

HERITAGE STATEMENT revA

New Build Two Storey Dwelling
1A New Road, Reading, RG1 5JD



Prepared for: Trace Architects

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

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 1A New Road, Reading, RG1 5JD

Local Authority: Reading Borough Council

Conservation Area: Redlands

Archaeological Notification Area: None

Building Use: Residential

Listing Status: None List entry no. N/A

Designated Heritage Asset:

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

Non Designated Heritage Asset – boundary wall	Y
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Project Overview:

New build two storey detached dwelling with contemporary appearance with associated landscaping.



Photo 1 – View of the front of the building plot (south-west elevation)

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Photo 2 – View from the front of the building plot



Photo 3 and 4 – View from the back of the building plot looking towards New Road)



Photo 5 – View from the front of the plot looking towards New Road and the neighbouring property of Yew Tree Lodge

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Photo 6 and 7 – View of the plot from the junction of Redlands Road and New Road



Photo 8 and 9 – View of the plot from a south-east elevation

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Drawings and Documents provided by Client:

List of documents provided:

1140 PL01 Existing Location Plan

1140 PL04 Rev A Proposed Plans

1140 PL05 Proposed Elevations and Section AA

1140 PL06 Proposed Elevations and Section BB

Schedule of Intervention:

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

- New contemporary detached 2 bedroom two storey dwelling with single storey rear projection.
- No demolition of any structures
- Existing trees retained.
- New access gate through existing front wall. New off street parking area.
- New bin and cycle store.

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Setting Overview/ Context:

The site is located within the Redlands Road Conservation Area 2, a Victorian/ Edwardian residential suburb of Reading, close to Wantage Hall, a grade II Listed Hall of Residence owned by the University of Reading.

It is currently garden area that has been split off into a separate plot from the rear of Yew Tree Lodge. There are no buildings currently or historically upon the plot. Yew Tree Lodge is not Listed.

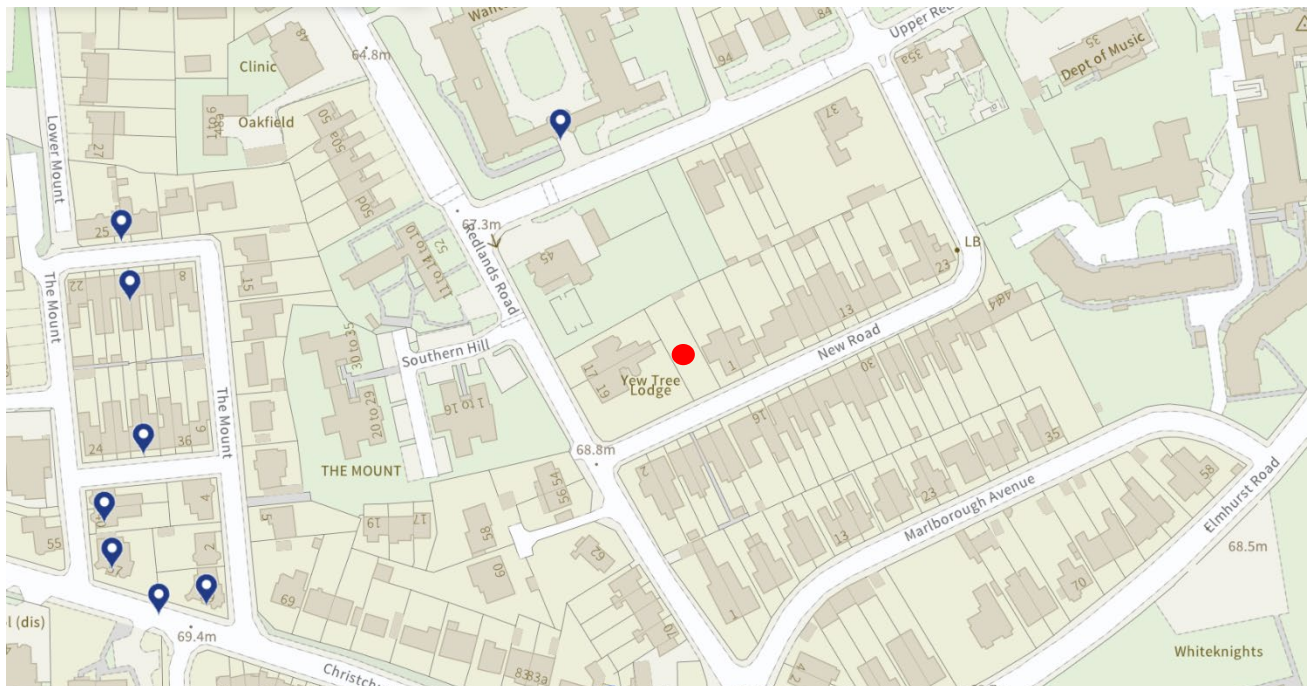
The local area is predominantly residential in nature with a quiet atmosphere. The Conservation Area around the site is mainly characterised by large detached and semi-detached houses standing in extensive and well-treed grounds. New Road has a higher density of houses than the surrounding roads and has a more intimate nature. The houses are predominantly 2 storey with and without loft accommodation and built of a mix of brick and render with slate roofs.

The architectural styles in the local area vary from the simple plain red brick style of the 1850s to later stucco villas (some very large) with Italianate and classical features. The general character of housing on this road is of plain red brickwork, sometimes with a contrasting band of grey bricks marking the division between the floors, low pitched slate roofs, four panelled doors with arched fanlights and glazing bar sash windows (9 and 12 panes).

Properties here and throughout the Conservation Area are “linked” by frontage brick walls and/or low brick walls with railings above, and good tree cover behind. To the front of the site is such a high red brick wall with traditional brick on edge coping detailing that continues from Yew Tree Lodge. The wall was dismissed from Listing by Historic England however noted as having clear local interest and add to the built texture of this part of Reading.

Setting: Urban Area

Topography: Flat



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

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Impacted Heritage Assets:

The building plot sits within the Redlands Conservation Area 2.

The building plot is **not** Listed..

The building plot is **not** within the context of a Listed Building.

The wall on the perimeter of the site was the subject of a Listed Building application which was rejected by Historic England. The description from such is as follows:

Name: Victorian Walls on Redlands Road, Upper Redlands Road and New Road
Reference Number: 1468359

Location

37 Upper Redlands Road, Reading, Reading, RG1 5JE, 45 Upper Redlands Road, Reading, Reading, RG1 5JE, Stable Block, 45 Upper Redlands Road, Reading, Reading, RG1 5JE, Yew Tree Lodge 17-19, Redlands Road, Reading, Reading, RG1 5HX

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

County:

District: Reading District Type: Unitary Authority Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Decision Date: 06-Dec-2019

Description

Reasons for currently not Listing the Building

CONTEXT & BACKGROUND Historic England has been asked to assess the walls in Redlands Road, Upper Redlands Road and New Road, Reading to see if they should be statutorily listed. A planning application for the erection of 4 new houses which would have required parts of the walls to be demolished to provide access was refused on 17 July 2019, but an appeal was lodged on 11 October 2019.

HISTORY & DETAILS Built development on the site bounded by New Road, Redlands Road and Upper Redlands Road was started in the 1850s by speculators called Pemberton and Vine who had combined to buy a rectangular plot of four acres. They divided this into a sequence of narrow plots along New Road with three bigger plots for large houses at the north-western, north-eastern and south-western corners. Building of houses along New Road took place between 1854 and 1856 and all of the corner houses had been completed by 1865. The development was apparently the first planned development beyond the Borough boundary as it then existed. By the time of the survey for the Ordnance Survey map published in 1883, the rectangular site was entirely built up. The walls are of different patterns and bonds and appear to have been built by the individual owners of the houses on the four corner sites as their houses were completed. The applicant has asked us to consider four stretches of wall bordering the rectangular site: 1 at the western end of New Road; 2 at the southern end of Redlands Road; 3 bordering the corner along Redlands road and Upper Redlands Road and 4 bordering the corner between Upper Redlands Road and New Road. Wall 1 at the western end of New Road is of red bricks laid in Flemish Garden wall bond with a coping of arch-topped bricks laid cross-axially. Wall 2 at the southern end of Redlands Road also turns the corner into New Road. It has stuccoed and colourwashed rectangular panels divided by piers with caps to the piers and coping above the wall. The sunken panels are divided by X-shaped struts. The southern end of the internal side of the wall is of brick and has been rebuilt in the C20 or C21. Wall 3 bordering the corner along Redlands road and Upper Redlands Road is of Flemish bond, divided by regularly placed pilaster buttresses. The heavy, projecting top has dentilled and coggled bands and a coping of arch-topped bricks laid cross-axially. The wall reduces in height at the corner between Redlands Road and Upper Redlands Road and in Upper Redlands Road the established

pattern is altered at either side of the entrance by cross-shaped openings in the lower body of the wall. Further along Upper Redlands Road the walling is of Flemish Garden Wall Bond with a dentilled band to the top and coping, as before. Wall 4 bordering the corner between Upper Redlands Road and New Road consists of two parts and two patterns. The portion facing Upper Redlands Road is of Flemish bond, divided into panels by alternating pilaster buttresses and square piers. The walling has a projecting plinth, a horizontal band of headers at mid height and a cap of moulded bricks with triangular coping bricks placed cross-axially. To the east of this and turning the corner in New Road is lower, plainer walling of Flemish Garden wall bond, with header bond for the rounded corner and a coping of plain bricks laid cross axially. At the southern end of this section of New Road the walling reverts to panels divided by pilaster buttresses, but here laid in stretcher bond.

DISCUSSION The Revised Principles of Selection for Listed Buildings (DCMS, November 2018) state that buildings of pre-1700 date that contain a significant proportion of their original fabric are likely to be of special interest. Most buildings of pre-1850 date are likely to be of special interest, but after 1850, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary. This is amplified by the Listing Selection Guide Domestic 3: Suburban and Country Houses (Historic England, December 2017) which says of boundary walls that they will usually be considered alongside an existing or proposed designation of a building or site to which they historically belong. Group value is likely to be a consideration and to be listed either in their own right or as a subsidiary feature they should have intrinsic claims to special interest. For walls which post-date 1700 there is an expectation that greater discretion will be applied in recommending examples for designation and especially after 1850 examples are unlikely to be recommended which have been compromised by change or loss and which lack group value or other claims to special interest. Quality of construction and materials and the presence of features such as gates or gatepiers are relevant, as is the use of local materials or construction techniques which can give a wall special interest or add to it and a wall may be regarded as having group value by virtue of its close association with a listed building or scheduled monument. The walls in Upper Redland Road, Redland Road and New Road are, in common with many other wall in the Reading region, good examples of the rich quality of the bricks which have been manufactured in the area from the C17 onwards. They appear to have been built to form a boundary to each property as each house was finished and this would account for the wide variety in their patterns and in their height and the bonds used. They do not form a continuous boundary to the larger site which was developed by Pemberton and Vine and there are interruptions to the circuit or replacement boundaries formed by C20 or C21 railings. None of the properties within the rectangular site is statutorily listed and there is no shared group value with a contemporary listed structure or amongst the different walls themselves. The applicant refers to the fact that a portion of walling along the western side of Redlands Road is listed at Grade II (List entry 1321929), but this was clearly a structure which had a direct relevance to a listed building, The Acacias, London Road (List entry 1113511) and this is not a connection which applies in this case, where the only adjacent listed building is Wantage Hall (List entry 1392496) in the north side of Upper Redland Road, which dates from 1908. It is considered that the brick garden walls along Redlands Road, Upper Redlands Road and New Road do not meet the criteria for designation for the following principal reasons: Degree of Architectural interest: * although showing a good use of Reading bricks, the walls are clearly of different dates and patterns, do not have a continuity of design and are not related to a listed building or a structure with special interest. Degree of Historical interest: * the fact that the walls are connected to the first suburban development beyond the borough of Reading has some interest, but they are of a variety of dates and appear to all be constructed after 1850. Group Value: * although the walls along Upper Redlands Road have some group value with the later Wantage Hall (Grade II), this is not sufficient to compensate for the lack of architectural or historic interest. **CONCLUSION** After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. However, the walls do have clear local interest and add to the built texture of this part of Reading.

National Grid Reference: SU7271572243

Assessment of Significance:

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

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

We have used the following levels and definitions within this report to grade 'Significance':

Level	Meaning
Exceptional	National or international importance
High	Strong regional or national value
Moderate	Local importance with some wider interest
Low	Limited heritage value but still contributes
Neutral/Negative	No heritage value or detracts from significance

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

Reading itself is a historic medieval settlement with its centre being of high archaeological value. The area in question however did not develop as a part of Reading town until the 19th Century when it rapidly expanded and as such is considered to be of low archeological value. Recent applications considered by the local authority in the local vicinity has not noted concern in regards to below ground archaeology.

The plot contains no building structures of any kind.

Level Assigned: Low

Historical: *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.*

Between 1850 and 1900 the population of the Borough more than trebled from 21,456 to 72,217 and the housing stock increased accordingly. The development of the "Redlands Estate" (an area approximately bounded by London Road to the north, Redlands Road to the west, Upper Redlands Road to the south and Eastern Avenue to the east) was part of the post-railway late 19th century expansion of the town during which period large numbers of houses were built. Redlands Road, that New Rd links to, was one of a number of eighteenth century turnpike roads south out of Reading, taking its name from Red Lane, formerly Rudden Lane. It is situated on the periphery of Whiteknights Park, a former country estate, purchased by the University of Reading in February 1947.

Development on New Road started in the 1850s by speculators Pemberton and Vine who combined forces to buy 4 acres of land which then they divided into a sequence of narrow plots with larger corner houses

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(completed by 1865). The development was reported to be one of the first planned developments beyond the Borough boundary as it then existed. The part of the plot in question appears to be former garden area for Yew Tree Lodge which has been split off.

The plot has no known association with any famous persons.

The site remains a residential site as was its original design intent.

Level Assigned: Low

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

There are no buildings proposed to be removed as part of these proposals.

The plot sits within Character Area 2 of the Redlands Conservation Area. As a plot it makes little architectural contribution to the Conservation Area setting however its boundary wall, although plainer than some of the others, makes a positive visual contribution to the traditional architectural language of the local vernacular. The walls were evaluated by Historic England for listing in December 2019 and it was concluded that the criteria for Listing was not fulfilled. It was highlighted however that they have clear local interest and adds to the built texture of this part of Reading.

Level Assigned: Site: Neutral. Wall- Moderate

Communal Value: *derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. The building or site may have a social or cultural importance to a community, a spiritual or symbolic meaning or a role in collective memory or identity:*

The site offers no significance in regards to meaning of place.

Level Assigned: Neutral

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Historic Mapping – For reference dating only, not for reproduction



Extract from Plan of the Parish of St Giles, Reading 1840



Extract from Berkshire Sheet XXXVII 1883

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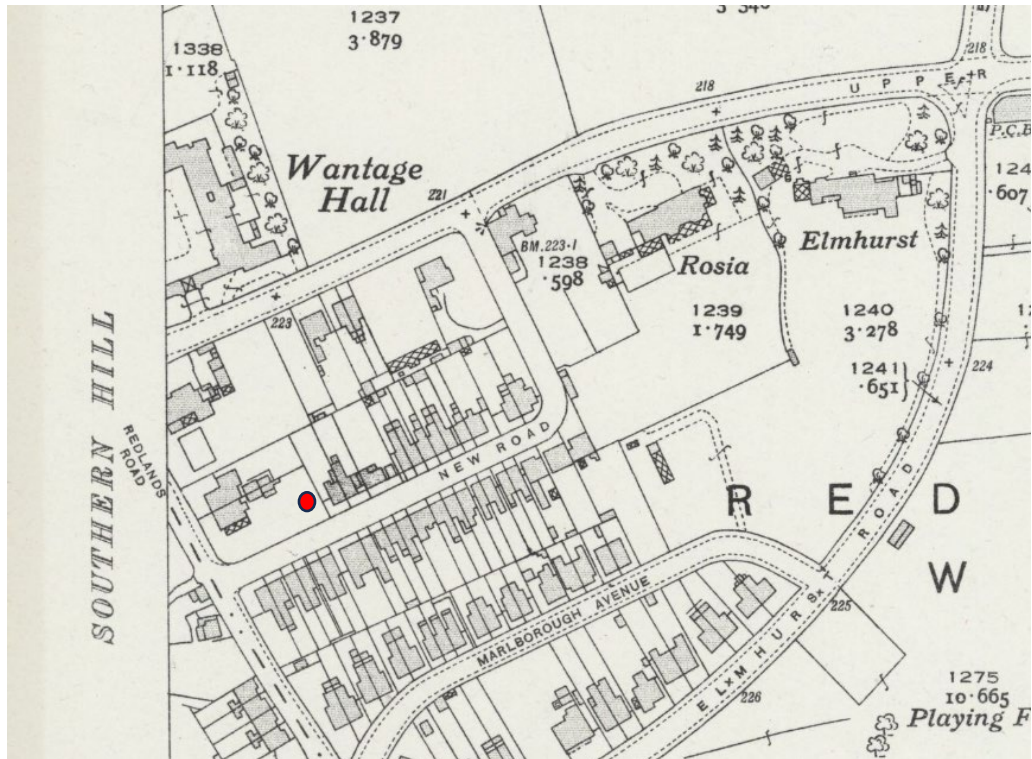
Extract from Berkshire XXXVII.8 1899



Extract from Berkshire XXXVII.8 1911

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Extract from Berkshire XXXVII.8 1934

Development Impact on the Historical Asset:

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

Proposals should and do:

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

The level of impact is assessed as follows within this report as per the following definition:

Impact Level	Meaning
Major	Fundamental change to significance (loss or major enhancement)
Moderate	Noticeable change affecting key aspects
Minor	Small change with limited effect
Negligible	Barely perceptible change
Neutral	No effect on significance

1. Archeaology:

The site is believed to be of low archaeological value and there is no known impact upon below ground archaeology.

Impact: Neutral

2. Historical:

The proposals do not obscure the understanding of the Conservation Areas historical story. The contemporary detailing ensures that the dwelling is clearly identified as a modern addition to the area whilst being respectful in relation to scale, materiality, location and massing.

Impact: Minor

3. Architectural/ Aesthetic/Artistic:

Impact on Setting:

The intervention of the new property does not harm key views through the area or alter its character.

The proposals do not affect how the Conservation Area is experienced.

The new two storey dwelling is contemporary in its architecture and similar to the scale of the other properties in order to sit respectfully in the area alongside the other properties on New Road and reflective of the general character and materiality of the Conservation Area.

The design responds architecturally to the existing properties on the road reflecting materiality, footprint, and build rhythm. The new dwelling has considered off street parking to avoid an increase in the number of cars parked on the street.

The proposals do not have a negative impact upon the wider setting of the Conservation Area. They retain and adapt the existing boundary wall to preserve the character of the area.

The plot size and plot- development ratio is similar to the other plots within the Conservation Area and does not cause material harm.

I believe the interventions cause less than substantial harm to the heritage asset and indeed there is overall net benefit to the heritage asset from giving the site purpose and meeting a housing shortage in the local area with a high quality traditional design.

Internal Decoration or Building Form:

There are no structures on the site and therefore no loss of historic fabric as a result of the proposals.

Scale and Massing:

Due to the sympathetic massing and form reflective of the other properties on the road there is no impact upon the scale and massing of the site with the existing buildings.

It is subservient in nature to Wantage Hall nearby and does not visually compete with its architecture.

The proposal responds to the build character of the local area and is a logical building plot, with a feeling of original design intent for the area, without creating a feel of rear garden development.

Impact: Minor

4. Communal:

The proposals do not affect how people use, remember, or value the Conservation Area.

Use:

The existing plot is residential in use and remains as was originally intended and reflective of the local area.

The proposals enhance the standard of the accommodation ensuring long term high quality investment in the built fabric of the local area.

Impact: Minor

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021, 2023 and 2024.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conclusion:

The following summarises the level of Harm caused to the Significance of the heritage asset by the proposed interventions, the public benefit of those interventions and any proposed mitigation methods that can be applied to minimize or reduce harm. :

	Significance Value (Exceptional, High, Moderate, Low, Neutral/Negative)	Level of Impact (Major, Moderate, Minor, Negligible/Neutral)	Mitigation of harm/ comments
Evidential/ Archaeological	Low	Neutral	
Historical	Low	Minor	
Architectural, Aesthetic, Artistic	Site: Neutral. Wall-Moderate	Minor	
Communal	Low	Minor	

The test of heritage harm is a critical aspect of planning decisions involving heritage assets. It involves assessing the potential impact of proposed development on the significance of a heritage asset. The National Planning Policy Framework (NPPF) outlines three levels of harm: substantial harm, total loss, or less than substantial harm.

Substantial harm is defined as harm that would severely damage the heritage asset's significance, such as demolishing or causing long term damage to significant heritage fabric or features. Less than substantial harm is harm that falls short of being substantial, with minor or moderate impacts on an asset's significance.

We believe that the proposals cause less than substantial harm to the local areas significance and as such the decisionmaker must weigh the public benefits of the proposals against the harm to the heritage asset. If the public benefits significantly outweigh the harm, the proposal may be justified. This process requires careful consideration of the asset's significance and the potential impact of the development on its setting and features. In this instance the clear public benefit is the provision of high quality, well designed housing in a sustainable location.

The proposals are respectful in relation to the material palette used and the location of the proposed works sitting sympathetically within the street scene as a traditionally designed addition similar in massing to the existing houses. The proposals seek to compliment the aesthetics of the original architecture of the road, whilst sitting as a clear new addition, causing no visual harm to the historical development of the area enhancing the Conservation Area setting.

The plot size and development ratio is comparable to the other plots within the Conservation Area.

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The design is of a high quality sensitive infill within responds to the street density and rhythm.

The contemporary designs are the direct result of pre app discussions with the local authority who did not wish to create a false history by imitating the design features and architectural details of the existing Victorian houses on New Road, thereby which would, they felt, devalue the character and appearance of the Redlands Conservation Area. Designs are reflective in terms of scale, materiality and siting but visually a modern style.

The retention and adaptation of the existing garden wall allows this common architectural feature within the Conservation Area to continue to make a positive contribution.

The proposals act in accordance with the requirements of the local authority as well in accordance with Historic England development guidelines and policies.

Assessor Details:

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

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site.

Information Source Checklist:

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

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):