

Five Horseshoes House and Coach House, Henley-on- Thames

Heritage Impact Assessment

February 2025

Five Horseshoes LLP

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1.0 Introduction

- 1.1 This Heritage Impact Assessment ('HIA') has been prepared by Lichfields on behalf of Five Horseshoes LLP ('the applicant') to accompany a full planning application for the demolition of the coach house and the construction of a replacement dwelling to the rear of Five Horseshoes House, Remenham Hill, Remenham, Henley-on-Thames, RG9 3EP. Its purpose is to assist officers at Wokingham Borough Council ('WBC') in their consideration of the proposed development.
- 1.2 This report identifies above-ground heritage assets that may be affected by the proposed development. In accordance with paragraph 207 of the National Planning Policy Framework ('NPPF'), it establishes the significance of these assets. This assessment is informed by desk-based research carried out in February 2025.
- 1.3 Our standard methodology for assessing the significance of heritage assets, as well as the approach to assessing the proposed development's effects on their significance is set out at Appendix 1.

Background

- 1.4 Five Horseshoes House and the ancillary coach house are Non-Designated Heritage Assets. Five Horseshoes House was built in the early-19th century, originally in use as a dwelling and later converted to a public house and hotel post-1840. Historic mapping suggests that the ancillary coach house was constructed in the late-19th century, likely coinciding with the establishment of the public house. In the 1950s, the gardens behind Five Horseshoes was converted into a surface car park which was subsequently extended in the 1980s. In the 1990s, Five Horseshoes House was converted from a public house to office use, including the demolition of a rear wing. The recent planning history of the site is summarised below:

2020

- 1.5 In 2020, pre-application advice (application ref. 201152) was sought for the proposed conversion of Five Horseshoes from office use to 3no. dwellings, the erection of single-storey rear extensions and changes to the fenestration, as well as the erection of 1no. detached 4-bedroom dwelling on land to the rear with associated parking and landscaping, following the demolition of the coach house and the removal of hardstanding. Whilst the conversion of the existing building was considered acceptable in principle.
- 1.6 In terms of the heritage implications of the pre-application proposals, the Council's Conservation Officer made the following comment:
- "The age, architectural form and former use of both the former public house and the separate coach house are such that they would be considered to be non-designated heritage assets that positively contribute to the area."*

Whilst the loss of the coach house is somewhat regrettable in heritage terms, the proposal otherwise to divide up and convert the former public house into a short terrace of three dwellings, and erect a new dwelling in the grounds to the rear is in principle acceptable as the front and flanking elevations would, from the submitted plans appear unaltered, whilst the single storey rear extensions are considered in keeping and with the removal of the flat roofed two-storey extension would be beneficial to the form and appearance of the rear aspect of the building.”¹

2021

- 1.7 In 2021, a full planning application (application ref. 213116) was granted (although not implemented) for the proposed erection of a part three-storey, part single-storey rear extension including a roof terrace to form 3no. residential units within Five Horseshoes, following the demolition of the existing two-storey flat roofed rear extension and the demolition of a detached outbuilding (the coach house). This followed a previous prior approval application. The Conservation Officer raised no objections and made the following comments about the demolition of the coach house:

“...whilst the loss of the non-designated heritage asset is somewhat regrettable, in this instance given its demolition would facilitate a viable redevelopment of the site, it would be considered acceptable.”²

- 1.8 As part of the 2021 planning application, Pegasus Group submitted a Heritage Statement and a Level 2 Building Recording. With regard to the demolition of the coach house, the Heritage Statement concluded the following:

“Due to the age and it being an example of ancillary built form associated with former public houses of this date, the coach house is considered to make a very minor contribution to the significance of the main building, and is of very limited significance in its own right. Its demolition has been proposed to create a more rational footprint for the main building...nonetheless, given it contributes to the significance of the non-designated heritage asset, i.e. the Five Horseshoes site as a whole, its demolition will result in some limited harm to the significance of the site as a whole.”³

2024

- 1.9 In January 2024, prior approval was granted for the conversion of Five Horseshoes to a single residential dwelling (application ref. 232970).

Scope of Assessment

- 1.10 The scope of this HIA has been informed by a review of the National Heritage List for England (‘NHLE’), the Historic Environment Record (‘HER’) and historic cartographic records and photographs.
- 1.11 The site of the proposed development contains Five Horseshoes House and the ancillary coach house, which are both considered to be NDHAs. The site contains no designated heritage assets and is not within a conservation area, although it does lie within the

¹ Wokingham Borough Council, pre-application response ref. 201152, page 7.

² Wokingham Borough Council, Officer Report, page 6.

³ Five Horseshoes House, Heritage Statement P19-1161 (August 2021), page 24.

Remenham Hill Area of Special Character, which grouping of traditional period buildings, including several listed buildings that lie towards the eastern end of the area. A limited part of the Area of Special Character also overlaps with the Park Place and Temple Combe Registered Park and Garden (Grade II*) which lies approximately 20 metres to the south of the site and A4130.

- 1.12 Although the site is in close proximity to the Registered Park and Garden, it is screened in views from within the parkland by tall, dense boundary planting that separates the northern edge of the parkland from the A4130, which would also screen the proposed development from view. As noted in the list entry, the most important views of the wider setting from within the Registered Park and Garden are from its western edge over the river towards Henley and towards the countryside to the south and west. In this context, the site does not contribute to the special interest of the Registered Park and Garden and its setting. As there is no potential for the special interest of the Registered Park and Garden to be affected by the proposed development, it has been scoped out of this HIA.
- 1.13 There are no other designated heritage assets near to the site that would have the potential to experience perceptible changes within their setting as a result of the proposed development.
- 1.14 This HIA explains the history and evolution of the site. It will assess the significance of the heritage assets identified above before assessing the potential impacts of the proposed development upon their significance.

2.0 Legislative and Policy Position

- 2.1 This section provides a summary of the relevant planning legislation, policy and non-statutory guidance relating to heritage protection.

Statutory and Legislative Context

- 2.2 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') provides protection for buildings and areas of special architectural or historic interest.
- 2.3 Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
- 2.4 The statutory Development Plan for the site comprises the Core Strategy (2010) and the Managing Development Delivery Local Plan (2014). The Borough Design Guide SPD (2012) is also a material consideration. The relevant heritage policies in the Development Plan and SPD are set out below.

Core Strategy

- **Policy CP3 (General Principles for Development):** states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of a high-quality design.

Managing Development Delivery Local Plan

- **Policy TB26 (Buildings of Traditional Local Character and Areas of Special Character):** states that planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.

Borough Design Guide SPD

- **Policy R1:** states that development should contribute positively towards and be compatible with the historic or underlying character and quality of the local area.
- **Policy R9:** states that the height of residential buildings should respond to a number of factors, including the prevailing heights, its position in the street hierarchy and the position of the building line in relation to the street.
- **Policy RD2:** states that development should retain and incorporate the existing features and characteristics of the existing village;
- **Policy RD3:** states that development must respond to and not harm the setting of the village;
- **Policy RD5:** requires that development relates to the building forms in the village;
- **Policy RD6:** states that elevations are to be well composed, proportioned and detailed;

- **Policy RD7:** requires that materials, colours and details respond to the distinctive elements in the locality.
- **Policy RD8:** requires the retention of the existing character of the village in the transition between public and private space.

Other Material Considerations

- 2.5 Material considerations include relevant national and local policy, guidance and good practice advice, in particular:
- NPPF (December 2024) in particular Parts 12 (Achieving Well Designed Places) and Part 16 (Conserving and Enhancing the Historic Environment);
 - National Planning Practice Guidance: Historic Environment (July 2019);
 - National Design Guidance (January 2021);
 - Relevant Historic England guidance, in particular:
 - i Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment April 2008);
 - ii Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015); and
 - iii Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (December 2017).

Application of Legislation and Policy

- 2.6 The key heritage and policy considerations for the assessment of the proposed development can be summarised as follows:
- Does the proposed development preserve the significance of non-designated heritage assets? (NPPF paragraph 210); and
 - Does the proposed development comprise high quality design which has been informed by, and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF paragraphs 132 and 135; policies CP3 and TB26 and the relevant policies in the Borough Design Guide SPD).
- 2.7 It is noted that the appropriateness of the design, or otherwise, will have a bearing on the nature (positive, neutral, negative) and scale (minor, moderate, major) of any effects. Furthermore, it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.⁴

⁴ Planning Practice Guidance Paragraph: 019 Ref ID: 18a-019-20190723 Revision 23/07/19

3.0 Understanding the Site

Site Description

- 3.1 The site of the proposed development is situated on Remenham Hill, approximately one mile to the east of Henley-on-Thames. The application site covers a long, rectangular plot, approximately 0.15ha in area. It is occupied by Five Horseshoes, a large two-storey building which faces onto the road; a coach house building to the north-east of Five Horseshoes; areas of hardstanding to the front, east side and rear of Five Horseshoes, with the area to the rear used as a surface car park; and areas of soft landscaping at the northern end of the site and along the site's western boundary, with limited areas of soft landscaping along the southern boundary.
- 3.2 Vehicular access to the site is provided from White Hill, with access to the rear of the site provided to the eastern side of Five Horseshoes House.
- 3.3 The site does not contain, and is not adjacent to, any listed buildings and is not within a conservation area. The site is bounded by the residential properties of the Hectorage and Rose Cottage to the east and Common Barn Cottages to the west.
- 3.4 Photographs of the site are set out below at Figures 3.2-3.5.

Figure 3.1: Site of the proposed development outlined in red

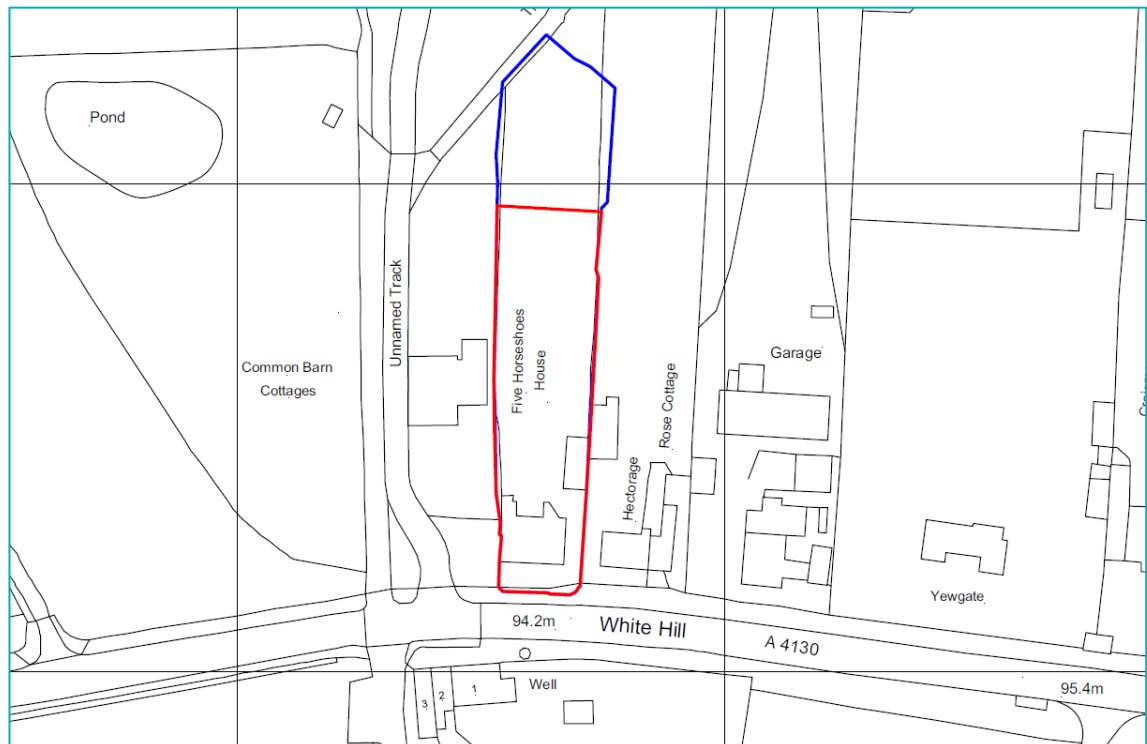


Figure 3.2: View towards the site from White Hill – the coach house is visible to the rear of Five Horseshoes House



Figure 3.3: View of the coach house, drive and boundary wall



Figure 3.4 View of the coach house from the surface car park to the rear of Five Horseshoes House



Figure 3.5: View of the coach house and the rear elevation of Five Horseshoes House with the surface car park in the foreground



The Surroundings

- 3.5 The Remenham Hill area is predominantly residential in character with a linear layout and buildings addressing White Hill and Aston Lane. The majority of the buildings are two and three storeys in height, set well back from the street on large plots. Most of the buildings are detached. As noted in the Remenham Hill 'Area of Special Character' appraisal, there are Grade II listed buildings in the area that date from the early-19th century, having slate tile roofs and white painted stucco elevations that provide uniformity in design and contribute to the special character of the area.

The site is bounded as follows:

- To the north, by areas of the soft landscaping and tree cover;
- To the east, by the Hectorage and Rose Cottage;
- To the south, by White Hill (A4130) with dwellings beyond; and
- To the west, by the Common Barn Cottages.

Historic Development

19th Century

- 3.6 The site is depicted on the 1840 tithe map, which shows Five Horseshoes House fronting White Hill (Figure 3.6). At this time, the site and surrounding land was owned by Ebenezer Fuller Maitland, a prominent landowner and politician. The site was described in the tithe records as being occupied by a house and garden, which was occupied by William Kebble. Various detached buildings are shown adjacent and opposite Five Horseshoes House fronting the road, some with large front and rear gardens, and some with small outbuildings to the rear. The development on the plot to the west of the site did not follow the general pattern of development being occupied by two equally large stables blocks/barns with a central yard.
- 3.7 The 6-inch OS map surveyed in 1875-78 (published 1883) (Figure 3.7) indicates various changes that had been made to the site and the surrounding area. Five Horseshoes is shown to have been in use as a public house at this time. A small rear extension had been added to the building and the coach house is shown to have been built to the north-east of the Five Horseshoes. The neighbouring plot to the west had been altered following the demolition of the southern stable block and alterations to the northern block.

Figure 3.6: Tithe Map (1840)

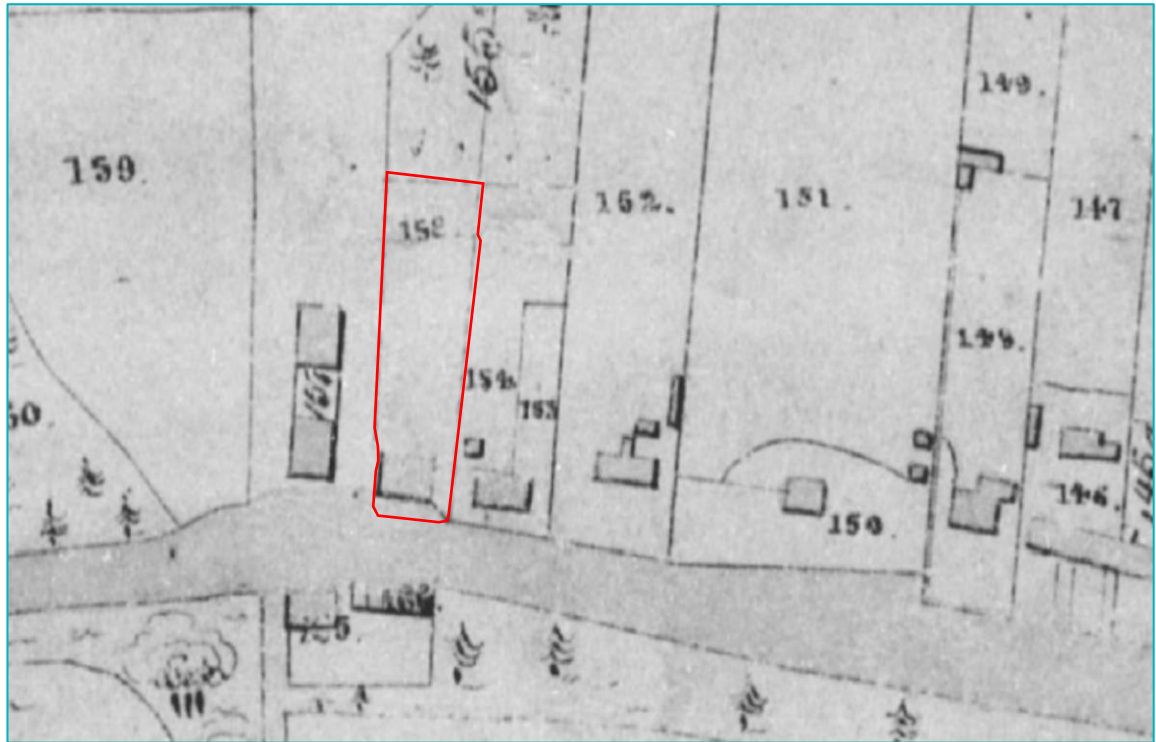


Figure 3.7: 6-inch OS Map (Surveyed: 1875-78; Published: 1883)

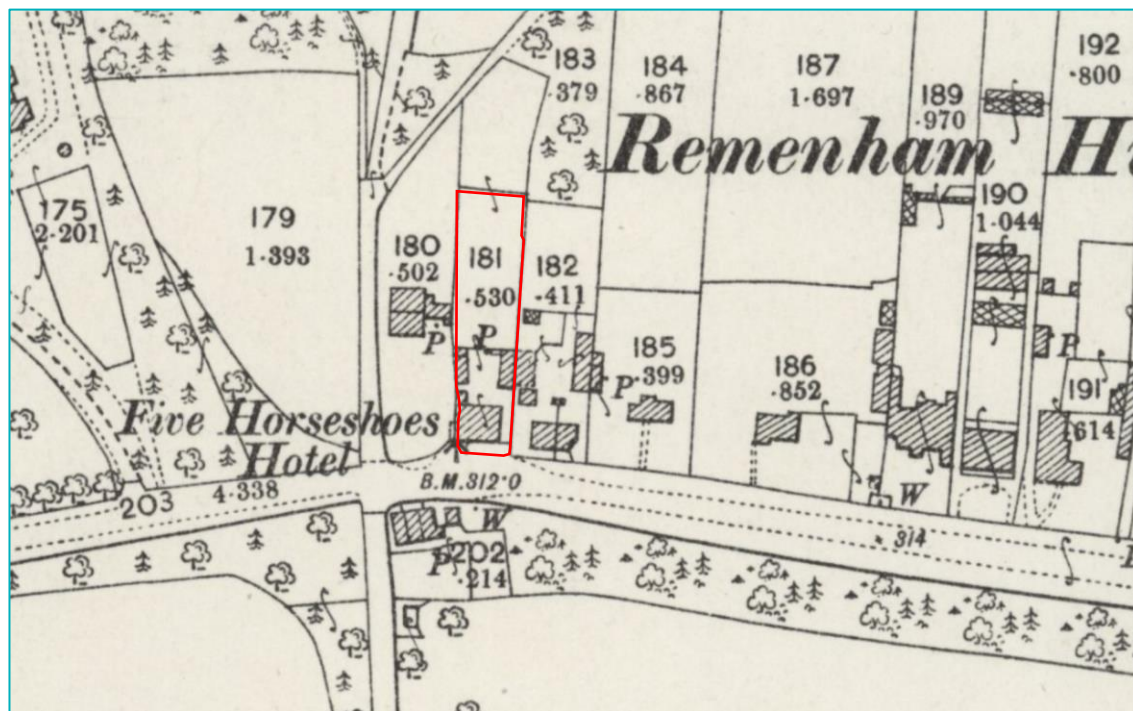


3.8

The 1897 revisions to the OS map (published 1898) (Figure 3.8) refers to the Five Horseshoes as a hotel. It also indicates that additional ancillary buildings had been constructed along the western boundary to the rear of Five Horseshoes. Similar back land development had also taken place behind other properties along the road to the east. The

scale of these back land developments is shown to have been similar to the coach house behind Five Horseshoes with the neighbouring plot featuring ranges of outbuildings on its eastern and western boundaries. Various larger outbuildings and glasshouses are also shown to have been built behind the more substantial detached houses further to the east on Remenham Hill.

Figure 3.8: 25-inch OS Map (Revised: 1897; Published: 1898)



20th Century

- 3.9 The OS mapping was revised in 1910 (published 1912) (Figure 3.9). Small extensions are shown to have been added to the coach house, but the Five Horseshoes appears to have experienced no significant alterations. The backland area on the neighbouring plot to the east is shown to have experienced further development with the addition of a large new infill structure between the older ranges of outbuildings. This significantly increased the density of development in the nearby backland areas. Very little additional development is recorded on subsequent OS map revisions in 1923⁵ or 1938⁶.
- 3.10 Aerial images were taken of Remenham Hill in 1952 (Figure 3.10) which provide glimpses of Five Horseshoes and the nearby developments. This shows that a large single-storey garage structure had been built in the backland area to the east of the Five Horseshoes (now an MOT test centre to the rear of the Shell petrol station). The scale, massing and overall design of the building was not characteristic of the historic pattern of development and demonstrates further intensification of development behind the original detached buildings fronting the road.

⁵ <https://maps.nls.uk/view/97773425>

⁶ <https://maps.nls.uk/view/97773428>

Figure 3.9: 25-inch OS Mapping (Revised: 1910; Published: 1912)

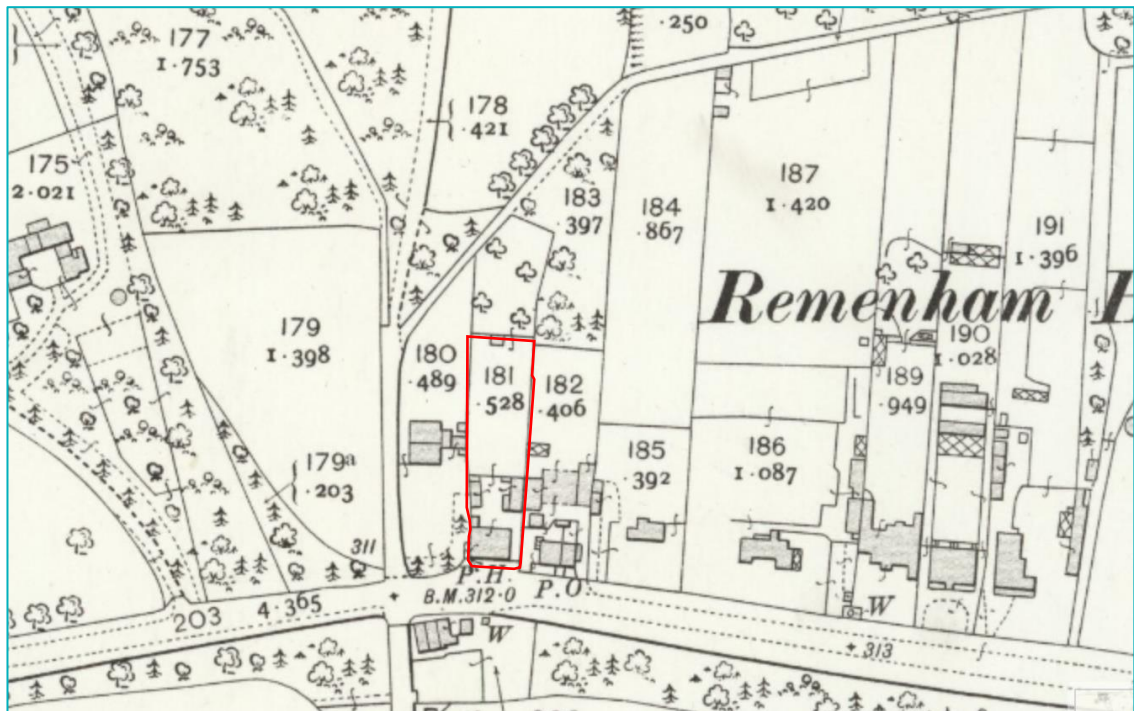


Figure 3.10: Aerial view of Remenham Hill, including The Five Horseshoes and surrounding developments (1952) – site indicated by red arrow



Source: Britian from Above (ref. EAW044564)

3.11 When the OS mapping was revised in 1961 (published 1962) (Figure 3.11) it showed that the former stables/barn on the plot to the west of the site had been subdivided and converted

into bungalows. A series of additional outbuildings had also been constructed in the backland area of the neighbouring plot to the east. When the OS map was revised again in 1968 (Figure 3.12), the range of outbuildings on the western boundary of the site were shown to have been demolished.

Figure 3.11: OS Map (Revised: 1961; Published: 1962)

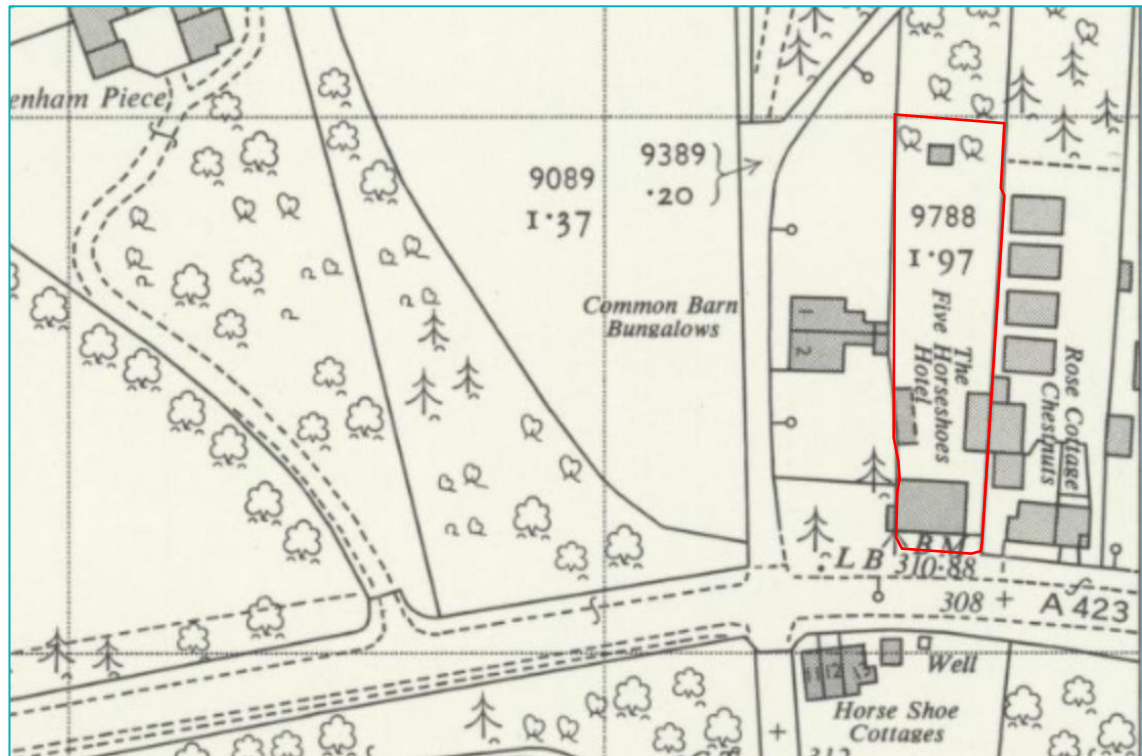
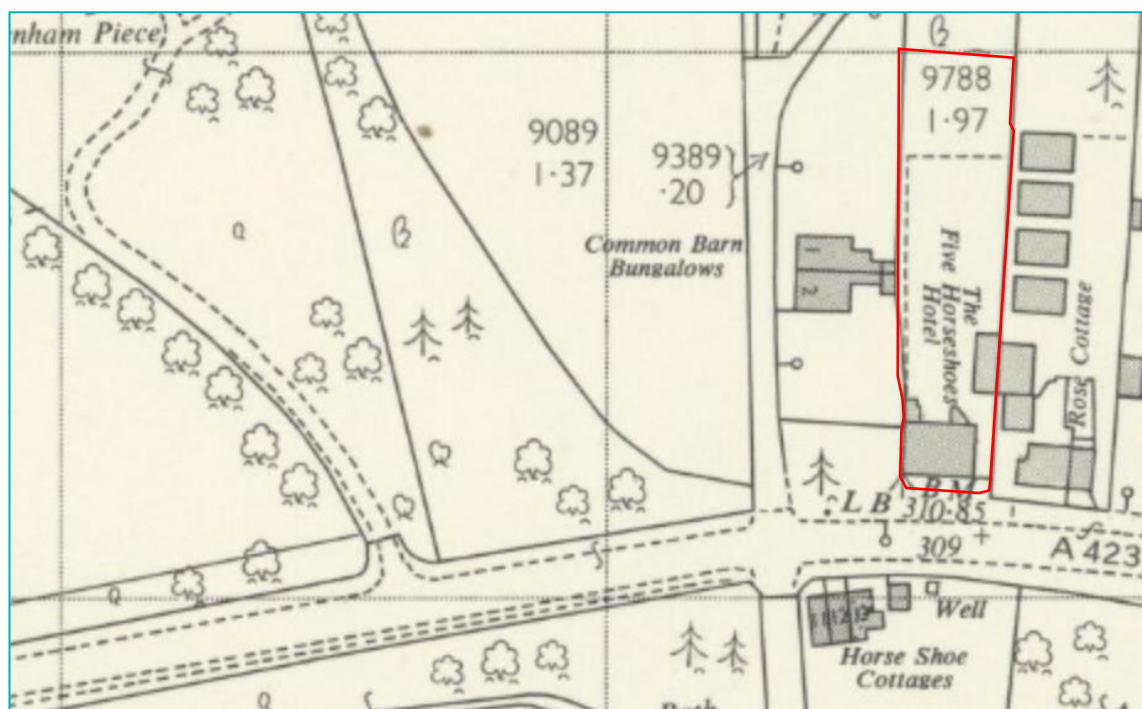


Figure 3.12: OS Map (Revised: 1968; Published: 1968)



- 3.12 No significant changes appear to have been made to the site during the 1970s and 1980s, but in 1996, Five Horseshoes was converted from a public house to office use. To the east, the petrol station/garage building and forecourt had been developed in front of the original residential building, which significantly altered the character of this plot and the overall view along the road.

21st Century

- 3.13 Although the site has not changed significantly since Five Horseshoes was converted to office use, various applications have been submitted in recent years to convert Five Horseshoes to residential use and to alter the rear elevation with the addition of new extensions. Most recently, prior approval was given for the conversion of Five Horseshoes to a single dwelling.
- 3.14 Aerial imagery taken in 2003 and 2021 (Figures 3.13 and 3.14) demonstrate that there has been no significant development on the site or in the surrounding area in recent years. However, the images do show how the backland area on the site and behind the garage and became characterised by swathes of hardstanding used for parking and storage.

Figure 3.13: Aerial Image (2003)

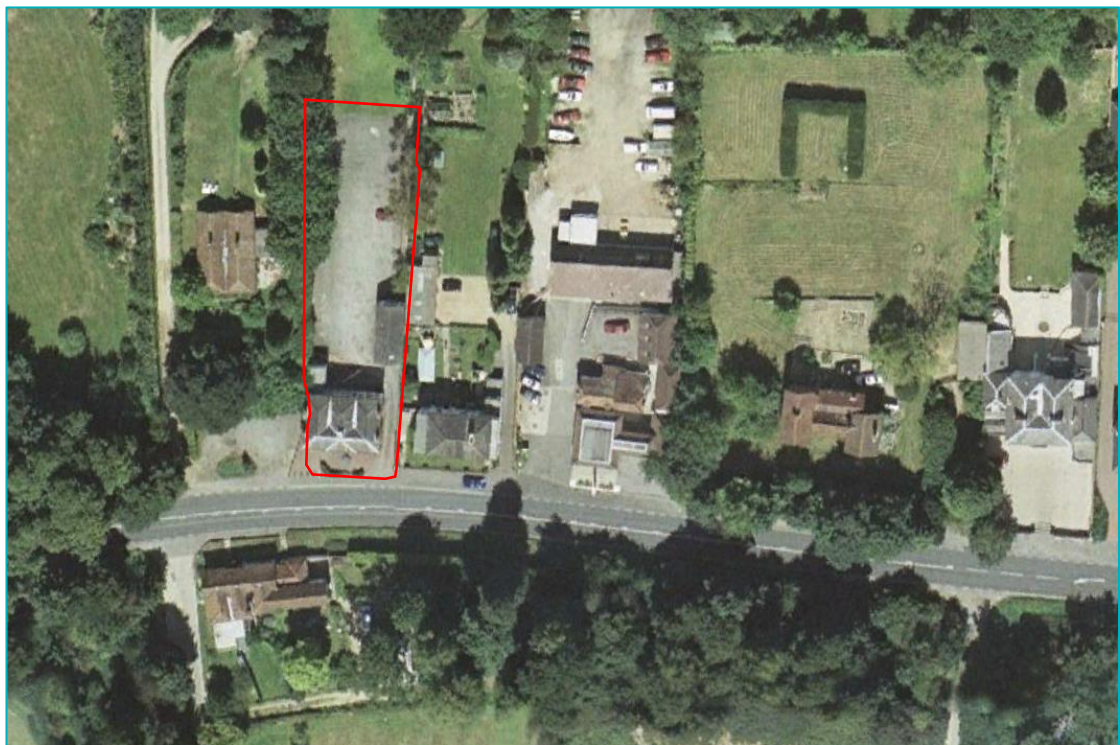
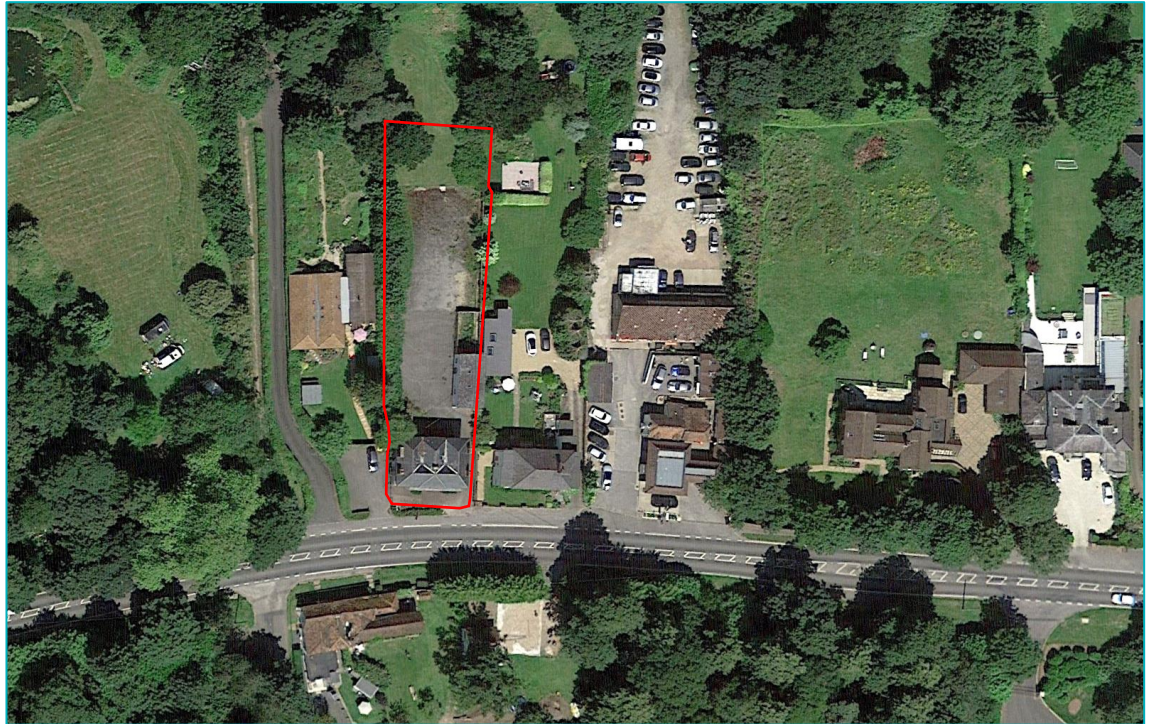


Figure 3.14: Aerial Image (2021)



Summary

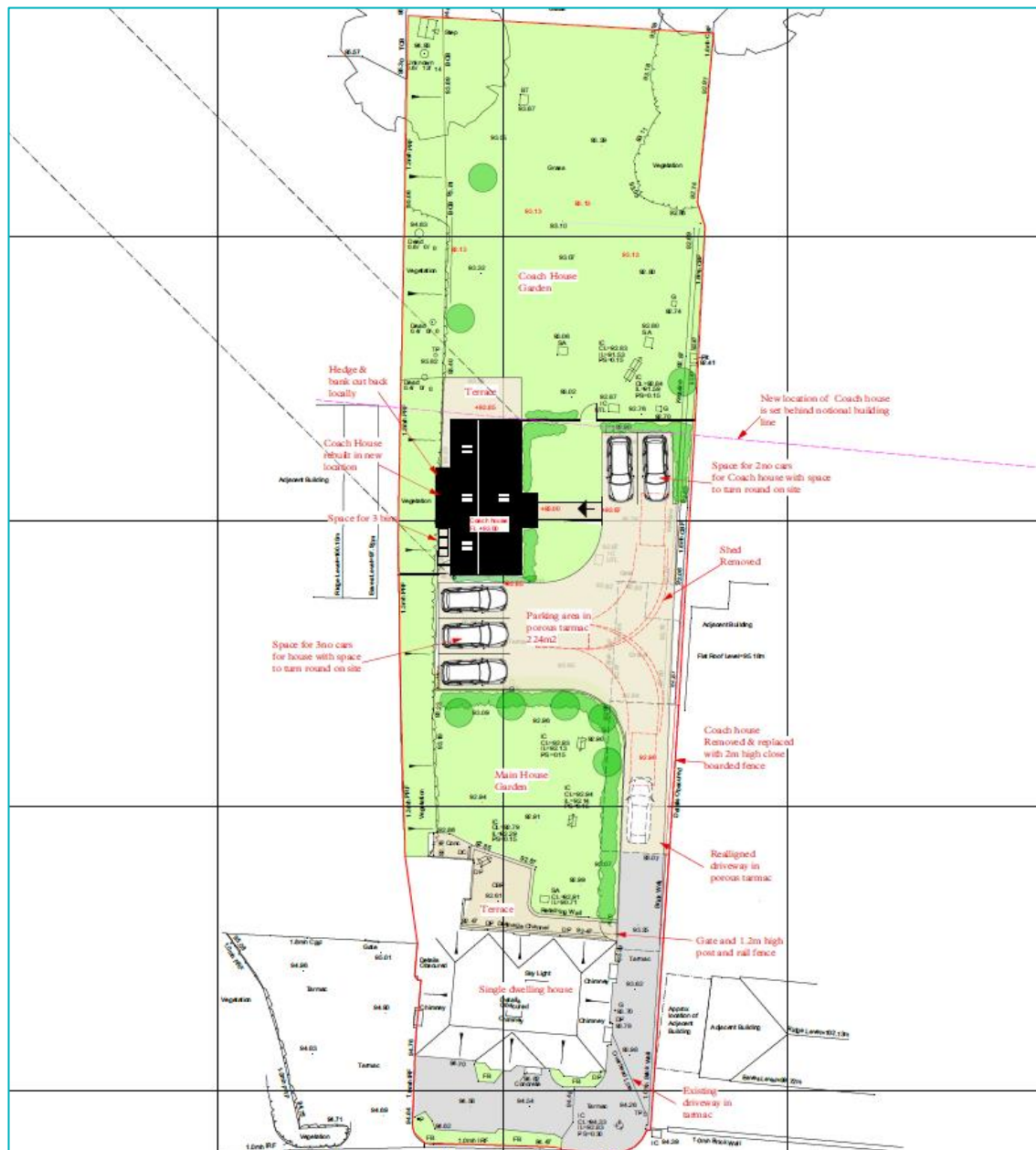
3.15

The historic map regression and available records show that Five Horseshoes and many of the neighbouring developments along the road were constructed in the early-19th century. Five Horseshoes was originally in use as a house but was in use as a public house/hotel by the 1870s, which coincided with the construction of the coach house. The backland areas to the rear of the main buildings have experienced considerable change and various phases of development. This has resulted in the construction of new buildings, the demolition of redundant structures and the redevelopment of the backland areas for parking, storage and alternative uses linked to the changing use of individual properties along the road. This is most apparent on the site of Five Horseshoes which has seen its rear garden replaced by hardstanding and the garage site to the east which has seen the former cottage surrounded by later garage developments that largely obscure its historic character.

4.0 Proposed Development

- 4.1 This section provides an overview of the proposed development to make it possible to assess its potential impact upon the significance of the surrounding heritage assets that could be affected.
- 4.2 The proposed development will include the demolition of the existing coach house and the construction of a replacement dwelling, to the rear of Five Horseshoes House.
- 4.3 An extract of the proposed site layout is included below at Figure 4.1:

Figure 4.1 Proposed Site Layout (Drawing no. 2024-5-P9 Rev C)



Scale, Layout and Access

- 4.4 The existing coach house has a ground floor gross internal area (GIA) of 40sqm with a small, detached shed to the rear. It is surrounded by an area of hardstanding that was used as a car park when Five Horseshoes operated as a public house and offices.
- 4.5 The replacement dwelling will have a ground floor GIA of 43sqm, making it only slightly larger than the existing coach house. It will be positioned on the western side of the site, further back from Five Horseshoes House and will not be visible in views from White Hill.
- 4.6 The overall ridge height of the proposed dwelling will be slightly lower than that of the existing coach house (AOD) and it will be substantially lower than the ridge height of Five Horseshoes House and the adjacent dwellings to the east, as demonstrated in the site sections submitted with the application (Figure 4.2).
- 4.7 The existing access past the east elevation of Five Horseshoes House will be retained and the hardstanding improved to provide an access route, parking area and path around the replacement dwelling.

Figure 4.2: Site Section looking south showing the relationship of the proposed dwelling with the surrounding structures (Drawing no. 2024-5-P10 Rev C)



Architectural Design

- 4.8 The appearance, form and scale of the proposed dwelling will be reminiscent of the existing coach house and the traditional outbuildings that were constructed behind the principal buildings fronting White Hill.
- 4.9 The elevation drawings show a traditional building form with a pitched slate roof and gables to the north and south, reflecting the traditional design, alignment and roof form of outbuildings in the backland areas.
- 4.10 The building will feature traditional roof lights, traditional fenestration pattern and design with brick detailing above the window openings and a timber framed door canopy above the entrance.

Extracts of the proposed elevations are set out below at Figure 4.3:

Figure 4.3: Proposed elevations and building sections (Drawing no. 2024-5-P12 Rev C)



Landscaping

- 4.11 A significant proportion of the existing hardstanding, which was developed from the mid-20th century to provide car parking spaces, is to be replaced by areas of soft landscaping, including new lawns, trees and boundary hedgerows which are to be used as gardens for Five Horseshoes House and the replacement dwelling.

5.0 Statement of Significance

- 5.1 This section sets out an understanding of the architectural and historic interest of the designated and non-designated heritage assets that could potentially be affected by the proposed development, having regard to its national, regional and local context.
- 5.2 An assessment has been undertaken, using a combination of desk-based study and fieldwork, to identify the heritage assets which could be affected by the proposed development.
- 5.3 The desk-based character study has considered the National Heritage List for England and relevant mapping.
- 5.4 In accordance with paragraph 207 of the NPPF, an overview of the significance of the heritage assets is provided below. Conservation Principles have been used as a methodology for assessing the significance of, and identifying the heritage values attached to, the Conservation Area and other heritage assets which could be affected, though these values are expressed using the terminology set out in Annex 2 of the NPPF.
- 5.5 The heritage assets which have the greatest potential to be affected by the proposed development are:
- Group: Five Horseshoes House and the ancillary coach house (NDHAs) and
 - Remenham Hill Special Character Area

Group: Five Horseshoes House and the ancillary coach house (NDHAs)

Description

- 5.6 Five Horseshoes House and the ancillary coach house have been identified as NDHAs. Historic mapping indicates that Five Horseshoes House was constructed in the first half of the 19th century, appearing on the tithe map of 1840. The tithe records indicate that Five Horseshoes House was originally constructed as a single dwelling with a rear garden. It was first described as a public house on the OS mapping surveyed between 1875-78 by which time the coach had been constructed. The site remained in use as a public house/hotel until c.1995/96 when it was converted to office use. The building's former use is indicated by the retained signage in front of the building.
- 5.7 Five Horseshoes House is constructed from brick and flint. Much of the brickwork is painted white, except for the chimney breasts which are constructed from unpainted red brick. The building has a hipped roof covered in slate with a shallow canopy covered by matching slates running across the front elevation above the ground floor level. The brickwork is arranged to resemble quoin details with the flint infilling the panels between the brickwork. The materials used in the construction of Five Horseshoes House are typical of those found within the Remenham Hill Special Character Area. The principal elevation of Five Horseshoes House faces onto Remenham Hill and consists of three bays of equal width. The lower ground floor level is not visible from the main road but can be seen from the rear of the building.

- 5.8 There have been various alterations to the rear of Five Horseshoes House with the addition and removal of various rear extensions and ancillary buildings. The front elevation appears to have experienced no notable changes.
- 5.9 The design and appearance of the coach house does not match Five Horseshoes House, which reflects the different construction dates. It is constructed from brick and lacks any architectural details of special interest. It is not of the same construction quality as Five Horseshoes House. The building has also been extensively altered to accommodate various uses over time, resulting in changes to the window opening and brickwork. The coach house is less significant than Five Horseshoes House given its later construction. Ancillary character and limited architectural interest. Nevertheless, it does make a very minor contribution to the significance of the main building and reflects the form and location of outbuildings that would have been associated with the public house.

Significance

- 5.10 Five Horseshoes House derives much of its significance from its age (early-19th century) and the materials and architectural details within its principal façade and other elevations which contributes to the overall character of Remenham Hill, especially when seen and experienced in conjunction with other historic buildings fronting the road. Some of the building's interest is linked to its long period of use as The Five Horseshoes public house and hotel. This period of use coincided with the development of the coach house and other outbuildings that have since been lost. The building is a NDHA and is relatively low importance overall.
- 5.11 The coach house was developed after Five Horseshoes House and lacks the construction quality and architectural detail and interest of the main building. However, the coach house does reflect the later use and development of the site in the mid-late 19th century and helps to inform one aspect of the historical significance of Five Horseshoes House. The building is a NDHA and is of very low importance overall.

Remenham Hill Special Character Area

- 5.12 Remenham Hill has been designated by Wokingham Borough Council as an 'Area of Special Character' in recognition of its special historic and architectural interest. This is a local designation and is not equivalent to a Conservation Area designation.
- 5.13 The Remenham Hill area is predominantly residential in character with a linear layout and buildings addressing White Hill and Aston Lane. The majority of the buildings are two and three storeys in height, set well back from the street on large plot. Most of the buildings are detached, though a row of terraced properties known as Remenham Hill Terrace are Grade II listed.
- 5.14 As well as Remenham Hill Terrace, three other detached properties are Grade II listed. These date from the early-19th century, having slate tile roofs and white painted stucco elevations that provide uniformity in design and contribute greatly to the special character of the area.
- 5.15 Five Horseshoes House is an undesignated heritage asset that is considered to make a positive contribution to the area.

6.0 Effect on Significance

- 6.1 Details of the proposed development are set out above and in greater detail within the Cover Letter. The assessment of impact is set out below, which has used a combination of mapping, application drawings and fieldwork to predict and evaluate the effect of the proposed development.
- 6.2 A judgement has been made as to whether the proposals will have a beneficial (positive), neutral or harmful (adverse) effect on significance or whether there is no effect at all. This has regard to the sensitivity of the heritage assets, their existing quality or the quality of their setting, their capacity to accommodate change and the scale of the proposed development.
- 6.3 It is possible for there to be a high degree of physical change to a heritage asset or its setting but for the nature of the proposed change to remain characteristically similar to the existing situation. In such cases, both the degree and nature of change (neutral) is identified. This is different from a 'no change' effect.

Group: Five Horseshoes House and the ancillary coach house (NDHAs)

Figure 6.1: Five Horseshoes House and the ancillary coach house



- 6.4 The proposed development includes the demolition of the ancillary coach house. This would result in the total loss of the building's historic and architectural significance. Although as highlighted in Section 5, the building is of very low importance as an NDHA.

The principle of losing this building to facilitate the development of other parts of the site has been accepted by the Council previously. This further demonstrates the limited significance of the building. It is considered that the loss of this building is acceptable given its limited significance and the benefits associated with the wider proposals, including the delivery of a replacement dwelling and the enhancements to the character and appearance of the wider backland area through new landscaping and planting.

- 6.5 Five Horseshoes House would not be directly affected by the proposed development. The loss of the coach house would have a **very minor adverse effect** on the setting and significance of Five Horseshoes House as a result of the loss of ancillary development that was linked to the building's later use as a public house. However, as the historic map regression indicates, the backland area and the forms of development to the rear of Five Horseshoes House have changed considerably over time and this limits the sensitivity of Five Horseshoes House to further alterations to the rear. The most important aspects of its historic and architectural significance would remain unaffected. The proposed replacement dwelling would be of a very similar scale and appearance to the existing coach house but would be located on the western edge of the site and positioned further to the north. The western edge of the site was previously developed for outbuildings the development of the replacement dwelling, with its coach house form, would be appropriate and in keeping with the historic pattern of development in the area.
- 6.6 The proposed dwelling is not overly large or suburban in character. Instead, its design, scale and appearance and its relationship with Five Horseshoes House and the adjacent backland developments is strongly informed by the historic pattern of development and existing building form that characterises the traditional form of backland development on the site. The replacement dwelling would have a ridge height that is substantially lower than Five Horseshoes House and it would be entirely screened in views from the road. In this context, there would be a **neutral effect** upon the historic and architectural significance of the principal façade.
- 6.7 The other aspects of the proposed development relating to the reintroduction of soft landscaping to the rear of Five Horseshoes House would be beneficial and would enhance the setting of Five Horseshoes House. The tithe records indicate that the land to the north of Five Horseshoes House was originally a garden attached to the house, but this historic character has been eroded by the introduction of swathes of hardstanding. Introducing lawns, hedges and new trees, the backland areas will see elements of its historic character restored and the overall appearance enhanced, resulting in a **very minor beneficial effect**.
- 6.8 Overall, the effects of the proposed development would be as follows:
- The coach house would be demolished resulting in the total loss of its historic and architectural significance, although the significance of the building is considered to be very low.
 - The replacement dwelling would have a **neutral effect** on the setting and significance of Five Horseshoes House.
 - The proposed landscaping would have a **very minor beneficial effect** on the setting and significance of Five Horseshoes House.

- On balance, the beneficial aspects of the wider development would effectively neutralise the very minor adverse effect upon the setting and significance of Five Horseshoes House that has been identified as a result of the loss of the coach house. On this basis, the proposed development is considered to have a **neutral effect** on the significance of Five Horseshoes House.

Remenham Hill Special Character Area

Figure 6.2 Remenham Hill Special Character Area



- 6.9 The proposed development would result in very minor changes to the character and appearance of the Remenham Hill Special Character Area. Only the demolition of the existing house would be apparent in views from the main road, as the proposed replacement dwelling and associated landscaping would be screened by Five Horseshoes House.
- 6.10 The proposed replacement dwelling is of an appropriate size and height and will be positioned in north-south alignment to the rear of Five Horseshoes House. The design of this dwelling has been strongly influenced by the character and traditional form of the existing coach house and other outbuildings behind the principal buildings on White Hill. As the proposed dwelling is of limited size and will have the character and form of an ancillary outbuilding/coach house it is an appropriate addition within the setting of Five Horseshoes House and the Special Character Area. As the proposed dwelling is clearly not a large, detached, suburban dwelling, the lack of street frontage and prominence in views from White Hill is entirely in keeping with the historic pattern of development. In this

context, the proposed dwelling is considered to be sensitive to the character of the area and would have a **neutral effect** overall.

7.0 Conclusion

- 7.1 This Heritage Impact Assessment conforms with the relevant legislative and policy requirements and has considered the effects of the proposed development on the heritage significance of the surrounding heritage assets that have the potential to be affected.

Does the proposed development preserve the significance of non-designated heritage assets? (NPPF paragraph 210)

- 7.2 The proposed development would result in the loss of the coach house, which is an NDHA by virtue of its age and association with Five Horseshoes House. The significance of the coach house has been assessed and it has been confirmed to be of later construction than Five Horseshoes and of inferior build quality. On this basis, it is considered to be of very limited historical and architectural interest and of very low importance overall. In accordance with paragraph 216 of the NPPF, a balanced judgement is required from the LPA having regard to the loss and the significance of the heritage asset. Although the loss of the NDHA is unfortunate, its loss has previously been considered acceptable by the LPA given its low importance and the benefits associated with the redevelopment of the wider site. The same balanced judgement should be applied in this instance.

- 7.3 With regards to Five Horseshoes House, the proposed development would have a mix of beneficial, neutral and adverse effects. The harm caused by the loss of the coach house would be very minor and the assessment has concluded that the sensitive design of the replacement dwelling and the benefits associated with the landscaping of the backland area, including the reintroduction of private gardens and tree planting, would neutralise the harm caused by the loss of the existing coach house. Overall, the most important features that contribute to the building's historic and architectural significance would be preserved.

Does the proposed development comprise high quality design which has been informed by, and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF paragraphs 132 and 135; policies CP3 and TB26 and the relevant policies in the Borough Design Guide SPD).

- 7.4 The proposed development is considered to be of high design quality. The responses issued by the LPA for previous planning applications on the site have been taken into account to ensure that the proposed development remains sensitive to the character of the area and the setting of Five Horseshoes House. The design has been strongly influenced by the traditional design and form of the existing coach house. The scale, height, orientation, materials and architectural details of the proposed dwelling are entirely in keeping with the character of the area and the historic pattern of development within the backland areas. On this basis, the proposed design has clearly been informed by, and related positively to, the surrounding historic environment.

Appendix 1 Methodology

- A1.1 This Appendix sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effects on their significance, including consideration of how changes to setting will affect significance. The methodology accords with the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- A1.2 The NPPF defines significance as the 'value' of a heritage asset to this and future generations because of its 'heritage interest'. The interest may be archaeological, architectural, artistic or historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles (2008), which are evidential, aesthetic, historical and communal value.
- A1.3 The NPPF confirms that significance derives not only from a heritage asset's physical presence but also from its setting. The setting of a heritage asset is the surroundings in which it is experienced, its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive contribution or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- A1.4 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A.19 that the relative importance of an asset should be identified and scaled. The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's 'The Setting of Heritage Assets: Historic Environment' Good Practice Advice in Planning Note 3 (Second Edition) (2017) and 'Managing Significance in Decision-Taking in the Historic Environment' Good Practice Advice in Planning Note 2 (2015). GPA3 discourages detailed analysis of very large numbers of heritage assets and supports an approach that considers the effects on the assets that are most sensitive to change (para. 23).
- A1.5 The assessment of significance and the potential effects of the proposed development have been undertaken as part of a desktop assessment. The visual role of the application site in the setting of the surrounding heritage assets has been investigated. The following have been reviewed and have informed the scope of this assessment:
- Historic mapping;
 - Historic photographs;
 - Historic England's National Heritage List for England; and
 - Historic Environment Record ('HER').

Importance

- A1.6 It is necessary to consider the relative importance of the heritage asset and this will always be a matter of professional judgement by the assessor, but any existing designation categories can provide guidance. Accordingly, the following levels of importance have been accorded to the various designation types and non-designated heritage assets. This should

be seen as a starting point. There may be instances where the particular characteristics of a specific asset merit a different category and, if so, this will be set out in the assessment.

Table 1 Classification of importance of heritage assets

Importance	Designation types
Very High	World Heritage Sites
High	Listed Buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments
Medium	Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II)
Low	Locally Listed heritage assets Non-designated heritage assets
Very low or nil	Heritage assets with little or no surviving heritage significance.

Degree of change to significance

- A1.7 As confirmed by Historic England guidance, a large change to the setting does not necessarily mean a large change to heritage significance and vice versa. The assessment in this report therefore identifies the degree of change to the significance of each asset generated by the proposed development. This change may be beneficial or adverse (positive or negative) and will be categorised as follows:

Table 2 Classification of degree of effect on heritage significance

Degree of Effect	Description
Major	A change (by extent, duration or magnitude) to a heritage asset or its setting which could fundamentally change the basis for one or more of the key values that makes up the asset's heritage significance
Moderate	A change to a heritage asset or its setting, which has a notable bearing on the asset's heritage significance
Minor	A change to a heritage asset or its setting, which has some bearing on the asset's heritage significance
Very Minor	A change to a heritage asset or setting which has only a slight bearing on the asset's heritage significance. It may be difficult to discern, only apparent in very specific conditions or have little effect on any values that contribute to the asset's heritage significance.
No Impact or Neutral (neither Beneficial nor adverse)	A change to the heritage asset or setting which has no bearing on the asset's heritage significance. (Neither beneficial nor adverse)

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'communication' field is defined as:

...the study of the processes of communication production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information science' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information studies' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information technology' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information systems' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information management' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information policy' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information law' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

Birmingham
0121 713 1530
birmingham@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk