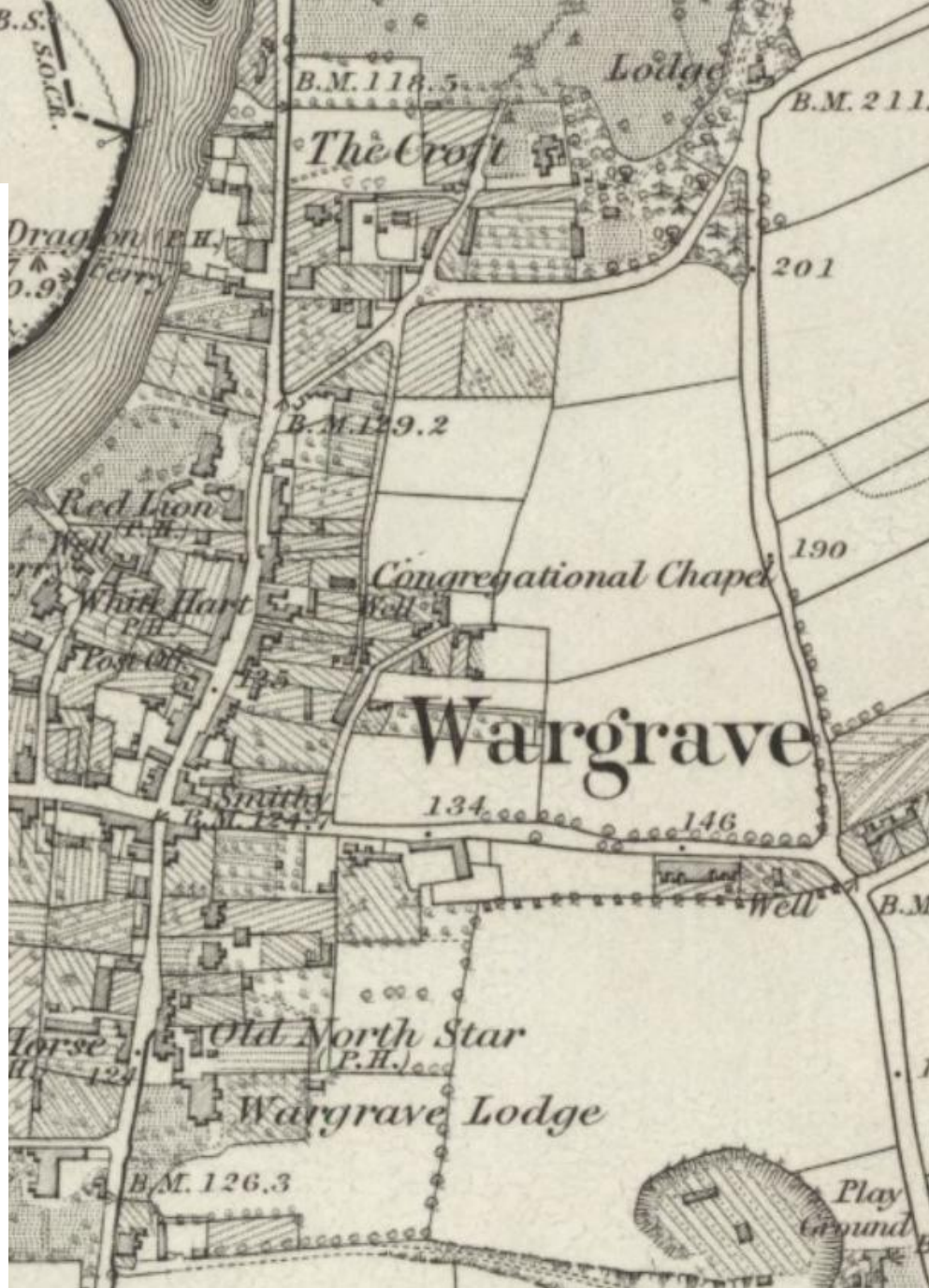


HERITAGE IMPACT ASSESSMENT



**97 HIGH STREET
WARGRAVE
RG10 8DD**

NOVEMBER 2024

R L Planning

THE ‘SIGNIFICANCE’

Heritage interest

- ‘Significance’, in terms of heritage-related Planning policy, is defined as the value of a heritage asset to this and future generations because of its heritage interest
- It derives not only from the asset’s physical presence, but also from its setting
- In the Planning context, the interest may be architectural, historic, artistic or archaeological
- With regard to the latter, the area in question is not affected by Wargrave’s archaeological site (as highlighted on the Council’s Constraints Map)

The Listed Building (97, 95 and 93)

- The Application house is Grade II Listed, along with the others in the terrace
- The timber framed building dates back to the early 17th Century and has 19th and 20th Century additions and alterations, including the brick-faced section
- The official List entry (**1118171**) highlights the old tile gabled roof, the brick chimneys and the different fenestration styles
- The extensions that have been built over recent years include a dark timber-clad gable at the rear of no. 97, reflecting the appearance of its end elevation
- The building is of special architectural and historic interest as an example of a 400-year-old timber-framed structure in the core of the settlement

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- Internally, there are many exposed timbers and queen roof trusses and straight braces are of note

Wargrave Conservation Area

- The Site lies within Wargrave Conservation Area
- Wargrave developed as a settlement circa AD 900 at the confluence of the Thames and Loddon rivers in a relatively flat area on the lower slopes of the wooded valley
- As a designation, it has architectural merit as well as significant historical value
- The High Street is a narrow road and the wide variety of building styles tightly packed on both sides create an intimate space
- This is particularly evident to the North of the Application Site, at its junction with Church Street
- The dominant materials are traditional local Berkshire orangey-red brick and clay tiles
- However, due to the fashion in the early 1800s, there are also a number of rendered buildings

Other heritage assets

- Other Grade II Listed Buildings can be found on the opposite side of the High Street but there are none to the rear of no. 97, where the development is proposed

THE IMPACT ASSESSMENT

- Paragraph 84 of Historic England's Conservation Principles document explains that change to a significant place is inevitable but can be neutral in its effect on heritage values
- It goes on to say that change is only harmful if (and to the extent that) 'significance' is eroded

The setting of the Listed Building

- The setting of a heritage asset is defined in the NPPF as:-

"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"

- For this assessment, the four steps in Historic England's 'The Setting of Heritage Assets' (GPA3) have been taken into account
- The spatial relationship between the heritage asset and the proposed outbuilding is not intimate, especially given the depth of the plot
- Due to the nature of the proposal, the development would not have an effect on the setting of the Listed Building
- Its proportions and scale are considered to be appropriate for an ancillary use within a domestic garden and it will not compete with the Listed Building

The Conservation Area

- The proposed outbuilding is similar to the one it will replace and is imperceptible from the public realm
- The provision of a modern replacement will ensure that the swimming pool area, as a whole, is used in a sensitive manner and remains well-maintained
- It is relevant that under the heading ‘Improvements to the Conservation Area’ in the Council’s document, it specifically states that outbuildings should be kept in good repair
- There will be no material change to the general character of the area

Conclusion and benefits

- Taking all the above into account, the proposal would preserve the existing context of the historic environment and the ‘significance’ summarised above won’t be affected
- As such, the need for step four in GPA3 is not triggered
- In the family home, there is only one (open plan) living area downstairs
- In choosing the proposed design approach, the proposal results in a sustainable building that makes the best use of the land and reduces pressure for further extensions to the house

THE POLICY SITUATION

- Taking account of **Section 16** in the 2023 NPPF, the proposal would not have a harmful impact on the setting of the Listed Building, or the wider Conservation Area, because it would preserve its ‘significance’

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- Consequently, **paragraphs 207 and 208** are not engaged
 - Due to its position at the rear of the plot, the project won't have a detrimental impact on archaeological interests
 - In terms of Borough Policies, there is adherence with **Policy TB24** in the Managing Development Delivery document and **G1** in the Design Guide