

8a High Street, Reading, Berkshire

Heritage Statement

8a High Street, Reading, Berkshire

Heritage Statement

LANDGAGE HERITAGE LIMITED

Company registration Number: 12993775

Project Details

Landgag Heritage Project Reference	PR0380
Commissioning Client	Kaddir Capital Ltd
Local Planning Authority	Reading Borough Council
Site grid reference	SU 71730 73422

Version History

Issue version	Author	Checked by	Approved by	Date of issue	Comments
1 st issue	James McNicoll- Norbury BA MA MCIfA	Will Bedford BA MCIfA	Will Bedford BA MCIfA	24 MAR 26	1 st external issue
2 nd issue	James McNicoll- Norbury BA MA MCIfA	Will Bedford BA MCIfA	Will Bedford BA MCIfA	27 MAR 26	2 nd external issue
3 rd issue	James McNicoll- Norbury BA MA MCIfA	Will Bedford BA MCIfA	Will Bedford BA MCIfA	07 APR 26	2 nd external issue

© Landgag Heritage Limited

No part of this report may be copied or reproduced without prior written consent.

Every effort has been made to ensure that the information and judgements contained in this report are accurate, however Landgag Heritage cannot be held liable for any errors or inaccuracies which may be present in third party data provided by others and used to inform this report.

© Ordnance Survey maps reproduced with the sanction of the controller of HM Stationery Office under paper licence No: 100063350.

Contains OS data © Crown copyright and database right 2026

8a High Street, Reading, Berkshire – Heritage Statement

Table of Contents

Executive summary	2
1.0 Introduction	4
2.0 Legislative, Planning and Development Plan Framework.....	6
3.0 Assessment Methodology.....	12
4.0 Heritage Baseline	18
5.0 Proposed Development and Predicted Effects.....	33
6.0 Discussion and Conclusions	38
7.0 Bibliography	40

List of Plates

- Plate 1 Looking east towards 8 High Street, 7 High Street and 1-2 Market Place (24mm)
- Plate 2 Model of the original frontage of 8 High Street (24mm)
- Plate 3 Looking west through the ground floor (24mm)
- Plate 4 View of the northern elevation of the ground floor (24mm)
- Plate 5 View of the modern lean-to to the rear of the building (24mm)
- Plate 6 View of the coal chute and historic wall opening (24mm)
- Plate 7 View of metal grate in courtyard (24mm)
- Plate 8 View of glass filled metal grate from basement and circular vent (24mm)
- Plate 9 Looking west through the basement (24mm)
- Plate 10 Looking west through the basement (24mm)
- Plate 11 Looking east towards 7 (on the right) and 8 High Street and 1-2 Market Place (on the left) (24mm)
- Plate 12 Looking south east towards 1-2 Market Place, and 7 and 8 High Street (24mm)
- Plate 13 Looking north up High Street through the conservation area (24mm)
- Plate 14 Existing and proposed changes to the frontage of 8a High Street

List of Figures

- Figure 1 Site Location
- Figure 2 Designated heritage assets within 100m of the study site

Executive summary

This report has been prepared in relation to 8a High Street, Reading, Berkshire, (the study site) on behalf of Kaddir Capital Ltd. The building is proposed for redevelopment as a restaurant. This assessment has been produced to inform a planning application for the proposed development of the study site.

This report has been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessments (CIfA 2014), as well as Historic England (HE) guidance on the assessment of the significance and setting of heritage assets (HE 2015 and 2017, respectively). The assessment provided in this report has been informed by data held in the National Heritage List for England (NHLE) held by Historic England, and aerial imagery from available sources, as well as by the results of previous archaeological investigations in the wider area around the study site.

Heritage

The potential for the development of the study site to affect the setting and significance of designated heritage assets in the wider area was informed by a site visit, and walkover of the study site and the surrounding area. The site visit confirmed that most of the listed buildings and other designated heritage assets in the surrounding area are sufficiently screened by intervening buildings that changes to the study site would not materially affect their significance or require a design response.

However due to the proximity of a small number of designated assets this assessment therefore considered the following heritage assets required detailed assessment:

- 8 High Street, grade II listed building, NHLE 1113493
- 52 Market Place, 10 High Street, grade II listed building, NHLE 1113494
- 7 High Street, grade II listed building, NHLE 1155910
- 1-2 Market Place, grade II listed building, NHLE 1156257
- Market Place and London Street Conservation Area

Discussion and Conclusions

This assessment has found that the proposed development would be partially visible from the majority of the heritage assets listed above. However, it was also found that the study site plays only a minor role in the setting of many of these heritage assets and makes no contribution to their architectural or historical significance.

Whilst the proposed development would have an impact on the conservation area and physical fabrics associated with 8 High Street, it is considered that the proposed works would be a beneficial impact to these two assets as defined in Table 3 of this assessment. These beneficial impacts stem from the retainment of existing historic fabrics in the building which would ensure that the character of the building is retained and also that the existing positive contribution the building provides to the conservation area through its unique frontage would be improved by the removal of unsympathetic material in the frontage.

It is therefore concluded that whilst the proposed development would result in the impact of unsympathetic fabrics that form part of the heritage asset, the removal of such fabrics are not integral to its significance and character of the building. It is therefore considered to comprise a

negligible impact on the significance of the asset as defined in Table 2 of this assessment, the proposed development would also have a benefit to the listed building with the preservation of the listed building as it stands which would lead to an overall neutral impact on the building and setting of the listed building.

On this basis it is clear that the impact of the proposed development on the setting and significance of heritage assets would be acceptable. It therefore accords with the requirements in paragraphs 207 and 212 - 216 of the NPPF and policy EN1, EN3, EN4 and EN6 of the local plan of Reading Borough Council.

1.0 Introduction

1.1 The Study Site

1.1.1 This heritage statement considers the building at 8a High Street, Reading, Berkshire (Fig. 1). It has been prepared by Landgage Heritage Ltd on behalf of Kaddir Capital Ltd. It has been prepared to inform a planning application for the proposed development of the study site.

1.1.2 The site (hereafter referred to as the study site) is located at grid reference SU 71730 73422.

Site Conditions

1.1.3 The study site comprises the ground floor and basement of 8a High Street, Reading, Berkshire (see Plate 1 below). The interior of the ground floor and basement have been previously stripped out of unsympathetic soft furnishings such as plasterboard and plaster associated with the former bookshop however the frontage of the building remains unchanged since its former usage as a bookshop.

1.1.4 The current entrance to the building serves as a dual entrance to the ground floor property and as an entrance to the flats above.



Plate 1 Looking east towards 8 High Street, 7 High Street and 1-2 Market Place (24mm)

Location, Geology and Topography

1.1.5 The study site is located at 8a High Street, Reading, Berkshire (see Fig. 1). The study site occupies the entire building, with a height above ordnance datum (aOD) of approximately 47.8m.

1.1.6 The underlying geology of the study site comprises Seaford and Newhaven Chalk Formations which were formed during the Cretaceous period. Superficial deposits in the area of the study site comprise Taplow Gravel Member (Sand and gravel). These sedimentary deposits are fluvial in origin. They are detrital, ranging from coarse- to fine-

grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary (BSG geology of Britain viewer 2026).

1.2 The Proposed Development

- 1.2.1 The existing building was previously the site of a charity bookshop which has been vacant for a number of years. The client proposes to redevelop the ground floor of the building into a new restaurant/take away service.
- 1.2.2 As part of the redevelopment there would be no material change to the pre 1919 historic fabrics of the frontage which would just see a replacement of the doors with full length glass doors and the replacement of the existing window with a full length window and insertion of new tiles and removal of pebble stall riser. The development would not affect the flats located in the upper floors of the building.

1.3 Purpose and Scope of Assessment

- 1.3.1 This report assesses the effect the proposed development would have on the significance of heritage assets, both through any direct physical effects and also through changes to their setting. This assessment is made in the context of the statutory and policy framework set out in section 2. It follows best practice, and the approach to the assessment is set out in section 3. It has also been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessment (CIfA 2017).
- 1.3.2 Section 4 of the report provides:
- An assessment of which heritage assets have the potential to be affected by the proposed development, both through direct physical impacts and indirect effects through changes to their setting;
 - An assessment of the setting and significance of the heritage assets which could be affected; and
 - An assessment of the relationship of the study site to the heritage assets whose setting could be affected, to determine whether the study site makes a specific contribution to their significance by forming part of their setting.
- 1.3.3 Section 5 provides an assessment of the effect the implementation of the proposed development would have on the significance of the heritage assets, including a consideration of any mitigation measures and residual effects.
- 1.3.4 Finally, section 6 provides a summary of the results of the report.

2.0 Legislative, Planning and Development Plan Framework

2.1 Planning (Listed Building and Conservation Areas) Act 1990

2.1.1 The Planning (Listed Building and Conservation Areas) Act 1990 enacts special controls for the protection of Listed Buildings and Conservation Areas and their settings. Of particular relevance to this assessment are the general duties set out in relation to listed buildings and conservation areas in the exercise of planning functions in sections 66(1) and 72(1) of the Act.

2.1.2 Section 66(1) states:

In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.1.3 Section 72(1) states:

In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.1.4 The Act does not make specific provisions to protect the setting of conservation areas.

2.2 National Planning Policy Framework & Planning Practice Guidance

Introduction and General Overview

2.2.1 Government policy in relation to the historic environment is set out in section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment'. This provides policy for local planning authorities, property owners, developers and others on how effects to heritage assets which would result from a proposed development should be weighed and considered in plan-making and planning decisions.

2.2.2 The NPPF is supported by guidance provided in the Planning Practice Guidance (PPG), which helps to clarify some terms and requirements within the NPPF. The PPG has a category on the historic environment, which provides specific guidance in relation to heritage policies in section 16 of the NPPF.

2.2.3 In paragraph 202, the NPPF describes heritage assets as an irreplaceable resource, which should be "conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

Key Heritage Policies

2.2.4 Section 16 of the NPPF contains a number of key policies in relation to decision-making and the historic environment. These are briefly described below and are referenced to the NPPF by paragraph number.

2.2.5 Paragraph 207 provides policy on the level of information required to inform a planning application which affects the historic environment. It states that developers must describe the significance of any heritage assets which would be affected by a proposed development, and specifies that the level of detail should be proportionate to the assets'

importance and no more than is required to understand the impact the development would have on the significance of the asset.

2.2.6 Paragraph 212 requires that decision makers give great weight to the conservation of designated heritage assets when considering applications that could affect an assets' significance. It also makes clear that great weight must be given irrespective of the degree of harm which would result.

2.2.7 Paragraph 213 states that any harm to the significance of a designated heritage asset must be supported by a clear and convincing justification. It then goes on to differentiate between designated heritage assets, and designated heritage assets of the highest significance while setting policy in relation to substantial harm:

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*

2.2.8 The NPPF does not provide a definition of substantial harm, however the Planning Practice Guidance on the historic environment provides guidance on how to identify substantial harm in paragraph 18a-018:

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

2.2.9 Paragraph 214 then states that where a development would result in substantial harm or loss to a designated heritage asset the local planning authority should refuse consent unless it can be demonstrated that the proposed development would provide substantial benefits that clearly outweigh the harm, or specific circumstances apply.

2.2.10 Paragraph 215 specifies that where a development would result in less than substantial harm to the significance of a designated heritage asset, then this harm should be weighed against the public benefits of the proposal.

- 2.2.11 Paragraph 216 specifies that effects of a proposed development on the significance of non-designated heritage assets should be taken into account in the determination of the planning application, and requires that a balanced judgement is had having regard to both the scale of any harm or loss, and the significance of the asset.
- 2.2.12 Paragraph 218 requires that developers record and advance understanding of the significance of any heritage assets to be lost, in a manner proportionate to the significance of the asset to be lost, and to make this evidence publicly available.
- 2.2.13 Paragraph 219 requires that local planning authorities treat favourably planning applications that preserve elements of the setting of a heritage asset that contribute positively to its significance, or better reveal or enhance the significance of the heritage asset.

Key Definitions

- 2.2.14 Annex 2 of the NPPF provides a number of key definitions in relation to the historic environment:
 - **Heritage Assets:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
 - **Archaeological Interest:** A heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
 - **Designated Heritage Assets:** World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
 - **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
 - **Setting:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
 - **Conservation** (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 2.2.15 In addition to the definitions provided in Annex 2 of the NPPF, the PPG also provides important definitions of what is meant by architectural, artistic and historic interest in paragraph 18a-006:
 - **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration

of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

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

2.2.16 The Levelling-up and Regeneration Act 2023 introduced the following definition of cultural heritage in Section 152(4) of the act:

“Cultural heritage” means any building, structure, other feature of the natural or built environment or site, which is of historic, architectural, archaeological or artistic interest.

2.3 Local Planning Policy

2.3.1 Local planning policy is provided by the Reading Borough Council Local Plan which was adopted in 2019. Relevant policies to the proposed development are listed below.

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 Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.

The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including

consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

EN3: ENHANCEMENT OF CONSERVATION AREAS

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

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

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

EN4: LOCALLY IMPORTANT HERITAGE ASSETS

Development proposals that affect locally important heritage assets will demonstrate that development conserves architectural, archaeological or historical significance which may include the appearance, character and setting of the asset.

Planning permission may be granted in cases where a proposal could result in harm to or loss of a locally important heritage asset only where it can be demonstrated that the benefits of the development significantly outweigh the asset's significance. Where it is accepted by the Local Planning Authority that retention is not important, recording of the heritage asset should be undertaken and submitted alongside development proposals. Replacement buildings should draw upon heritage elements of the previous design, incorporating historical qualities that made the previous building significant. This may include appearance, scale and architectural quality.

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 views, and open space);*
- b. Sensitivity to historic context;*
- c. Reflection of borough-wide major heritage themes that contribute to local distinctiveness (e.g. patterned brickwork or former worker terraced housing);*
- d. Whether development promotes and/or improves access to previously undiscovered or neglected historic significance.*

3.0 Assessment Methodology

3.1 Scope of Study

- 3.1.1 This assessment will also consider the potential effects of development within the study site on the significance of heritage assets, through effects to their settings. This will include any heritage assets within the study site, and those in the surrounding area, whose setting may be affected. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas and heritage assets.
- 3.1.2 Due to the urban surroundings of the study site and the internal focused aspects of the development a basic search radius of 100m from the study site boundary was used to establish which heritage assets required assessment for impacts. This was found to be sufficient to ensure all assets which require consideration are properly assessed, as beyond this distance the residential development is rarely discernible to the degree that it would affect the heritage value of a view.
- 3.1.3 Finally, not all designated heritage assets within this radius will require full assessment for impacts; as set out in paragraph 207 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question. When a heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the study site.

3.2 Methodology for Assessment of the Significance and Setting of Heritage Assets

- 3.2.1 The significance and setting of the heritage assets considered within this report will be assessed using the methodology set out below. The methodology has been informed by Historic England's Good Practice Advice in Planning notes 2 and 3, which provide guidance on the assessment of the significance and the setting of heritage assets.
- 3.2.2 This section will therefore firstly summarise the methods set out in the Historic England guidance notes. This will be followed by a description of how the Historic England methods will be applied within this report.

Methodology for Assessment of Significance of Heritage Assets

- 3.2.3 Ultimately the assessment of the significance of archaeological remains and other heritage assets is a matter of professional judgement, having regard to the available evidence, including research priorities, guidance, as well as any designation the asset may have. However, assessments of significance should follow Historic England's Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment (GPA 2). This sets out that, when assessing the significance of a heritage asset, the nature, extent and level of the significance should be considered.
- 3.2.4 The **nature** of the significance refers to a heritage asset's archaeological, architectural, historic or artistic interest (NPPF annex 2), and to what extent its significance is derived from one or more of these. For example, a buried archaeological site may have high archaeological interest, but limited artistic interest.
- 3.2.5 The **extent** of the significance refers to the area in which the significance resides, which includes the setting of a heritage asset.
- 3.2.6 The **level** of significance refers to the heritage asset's importance; for example scheduled archaeological remains are considered to be of the national significance. For the purposes

of this assessment, the significance of the heritage assets will be assessed to determine whether they are of the highest national, national, regional, local or limited significance. The distinction between heritage assets of national, as opposed to those of the highest national significance has been made to reflect the distinction made in paragraph 213 of the NPPF.

3.2.7 The assessment will be made with reference to the Principles of Selection for Scheduled Monuments provided in Annex 1 of the DCMS policy statement on Scheduled Monuments, Historic England designation guidance and research priorities set out in the relevant regional and local archaeological research frameworks, as appropriate.

3.2.8 The levels of significance used in this assessment are briefly defined below.

- **National (highest significance)** - Scheduled monuments (and archaeological remains of demonstrably equivalent significance), protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites.
- **National** - Grade II listed buildings, grade II registered parks or gardens and conservation areas.
- **Regional** - Archaeological remains which have considerable archaeological interest, but which do not meet the criteria for designation. Remains which contain evidence that would make a substantive contribution to regional research objectives. A historic building with considerable architectural and historic special interest, but which does not meet the criteria for listing.
- **Local** - Archaeological remains which have clear archaeological interest, and which preserve evidence that would contribute to local research priorities. Such remains would make a limited contribution to regional research objectives. Locally listed historic buildings identified by the LPA, for example in a conservation area appraisal.
- **Limited** - Archaeological remains which have limited evidence that would not meaningfully contribute to local or regional research objectives. A historic building which retains limited original fabric, and/or whose historic interest has been largely compromised.

Methodology for Assessment of Setting of Heritage Assets

3.2.9 The setting of heritage assets will be assessed in line with Historic England's Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (GPA 3). This sets out a five-step process for the assessment of the setting of a heritage asset (Historic England, 2017, p 8):

Step 1. Identify which heritage assets and their settings are affected.

Step 2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4. Explore ways to maximise enhancement and avoid or minimise harm.

Step 5. Make and document the decision and monitor outcomes.

3.2.10 This assessment will consider Steps 1 through 3 for all heritage assets which require assessment. Step 4 may be considered on a case by case basis as required. Step 5 is beyond the remit of the assessment.

- 3.2.11 The guidance also sets out the “twin roles” of setting in relation to the significance of heritage assets. It states that the setting can either contribute to the significance of a heritage asset, or provide an ability to appreciate that significance (Historic England, 2017, p 1 and 4).

Application of methods within this report

- 3.2.12 A full assessment of the potential impacts and effects of a proposed development on the significance of a heritage asset must incorporate the approaches in both GPA 2 and GPA 3, as it is necessary to understand both the setting and the significance of a heritage asset in order to understand what effect a development proposal would have on the significance of the heritage asset in question.
- 3.2.13 This report has therefore been structured to ensure that each step within both guidance notes is undertaken consistently for each heritage asset assessed. Table 1, below, sets out where each step of GPA 2 and 3 are found within this report. The table is organised around the first four steps in GPA 3, as the assessment of significance outlined in GPA 2 forms part of step 2 of the approach set out in GPA 3.

Table 1: Summary of application of Historic England guidance within report	
GPA 3 Steps	Location within report and descriptions
Step 1	- Section 3.1: Sets out the search areas used to determine which heritage assets may require further assessment. - Section 4.1: Describes any refinements to the scope of the assessment, and confirms which heritage assets require assessment.
Step 2	- Section 4.2: Contains descriptions of all the heritage assets which have been confirmed as requiring further assessment, consisting of: - o An assessment of the significance of the heritage asset, in accordance with the approach set out in Historic England’s Good Practice Advice in Planning note 2, and summarised above; and - o A description of the setting of the heritage asset, and of the role the asset’s setting plays in its significance.
Step 3	- Section 4.2: For each heritage asset assessed, there will also be an assessment of the role the study site plays within its setting and significance, confirming whether the study site forms part of or is within the setting of the heritage asset, and whether it is a positive, negative or neutral aspect of its setting and / or significance. This helps to inform the impact assessment. - Section 5.2: Provides an assessment of the impacts and effects of the proposed development on the significance of the heritage asset. This is undertaken in accordance with the approach set out in sections 3.3 and 3.4, below.
Step 4	- If appropriate, additional mitigation measures may be suggested to further reduce any harm identified in section 5.3.

3.3 Assessment of Impacts

- 3.3.1 As is confirmed by the PPG: “What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset” (PPG 18a-018). The NPPF uses the term “harm”, when discussing the impacts of a development on the significance of a heritage asset. The assessment of the overall impacts of the proposed development on the significance of heritage assets is evaluated by taking into account both the significance of

the heritage asset, and the nature and extent of the predicted impact on that significance. If a proposal would change the setting of a heritage asset in a way which is considered harmful, it is essential that clear reasoning is provided on why the change would lead to harm. That reasoning must explain how the change to the setting of the heritage asset would either affect some element of its setting which contributes to its significance or hinder the appreciation of the asset's significance.

- 3.3.2 The NPPF identifies only three levels of harm, substantial harm, less than substantial harm and no harm in the wording of the policies set out in paragraphs 213-215. However, as is noted above, the PPG states that substantial harm is a "high test" (PPG Paragraph 18a-018). This means that less than substantial harm can encompass impacts that range from just below substantial harm, down to just above negligible, which is a considerable range of impacts. Furthermore, in paragraph 18a-018 the PPG also clarifies that:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

- 3.3.3 Therefore, to ensure the impacts are clearly articulated, where a finding of less than substantial harm is identified it will be categorised as either medium or low depending on the degree of harm. This results in a spectrum of potential impacts on the significance of heritage assets which ranges from no impact up to substantial harm. This spectrum of impacts is summarised in Table 2, below, along with brief descriptions of the terms used.

Table 2: Criteria for determining the degree of harm on the significance of heritage assets	
Level of impact	Description
Substantial harm - high	- Total or substantial loss of the significance of a heritage asset. - Harm to a heritage asset through effects to its setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial harm - medium	- Moderate harm to a heritage asset, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial harm - low	- Low level of harm to the significance of a heritage asset. - This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value). - Low level of harm to the heritage asset's significance through effects to its setting.
Negligible	- A change to a heritage asset or its setting that involves no loss of significance or harm.
No Impact	- No change to a heritage asset or its setting.

- 3.3.4 Assessments of the degree of harm on the significance of heritage assets are based on the extent to which the proposed development would affect the nature, extent and level of significance of the asset. By nature, this process is not quantitative but relies on professional judgement. However, this judgment is informed by accepted, observable facts, such as spatial relationships and designations.

3.4 Assessment of Heritage Benefits

3.4.1 There are no criteria within the NPPF or in the PPG for the assessment of beneficial effects to the significance of heritage assets. However, the NPPF does make it clear that enhancements to the significance of heritage assets are desirable (paragraph 210) and that developments that enhance the significance of heritage assets should be treated favourably (paragraph 219).

3.4.2 The National Planning Policy Guidance defines public benefits, and also provides examples of heritage benefits in Paragraph 18a-020:

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation*

3.4.3 Furthermore, there are often instances where the effects of a development on the significance of a heritage asset are multifaceted, with both harmful and beneficial effects. In these instances it is necessary to come to an overall understanding of the impact of a proposed development, which considers both positive and negative effects. To inform such a judgment, it is not sufficient to understand that an effect is beneficial, it is also necessary to understand the scale of the benefit in order to understand how a harmful effect compares to a beneficial one.

3.4.4 Therefore, where a beneficial effect to a heritage asset is identified it will be categorised as either substantial, moderate or low, mirroring the degrees of harm set out in Table 2. Where a benefit is categorised, this will be justified within the assessment. The categorisation of a benefit will follow the broad criteria set out below in Table 3.

Table 3: Scale of heritage benefits	
Level of effect	Description
Substantial benefit	- Benefits that enhance key elements of a heritage asset's significance to a substantive degree. This would include effects such as substantial repairs or restoration of original fabric of a listed building which is at risk, or works that allow a central part of an asset's special interest to be appreciated or understood where this was not previously possible.
Moderate benefit	- Benefits that provide a moderate enhancement to important elements of a heritage asset's significance. Examples would be realising the research

Table 3: Scale of heritage benefits	
Level of effect	Description
	value of remains of archaeological interest through archaeological investigation, modest repairs and restoration of key parts of the fabric of a heritage asset, and works that better reveal key elements of the significance of a listed building, either by removing unsympathetic extensions or by sympathetically modifying the building's setting.
Low benefit	- Benefits that either provide minor enhancements to important elements of a heritage asset's significance, or which benefit more peripheral elements of the asset's significance. Examples would include removing unsympathetic elements from the setting of a heritage asset which allow for generally enhanced appreciation of the asset's significance, or minor repairs and restoration of a historic building's fabric.

- 3.4.5 It is important to note that the descriptions and categories above are for guidance, and that assessments of benefits must ultimately be based on professional judgment which is informed by a thorough understanding of the heritage asset's significance, and of the effects of the proposed development.

3.5 Photography

- 3.5.1 Photographs taken to illustrate the scale of a heritage asset from a particular viewpoint have been taken with a Canon EOS 6D camera with a 24-105mm lens. The camera has a 20.2 megapixel full-frame CMOS sensor.
- 3.5.2 Research has found that images taken with a focal length of between 70mm and 80mm provide the most realistic representation of landscape features in terms of their scale within the photograph, with shorter focal lengths (i.e. 50mm or 60mm) found to exaggerate the distance of the object (Hunter 2012). While this chapter does not consider landscape impacts, it does consider views of heritage assets within their setting, including distant key views, in which similar considerations to those studied by Hunter's research apply (for instance, one of the receptors considered in the 2012 study was Urquhart Castle, a scheduled monument in Scotland).
- 3.5.3 Therefore, photographs of heritage assets within this assessment, such as a church tower seen from a specific viewpoint, will be taken at focal lengths of between 70mm to 80mm, to provide an accurate representation of the scale of the heritage asset within any view presented. Lower focal lengths (which provide a more wide-angle view) may be used in certain circumstances, for example in urban contexts or for general site or location photographs, to provide better context for a view, or understanding of the setting of a heritage asset, if appropriate. The focal length of the image will be provided with all photographs.
- 3.5.4 Care has also been taken to ensure that the images presented are of a good quality. Photographs are taken in clear weather wherever possible. Finally, photographs within the body of this assessment are provided for illustrative purposes only and are not sized within the assessment for viewing to scale as is done in Landscape and Visual Impact Assessment (LVIA). If it is necessary to provide such a scaled view, it will be clearly labelled with specific viewing instructions.

4.0 Heritage Baseline

4.1 Introduction

- 4.1.1 This assessment considers the setting of built heritage assets in the area around the study site, to determine whether the development of the study site would affect their setting. There are a total seventeen grade II listed buildings, one grade I and one grade II* listed building, one scheduled monument and one conservation area within 100m of the study site.
- 4.1.2 The potential for the development of the study site to affect the setting and significance of designated heritage assets in the wider area was informed by a site visit and walkover of the study site and the surrounding area. The site visit confirmed that most of the listed buildings and other designated heritage assets in the surrounding area are sufficiently screened by topography and intervening buildings that the scale development of the study site would not materially affect their significance, or require a design response.
- 4.1.3 A list of the designated assets that required further assessment is provided below:
- 8 High Street, grade II listed building, NHLE 1113493
 - 52 Market Place, 10 High Street, grade II listed building, NHLE 1113494
 - 7 High Street, grade II listed building, NHLE 1155910
 - 1-2 Market Place, grade II listed building, NHLE 1156257
 - Market Place and London Street Conservation Area
- 4.1.4 These heritage assets are discussed further below. The remaining heritage assets in the surrounding area do not require further assessment.

Listed Buildings

8 High Street [1113493]

- 4.1.5 The building at 8 High Street is a grade II listed building which is originally depicted on 19th century maps dating originally to 19th century adjacent to the alley that separates it from 1-2 Market Place. The building was remodelled during the early 20th century with a new frontage and has undergone successive internal changes during the 20th century.
- 4.1.6 A description of the building is provided from NHLE below:

8 High Street was constructed in 1904 to designs by the architect William Roland Howell (1867-1940) of Cooper and Howell for E Jackson and Son, replacing an earlier, three-storey building on the site. Its High Street frontage is of a rich, Art Nouveau style. William Roland Howell was an acclaimed local architect who worked in partnership with JJ Cooper as Cooper and Howell from 1891 to 1905. Howell became Superintendent of Works for Berkshire in 1924, Chairman of the Berkshire Society of Architects in 1922, and Mayor of Reading between 1921 and 1922. The builders of 8 High Street were Lewis Bros of Poole, with faience from Messrs AE Whitehead of Leeds.

Prior to its early-C20 reconstruction, the building had a two-storey extension to its rear, east elevation which abutted a small courtyard and stable. A rear, three-storey element is present in 2022, indicating the original extension was rebuilt with an added storey while following the same footprint. The site behind the building has been cleared for the redevelopment of a new residential block to Jacksons Corner. The shopfront facing the High Street is a later-C20 replacement.

MATERIALS: the street-facing elevation is of faience tiles with timber and coursed rubblestone shopfront. The rear elevations are of red brick.

PLAN: the building is of three storeys plus attic and basement. It comprises two principal volumes: a principal range to the west fronting High Street and a rear range extending eastwards into the urban block.

EXTERIOR: the front, west elevation of 8 High Street is designed in a rich, Art Nouveau style. It presents a wide, single-bay frontage onto the High Street. The ground floor is largely occupied by a later-C20, glazed shopfront with half-glazed double doors to the north. The black overlight above the entryway at the northern end of the façade reads 'BANK CHAMBERS / No. 8a' in gilt letters. Black faience tiles flank the shopfront on either side and extend upwards to enclose a large, fan-shaped window at first-floor level. Voussoirs with curvilinear, Art Nouveau-style motifs surround this window. The upper half of the first storey is clad in green faience tiles. The second storey is divided by three trapezoid hanging buttresses that are connected to the first storey by decorative, foliate corbels. Each buttress is stamped with a relief cartouche. Two bays of tripartite, segmental-headed sash windows span the intervals between these buttresses and are each topped by a curved modillion cornice. At its apex, the building exhibits a heavy modillion cornice with flanking, foliate turrets. The principal, west range of the building has a pitched roof. The west roof slope carries a large dormer with a tripartite, mullioned casement window and a heavy modillion cornice. The rear range has an irregular gable roof, the eaves of which are oriented north/south and span the rear element of 8 High Street. The north, east and south elevations of 8 High Street are red brick. The north elevation fronts onto a shared service alley with 1-2 Market Place, while the east elevation comprises two small, ancillary extensions and an irregular layout of four casement windows.

- 4.1.7 A display in the Reading Museum highlights that the upper part of the original frontage has been largely maintained above the existing shop window (see Plate 2).



Plate 2 Model of the original frontage of 8 High Street (24mm)

- 4.1.8 The site visit to the building confirmed that the original Art Nouveau frontage is still in place on the building and the façade still reads 'BANK CHAMBERS / No. 8a' in gilt letters however the signage for the previous bookshop has been taken down (see Plate 1). The entrance to the building comprises a door in the west facing elevation, with a secondary door to the rear of the property. The lower part of the frontage is dominated by a large open window with a pebble stallriser located at the base of the window, behind which are concrete blocks which are a modern addition to the frontage.
- 4.1.9 Internally the ground floor area comprises an open plan room with a timber floor and brick walls laid out in an English bond pattern, the ceiling of the room is partially covered in plasterboard overlaying timber slats that is supported by a cast iron column in the centre of the room. In the northwest corner of the room the dividing wall separating the ground floor from the stairs is a modern stud wall (see Plate 3 below).

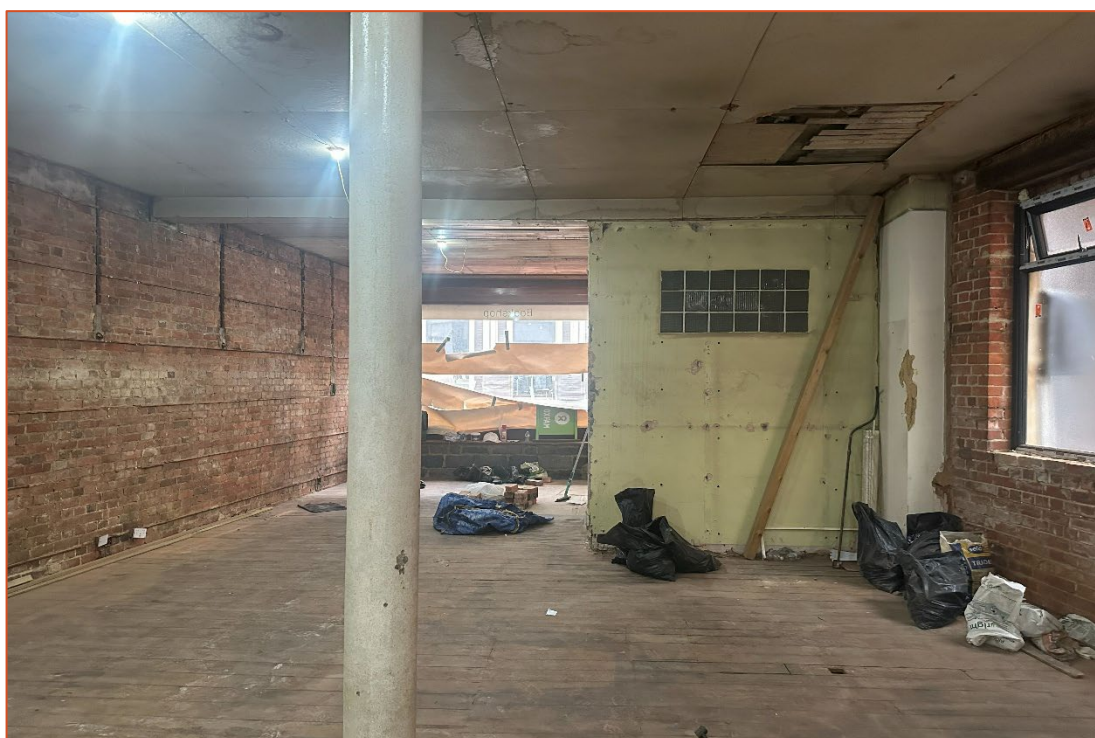


Plate 3 Looking west through the ground floor (24mm)

- 4.1.10 At the rear of the ground floor is a small dumbwaiter fixed to a timber frame which connects to the basement below which is not an original feature.
- 4.1.11 To the side of the building on the northern elevation are modern UPVC, double glazed frosted windows (Plate 4 overleaf) which overlook the adjacent alley between the property and 1-2 Market Place. A possible bricked up doorway is also located within the elevation. Additional modern double-glazed windows are located to the rear of the property. These windows were installed during the end of previous tenants lease and are consistent in colour with neighbouring properties, including those at Market House and the adjacent flats. These were installed as the original windows were broken and presented a security risk to the vacant downstairs property at 8a High Street (the study site).

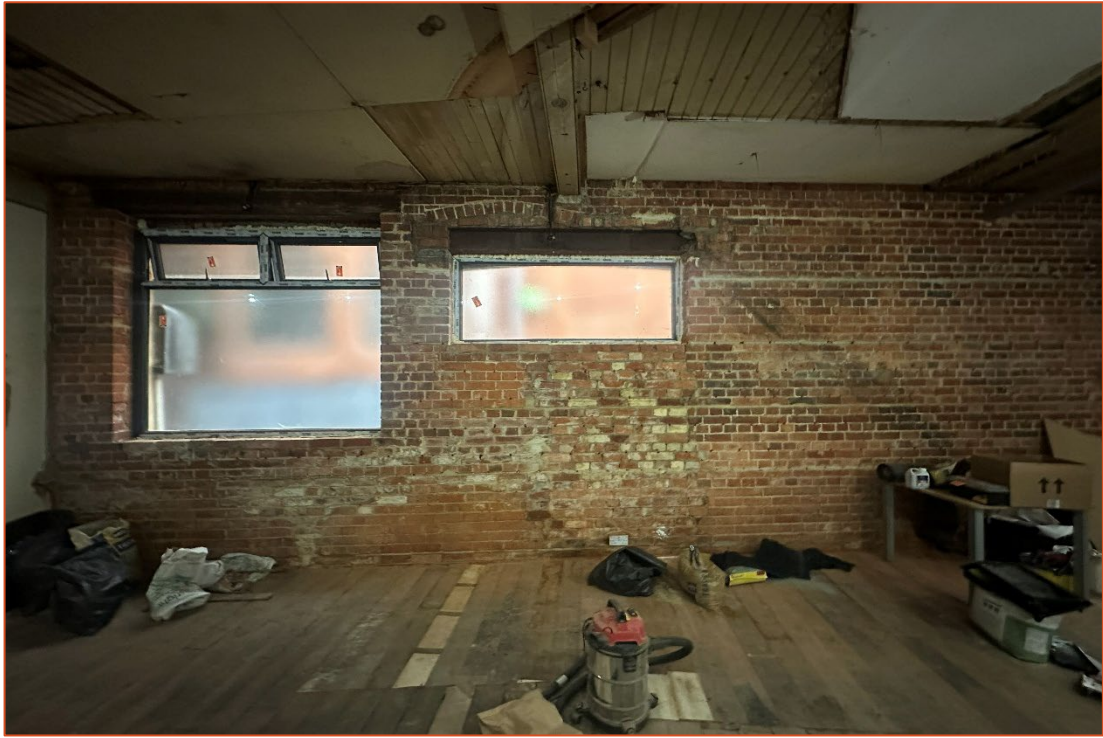


Plate 4 View of the northern elevation of the ground floor (24mm)

- 4.1.12 To the rear of the building it is evident that a former window has been bricked up above the stairs to the basement, and a black cast iron ladder extends up the eastern elevation for access to the fire escape on the upper levels. In addition, the rear of the property has two modern UPVC, double glazed frosted windows installed similar to those mentioned in 4.1.111 and a timber framed leanto spans the rear of the building to the toilet block outbuilding with a plastic corrugated roof panel spanning the top of the timber frame, which was installed during the previous occupancy (Plate 5 below) above which is netting sheets designed to stop pigeons nesting.



Plate 5 View of the modern leanto to the rear of the building (24mm)

- 4.1.13 The original cast iron soil pipes are recorded to run from the rear yard to outside the basement door. There is further evidence of historic features in the courtyard area including a tapered wall opening which leads to the basement (Plate 6 below), an air vent , a metal grid (Plate 7) underneath a metal cover and a glass cover under a metal cover (Plate 8) as well as a cast iron hopper associated with the drainage system in place.



Plate 6 View of the coal chute and hisotirc wall opening (24mm)



Plate 7 View of metal grate in courtyard (24mm)



Plate 8 View of glass filled metal grate from basement and circular vent (24mm)



Plate 9 Looking west through the basement (24mm)

- 4.1.14 The basement of the building comprises two rooms separated by a brick built internal wall with three openings, one of which has been partially infilled with concrete blocks (Plate 9 above). A modern concrete block wall is located in the eastern room which formed part of the stairs leading down to the basement which have been removed previously. A flinch beam is also noted to span the front part of the basement. In the western elevation a blocked up circular feature is present, the surrounding brickwork suggests the surrounding area has been previously repaired (Plate 10 below).



Plate 10 Looking west through the basement (24mm)

- 4.1.15 The floor of the basement consists of concrete and the absence of ceiling boards clearly exposes the timber joists supporting the floor above which are further supported by steel beams.

Level of significance

- 4.1.16 As a grade II listed building, 8 High Street is a heritage asset of national significance as defined in section 3.3.8 of this assessment.

Nature of significance

- 4.1.17 The significance of the building is primarily derived from its architectural and historic interest, most notably associated with its unique frontage design that is a key feature along the High Street.

Extent of significance, including setting

- 4.1.18 The setting of the building consists largely of the experience of the frontage provided from High Street along the pavement opposite which is considered a positive contribution to the surrounding character area of the conservation area.
- 4.1.19 The side of the property is partially visible from a gate blocking the alley between the property and 1-2 Market Place but generally it only has access to residents to the flats located to the rear of Jackson's Corner. The rear of the building is overlooked by the block of flats built in 2018 to the rear of Jackson's Corner however there are no windows that overlook the courtyard area, otherwise views of the courtyard area are restricted to the courtyard at the rear of the property which limits the ability to experience the significance of the building.
- 4.1.20 Therefore, the setting in which 8 High Street is located along the main street provides the best appreciation of the significance of the building and its historic and architectural interest. This includes the views of the frontage which highlights the Art Nouveau design

and the distinct green tiles that are part of the frontage that are a distinct part of the character of the building.

Relationship with study site

- 4.1.21 The study site is located within the ground floor and basement of 8 High Street although the listing covers the entire of the building. Whilst the description of the listing describes the building as built in the early 20th century there has been a building located on the site since the 19th century, whether this was demolished to make space for the current building is unknown however the footprint of the 19th century and 20th century occupy the same footprint.
- 4.1.22 The frontage of the building was designed by the architect William Robert Howell in 1904 and the current building largely retains the same frontage however the original sign which stated '8 Jackson & Sons Family Boot & Shoe Depot' is no longer present and in its place a white board that used to state 'Oxfam'. In addition the original shop front which comprised a central recessed door with two side windows is no longer present with now a single side door and large open window spanning the frontage with a pebble stall riser beneath at ground level.
- 4.1.23 It is evident also that the black tiling on the sides does not extend all the way the pavement and pebble stall riser is a modern addition, likely installed when the frontage was previously changed and detracts from the legibility of the architectural interest of the frontage and is unsympathetic to the character of the building.
- 4.1.24 As discussed above internally the ground floor and basement retain no original features associated with the previous usage of the building as the shoe shop associated with Jackson's Corner. Structurally the walls of the building are considered to be the original walls, except where repair work has taken place however internal concrete blocks are considered to be more recent additions and do not form part of the special interest of the of the building. The timber floor and ceiling joists are also considered to be original features of the building, as is the central cast iron column (Plate 3) which is also considered an original feature of the building.
- 4.1.25 It is therefore considered that the frontage of the building still conveys the historical and architectural aspects that contribute towards the buildings setting and provides a positive contribution to the character of the surrounding conservation area. However the lower part of the frontage comprising the pebble stall riser is unsympathetic and detracts from the overall value of the character and setting of the building.
- 4.1.26 While it is acknowledged that the framed modern windows are not an appropriate material for the listed fabric and is not included in the client designs, the rationale for retaining the current windows is based on security considerations and the potential harm to surrounding brickwork that would result from their removal, which would also incur significant cost and unnecessary damage to the surrounding fabrics.

52 Market Place, 10 High Street [1113494]

- 4.1.27 The building is located on the corner of Market Place and High Street and is located opposite to the study site and is a grade II listed building dating to the 19th century. A description of the building is provided below from NHLE:

52 Market Place and 10 High Street was constructed in around 1800. By the end of the C19, it was in use as a rubber shop and offices. At this time, the building had a neoclassical balustrade running at parapet level. However, this was replaced in the C20

with the present blocked parapet. The historic roof form of 52 Market Place was replaced with a flat roof, as part of the building's incorporation into the adjoining 1-5 King Street, a later-C20 building to its south, designed by Sir Robert Matthew, Johnson-Marshall & Partners. In the C21, the first, second and third floor levels of 52 Market Place and 10 High Street were merged with 50 Market Place to the east, and 1-5 King Street to the south to form open-plan office spaces. The building's ground floor is currently (2024) connected to the ground floor of 1-5 King Street directly to its south and both spaces function as a single restaurant.

Level of significance

- 4.1.28 As a grade II listed building, the building at 52 Market Place, 10 High Street is a heritage asset of national significance as defined in section 3.3.8 of this assessment.

Nature of significance

- 4.1.29 The significance of the building is primarily derived from its architectural and historic interest.

Extent of significance, including setting

- 4.1.30 The building is located on the corner of Market Place and High Street and has a prominent position within the surrounding conservation area.
- 4.1.31 The setting of the building consists largely of the appreciation provided from Market Place and High Street from along the footpath opposite.
- 4.1.32 Therefore, the immediate setting in which 52 Market Place, 10 High Street is located makes a strong contribution to the significance of its historical, architectural interest.



Plate 11 Looking east towards 7 (on the right) and 8 High Street and 1-2 Market Place (on the left) (24mm)

Relationship with study site

- 4.1.33 The building is located on the opposite side of the road to the study site where there are direct views towards the frontage of the study site which allows for appreciation of the

distinct frontage of the study site. It is considered that due to the proximity to the study site the building has a group value with 8 High Street as a part of the small commercial units along High Street.

7 High Street [1155910]

- 4.1.34 The building at 7 High Street is located directly to the south of the study site (see Plate 11 overleaf) and comprises a grade II listed building dating to the 19th century.

- 4.1.35 A description of the building from NHLE is provided below:

7 High Street was built in the early C19. By 1895, the building contained a hardware store and had a substantial, single-storey extension to its rear, east elevation that connected to a further two-storey annex with basement. Alterations to the rear extensions of the building took place throughout the C20, involving their demolition and replacement, and culminating with the two secondary structures that are present today (2023). In 2000, the ground floor and basement of 7 High Street was converted from a shop to a restaurant. In 2010, the first, second, and third floors were converted from a letting agency to residential apartments. The building was previously spanned by a gull-wing roof that appears to have been added during the interwar years. However, this was replaced with a flat roof in 2015.

Level of significance

- 4.1.36 As a grade II listed building, 7 High Street is a heritage asset of national significance as defined in section 3.3.8 of this assessment.

Nature of significance

- 4.1.37 The significance of the building is primarily derived from its architectural and historic interest.

Extent of significance, including setting

- 4.1.38 The building is located adjacent to 8 High Street and has a prominent position along the High Street and within the surrounding conservation area.
- 4.1.39 The setting of the building consists largely of the appreciation provided from High Street from along the footpath opposite.
- 4.1.40 Therefore, the immediate setting in which 7 High Street is located makes a strong contribution to the significance of its historical, architectural interest.

Relationship with study site

- 4.1.41 The building is located adjacent to the study site where it is used as a restaurant itself and on a major bus route through the town centre. Whilst there are no direct views from the building towards the frontage of 8 High Street, its position adjacent to the study site allows for appreciation of the distinct frontage of the study site when viewed together. It is considered that due to the proximity to the study site the building has a group value with 8 High Street as a part of the small commercial units along High Street.

1-2 Market Place [1156257]

- 4.1.42 The building at 1-2 Market Place is located to the north of the study site and is a grade II listed building dating to the 19th century (see Plate 12 overleaf).



Plate 12 Looking south east towards 1-2 Market Place, and 7 and 8 High Street (24mm)

4.1.43 A description from NHLE is provided below:

1-2 Market Place was built in around the 1870s as a banking house for Stephens Blandy and Co Bankers. The building originally consisted of three bays, and was adjoined to the south by the two-bay west elevation of the Broadface Hotel. However, by the late C19, the hotel's western range had been taken over by the bank and rebuilt in the same style, adding two more bays to the bank's principal west façade. The Broadface Hotel moved to a site behind the bank, bordering it on its east elevation. Lloyds took over the banking house in 1899. The hotel was demolished and replaced with a new building to the rear of the banking hall in the mid-C20. In 2016, Lloyds moved out of the property and the building was subsequently converted into a hotel and restaurant, which it currently (2023) remains. The flat roof space over the fourth and fifth bays of the building was converted into a rooftop terrace.

Level of significance

- 4.1.44 As a grade II listed building, 1-2 Market Place is a heritage asset of national significance as defined in section 3.3.8 of this assessment.

Nature of significance

- 4.1.45 The significance of the building is primarily derived from its architectural and historic interest.

Extent of significance, including setting

- 4.1.46 The building is located adjacent to 8 High Street across from the alley that separates the two buildings and has a prominent position along Market Place and within the surrounding conservation area.
- 4.1.47 The setting of the building consists largely of the experience appreciation provided from Market Place and High Street from along the footpath opposite.

- 4.1.48 Therefore, the immediate setting in which 1-2 Market Place is located makes a strong contribution to the significance of its historical, architectural interest.

Relationship with study site

- 4.1.49 The building is located adjacent to the study site where it is now used as a restaurant itself and on a major bus route through the town centre. Whilst there are no direct views from the building towards the frontage of 8 High Street, its position adjacent to the study site allows for appreciation of the distinct frontage of the study site when viewed together. It is considered that due to the proximity to the study site the building has a group value with 8 High Street as a part of the small commercial units along High Street.

Conservation Areas

Market Place and London Street

- 4.1.50 The conservation area covers a large parcel of land within the centre of Reading extending from the north near the town hall and taking in Market Place and High Street. It was designated in 1972 and later extended in 1982. A summary description of the conservation area is provided below from the Conservation Area Appraisal.



Plate 13 Looking north up High Street through the conservation area (24mm)

The Market Place/London Street Conservation Area is located in central Reading. The northern half of this linear conservation area contains the site of the town's medieval market place, now formally known as 'Market Place', and the recently restored 19th century Town Hall within which are the Museum of Reading and the Reading Concert Hall. Immediately to the west is the commercial heart of Reading i.e. Broad Street and the modern Oracle Shopping Centre. Immediately to the east is Forbury Gardens, the site of the outer precinct of Reading Abbey, now a public park and the town centre's largest public open space.

The southern half of the conservation area, comprising London Street and Church Street, lies on the south side of the River Kennet which flows eastward under High Bridge, shortly to join the Thames. The southern half is severed from the town centre by the

Inner Distribution Road (IDR), a wide dual-carriageway that is difficult for pedestrians to cross.

The River Kennet passes through the narrow mid-point of this linear conservation area. The land rises gently northward from the river to St Laurence's Church where it becomes level. Similarly, the land rises gently southward from the river to the upper end of London Road.

Level of significance

- 4.1.51 As a conservation area, the Market Place and London Street Conservation Area is a heritage asset of national significance as defined in section 3.3.8 of this assessment due in part to the history of the town and the architectural style of the large number of listed buildings contained within the conservation area, many of which have contributed to the town's history and development.

Nature of significance

- 4.1.52 The significance of the area is primarily derived from its architectural and historic interest.

Extent of significance, including setting

- 4.1.53 The setting and significance of the conservation area is informed by the conservation area appraisal which also makes reference to 8 High Street as a positive contributor to the surrounding character area.
- 4.1.54 The spine of this linear conservation area is formed by the course of a planned 12th century southern approach road to a market place deliberately located outside the western gates of Reading Abbey's grounds. The route to the heart of the medieval town followed today's London Street, Duke Street and High Street. Though no longer a significant north-south route, the linear course of the old route and the triangular-shaped open space of the former market place remain.
- 4.1.55 London Street is noticeably wider than streets closer to the town centre and, generally speaking, development to the rear, east and west, of London Street is less dense than the tight urban form found in the conservation area north of the River Kennet.
- 4.1.56 Storey heights range from 2 to 4 storeys, the higher buildings being located close to the town centre in Market Place and Blagrove Street. A few prestigious buildings in London Street also rise to four storeys.
- 4.1.57 High Street falls into character area 3 of the conservation area appraisal which is described on pages 14-15 of the appraisal as:

This is the least homogenous of the four character areas but represents the transition from central core shopping area to other uses including hotel, casino and office use as one progresses towards London Street. The area can be divided into riverside development beside the Kennet and urban development around Jacksons Corner. From Yield Hall Place the area is dominated by the bulk of the Oracle Shopping Centre.

High Bridge, built over the Kennet in 1787, stands just upstream from a narrow modern bridge built approximately 200 years later. The close proximity of the two bridges typifies the close mix of old and new development that characterises this part of the area.

Jacksons Corner is a spacious cross-roads where curved late 19th century corner buildings such as 1-9 King's Road (Jacksons) and 2 Duke Street/25 King Street (Jacobs) have been designed to take account of their prominent location.

A modern shopping mall (Kings Walk) and modern development on the east side of the Duke Street/King's Road junction is out of character with the historic form and layout of the area.

Specific areas that contribute to the positive character of the conservation are recorded as:

- *Jacksons Corner, a once busy crossroads and locally known landmark;*
- *Barclays Bank, King Street by Henry and Nathaniel Briant, 1838-9, in an ornate Italian palazzo style;*
- *The George Hotel, King Street, built around a courtyard with entrances from King Street and Minster Street, first mentioned in 1423 but built and re-built many times;*
- *8 High Street, an ornate tiled and terracotta building in Art Nouveau style;*
- *The former Ship Hotel, Duke Street, an early 20th century re-building of an earlier coaching inn;*
- *River Kennet and riverside views from the two bridges;*
- *Views up High Street of St Laurence's church tower;*
- *Holy Brook, glimpsed from Kings Walk;*
- *Historic stone setted road surface in Thorn Lane;*
- *Riverside trees.*

The conservation area contains buildings from the 12th century onwards with an obvious preponderance of late 18th and 19th century buildings. Unfortunately, given the historic development of the area, there is much late 20th century redevelopment and some modern buildings, because of their design, scale and materials, have a negative effect on the special architectural interest of the conservation area.

The conservation area contains some 19th/early 20th century shopfronts, or parts of shopfronts, that make a positive contribution to the special interest of the area. The two most notable are no. 103 London Street which is an original early 19th century shopfront with two flat bows with frieze and moulded cornice over (obscured by modern fascia) and no. 8 High Street (Oxfam) which has a tiled and terracotta façade in Art Nouveau style of 1904.

The landmarks in the conservation area are the tower of St Laurence's, the spire of St Giles' and the clock tower and lively roofscape of the Town Hall. The tower of St Laurence's looks over both Market Place and Town Hall Square. There is a good long distance view of the tower of St Laurence's from the north end of Duke Street - as one approaches from High Street the Town Hall clock tower comes into view and eventually one can see medieval church, 17th century timber framed buildings and 19th century town hall in a single view. There is an enticing glimpse of the spire of St Giles' looking eastward along Church Street from London Street, framed between two listed buildings the most northerly of which, no. 88, has a jettied first storey.

There are good views of the Town Hall and Concert Hall from Friar Street, Blagrove Street and Market Place.

Open space in Market Place enable good views of surrounding buildings especially nos 23-34 Market Place which are all listed. In summer, three trees in the southern end of the Market Place block the view of nos. 46-52 Market Place, a fine row of historic buildings which compete with adjacent undistinguished modern architecture.

The great width and the slight curve and rise of London Street permit long oblique views of the street's fine Georgian architecture, especially its west side.

Relationship with study site

- 4.1.58 The study site is located within the conservation area and forms a significant building within the conservation area with regard to its architectural and historical significance and lends to the character of the conservation area.

5.0 Proposed Development and Predicted Effects

5.1 The Proposed Development

5.1.1 The proposed development will comprise works to the exterior and interior of the building to convert the empty premises into a restaurant including the following changes which are highlighted on the client's plans (202501-HB02 and 202501-HB03):

- All proposed works have been designed to be reversible, minimise intervention, and make use of vapour permeable material and preserve the character and significance of the listed building.
- The client fully recognises the importance of avoiding impermeable modern materials in a pre-1919 solid wall structure and agree that all future works must follow best conservation practice.
- The existing front window and unsympathetic pebble stall riser will be removed and replaced with a full height window beneath the upper part of the existing frontage. This will bring the frontage closer to the original Jackson's Corner frontage.
- There will be no changes to the art nouveau design on the frontage but the front doors will be changed to full length glass doors (see below). A row of Art Nouveau glazed ceramic tiles will be installed at the base of the glass window to bring the frontage closer to the original design of the shop front.

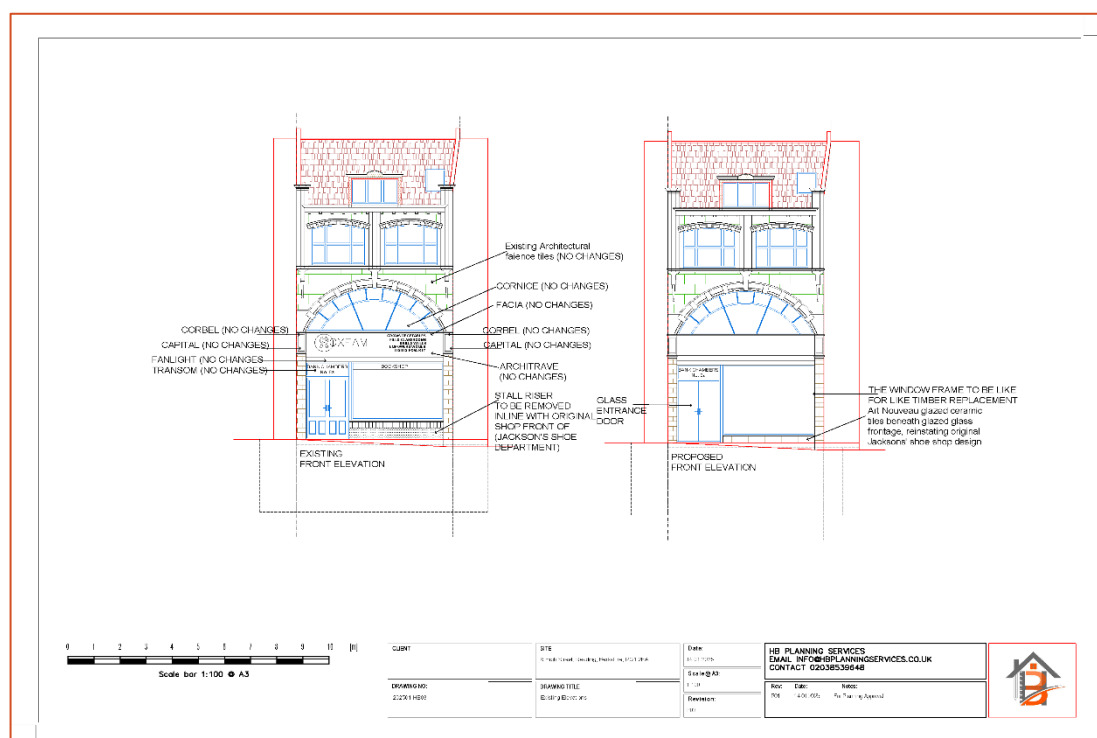


Plate 14 Existing and proposed changes to the frontage of 8a High Street

- Where fixings need to be attached to the walls metal battens will be first fixed vertically on mortar joints using steel screws. This will ensure historic fabric remains untouched and walls have ventilation gaps.
- All fixings will be located within mortar joints to avoid irreversible damage to historic brickwork.

- In the cooking/staff area Walls (behind the reception counter) - Metal battens fixed vertically on mortar joints using steel screws - Hygienic metal sheets fixed to battens, maintaining a ventilated cavity and avoiding damage to historic brickwork.
- Cooking/staff area Floor (behind the reception counter) - Exterior-grade 18mm plywood with tiles on top, to ensure works are fully reversible and historic fabric remains undamaged.
- Dining/customer area Floor - Either polished floorboards or exterior-grade 18mm plywood with tiles on top.
- Dining/customer area Walls RHS - Exposed bricks, timber joints removed and replaced with lime mortar
- Dining/customer area Walls LHS - Metal battens fixed vertically on mortar joints using steel screws. Vapor permeable panels fixed to metal battens with tiles and wall art on top. System allows full reversibility without damage to underlying substrate.
- The partition wall separating the entrance corridor from the stairs leading to the upper floor will be moved back to allow for better internal access to the restaurant area.
- The solid partition wall separating the ground floor from the hallway will be replaced with a glass partition.
- A new toilet would be installed on the ground floor and make use of existing drainage.
- The lift would be removed and the exposed void will be filled in with like for like floorboards
- Ceiling system installed independently to avoid intervention in historic structure. No direct fixing into historic structure where possible. An extractor fan will be installed in the rear of the property in the location of the dumb waiter, which would be removed. The outlet for the fan would be through a previously blocked up window at the rear of the property. The outlet will be a jet cowl fixed to the side of the building.
- Graffiti down the side alley will be removed in a sympathetic way so as to not damage any historic fabrics.
- The basement will see no changes except the removal of internal concrete block partition walls and be used for storage.

5.2 Potential Impacts

Physical impacts to the listed building

- 5.2.1 The installation of a new full length window would see the removal of the existing window and pebble stall riser. The window and pebble stall riser do not contribute to the special architectural interest or character of the building and therefore their removal would result in no harm to the character of the building. The features to be removed were previously installed as part of the building's last change of use and detract from the significance of the frontage as they do not reflect the original character of the building or contribute to the positive character of the building. In addition the art nouveau frontage above the existing shop window would be retained therefore retaining its historical significance. It is therefore considered that the replacement of the window would have a beneficial impact on 8 High Street in accordance with Table 2 of this assessment.

- 5.2.2 The current front door to the property is degraded and detracts from the character of the rest of the frontage. The proposed plans will see the removal of this door and a replacement full length window door installed in its place similar to that as seen in 1-2 Market Place. It is therefore considered that this will have a negligible impact on 8 High Street in accordance with Table 2 of this assessment.
- 5.2.3 The replacement of the internal partition wall between ground floor and hallway with a glass partition and the removal of the partition between the lower and upper level access would see the removal of modern additions to the property and the installation of sympathetic features. The entry system would allow for the front door to the property to be retained and allow for better public access to the restaurant including wheel chair access. It is therefore considered that the replacement of the internal partition wall would have a beneficial impact on 8 High Street in accordance with Table 2 of this assessment.
- 5.2.4 The cutting of an opening for the new extractor fan in a previously bricked up window would impact modern brick fabrics not associated with the original building and the fitting of the jet cowl would have localised impacts on the fabric of the building at points of attachment. The installation of the extractor fan would see the removal of the current dumb waiter at the rear of the property which is a modern addition to the building and does not reflect its significance. Whilst there would be localised impacts at the point of installation of the extractor it is therefore considered that the installation of the extractor van and jet cowl would have a negligible impact effect on the significance of the building as defined in Table 2 of this assessment.
- 5.2.5 The timber floors of the building would be cleaned, polished and preserved across the ground floor, or covered with 18mm plywood tiles. The timber floor will therefore be preserved and be a visible feature of the restaurant if not covered. It is therefore considered that the development would have a beneficial impact on the listed building in accordance with Table 2 of this assessment.
- 5.2.6 The brickwork walls of the building would be retained as part of the development and left exposed and repaired with lime mortar where necessary which would allow for its architectural significance to be visible to members of the public using the restaurant. Any fittings fixed to the wall would be fitted within the existing mortar joints to avoid damage to historic bricks in the walls. Where timber joints have been removed these will be replaced with lime mortar. It is therefore considered that the development would have a negligible impact on the listed building in accordance with Table 2 of this assessment.
- 5.2.7 The ceiling finish would be in keeping with modern safety standards and whilst the joists would be hidden by the new ceiling the timbers would be preserved by the works. The new ceiling would avoid interventions with the historic fabrics therefore preventing unnecessary damage to these. It is therefore considered that the development would have a negligible impact on the listed building in accordance with Table 2 of this assessment.
- 5.2.8 The installation of new toilets in the ground floor of the building would utilise existing drainage in the area thereby reducing unnecessary impacts to fabrics. The installation of a necessary partition walls is considered to have a limited localised impacts on historic fabrics at these locations and are considered to have a negligible impact on the historic and architectural significance of the listed building in accordance with Table 2 of this assessment.

Indirect impacts through effects to the setting of heritage assets

- 5.2.9 There are clear views towards the study site from a number of listed buildings along High Street and Market Place and due to the works being undertaken containing changes to the frontage of the building the following impacts are considered to the setting of the nearby assets. It is considered that changes to the interior of the building will cause no impact to the setting of the nearby designated assets in the area in accordance with Table 2 of this assessment.

8 High Street

- 5.2.10 The existing frontage of the property which is noted for its positive contribution to the views of the building in the conservation area would see a change in the lower part with the introduction of full length glass doors in replacement of the current door and a full length window. This would keep the existing entrance as opposed to the introduction of an additional one and would see the removal of the unsympathetic pebble stall riser at the base of the frontage. In addition the replacement of missing tiles near the base of the frontage would see the character of the frontage improved whilst maintaining the distinct character of the art nouveau style which the frontage is noted for along with a sympathetic signage design to reflect the original sign. The colours of the new window frames would further reflect the colours of the upper floors and be in keeping with the conservation area.
- 5.2.11 The rear of 8 High Street would see the installation of a new extractor fan ventilation system along with realignment of the existing guttering. The rear of the building and the location of the extractor fan are generally not visible to the main thoroughfare along High Street which limits the ability to experience the building. Whilst the installation would have a minor localised impact on historic fabrics in this location it would not be visible or detract from the significance or character of the building. Furthermore where the outlet of the extractor fan is located is currently a bricked up window and would not detract from the character of the building.
- 5.2.12 The plastic corrugated roof to the rear of the building is not part of the proposed development plans and has been in place since during the previous tenants occupancy. Whilst it detracts from the setting and character of the building removing the leanto could cause unnecessary harm to historic fabrics in which it is connected to. The client is open to have discussions over suitable materials to replace the leanto as necessary.
- 5.2.13 The fenestration to the side and rear of the building do not comprise original features and whilst their materials are not in keeping with the character of the listed building the new fixtures provide necessary security to the building and the replacement of which would cause potential harm to the surrounding brickwork. The windows further add extra security from damage from environmental factors and are therefore consider a negligible impact to the building.
- 5.2.14 It is therefore considered that the proposed changes to 8a High Street would have a negligible to beneficial impact on the setting of 8 High Street in accordance with Table 2 of this assessment and aid in the preservation of the character of the building.

52 Market Place, 10 High Street

- 5.2.15 The building is located opposite 8 High Street and there are direct views towards the frontage of the property. The proposed development would preserve the architectural and

historic interest of the building. Therefore, any group value and overlapping setting with these buildings would be unaffected and they would not be harmed.

- 5.2.16 It is considered therefore that there would be a negligible impact to the building as defined in Table 2 of this assessment.

1-2 Market Place

- 5.2.17 The building is located adjacent to 8 High Street however there are no direct views towards the frontage of the property from the building. The proposed development would preserve the architectural and historic interest of the building. Therefore, any group value and overlapping setting with these buildings would be unaffected and they would not be harmed.. It is considered that here would be a negligible impact to the building as defined in Table 2 of this assessment.

7 High Street

- 5.2.18 The building is located adjacent to 8 High Street however there are no direct views towards the frontage of the property from the property. The proposed development would preserve the architectural and historic interest of the building. Therefore, any group value and overlapping setting with these buildings would be unaffected and they would not be harmed. It is considered that there would be a negligible impact to the building as defined in Table 2 of this assessment.

Conservation Area

- 5.2.19 The redevelopment of the rear of the building would retain the original boundary plot which is not a key view of this part of the conservation area.
- 5.2.20 The frontage is considered to be a positive contribution to the character of the surrounding conservation area which will be retained including the distinct tiling and semi-circular window. The lower part of the frontage would be updated including a new full length window which would replace the pebble stall riser at the base of the frontage and would be a beneficial improvement to the character of the conservation area..
- 5.2.21 The change to the frontage would not impact views along High Street towards the St Laurence's Church tower.
- 5.2.22 Whilst the change in the frontage would be considered an impact on the listed building its repurpose would be in keeping with the character of the study area and bring the building back into viable use and would be seen as a moderate benefit to views of the building as defined in Table 3 of this assessment.
- 5.2.23 It is considered therefore that the proposed development would have a negligible level of harm on the setting of the conservation area following the development as defined in Table 2 of this assessment.

5.3 Mitigation Measures

- 5.3.1 The proposed development is recommending sympathetic changes to the existing listed building to ensure its continued use and preservation and no further mitigation works are recommended with regards to the propose development.

6.0 Discussion and Conclusions

6.1 Discussion of findings

- 6.1.1 The findings of this report are based on a range of evidence and considers the property of 8a High Street, Reading, Berkshire which is located within 8 High Street, a grade II listed building.
- 6.1.2 The potential for the development of the study site to affect the setting and significance of designated heritage assets in the wider area was informed by a site visit and walkover of the surrounding area. The walkover confirmed that the majority of the listed buildings and other designated heritage assets in the surrounding area are sufficiently screened by nearby buildings that development of the study site would not materially affect their significance, or require a design response.
- 6.1.3 The client acknowledges the importance of the building to the conservation area and the history of the town of Reading and has planned for all works to follow best conservation practices and materials. Through the clients proposed plans all proposed works have been designed to be reversible, minimise intervention and make use of vapour permeable material and will seek to preserve the character and significance of the listed building with limited impacts to the historic fabrics whilst bringing a vacant building back into long term viable use and preserving it for the long term future.
- 6.1.4 The assessment has also confirmed that the proposed development would be visible from a small number of designated assets and viewpoints across the surrounding conservation area. Whilst there would be minor changes to the frontage of the property which would be visible from nearby assets these changes would be sympathetic to the overall area and improve the character of the building which would reduce impacts to the setting of surrounding assets. The replacement of the windows in the side elevation and to the rear are considered to provide additional security and reflect the character of nearby buildings despite not matching the materials used.
- 6.1.5 The assessment has confirmed that the main physical impacts will be to the property of 8 High Street and be contained to the lower part of the listed building. Whilst these internal works would cause a degree of harm to the building the long term beneficial impacts to the works would secure the historic fabrics and character of the building for the long term future of the property. The removal of unsympathetic features within the building such as concrete block partition walls and soft furnishings is considered to have a beneficial impact on the significance and the character of the building.
- 6.1.6 The assessment has found that the proposed development would have beneficial impacts to the significance of this listed building and the surrounding conservation area through the design choices of the client. The architectural significance of the frontage and historic features of the building including the masonry, cast iron column, guttering and features in the courtyard associated with ventilation which add to the historic character of the building would be preserved by the proposed development.
- 6.1.7 The proposals have considered the significance of the building and the surrounding conservation area and the proposed designs are considered to be a sensitive development in light of these. Whilst the refurbishment of the interior would see the interior changed in use and the installation of a new extractor the retention of historical and architectural features would aid in the prevention of further damage to the building that would result in a beneficial impact in the long term use of the listed building.

- 6.1.8 These changes are considered to be a beneficial impact as defined in Table 3 of this assessment. The proposals will also further preserve elements of the setting of a heritage asset that largely contributes positively to its character and significance, and through the proposals reveal or enhance the significance of the heritage asset in accordance with paragraph 219 of the NPPF.
- 6.1.9 Paragraph 213 of the NPPF states that any harm to the significance of a designated heritage asset must be supported by a clear and convincing justification. The harmful effects of the proposed development would be localised and focussed on the more poorly preserved elements of the listed building. However, the beneficial effects would be broad and would pertain to the whole structure and conservation of the building. It is therefore considered that the heritage benefits of the proposed development are greater than the limited harm it would cause.
- 6.1.10 It is therefore considered that the findings of this assessment provide clear and convincing justification for the impacts of proposed development on 8a High Street in accordance with the requirements of paragraph 213 of the NPPF.

6.2 Conclusions

- 6.2.1 On this basis it is clear that the impact of the proposed development on the setting and significance of heritage assets would be acceptable. It therefore accords with the requirements in paragraphs 207 and 212 - 216 of the NPPF and policy EN1, EN3, EN4 and EN6 of the local plan of Reading Borough Council.

7.0 Bibliography

Bibliographic

Ancient Monuments and Archaeological Areas Act 1979.c. 46 [online] Available at: <https://www.legislation.gov.uk/ukpga/1979/46>.

British Geological Survey (2026). *Geology of Britain viewer* | British Geological Survey (BGS). [online] [bgs.ac.uk](http://www.bgs.ac.uk). Available at: <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>.

Chartered Institute for Archaeologists (2017). *Standard and Guidance for Historic Environment Desk-Based Assessment*. Reading: Chartered Institute for Archaeologists.

Department for Culture, Media and Sport (2010). *Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979*. London: Department for Culture, Media and Sport.

Historic England (2015). *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment*. London: Historic England.

Historic England (2017). *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (Second edition)*. London: Historic England.

Historic England (n.d.). *National Heritage List for England*. [online] historicengland.org.uk. Available at: <https://www.historicengland.org.uk/listing/the-list/> [Accessed 20 Mar. 2026].

Historic England, Institute of Historic Building Conservation and Association of Local Government Archaeological Officers (n.d.). *Heritage Gateway*. [online] www.heritagegateway.org.uk. Available at: <https://www.heritagegateway.org.uk/> [Accessed 20 Mar. 2026].

Hunter, P. (2012). *The Effect of Focal Length on Perception of Scale and Depth in Landscape Photographs - Implications for visualisation standards for wind energy developments*. Stirling: University of Stirling.

ICOMOS (2011). *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. Paris: International Council on Monuments and Sites.

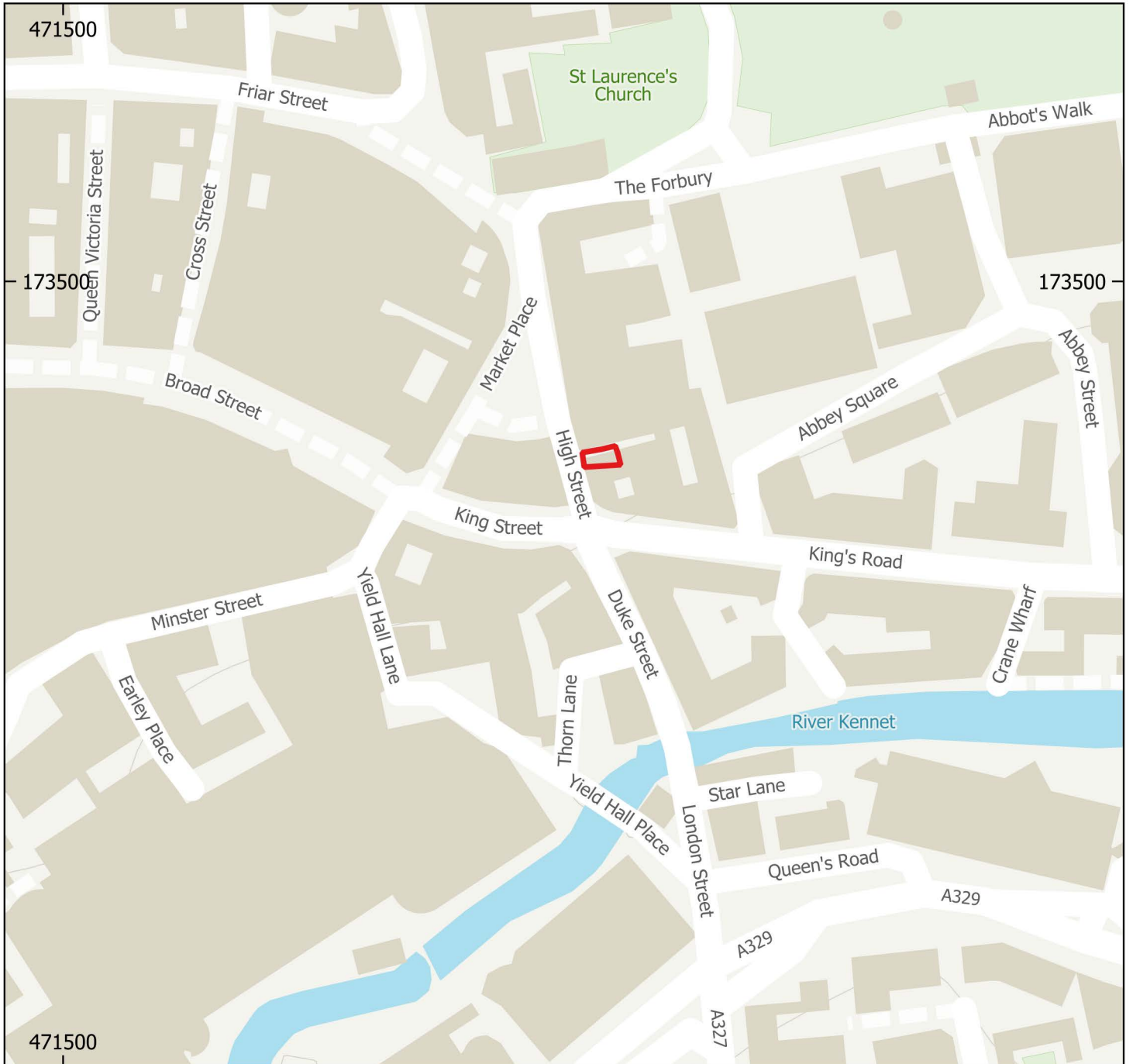
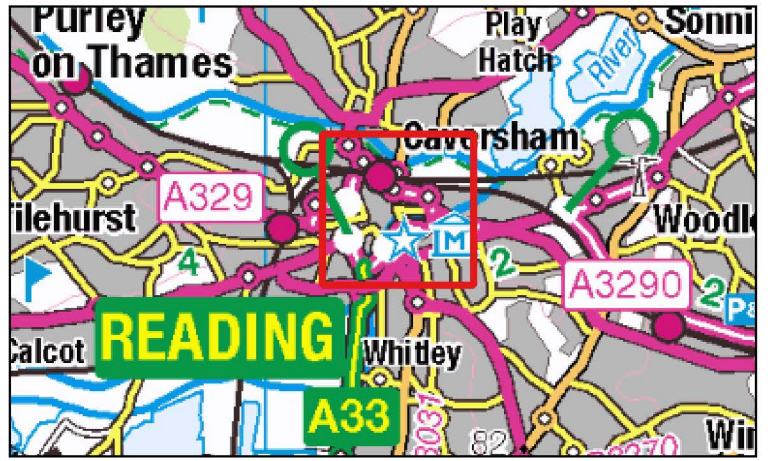
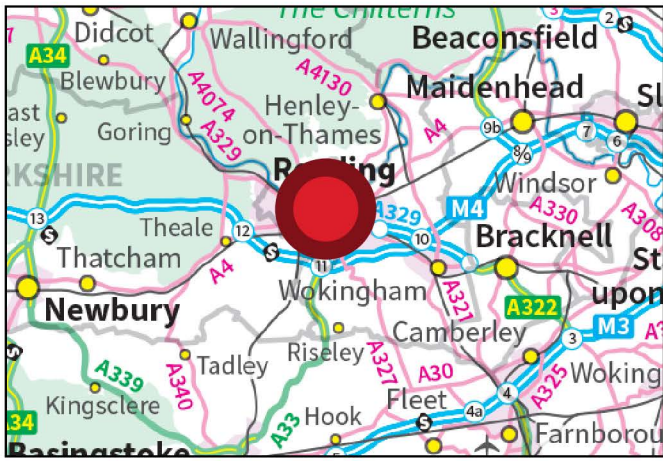
Institute of Historical Research and School of Advanced Study: University of London (n.d.). *British History Online | The core printed primary and secondary sources for the medieval and modern history of the British Isles*. [online] www.british-history.ac.uk. Available at: <http://www.british-history.ac.uk/>.

Landscape Institute (2019). *Visual Representation of Development Proposals - Technical Guidance Note 06/19*. London: Landscape Institute.

Ministry of Housing, Communities & Local Government (2016). *Planning practice guidance*. [online] GOV.UK. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance> [Accessed 20 Mar. 2026].

Ministry of Housing, Communities and Local Government (2021). *National Planning Policy Framework*. Available at: www.gov.uk/government/publications.

Planning (Listed Buildings and Conservation Areas) Act 1990.c. 9 [online] Available at: <https://www.legislation.gov.uk/ukpga/1990/9/contents>.



Project Number: PR0380 Date: 20 MAR 2026
Drawing Number: PR0380-1

Legend



Study Site

0 20 40 60 80 100 m



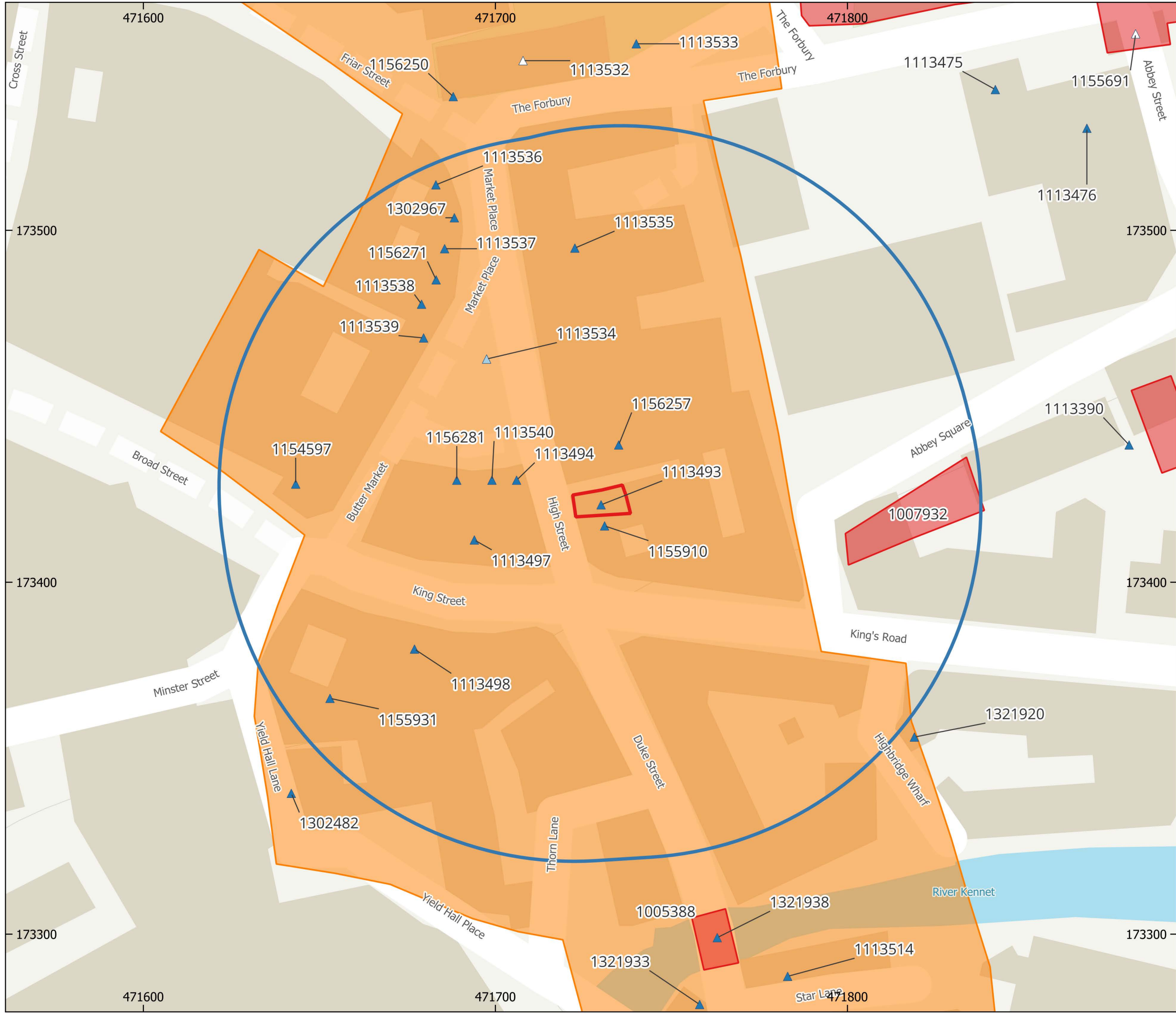
Scale at A4: 1:2,500

Address:

8a High Street, Reading,
Berkshire

Title:

Figure 1: Site Location Plan

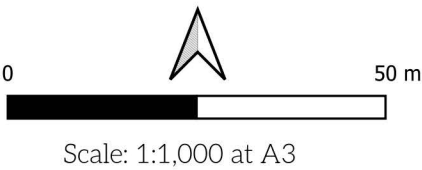


Legend

- Study Site
- 100m Search Area
- Scheduled Monuments
- Conservation Areas

Listed Buildings

- △ Grade I
- △ Grade II*
- ▲ Grade II



Project Number: PR0380 Date: 20 MAR 2026
Drawing Number: PR0380-2

Address:
8a High Street, Reading,
Berkshire

Title:
Figure 2: Designated heritage assets within
100m of the study site