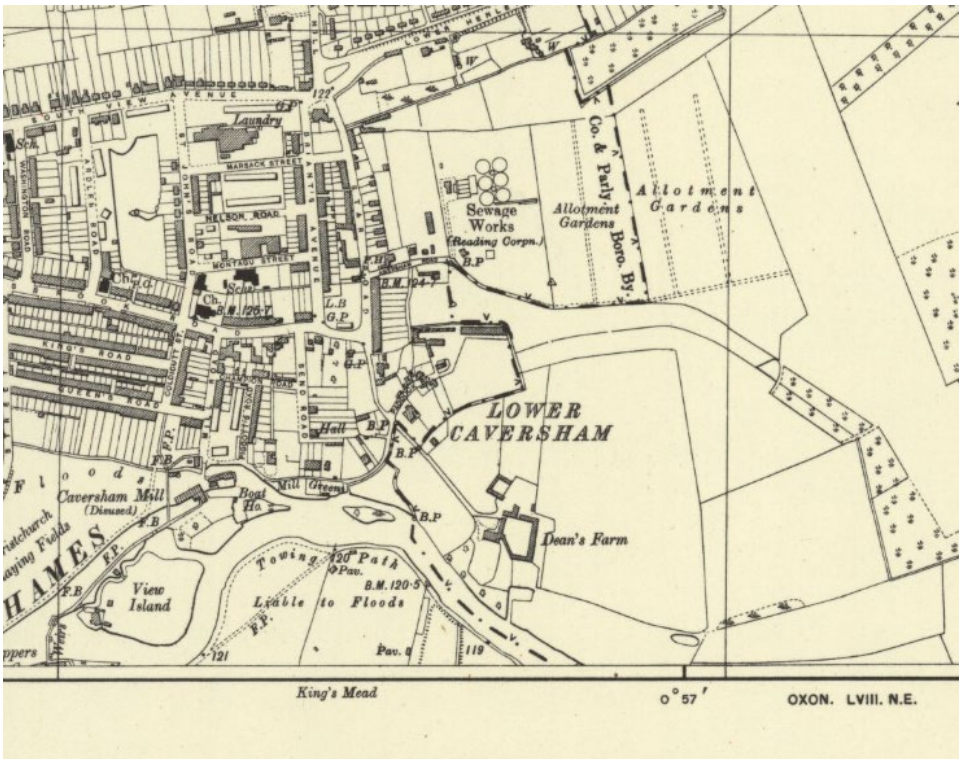
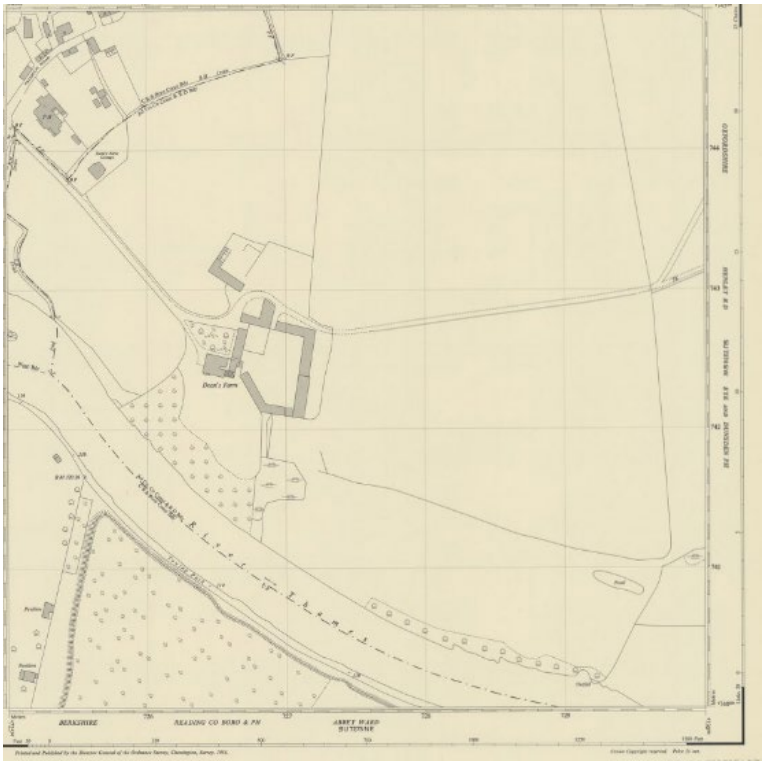


Extract from Berkshire Sheet XXIX.SE 1945



Extract from SU7274SE – A 1956

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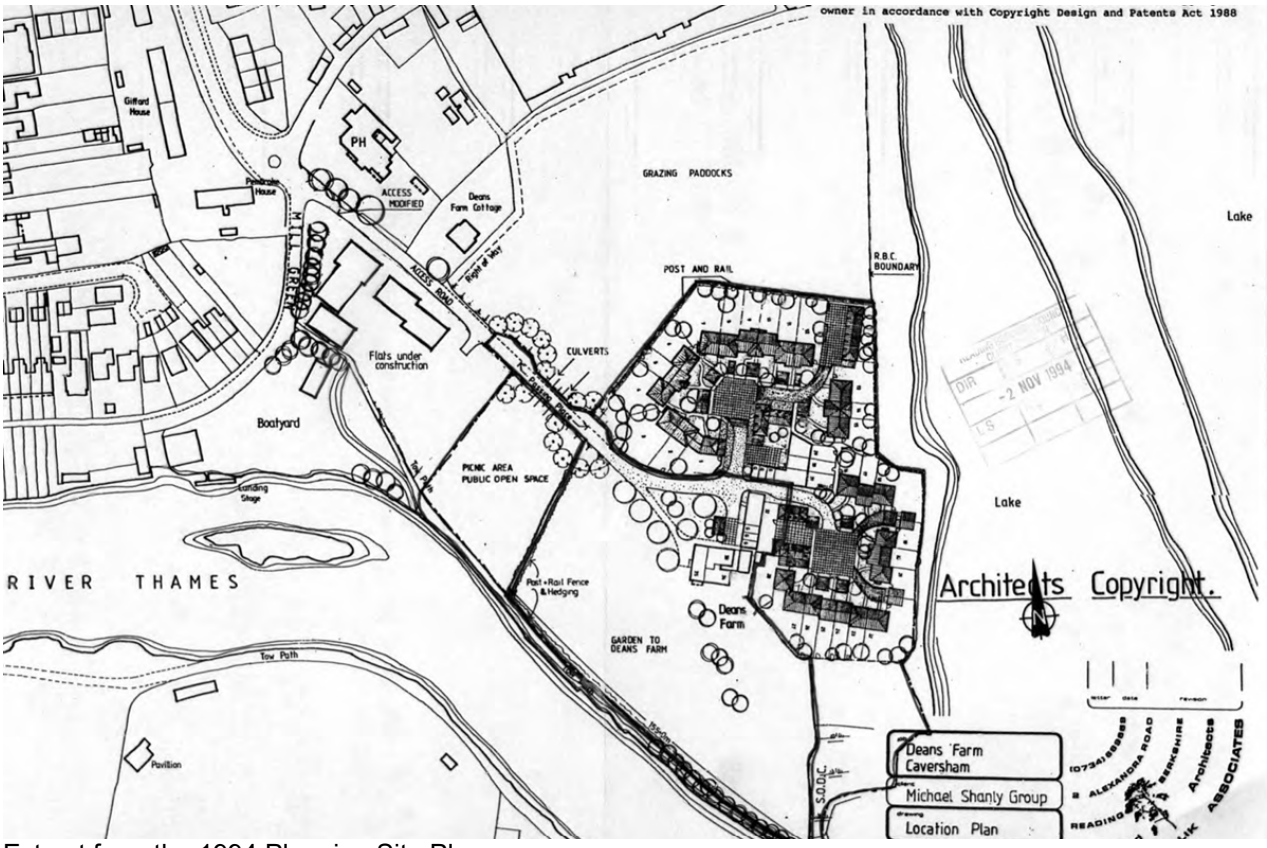
Extract from Landmark Historical Map 1982-1990



Extract from the 1994 Planning Site Plan

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:

There are no proposed changes to the existing elevations and therefore no impact upon either the building elevations or wider setting. The proposals use the existing bathroom location and so do not introduce additional external services to the existing façade.

Internally:

The internal changes are minor, confined to the first floor, and appear from the record drawings to relate to modern fabric only which was introduced when the property was split in 1993 and also later again in 2002 when the space was further subdivided. This is clearly evidenced in the historic planning drawings, extracts of which are contained within this report. The scheme relates primarily to the bathroom adjustment which is minimal and has been reduced further from the previous withdrawn application.

As with the existing bathroom there will be a false ceiling to accommodate new lighting without impact on historic timber work or ceilings.

The doors proposed for removal are modern in nature, installed when the property was split, as are the small sections of walls.

The existing modern floor coverings will be removed however there is no intended removal of any historic floorboards below.

Archaeology:

There are no proposed below ground works so no impact upon below ground archaeology as a result of the works.

Use:

The proposals adjust existing internal arrangements on the first floor only and do not result in a change of use or intensification of use. The property remains residential as was its original design intent.

Relevant Policy:

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

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

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

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

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

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

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

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

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.

Conclusion:

The proposed works are minor in nature relating to the interior only which was substantially replaced and altered when the building was split in 1993/1994. They involve the adjustment of modern interiors and no adjustment to the historic timber frame. It is intended to retain and repair any existing floorboards. The scheme utilizes existing drainage runs so the new bathroom should not cause harm or loss to any historic fabric.

The scheme has been adjusted and reduced in scope from the previous withdrawn application since there was concern from the Conservation Officer over the impact upon the front elevations windows as a result of the front room being used for a bathroom. We do not agree with these concerns and feel that harm could have been mitigated however those concerns have been successfully addressed with the revised scheme.

There is no impact upon the externals of the building nor its wider setting. There is no intensification of use for the property as a result of the proposals. The proposals improve the functionality of the family bathroom.

Overall the proposals are small scale and sympathetic, acting in accordance with both national and local planning policy and should be supported by the local authority.

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:30/12/24 Weather conditions at time of visit: Dry, cold

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):