



Archway Heritage

Heritage Statement Addendum to assess the impacts and effects of the Proposed Development

at

Number 41 Eastern Avenue, Reading

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Table of Contents

1 Heritage Addendum	4
2 The Proposed Development	4
3 Consultations	4
4 Purpose	5
5 Significance	5
6 Impact assessment of proposed works	8
6.1 General	8
6.2 Basement level	8
6.3 Ground floor level	9
6.4 First floor level	13
6.5 External elevations	17
6.6 Garden	18
6.7 Garage	18
6.8 Impacts and effects	19
7 Justification, public benefits and conclusion	24
7.1 Justification	24
7.2 Local policy	25
8 Conclusion	26
9 References	26
10 Heritage Assessment	

Figures Index

Figure 1: 1864 Tithe Map (Reproduced with permission from the Royal Berkshire Archives, catalogue ref: D/D1/113C/3)

Figure 2: 1893 drawings illustrating property modifications (Reproduced with permission from the Royal Berkshire Archives, catalogue ref: SS1/238/15)

Figure 3: Phasing plans for the ground floor

Figure 4: Phasing plans for the first floor

Figure 5: The hatch in the former stables and the condition of the lath and plaster

Figure 6: The floor pavers and door to the former stables

Figure 7: The outline of the former window opening

Figure 8: The current ground floor and second floor stairwells

Figure 9: There is a chimney behind this bathroom cabinet

Figure 10: A door opening would be needed to gain access over the enclosed stairwell to the proposed bedroom 5.



Figure 11: The secondary stairwell added after the property had been built

Figure 12: The angled wall behind the archway to be reconfigured

Figure 13: The rear elevation and garden

Figure 14: The current garden is lawn

Figure 15: The former garage, now demolished



1 Heritage Addendum

- 1.1.1 This report is produced as an Addendum to the Heritage Assessment written for the change of use to a single family home at the White House, 41 Eastern Avenue, Reading. The Heritage Assessment is appended and two pre-application consultations informed the design process. In particular, the submitted design reflects the outcome of consultations for the pre-application reference number PL/25/0349.

2 The Proposed Development

- 2.1.1 The proposal involves a part single-storey, part two-storey rear extension, internal reconfiguration, and reinstatement of a detached garage. The works have been designed to cause minimal intervention to historic fabric while improving the function of the building as a modern family home.
- 2.1.2 In a number of planning appeal decisions, proposals with adverse effects on a listed building's integrity were still classified as causing "less than substantial harm" when the negative impacts were localised. Given that the proposal is to extend an existing structure at the rear of the building, away from its principal historic facade, we believe this is an accurate classification. The NPPF advises that "less than substantial harm" should be weighed against the public benefits of a proposal. The proposal ensures the long-term viability and use of the listed building as a family home, which we believe is a significant public benefit.
- 2.1.3 The proposed works preserve the significance of the heritage asset, respond appropriately to its historic character, and deliver public benefits that outweigh any minor harm. The NPPF stresses the importance of good design in development, including the design of residential extensions. This includes considering the scale and form of development in relation to the surrounding context, respecting local character, and ensuring that development is appropriate for its location.

3 Consultations

- 3.1.1 Two pre-application consultations have led to design revisions and refinement to arrive at the current iteration. The first consultation (PL/24/1516) and design review addressed the extension scale, basement alterations and design balance with the semi-detached neighbour. The revised proposal (PL/25/0349) presented a reduced scale and included options for the appearance, head-height alterations and agreed contemporary elements, with a strong and well-substantiated rationale and justification of the ease of legibility between historic and modern interventions. The proposed extension is now described as subordinate in scale, set back from the original building line, and distinctly contemporary in design to ensure the historic plan remains legible. There are no head-height alterations. Internal changes are focused on enhancing usability and the design balances conservation with modern living needs.



4 Purpose

- 4.1.1 A proportionate approach to the recording of historic features, as part of the assessment, is to record only those fixtures that would be altered by the Proposed Development. The Assessment follows the Methodology and method of assessment and guidance detailed in the appended Heritage Assessment, which was submitted for the previous planning application. It forms the context for this Addendum. It outlines how the proposals have been informed by and respond to the heritage significance of the site.

5 Significance

- 5.1.1 The symmetry of the original design is illustrated in the 1864 Tithe Map (D/D1/113C/3), which is an important part of this semi-detached pair. However, all buildings evolve over time. Some of those changes add to the significance by reflecting the historic evolution of its inhabitants. Other changes can detract from the significance by introducing poor quality fabric or damaging historic fabric.

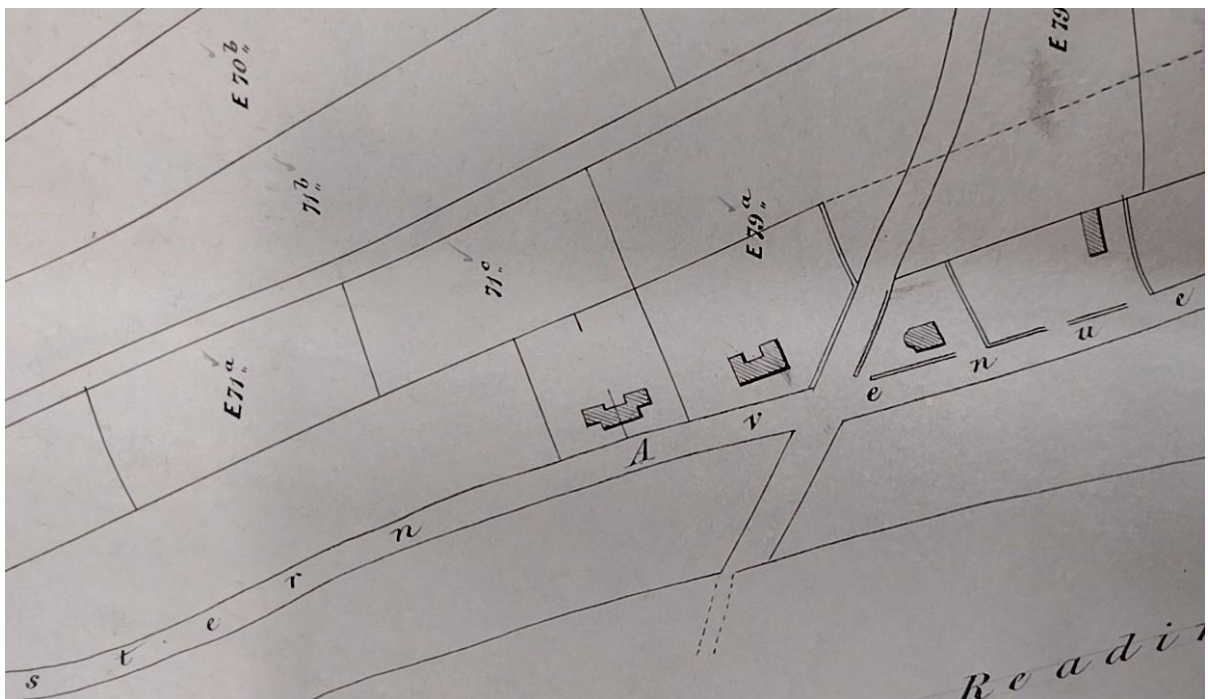


Figure 1: 1864 Tithe Map (Reproduced with permission from the Royal Berkshire Archives, catalogue ref: D/D1/113C/3)

- 5.1.2 A more detailed drawing indicates intended symmetry of the original design, the original stable and indicates the extension by one of the property owners. These differentiating alterations began historically, evidenced by the 1890 drawing (see Figure 2), illustrating how different owners modified their properties over time in

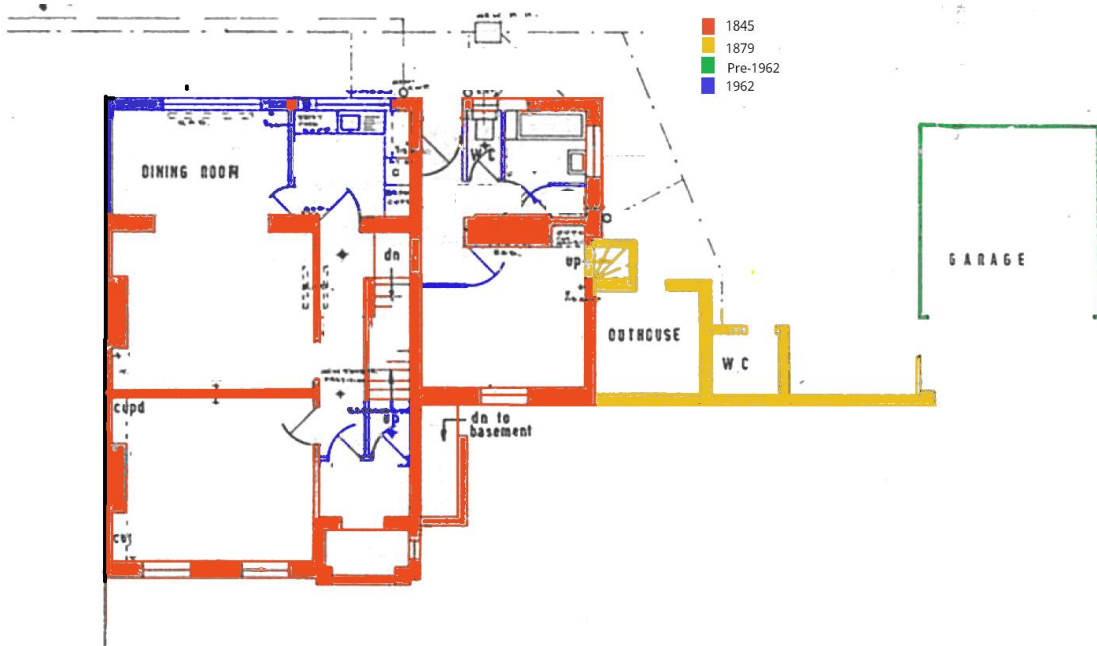


Figure 3: Phasing plans for the ground floor

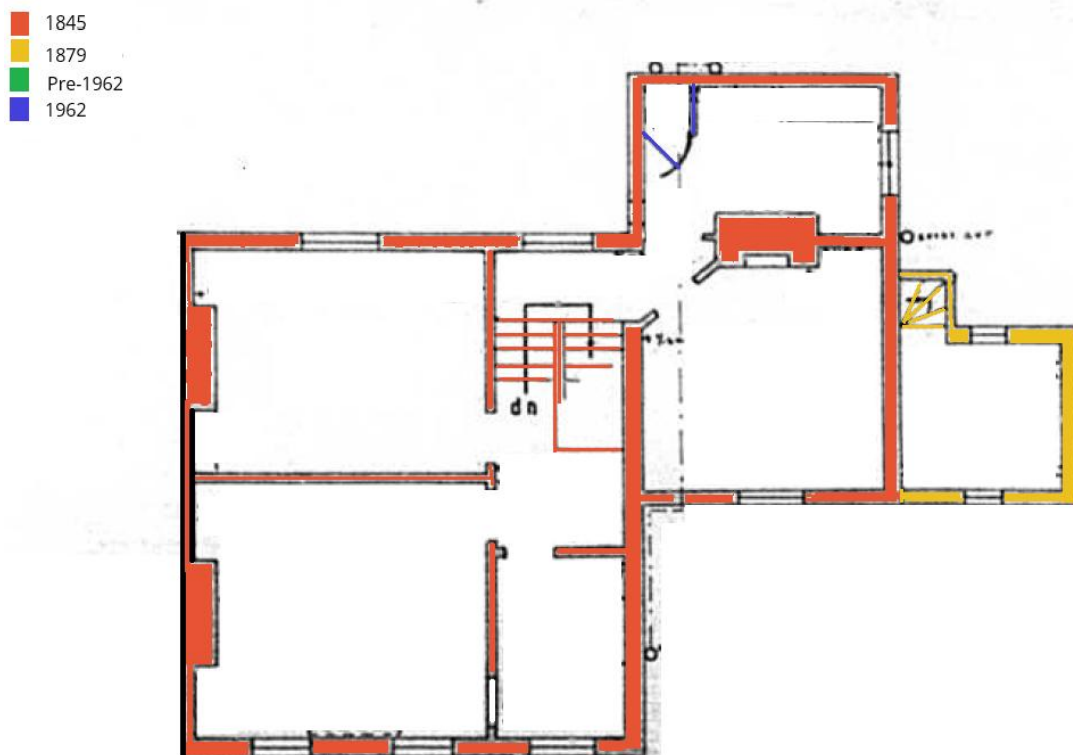


Figure 4: Phasing plans for the first floor



6 Impact assessment of proposed works

6.1 General

- 6.1.1 The proposed works have been carefully assessed to determine their impact on the historic fabric and significance of the building. In most cases, the interventions are either in previously altered areas or are designed to improve the legibility of the building's primary stairwell and circulation route while maintaining the option of revealing the secondary stairwell in the future. Where impacts do occur, they have been considered in the context of both the building's evolution, and they cause minor impacts and discreet but readable modern modifications. There are two ways this is ensured, by interrupting a short section of historic fabric or by discreet visual differences between this and the adjacent building. This was constructed as a mirror image dwelling. Both have been extensively altered to the rear with more minor modifications to the side and front elevations.

6.2 Basement level

- 6.2.1 The current basement configuration would be converted into habitable space. The proposal includes the introduction of two new lightwells to provide essential natural light (see Drawing 1026-03-11). The creation of these lightwells would change the appearance in this rear and much altered part of the building. However, no historic fixtures would be affected by the lightwells. Though, it is noted that this change would also affect the appearance of the semi-attached neighbouring building, Number 39, which was originally constructed as a mirror image. As previously discussed under significance, the buildings evolved over time, which are associated with changes that juxtapose with that original design intent. It is within this context, the neighbouring property and previous and proposed changes to Number 41 are assessed.
- 6.2.2 The introduction of two lightwells is necessary to provide natural light and ventilation within the basement. Alternations to basement and using lightwells is common in many conservation areas, like Camden and Kensington and Chelsea. These policies show that while such features are often contentious, they can be made acceptable if they are subordinate and have a minimal visual impact. We propose to amend the design of the lightwell to use a discreet grille flush with the ground level, rather than an open lightwell with railings, to make it less noticeable and intrusive. This refinement ensures the functional benefits of the basement while minimising its visual impact on the conservation area. While a new intervention, these are detailed in high-quality, compatible materials and blended with the building's historic appearance. From a structural perspective, new lintels will be required over the openings, and new retaining structures will need to be added externally to form the wells.
- 6.2.3 A solution of "reinforced hollow blocks with a lightly reinforced concrete slab at its base" is recommended. Structural intervention details are prepared by a structural



engineer¹, ensuring minimal adverse effect on the building's stability (Clive Hudson Associates 2026).

- 6.2.4 The removal of internal partitions within the front room, and the insertion of two lightwells in the front wall affect the external appearance as discussed above to a greater extent than the modern basement partitions. However, this is deemed to affect the historic pavers/tiles and brick walls. A condition survey of the basement, former stable and stucco is required by the pre-application recommendations. The report for this work will be accompanied by proposals to manage damp to make it a habitable space and submitted as additional information for the planning application. This is assessed as Adverse Impact with an Adverse Effect, mitigation measures will ensure that it becomes a habitable space.

6.3 Ground floor level

Reconfiguration of the shared living space

- 6.3.1 The proposed works on the ground floor involve both the addition of a new rear extension and internal reconfigurations aimed at improving the flow and functionality of the dwelling. The removal of the altered wall between the existing proposed Dining Room, and Conservatory (as seen by comparing Drawings 1026-03-00 and 1026-03-10) is designed to create a more open-plan living space. This is deemed to affect the previously impacted areas and therefore cause negligible effect. The proposals are designed to maintain the legibility of the main historical circulation route around the staircase and hallway.

New rear extension

- 6.3.2 The part single- and part two-storey extensions are designed to remain subordinate, set back from the historic rear wall, and clearly contemporary in appearance to differentiate old from new. The extension's footprint has been functionally justified because it offers the space needed near the garden to accommodate extended-family living within the transition between the house and garden while maintaining the legibility of the historic plan form. Some of the smaller rooms are very small by modern standards and this extended-family living that transitions between the house and garden mitigates those restrictions on those family members most affected. While there is an increase in proposed massing to the rear, accommodating free-flow open plan living here allows the continued legibility of the historical layout.
- 6.3.3 As an improvement on the existing 20th century changes, the building's significance is enhanced. As advised by the Conservation Officer, the new extension is deliberately contemporary in design to ensure a clear distinction between the historic fabric and

¹ The structural engineer is not CARE registered, however, has worked with numerous heritage projects with the Reading Council and is known by the Conservation Officer.



new additions, thereby maintaining the legibility of the original building. The use of a contemporary style is a widely accepted approach in conservation, as it avoids a pastiche of historic styles. The Hollybank, Woodstock appeal decision, for example, noted that a large addition could "compete with the visual dominance of the main part of the building," but also stated that a contemporary, lightweight, and simplified design can overcome this. The revised proposal focuses on the use of high-quality, lightweight materials and a design that is clearly subordinate to the main house. The original lines of the listed building had been altered by previous extensions. The proposed alterations allow the historic principal elevation to retain its primacy, resulting in a Small Adverse Impact and a Minor Adverse Effect on the Conservation Area's visual amenity. Nevertheless, the hierarchy of the main stair well and secondary stair remains legible. It is likely that the kitchen was in the basement and therefore, the location of the modern bathroom and kitchen does not contribute to the significance of the listed building. For this reason, the extension will not compete with the visual dominance of the main house.

Proposed study and play room

- 6.3.4 In the area of the former stables (converted into a Study and Play Room in the proposal), a new doorway is proposed between these two rooms. This requires the localised removal of a section of historic wall fabric and skirting. While this is assessed as a Small Adverse Impact with a Minor Adverse Effect, mitigation measures will ensure that key historic features, such as the original floor pavers and stable hatch, are retained in the new Study and Play Room, thus preserving the character and architectural narrative of the space (see Figures 5-6).
- 6.3.5 The lath and plaster ceiling is damaged in places and would be repaired with lime plaster and, like the floor pavers and brick walls, would be protected by vapour permeable insulation to avoid further impact (see Figures 5-6). The introduction of a new doorway in the same area would have a minor impact, as sufficient historic fabric, such as skirting boards, would be retained on either side of the new opening. This approach ensures that the significance of the area remains legible, an understanding supported by discreet changes to Number 39 that help interpret the intervention. That interpretation is also supported by this report and other evidence within the submission (see phasing plans).



Figure 5: The hatch in the former stables and the condition of the lath and plaster



Figure 6: The floor pavers and door to the former stables

- 6.3.6 The proposed play room would appear reduced in size, and the proportion would be altered, though this change is reversible. The existing openings used would provide access from the corridor. As this space was in use as a corridor historically when the secondary stair was added, its continued use as a corridor is not considered an additional impact. The fireplace and existing cupboard doorway would remain, aiding the original legibility of the proposed alterations. Other proposed works, such as the blocking up of the current external doorway and conversion of the WC into a utility



space, the non-structural reordering of the dining room and kitchen are located within the 1962 extension. No modifications are proposed for the doorway into the proposed living room; the previous large opening to the proposed family room would be reverted back to a similar appearance. The existing bathroom area would be reconfigured into a utility room and new bathroom and lit by opening a blocked window (see Figure 7).



Figure 7: The outline of the former window opening

Reinstatement of the staircase banister

- 6.3.7 The proposed reinstatement of the staircase banister would be designed to be compatible with the historic banister, replacing the wall and modern handrail on the opposite wall. The historic ground-floor balustrade was removed many years ago. As there are no photographic records or detailed references, the new design would reflect the historic banister, and the decorative edging on the treads. The spindles would be changed to wrought iron (see Figure 8).

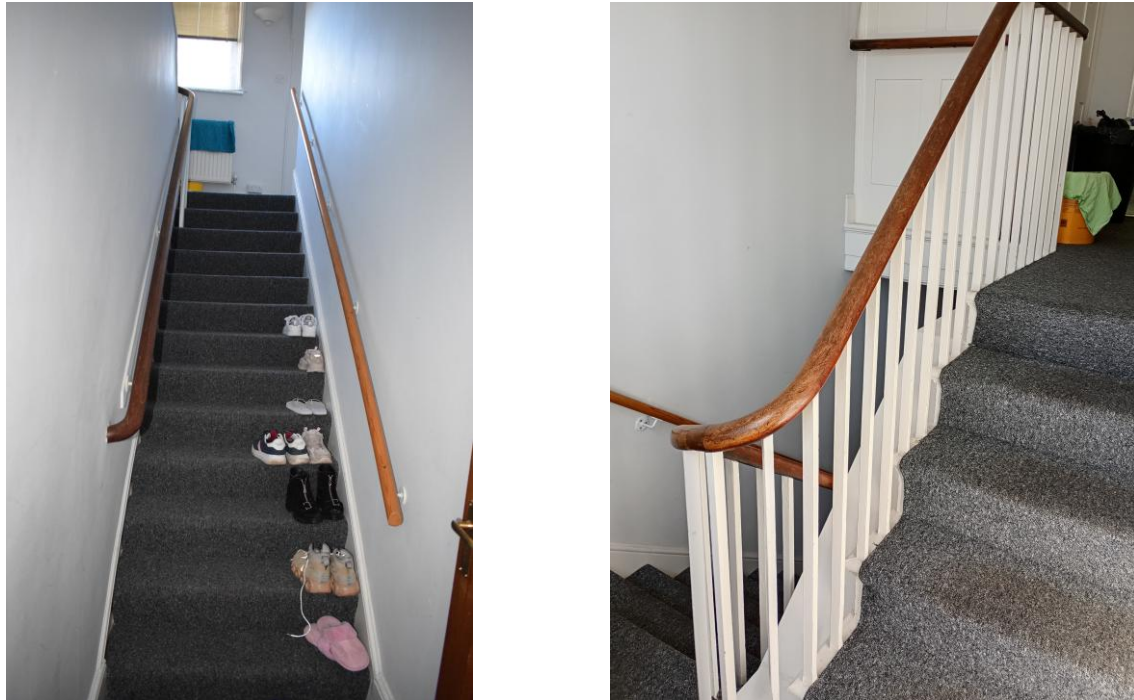


Figure 8: The current ground floor and second floor stairwells

6.4 First floor level

- 6.4.1 The first-floor changes primarily focus on improving room functionality and circulation (see Drawing 1026-03-11).

Circulation route

- 6.4.2 Internally, the proposed configurations involve changes to internal walls to create the new L-shaped circulation route and to accommodate new bathrooms and bedrooms. It would mirror the route downstairs and indicate the location of the existing secondary staircase internally, which would aid legibility of the proposed changes.

Proposed bedroom 4

- 6.4.3 A cupboard door would provide an existing opening into the proposed bedroom 4. The reconfiguration of the existing bathroom area, and the refurbishment of the first-floor bathroom and lounge, would not disturb any historic fixtures, as these areas have already been significantly altered in the past. However, there is the potential to reveal the chimney breast behind the bathroom fixtures, which would be beneficial.
- 6.4.4 Historic chimney breasts and fireplaces, currently located behind partitions, are shown to be retained behind new wall linings (see Figure 9). Maintaining the status-quo ensures the features are not removed; they are instead preserved in a hidden, ventilated state, allowing for their full future reinstatement.



Figure 9: There is a chimney behind this bathroom cabinet

Proposed bedroom 3

- 6.4.5 The size and proportion of the proposed bedroom 3 would be reduced by the installation of a stud wall to create a corridor. It would obscure the room proportion, which is reversible. The partition would fit and seal sufficiently to avoid the need for cutting out sections from cornices, and skirtings. This room was a lower-status of smaller proportions, and symmetrical arrangement around a central fireplace. The status of the room would be diminished only by the reduction in size and loss of symmetry, which would remain readily legible, and can be reinstated.

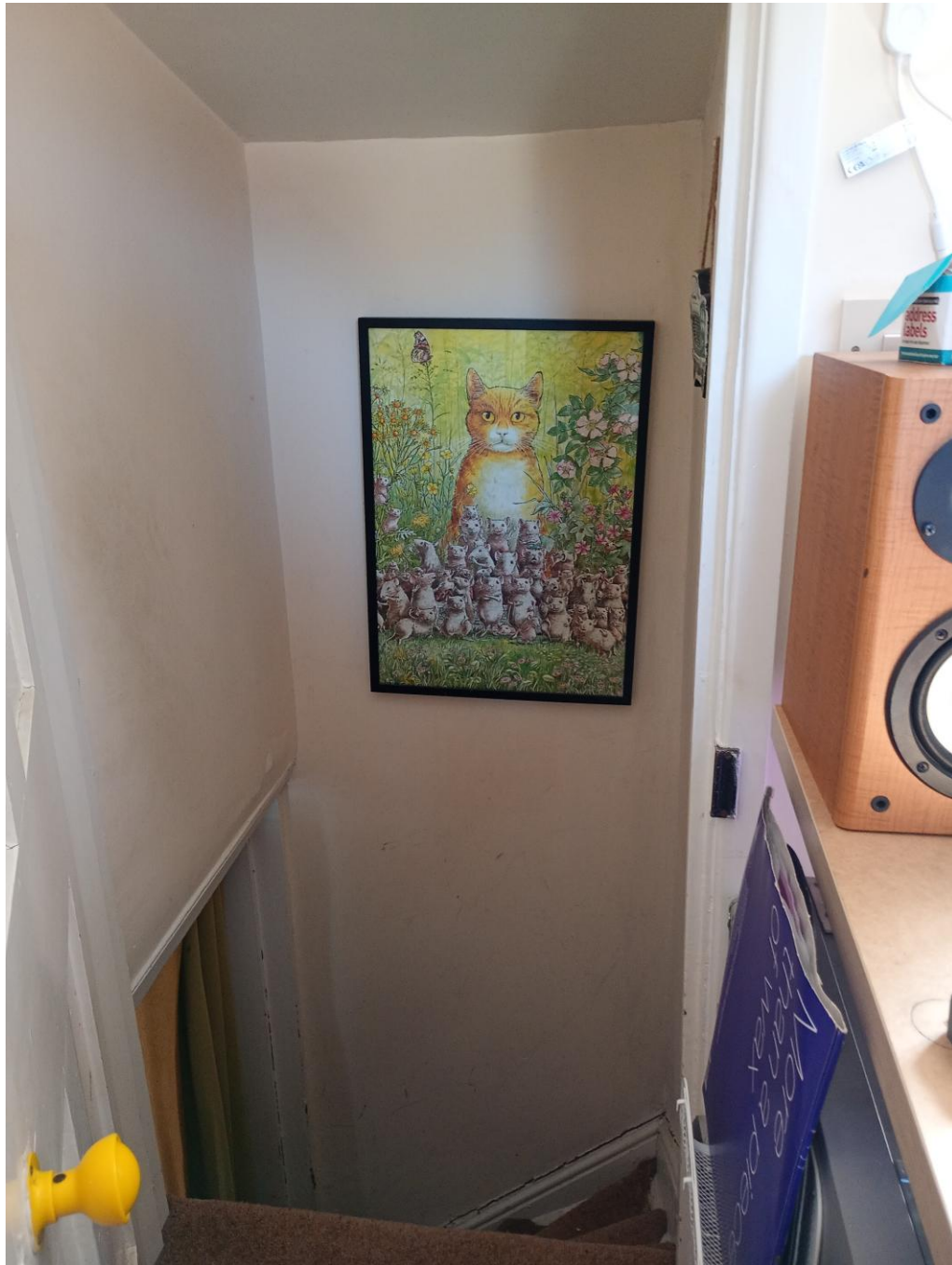


Figure 10: A door opening would be needed to gain access over the enclosed stairwell to the proposed bedroom 5.

- 6.4.6 The proposed circulation requires enclosing the secondary stairwell to preserve it in situ. This modification enables rationalisation of the access to affected rooms (see Figures 10-11).

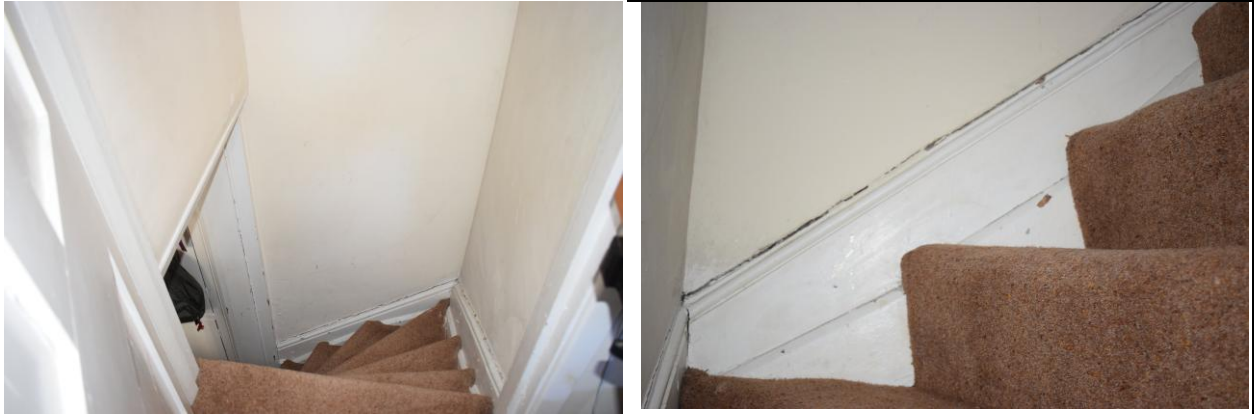


Figure 11: The secondary stairwell added after the property had been built



Figure 12: The angled wall behind the archway to be reconfigured



- 6.4.7 The angled wall configuration behind the archway would need to be widened though the angles would be retained to aid legibility (see Figure 12).
- 6.4.8 Finally, new insulation (internal wall lining) would only be installed in rooms where there are no historic fixtures that could be affected, to minimise that potential impact on the building's historic character.

6.5 External elevations

- 6.5.1 The extension is subordinate in scale, set back from the original building line, and distinctly contemporary in design. This ensures that the hierarchy of the historic plan remains legible internally, in planform, and when seen from the rear elevation. The former stables and historic secondary stair extension and would be clearly visible as an historic extension to the former stable and carriage house.



Figure 13: The rear elevation and garden

- 6.5.2 The proposed flat roof maintains a clear view of and through the window. It avoids harm to principal historic elevations by maintaining the legibility of thereby enabling the building's evolution without obfuscating its history.



6.6 Garden

- 6.6.1 The current garden is lawn with garden sheds and shaded by a large tree (see Figures 13-14). Suggestions made during consultation to revive this into a former rear garden for the villa. There are no historic drawings of sufficient detail to indicate how it may have appeared. Therefore, inspiration for the design has been based on a detailed Ordnance Survey map at the nearest location, near the Royal Berkshire Hospital. The proposals aim to enhance functionality and accessibility while conserving the building's character, which aligns with protecting and enhancing historic features.



Figure 14: The current garden is lawn

6.7 Garage

- 6.7.1 The re-erection of a detached double garage is also proposed, which is set back in the curtilage, and its design and placement are intended to be functionally ancillary. Therefore, it is assessed as having a negligible effect on the historic setting. The rear storage space is for flammable materials like oil for safety. The proposed double garage is clearly functionally ancillary to ensure it respects the curtilage and visual amenity of the conservation area. It is set further back than the previous, now



demolished, garage as shown in the planning archive. Though the drawing provided from the planning archive does not show the scale, it can be estimated from the nearby built form. For comparison, the former garage appears a similar size to the dining room and kitchen combined (see Figure 15).

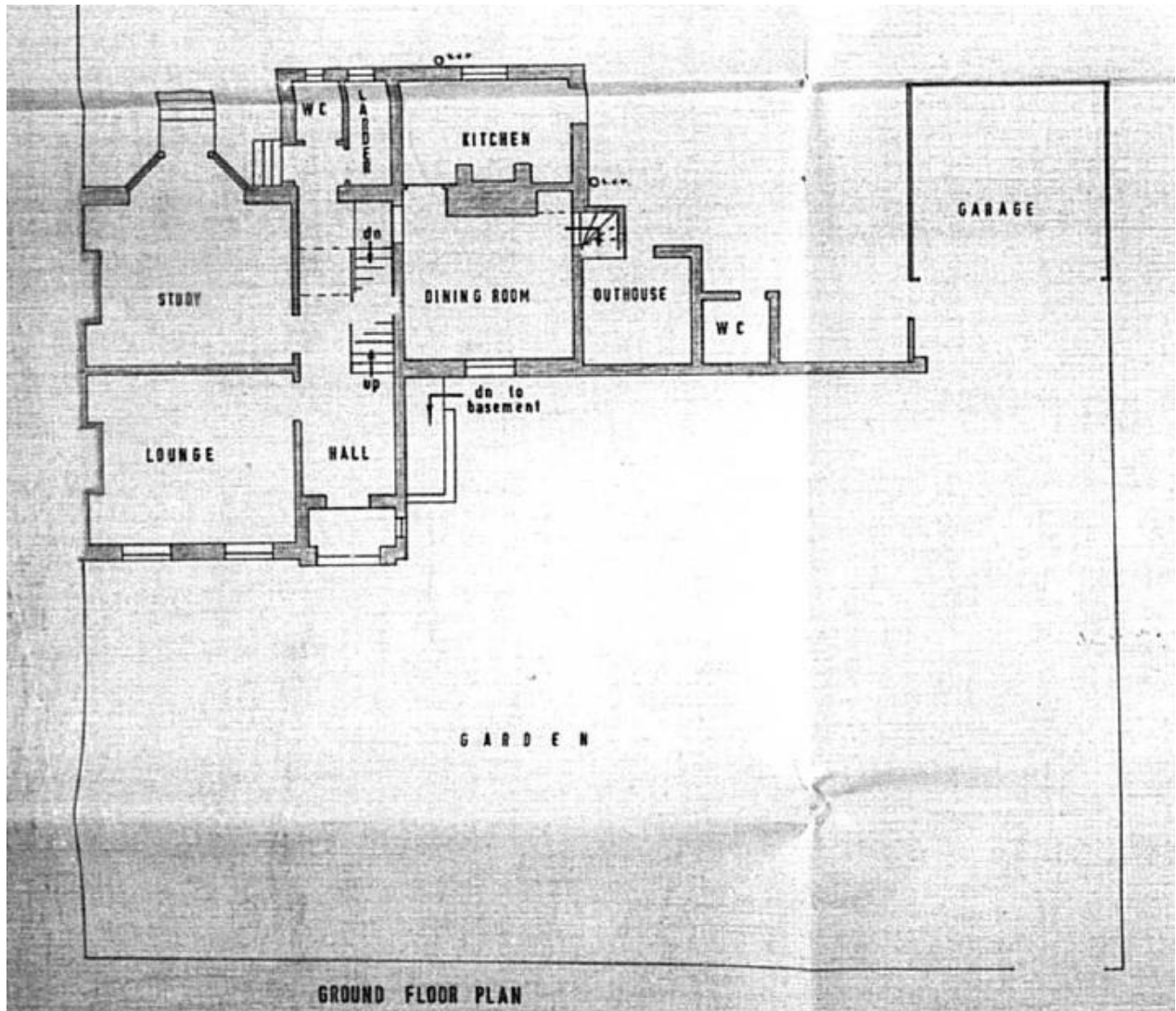


Figure 15: The former garage, now demolished

6.8 Impacts and effects

- 6.8.1 As evidenced, a small number of interventions would result in localised impacts on the historic fabric, these have been carefully considered and balanced against the need for modernisation and continued use. The works have been designed to retain the legibility of the building's historic significance, with a clear distinction between new and old elements where appropriate. Number 41 holds **Medium Sensitivity** (see Table 2 of the appended Heritage Assessment). The changes would have a **Small Impact** (see Table 3 of the appended Heritage Assessment) and a **Minor Effect** (see Table 4 of the appended Heritage Assessment).



Area/Feature	Value/Sensitivity	Proposed Intervention	Impact Magnitude	Effect Level	Justification and Mitigation
Basement Lightwells and Reconfigured Spaces	Medium Sensitivity (Change of Appearance)	Creation of two new lightwells to provide essential natural light and ventilation. New lintels over the openings, and new retaining structures would be added externally to form the wells.	Small Adverse	Minor Adverse	The buildings evolved over time, which are associated with changes that juxtapose with that original design intent. It is within this context, the neighbouring property and previous and proposed changes to Number 41 are assessed. No historic fixtures or fittings are affected, except small areas of the ceiling and flooring in the Guest Bedroom and the Gym and Plant Room. A small area of historic walling would be demolished.
Localised repairs	Medium Sensitivity (Condition)	The bulge and drain mentioned in the Structural engineer's report.	Small Adverse	Minor Beneficial	Localised repair forms part of the positive impacts associated with the Proposed Development. Specifically, repair of the "bulge was observed in the brickwork beneath the boiler condensate pump at the base of the front wall in the north-west corner" (Clive Hudson Associates 2026).



Area/Feature	Value/Sensitivity	Proposed Intervention	Impact Magnitude	Effect Level	Justification and Mitigation
Replacement of External Rear Extension (Part Single, Part Two-Storey) and the new Conservatory	Medium Sensitivity (Overall Building and Conservation Area Setting)	Construction of a subordinate and contemporary extension at the rear of the property.	Small Adverse	Minor Adverse	The extension is set back and lower in height than the historic building, ensuring the primary elevation retains its primacy. It incorporates large sliding doors/glazing. The contemporary design avoids pastiche, maintaining a clear distinction between new and old, thus limiting the impact on the Conservation Area's visual amenity. The proposals are designed to maintain the legibility of the main historical circulation route around the staircase and hallway.



Area/Feature	Value/Sensitivity	Proposed Intervention	Impact Magnitude	Effect Level	Justification and Mitigation
Ground Floor Former Stable/Study Area	Medium Sensitivity (Former Character)	New doorway between the proposed Study and Play Room, created from the reconfigured existing lobby/hall area. New window and doors may affect historic first-floor joists and lathe-and-plaster ceiling.	Small Adverse	Minor Adverse	This area is now defined as the Study, Play Room, Utility, and Bathroom. Requires the removal of a localised section of historic wall and skirting. Mitigation ensures the retention of key historic features (original hatch, floor pavers, historic doorway) to preserve the character and legibility of the former stable space.
	Low Sensitivity (post-1962)	Dining room (post-1962)	Small Beneficial	Negligible	Dining room and appears to be slightly larger/reconfigured to be open to the hall and family room.
Reconfigured Spaces (The Living Room reuses an existing opening from a past intervention)	Low-Medium Sensitivity	Kitchen / Utility / Bathroom (post-1962)	Small Adverse	Minor Adverse	The existing Kitchen is extensively reconfigured and split into a large Kitchen and new Utility and a ground floor Bathroom. New openings in the Kitchen rear wall has a small impact and the re-opening of a window on the elevation has a very small impact. The remaining areas are modern reconfigurations
	Medium Sensitivity (Former Character)	Hall / Family Room / Play Room / Study	Small Beneficial	Minor Beneficial	The Lobby is a modern construction and the existing doorways are used, which is a beneficial return to the historic layout.



Area/Feature	Value/Sensitivity	Proposed Intervention	Impact Magnitude	Effect Level	Justification and Mitigation
First Floor Historic Circulation	- Medium Sensitivity (Historic Fixtures/Fittings)	Proposed partitions boxing-in the servants' stairwell.	Small Adverse	Minor Adverse	The features are preserved in a hidden state (or "retained behind walls") rather than removed. This allows for their full future reinstatement.
First Floor Angled Wall	- Medium Sensitivity (Historic sub-division)	Partial demolition of the angled wall.	Small Adverse	Minor Adverse	The space would be less legible but mirror the ground floor layout, which continues historic circulation changes when the servant's stair was inserted.
Front Bathroom and Rear Bathroom	Low Sensitivity (post-1962)	Kitchen to Bathroom Conversion and Reconfigured Rear Bathroom	Small Beneficial	Negligible	These are previously reconfigured spaces.



7 Justification, public benefits and conclusion

7.1 Justification

- 7.1.1 Public benefits include conservation-led enhancement of a heritage asset, compliance with national and local policy, and contribution to the character of the South Park Conservation Area. The works have been designed to cause minimal intervention to historic fabric while improving the function of the building as a modern family home. The proposed basement, light wells, and garage respect the curtilage and visual amenity of the conservation area. Sub-division of two rooms and boxing-in of the secondary stairwell reflect historic alterations and are reversible. Installation of insulation has a positive environmental effect. The proposal enhances the architectural narrative of the building while providing sustainable, high-quality residential accommodation.
- 7.1.2 Some of the modifications are to revert the property back to residential use. This conversion back to a single-family dwelling supports the character of the area and the continued viable use of the listed building. The proposed configuration is to accommodate four young children, requiring the bedrooms on the second floor. For this reason, inverting the Bedroom 5 and the Study Room is impossible. The proposed increase in roof height to accommodate Bedroom 5 is required for growing children and to avoid the sense of being in a cramped space. The hierarchy of the historic plan remains legible, whereby the primacy of the main rooms and stairwell are evidenced by window size and location and the historic extension for the secondary stair onto the former stable are also clearly visible.
- 7.1.3 The NPPF emphasises the importance of planning for the housing needs of the whole community, including families with children. The scale of the extensions are justified by the need for the children to have space outside their rooms, which are limited in size. Thoughtfully designed extensions can anticipate future needs, ensuring the home can adapt as the family grows and changes over time. Moreover, modernisations are confined to the extensions to avoid harm to the historic fabric in the main house. The use of contemporary elements has a strong and well-substantiated rationale and justification of the ease of legibility between historic and modern interventions. This provides a sustainable, high-quality residential accommodation. Single-family occupancy of each individual historic house is a key part of the area's character. The Proposed Development reinstates that original residential character. Enhancement within the historic environment, especially in the Conservation Area, is supportable in policy terms because it does deliver public benefit.
- 7.1.4 The proposed garage replaces a former garage in a similar location, the scale of which is appropriate for a suburban house of this scale. For safety purposes, an additional and small storage room is proposed so that oils and other toxic substances are separated from the vehicles.



- 7.1.5 In heritage terms, the proposal represents a minor beneficial effect with some adverse changes to the significance of the listed building and the Conservation Area that nevertheless remain legible using contextual information. Harm is avoided through sensitive design and justified interventions, and outweighed by the public benefits delivered.

7.2 Local policy

Policy context – EN1 Protection and Enhancement of the Historic Environment

- 7.2.1 As stipulated by Policy EN1, the design of the Proposed Development respects local distinctiveness by supporting the conversion back to residential, characteristic of the Conservation Area.

Policy context – EN6 New Development in a Historic Context

- 7.2.2 EN6's emphasis on the historic environment informing new development is supported not only by the conversion back to residential use. It is also supported by the garden proposals and ancillary garage. The garage replacement in the same location as the previously demolished garage, which respects the historic context, aligning with EN6.

Policy context – EN3 Enhancement of Conservation Areas

- 7.2.3 The proposed changes alter the building's appearance to support modern residential living in the extensions while preserving historic character except for localised alterations in less significant rooms, which are reversible.



8 Conclusion

- 8.1.1 The proposed development at the White House, 41 Eastern Avenue, involves the conversion of a Grade II listed property into a single-family home with modest extensions. The proposal has been carefully designed to respect the heritage significance of the building and its setting within the South Park Conservation Area.
- 8.1.2 The extension is designed to be subordinate to the original building, maintaining a lower height and smaller footprint than the most historic parts of the building. Being distinctly contemporary in design, the rear alterations allow the historic principal elevation to retain its primacy. The proposal responds to the need for additional family living space, which cannot otherwise be achieved without causing harm to the historic fabric.
- 8.1.3 The contemporary design is intentionally distinct yet sympathetic, using materials and proportions that reference the existing building while avoiding pastiche, thus enhancing the building's continued relevance and use. The extension's location and scale have been carefully chosen to minimise visual impact on the public realm and to respect the historic plan form and setting.
- 8.1.4 The proposed changes reflect an appropriate balance between modern living standards and the protection of heritage value. They provide public benefit through the viable reuse of a historic asset following national and local planning policy.

9 References

1890 drawing (Application and agreement to connect private drains with sewers, Royal Berkshire Archives R/SS1/238/15)

1864 Tithe Map and Apportionment (Royal Berkshire Archives D/D1/113C/3)

Clive Hudson Associates (2026) 41, Eastern Avenue, Reading RG1 5RX: Structural feasibility report. Unpublished report.



Heritage Assessment
to assess the impacts and effects of the
proposed change of use

at

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Reading



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Table of Contents

Executive summary	4
1 Introduction	5
1.1 Instruction	5
1.2 The Site and Study Area	5
1.3 Purpose and aims	5
1.4 Methodology and method of assessment	6
1.5 Structure	6
2 Baseline evidence and Proposed Development	7
2.1 General	7
2.2 Views demonstrate no effect caused by the Proposed Development	7
2.3 The Site	13
2.4 The Conservation Area affected by the Proposed Development.....	16
2.5 The Proposed Development.....	17
2.6 Planning history.....	17
3 Setting of the Conservation Area and proposed impacts	19
3.1 General	19
3.2 Other Heritage Assets	19
3.3 History and degree of change over time	19
4 Listed buildings, Buildings of Townscape Merit and proposed impacts.....	20
4.1 General	20
4.2 Numbers 39-41	20
4.3 Numbers 43-45 and 56-58.....	20
4.4 Impact on the setting of these buildings	21
5 Statement of justification.....	21
5.1 Necessity	21
5.2 Public benefit	21
6 The Proposed Development in the planning context.....	22
6.1 Policy context - NPPF	22
6.2 Policy context – EN1	22
6.3 Policy context – EN3.....	22
6.4 Policy context – EN6.....	22
7 References.....	23
8 Planning background and legislative framework	24
8.1 Legislative framework	24
8.2 National Planning Policy Framework (NPPF).....	24
8.3 Local policy.....	28
9 Methodology and Method of Assessment	31
9.1 General approach	31
9.2 Significance of heritage assets.....	31
9.3 Determining the baseline for settings of heritage assets	33
9.4 Settings of heritage assets.....	35
9.5 Sensitivity	36
9.6 Magnitude of impacts.....	37
9.7 Level of effects.....	38



9.8 The assessment effects within the planning context	39
10 Glossary of general terms.....	40
11 List Entry.....	42
12 Drawings submitted for Application Number: 000000959 and the layout at the time of purchase	

Tables Index

<i>Table 1: Criteria for measuring the importance attributed to designated heritage assets</i>	<i>33</i>
<i>Table 2: Criteria for measuring the sensitivity of a heritage asset to further change.....</i>	<i>36</i>
<i>Table 3: Criteria for measuring the magnitude of impact.....</i>	<i>37</i>
<i>Table 4: Criteria for measuring the likely effects.....</i>	<i>38</i>
<i>Table 5: The relationship between sensitivity and magnitude that causes a level of effect</i>	<i>39</i>

Viewpoints Index

Viewpoints 1-2: Looking north along Eastern Avenue

Viewpoints 3-4: Looking north toward the side elevation of Number 41

Viewpoints 5-7: Looking southeast along Eastern Avenue

Plates Index

Plate 1: Front of Number 41

Plates 2-4: Kinetic views of the side and rear of Number 41

Plate 5: Front of Number 39

Figures Index

Figure 1: Location of viewpoints (Conservation Area map base showing listing Categories and TPOs)



Executive summary

The Site is the White House, 41 Eastern Avenue, Reading. This listed property has not been altered by the current owner who purchased the house 2 years ago. The application is retrospective only in the context that it had once been a clinic with a residential unit above, has been vacant for 2 years and is currently occupied as two residential units (ground floor and first floor). The owner wishes to revert it to a family home. As this was originally built as a family home, it is the use type most compatible with its preservation. It is also a use most compatible with the Conservation Area, which was built as a residential area on the edge of Reading town centre. The Proposed Development is therefore beneficial in heritage terms.

In NPPF terms, the findings of the Assessment confirmed that the effect associated with the Proposed Development is beneficial. For this reason, Paragraph 208 of the NPPF is relevant in decision-making. The beneficial use of heritage assets is a public benefit which responds to Paragraph 208. Photographic evidence has been limited within the report to protect privacy. However, evidence of habitation can be provided separately and in confidence. Public benefits would include:

- reverting to family use which respects local distinctiveness, as set out in Policies EN1 and EN6; and
- a desirable residential and sustainable development for people in a sustainable location.



1 Introduction

1.1 Instruction

- 1.1.1 This Heritage Assessment has been commissioned by Mr Ali Akbar ('the Client') to inform the planning applications 231663 and 231664. The 'Proposed Development' is for the change of use from a healthcare clinic with residential over to a single residential dwelling.

1.2 The Site and Study Area

- 1.2.1 The Site address is White House, 41 Eastern Avenue, Reading; National Grid Reference SU 73366 72781(see Land Registry Map). It is located on the east side of Eastern Avenue, near the junction with Erleigh Road to the southeast of Reading town centre. The building that occupies the Site is one of a pair of semi-detached houses protected as Grade II listed buildings, List Entry reference 1248720; listed on 25th August 1987.
- 1.2.2 The Site is located within the South Park Conservation Area. It was not deemed appropriate to define Character Areas as part of the Conservation Area Appraisal (Reading Borough Council, 2008, 11). There are two pairs of Buildings of Townscape Merit, adjacent and opposite. There is a row of 'Other Important Building Groups' to the rear of the Site, overlooking Hamilton Road.
- 1.2.3 Due to the limited changes associated with the Proposed Development, there will be few effects on the setting. Therefore, the extent of this Study Area has been confined to those heritage assets whose settings may potentially be affected and the immediate surroundings; the area between the junctions of Junction Road and Crescent and Erleigh Roads. Those heritage assets are the listed building adjacent, Number 39, and the Buildings of Townscape Merit, Numbers 43-45 and 56-58. Two TPO Trees grow within the Site.
- 1.2.4 The first-floor residential unit has a separate staircase access. These and other changes to the original historic configuration were undertaken before the current ownership (see planning history, paragraph 2.6).

1.3 Purpose and aims

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



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

1.4 Methodology and method of assessment

- 1.4.1 The assessment follows the Methodology and method of assessment (see Appendix 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 provided must be proportionate to the Significance of the setting and the effects of the proposed changes.

Assessing the effect of the Proposed Development

- 1.4.3 An assessment of the Proposed Development relating to the contexts described above is based on Steps 3-4 of Historic Environment Good Practice Advice in Planning: Note 3. A measure of effects is based on the sensitivity of the settings and the impacts of the Proposed Development (see Methodology 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 Development in section 2;
 - an assessment of the attributes of the setting of the Conservation Area and potential impacts and effects on the setting in section 3;
 - an assessment of the attributes of the setting of heritage assets and potential impacts and effects on the setting in section 4;
 - section 5 includes a statement of justification and outlines the public benefits;
 - section 6, consists of an assessment of the Proposed Development in the planning context; and
 - section 7 is a list of references, followed by Appendices 8-11, consisting of the methodology, planning background and legislative background, and glossary.

2 Baseline evidence and Proposed Development

2.1 General

- 2.1.1 The baseline consists of a description of the Conservation Area, listed buildings, the Proposed Development and the photographic evidence for the assessment. This baseline information informs the scope of the assessment (see Methodology 9.2 and 9.3), including reference to views (see Methodology 9.3.3 and 9.3.4).

2.2 Views demonstrate no effect caused by the Proposed Development

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



Figure 1: Location of viewpoints in black and plates in blue (Conservation Area map base showing listing Categories and TPOs)



Viewpoint 1: looking north along Eastern Avenue



Viewpoint 2: looking north along Eastern Avenue



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- 2.2.2 Kinetic views, Viewpoints 1-2, show the limited visibility of the frontages due to the depth of setback from the road edge and the hedging and fences. Specific views of Numbers 39-41 are visible from a limited number of vantage points along Eastern Avenue, captured in Viewpoints 3-4.



Viewpoint 3: looking north toward the side elevation of Number 41



Viewpoint 4: looking north toward the side elevation of Number 41

- 2.2.3 Viewpoints 3-4 are kinetic views of the entrance to and frontage of Number 41 and demonstrate that the change of use will have a discreet effect.



Viewpoint 5: looking southeast along Eastern Avenue

- 2.2.4 Viewpoint 5 shows the side elevation of Number 39 and the extent of that rear extension.



Viewpoint 6: looking southeast along Eastern Avenue



Viewpoint 7: looking southeast along Eastern Avenue



- 2.2.5 Viewpoints 6-7 are kinetic views, illustrating the effective screening of the frontages provided by the boundary walls, hedges and trees.

2.3 The Site

- 2.3.1 The 1873 First Edition Ordnance Survey Map shows detached and semi-detached villas within the area. The 1899 Ordnance Survey shows extensive development. The houses are two of a small number of listed buildings within a Conservation Area that is mostly occupied by brick-built dwellings (see Appendix 11). The Regency style contributes to our understanding of these villas as desirable, high-quality houses set within large gardens on the edge of historic Reading. The frontage of Number 41 is three bays wide and has been extended to the side and rear.



Plate 1: Front of Number 41





Plates 2-4: Kinetic views of the side and rear of Number 41

- 2.3.2 Number 39 is the same style, a symmetry that enhances the frontage. Rear and side extensions have resulted in greater variation affecting the internal arrangements within both houses.



Plate 5: Front of Number 39

2.4 The Conservation Area affected by the Proposed Development

- 2.4.1 The South Park Conservation Area was designated in 1988. There are a wide variety of properties built during the Victorian and Edwardian times within the Conservation Area. Many of these properties are associated with original boundary walls and railings enclosing mature gardens and trees. Modern units are interspersed with more historic houses. The area has a largely residential character; specific character areas are not defined within the Appraisal.

“The South Park Conservation Area, because of the way it was drawn up, combining the Council’s original proposals, residents’ suggestions and the “rounding off” previously referred to is difficult to define with real precision, but the following are the key features of the area:

- a significant number and mix of large Victorian and Edwardian detached, semi-detached and terraced houses in spacious plots with mature trees and well stocked gardens;*
- a large variety of interesting and often unique design features to many of these buildings,*



and in particular intricate and decorative brick and tile work;

- *plot frontages defined by brick walls and or railings (although some have been removed to allow frontage parking);*
- *generally quiet roads with little through traffic, notwithstanding the fact that Wokingham Road to the north is a very busy main road, with Crescent Road to the south less so" (Reading Borough Council, 2008, 11).*

2.4.2 The predominant material is brick, although Numbers 39-41 are rendered. Traditionally, this would be stucco and is complementary to the architectural features and design intent.

2.5 The Proposed Development

2.5.1 This listed property has not been altered by the current owner. Alterations are likely to predate the listing in 1987 because the changes appear to relate to Application Number: 0000009599 (see below and Appendix 12). Appendix 12 shows the drawings submitted for Application Number: 000000959 and the layout at the time the current owner purchased the house, for comparison. Before purchase, a clinic occupied the ground floor, which has been vacant for 2 years. The ground and first floors are occupied as two residential units. The owner seeks permission to revert it to a family home.

2.6 Planning history

- 2.6.1 29 September, 1961 Application Number: 0000008951
Description of Development: HOUSE AND GARAGE
Decision: Refuse
- 2.6.2 25 May, 1962 Application Number: 0000009599
Description of Development: CONVERSION INTO 2 FLATS
Decision: UNCONDITIONAL CONSENT
- 2.6.3 16 October, 2012 Application Number: 12/01617/WTPO
Description of Development: PLANNING TYPE
Decision: FELL ONE LAWSON CYPRESS
- 2.6.4 20 May, 2019 Application Number: 190506
Description of Development: TPO
Decision: Prune one Lime, one Western red cedar and one Cedar
- 2.6.5 20 May, 2019 Application Number: 190508
Description of Development: TPO
Decision: Lime (T4 of app) - crown clean, reduce crown by 1.5m; Lime (T5 of app) - re-pollard just above previous pollard points
- 2.6.6 11 June, 2019 Application Number: 190820
Description of Development: PLANNING TYPE



- Decision: Prune various trees
- 2.6.7 11 June, 2019 Application Number: 190819
Description of Development: PLANNING TYPE
Decision: Prune various trees
- 2.6.8 27 April, 2023 Application Number: 230192
Description of Development: PLANNING TYPE
Decision: Erection of new boundary wall at rear of back garden
- 2.6.9 27 April, 2023 Application Number: 230114
Description of Development: PLANNING TYPE
Decision: Erection of new boundary wall at rear of back garden



3 Setting of the Conservation Area and proposed impacts

3.1 General

- 3.1.1 The Conservation Area is characterised as a mid to late Victorian and Edwardian suburb of Reading. The Proposed Development would have very little effect on the setting and therefore, a detailed assessment of siting and location and scale and form, normally associated with a settings assessment, would not be proportionate in this instance. The setting has a specific meaning in heritage terms and 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). As evidenced in the previous section, views would not be affected. 'Other Heritage Assets' are another key attribute of the setting unaffected by the Proposed Development. Likewise, the scale and grain of the streets, including enclosure, and boundaries would not be affected. The main impact would be on the 'history and degree of change over time'.

3.2 Other Heritage Assets

- 3.2.1 The associations with 'other Heritage Assets' are contributions made by the listed buildings, Buildings of Townscape Merit and buried heritage assets. Buried heritage assets would not be affected. Buildings identified as having "townscape merit" make a positive contribution to the special interest of the Area (see paragraphs 4.3).

3.3 History and degree of change over time

- 3.3.1 The rows of semi-detached two- and three-storey homes have large rear gardens and small front gardens that have often been converted into drives. The proposed change of use would reinforce the residential character of the Conservation Area, which is a beneficial impact and effect. Historical and aesthetic values of the Conservation Area are associated with these attributes and to a lesser degree, evidential and communal values.
- 3.3.2 It is evident that the 'history and degree of change over time' holds historical and aesthetic values for the area with a **Medium-High Sensitivity** to further change (see Table 2). This would equate to a **Small Impact** (see Table 3). The magnitude of impact is limited by the exclusion of notable physical change. Add to this, the limited views from any other point within the wider setting, resulting in a change with a **Minor Beneficial Effect** overall (see Table 4).



4 Listed buildings, Buildings of Townscape Merit and proposed impacts

4.1 General

- 4.1.1 The proposed change of use is to revert to a family home. As previously established, the Proposed Development would have very little effect on the setting and therefore, a detailed assessment of siting, location, scale and form, normally associated with a settings assessment would not be proportionate in this instance.

4.2 Numbers 39-41

- 4.2.1 Number 41 is a 2-storey building with a basement. It retains original features such as sash windows, except on the rear ground floor elevation, which has been altered to accommodate an extension. There is a side extension also and these modern additions accommodate the majority of intrusions associated with bathrooms, kitchens, etc. This arrangement will continue as shown on the proposed ground floor layout drawings.
- 4.2.2 The proposed first-floor layout shows a bathroom adjacent to the master bedroom within the most historic part of the house. This alteration to the original building has not changed the circulation space. However, the side extension does incorporate a secondary staircase. As the current use only required the removal of office furniture and application proposes no physical change, it would cause no harm. Nevertheless, the proposed use would be more compatible with the domestic style windows than the former clinic, which would be beneficial.
- 4.2.3 As part of the design intent, Number 39 matches the style and layout of Number 41. The pairing has a greater impact than a single dwelling would and forms part of the same List Entry. Therefore, the impact on one has an impact on both. In this instance, that impact is beneficial and has a **Minor Beneficial Effect** (see Table 4).

4.3 Numbers 43-45 and 56-58

- 4.3.1 These Buildings of Townscape Merit date to the same phase of development as Number 41 and are described in the Conservation Area Appraisal. Though similar in date and rendered, the style differs. The projecting gables of Numbers 43-45 are clearly visible above the treeline and the change of frontage orientation of Number 58 contributes to a sense of each building having its own unique identity. This architectural variation is a key characteristic of the Area, as is the residential nature of the Area. A change that supports these characteristics would have a **Minor Beneficial Effect**.



4.4 Impact on the setting of these buildings

- 4.4.1 The activities in and around Number 41 would change as a result of the proposed change of use, which holds **Medium Sensitivity**. 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 former healthcare clinic has been vacant for 2 years. The current owner has purchased the property and is applying for a change of use to revert it to a family home. A residential listed property within a high-quality historic Conservation Area is advantageous to the client, the local authority and the local community.

5.2 Public benefit

- 5.2.1 Single-family occupancy of each individual historic house is a key part of the area's character. The Proposed Development reinstates that original character. Enhancement within the historic environment, especially in the Conservation Area, is supportable in policy terms because it does deliver public benefit.



6 The Proposed Development in the planning context

6.1 Policy context - NPPF

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

6.2 Policy context – EN1

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

6.3 Policy context – EN3

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

6.4 Policy context – EN6

- 6.4.1 The historic environment has informed and shaped the Proposed Development, which respects local character by conserving the historical context. The proposed change of use back to the original single-family use improves the readability of the definition and grain of the surrounding historic environment.



7 References

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

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

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Historic England (2011) Seeing the History in the View. Published online - <https://historicengland.org.uk/images-books/publications/seeing-history-view/>

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Historic England (2018) Listed Buildings and Curtilage: Historic England Advice Note 10. Published online.

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

Reading Borough Council (2008) South Park Conservation Area Appraisal (March 2008)



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

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

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



d) opportunities to draw on the contribution made by the historic environment to the character of a place."

8.2.2 The relevant policies are:

"200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

"201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal"

"203. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness."*

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



(and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

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

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

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

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

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



optimum viable use."

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

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

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

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

"213. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage



Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."

"214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies."

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."

EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

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

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

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

EN3: ENHANCEMENT OF CONSERVATION AREAS

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

- Reducing visual clutter caused by negative factors, such as poles and overhead*



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wires, satellite dishes or unnecessary street furniture;

- *Restoring original building features;*
- *Removing inappropriate additions or alterations to buildings;*
- *Protecting and encouraging the maintenance of green spaces and important trees, particularly where they are intrinsic to the history and character of the area;*
- *Improving signage and street furniture;*
- *Restoring or re-establishing appropriate paving, railings or walls;*
- *Sympathetic landscaping and planting;*
- *Improving or restoring green spaces, including front gardens, that are appropriate to the historic interest of a Conservation Area;*
- *Signage that reveals and promotes the Conservation Area and its boundaries;*
- *Interpretation panels to inform the public of the area's historical significance."*

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

EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT

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

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



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 Development, 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 Development.
- 9.1.3 The assessed likely residual effect is used as the basis for assessing the ‘harm’ caused by the Proposed Development to accord with the National Planning Policy Framework ‘NPPF’, (DCLG 2023, which stipulates that all proposals fall into one of two scenarios: ‘substantial harm’ and ‘less than substantial harm’.
- 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 Development, the importance of the recorded heritage assets is assessed (see Table 1).



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

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

- 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;*



Archway Heritage

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

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

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 Development.

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 the Significance of the heritage assets relies on professional judgement and on the information available at the time of writing, thus the assessment may require revision if more information becomes available.

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 Development, through changes to its setting, allowed the compilation of representative photographs to be taken within and towards the Site, where the view is interrelated to one or more heritage assets. No access to private properties was able to be obtained during the fieldwork.
- 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 the setting, likely to be affected by the Proposed Development, are assessed in terms of their contribution to the Significance of the heritage assets and an overall assessment of the contribution of the setting to the Significance of the Heritage Asset made. That contribution will vary depending on previous and proposed changes. The extent of previous changes will affect the sensitivity of the setting to further change.



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, the 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 2.

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

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



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 3.

Table 3: Criteria for measuring the magnitude of impact

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



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 Development. Assessing the combination of the sensitivity of the Heritage Asset and the magnitude of impact provides a resultant level of effect (see Table 4), which may be beneficial or adverse.

Table 4: Criteria for measuring the likely effects

Effect	Indicative criteria
Substantial	Profound changes to attributes of the setting that represent a total alteration to the setting
Major	Comprehensive changes to attributes of the setting that affect the character of heritage assets
Moderate	Considerable changes to wider attributes of the setting, some of which affect the character of heritage assets
Minor	Slight changes to limited attributes of the setting, some of which affect the character of heritage assets
Negligible	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 5). There is often a weighing exercise involved in considering whether the overall outcome is more beneficial or more adverse, that is not reliant on a mathematical equation of greater or lesser numbers of beneficial and adverse effects. A detailed explanation of how a conclusion on the balance is arrived at is possible in circumstances where there are heritage-specific benefits. However, in projects where public benefits are wider and not heritage-specific, the judgement as to whether benefits outweigh harm needs to be made by the decision maker for the permission being sought and not the author.



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

Magnitude: Very small → Very Large	
Sensitivity : Very Low ↓ Very High	
	Negligible Minor Moderate Major Substantial
Moderate or less: Moderate - Major: Major and Substantial:	Not significant Potentially significant - (use professional judgement and justify if not significant) 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 Development 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	How people draw sensory and intellectual stimulation from a place.
Associative relationships	The relationship between separate heritage assets by association, which may include functional and visual associations.
Curtilage	The curtilage of a building (the principal building) is in general terms any area of land and other buildings that are around and associated with that principal building. The courts have considered the precise extent of curtilage on many occasions. Determining the exact curtilage of any building is a complex question and much will depend upon the facts of the individual case. The key considerations are the physical layout of the buildings; the ownership, past and present; and, the function of the buildings and spaces past and present.
Communal Value	The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
Cumulative change	The cumulative change includes permitted developments, yet to be constructed, to be considered when assessing whether any additional change will further detract from or enhance the Significance of a Heritage Asset
Evidential Value	The potential of a place to yield evidence about past human activity.
Heritage Value	Heritage Values represent the public interest in places, regardless of ownership. The use of the law, public policy and public investment are justified to protect the public interest. Heritage Values comprise Evidential Value, Historical Value, Aesthetic Value and Communal Value.
Historical Value	How past people, events and aspects of life can be connected through a place to the present – tend to be illustrative or associative.
Kinetic	Relating to, caused by, or producing motion. The kinetic, or dynamic, nature of a view refers to how it changes as the viewer moves through a Viewing Place.
<i>in situ</i>	Anything in its natural or original position or place also referred to as 'primary context'



Level of effect	The level of effect ('effect' for brevity) is the measure of change caused to a Heritage Asset.
Magnitude of impact	The magnitude of impact ('impact' for brevity) is the measure of disturbance of buried heritage assets or alterations to built heritage assets.
Natural	Undisturbed natural geology accumulated without the influence of human activity
Potential	Professional judgement is used to interpolate potential within a site by understanding the baseline information for each archaeological period within a Study Area
Setting	The setting of a Heritage Asset is the surrounding landscape from where that asset may be experienced. Attributes of a setting may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed. The setting is separate from the curtilage, character and context of a Heritage Asset although these may be found to be interrelated
Significance	The value of a heritage asset to this and future generations is because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting (NPPF)



11 List Entry

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1248720

Date first listed:

24-Aug-1987

List Entry Name:

WHITE HOUSE CHIROPRACTIC SURGERY

Statutory Address 1:

39, EASTERN AVENUE

Statutory Address 2:

WHITE HOUSE CHIROPRACTIC SURGERY, 41, EASTERN AVENUE

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address:

39, EASTERN AVENUE

Statutory Address:

WHITE HOUSE CHIROPRACTIC SURGERY, 41, EASTERN AVENUE

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

District:



Reading (Unitary Authority)

Parish:

Non Civil Parish

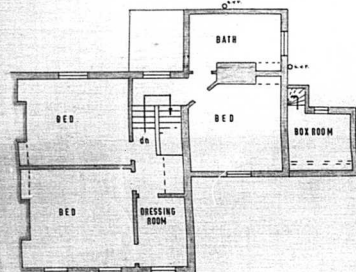
National Grid Reference:

SU 73366 72781

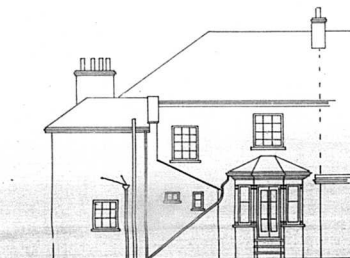
Details

READING EASTERN AVENUE SU 77 SW (East Side) 17/610 Nos 39 and 41 (White House chiropractic surgery) Pair of semi-detached houses, no. 41 now surgery with flat above. 1845 (deeds) with C20 additions. Stuccoed brick, Welsh slate roof - 2 storeys, 6 bays with lower, set-back, side bays and an added lower bay to either end; rear range added 1923. Main range: narrow vertical recess divides properties; sashes with glazing bars in raised surrounds with ends of cills breaking forward on brackets; entrances at either end have internal porches with pilasters supporting entablature, narrow round-arched openings in return walls (no. 41's with Art Nouveau glazing) and, inside, 2 steps up to door of 4 flush panels under overlight with glazing bars (porch of no. 39 has black and white marbled floor); hipped oversailing roof with central, brick, cross-ridge stack. Side wings have a sash on each floor, of 12 panes to ground floor and 9 unequally-hung panes to 1st floor; roofs have hipped ends and brick stacks to rear. Additions to either side have monoclinical roofs, the left one blind the right one with C20 1st floor oculus. Interior: no.39 has panelled double-door between front and rear ground-floor rooms and open-string stair with moulding below treads, decorative newel and curtail to handrail.

Listing NGR: SU7336672781



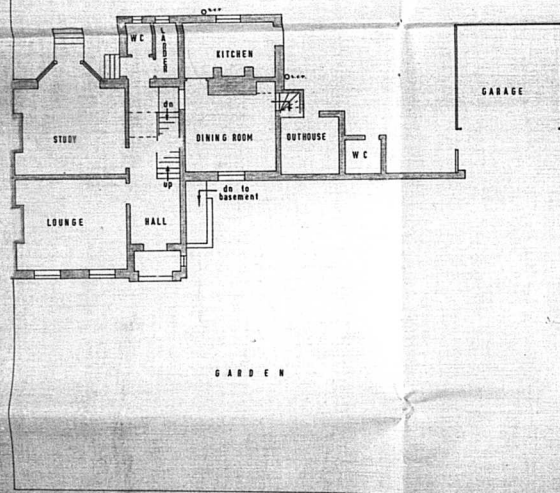
FIRST FLOOR PLAN



REAR ELEVATION

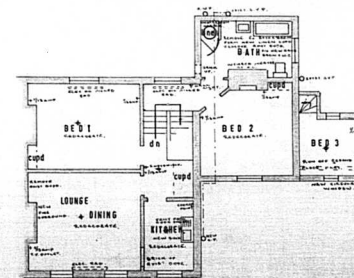


PART OF SIDE ELEVATION

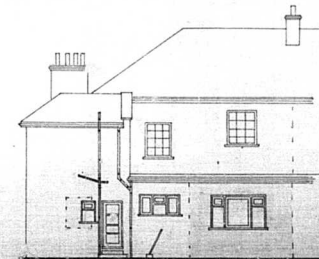


GROUND FLOOR PLAN

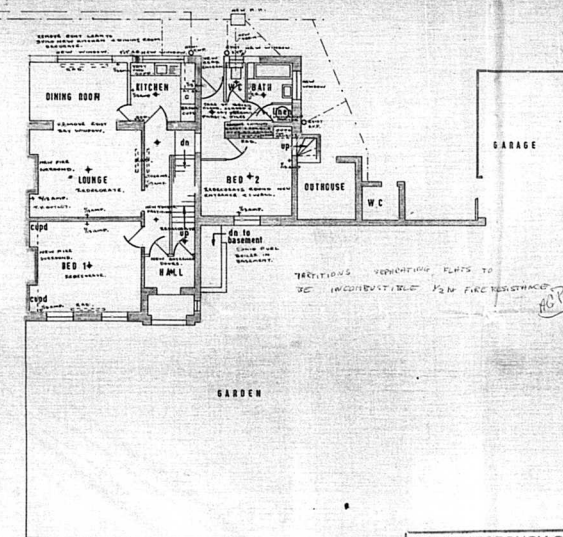
AS EXISTING



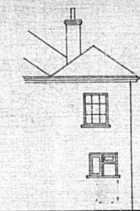
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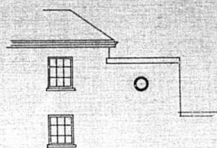
REAR ELEVATION



GROUND FLOOR PLAN



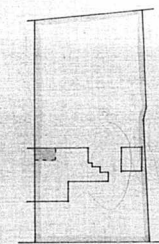
PART OF SIDE ELEVATION



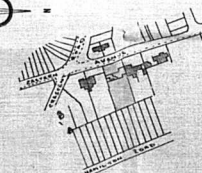
PART OF FRONT ELEVATION

AS PROPOSED

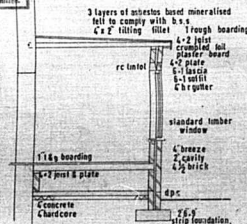
COUNTY BOROUGH OF READING
APPROVED UNDER THE TOWN AND COUNTRY
PLANNING (GENERAL DEVELOPMENT) ORDER 1955 SUBJECT
TO COMPLIANCE WITH ALL THE STIPULATIONS AND CON-
DITIONS CONTAINED IN THE BYELAWS AND ACTS OF
PARLIAMENT IN FORCE.
Dated 29th APR 56
Chairman of Meeting of Town Planning and Building Committee.



SITE PLAN
SCALE 1:500



BLOCK PLAN
SCALE 1:250



SECTION

John P. Smith

White House, Reading, RG1 5RX

Property ref: 74530

HASLAM'S
Sales



The White House is an elegant Georgian stuccoed Grade II listed semi-detached building set within generous private walled gardens with ample driveway parking. Enjoying a prime University address within the South Park conservation area, the property is currently used as a chiropractor clinic on the ground floor while upstairs there is a 2 bedroom flat. The property offers the potential for a purchaser to create a wonderful 4/5 bedroom family home, subject to obtaining the relevant consents.

- Grade II listed Georgian semi-detached
- Chiropractor clinic with 6 rooms
- Walled private gardens
- Ample driveway parking
- Useful Cellar; EPC ratings: E
- 1st floor 2 bedroom flat

Outside

The property has a gravelled driveway providing ample parking with a fence and gate leading to a walled private easterly facing rear garden. The garden extends to a maximum of 98 ft long by 78 ft wide and incorporates a number of mature trees with an established lawn and patio area.

General Note

Agents Note:

Residential purchasers would need to obtain a change of commercial use to residential use.

We are informed that the first floor flat is held on a separate title at land registry.

Tree Preservation Order:

The site is subject to TPO 92/06 (39-41 Eastern Avenue) which includes 1 tree at No. 39 and 3 trees at No. 41.

Those at No. 41 are the Cypress and Lime in the front parking area and Cedar in the rear garden.



White House, Eastern Avenue, Reading, RG1

Approximate Area = 2235 sq ft / 208 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Haslams. REF: 665524

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