

11 The Terrace
Wokingham
Berkshire RG40 1BP

Proposed Alterations
to a Grade II Listed Building
Planning Appeal Statement
Heritage

Project Ref: AH2128
Planning Application 242156

November 2024



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Prepared by	Rob Armour Chelu
Date	08 January 2025
Issue no.	01.2
Approved	Sue Farr 08/01/2025

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1. STATEMENT OF TRUTH

I confirm that, as far as the facts stated in this document are within my own knowledge, I have made clear which they are, and I believe them to be true, and that the opinions I have expressed represent my true and complete professional opinion.

I confirm that all works undertaken by myself and Armour Heritage Limited with regard to this Appeal have been completed in line with the professional standards set out in the Regulations, Standards, Guidelines and Codes of Conduct of the Chartered Institute for Archaeologists (CIfA), which are binding on all members and Registered Organisations to ensure that CIfA members work to the highest ethical and professional standards.

Specifically, all consultancy work relating to the Appeal has been completed in line with the documents *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment* (CIfA 2014) and the CIfA's Code of Conduct. The Standards document states that "Specialist advice to commissioners of archaeological and other historic environment work will, as far as is reasonably possible, ensure that the commissioner sufficiently understands and complies with ethical, legal and policy requirements, and is aware of the likely resource requirements".

The CIfA's Code of Conduct sets out five main Principles for Members. These comprise:

1. A member shall adhere to high standards of ethical and responsible behaviour in the conduct of archaeological affairs;
2. The member has a responsibility for the conservation of the historic environment;
3. The member shall conduct his/her work in such a way that reliable information about the past may be acquired, and shall ensure that the results be properly recorded;
4. The member has responsibility for making available the results of archaeological work with reasonable dispatch; and
5. The member shall recognise the aspirations of employees, colleagues and helpers with regard to all matters relating to employment, including career development, health and safety, terms and conditions of employment and equality of opportunity.

Armour Heritage is a Registered Organisation with the CIfA and the author, Robert Armour Chelu, is a Member of the CIfA, the highest level of membership available to heritage professionals.

Robert Armour Chelu BSc (Hons) MCIfA

A handwritten signature in black ink, appearing to be 'RAC', written over a light blue grid background.

Director, Armour Heritage
08 January 2025

2. INTRODUCTION

PROJECT NAME: 11 The Terrace: Proposed Alterations to a Grade II Listed Building
LOCATION: Wokingham, Berkshire RG40 1BP
NGR: 480927, 168770
TYPE: Planning Appeal Statement (Heritage)

- 2.1. The author of this Appeal Statement is Robert Armour Chelu, Director and Principal Heritage Consultant at Armour Heritage Limited. The practice is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA) and Robert has been a full Member of the Chartered Institute since 2007.
- 2.2. Robert's experience as a heritage professional extends from the mid-1990s where he was initially a project manager and subsequently led an EIA and planning team at a large heritage and archaeology practice. During this period, Robert prepared or was responsible for the cultural heritage chapters of a large number of Environmental Statements, along with other assessment documents including heritage statements and historic environment desk based assessments. The majority of these projects involved heritage work in reference to sites of significance, predominantly involving planning matters surrounding Listed Buildings of all grades, Conservation Areas and matters relating to World Heritage Sites. His senior position also included the completion of historic environment and heritage related input to planning appeals.
- 2.3. This work has continued since the formation of Armour Heritage Limited in 2012, since which time Robert has provided evidence on cultural heritage matters for a number of inquiries and appeal hearings, including acting as expert witness at Public Inquiry and work with barristers in legal matters pertaining to heritage issues.
- 2.4. Robert's involvement with the planning application for 11 The Terrace began in January 2024 when Armour Heritage Limited was invited by the Appellant to prepare a Heritage Statement in relation to a suite of proposed alterations at the Grade II Listed property. The planning application (Ref. 242156) has been refused in a Notification of Refusal of Consent issued by Wokingham Borough Council on 28th October 2024.
- 2.5. In the preparation of evidence a number of documents pertaining to the application, including objections raised by the Local Planning Authority (Wokingham Borough Council) and the Conservation Area Statement for Wokingham Town Centre Conservation Area have been reviewed, along with the List Entry for No. 11 The Terrace.
- 2.6. The Appeal Site has been visited, paying particular attention to those areas of the Listed Building which were proposed to be subject to change.

3. OUTLINE

- 3.1. This planning appeal statement (PAS) has been commissioned in respect of the refusal of a planning application for proposed internal alterations to form a new doorway at 11 The Terrace, Wokingham RG40 1BP, centred on NGR 480927, 168770. The property is recorded in the National List as *St. Clements* (List Entry 1118012), although for clarity it is referred to as *No. 11 The Terrace* or simply *the Appeal Site* throughout this Appeal Statement.

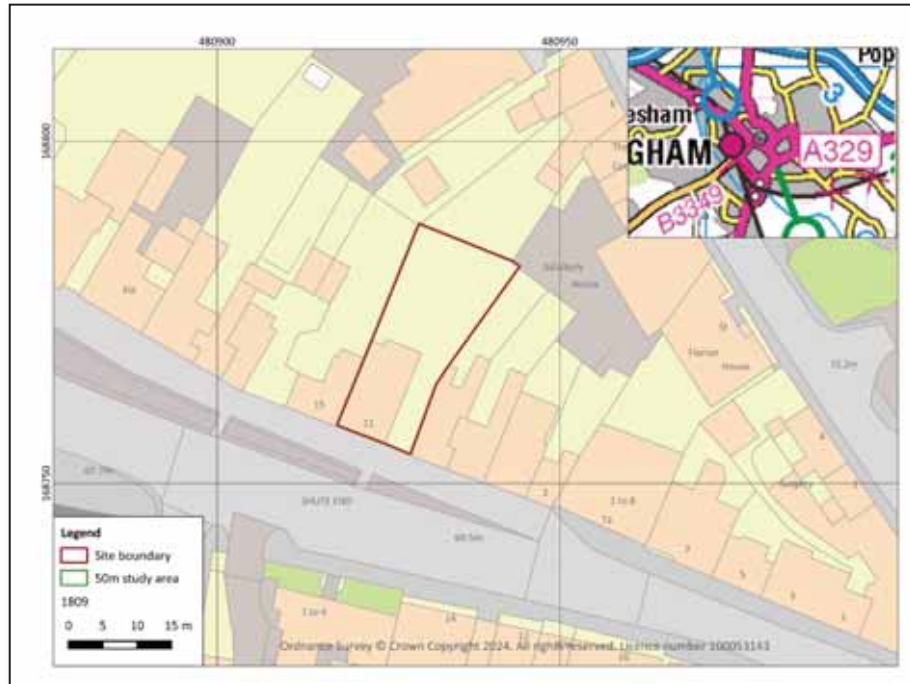


Image 1: Site location plan



Image 2: Aerial view of the Appeal Site showing nearby Listed Buildings

- 3.2. The Reason for Refusal was stated as: “1. The proposed internal alterations, involving the loss of historic fabric and the erosion of the plan form, would fail to preserve the special architectural and historic interest of the listed building. No clear and convincing justification

has been provided, and no public benefits have been demonstrated to outweigh this harm. As a result, the proposals are contrary to section 16 of the NPPF 2023, Policy CP3 of the Core Strategy, and policy TB24 of the Managing Development Delivery Local Plan.”.

Limitations of data

- 3.3. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Copyright information

- 3.4. This report may contain material that is independently copyrighted (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Armour Heritage is able to provide for limited reproduction under the terms of its own copyright licences, but for which copyright itself is non-transferrable. The end-user is reminded that they remain bound by the conditions of the Copyright, Designs and Patents Act 1988 regarding multiple copying and electronic dissemination of the report.

Instruction and limitations of this report

- 3.5. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed leading to damage to, or removal of, historic fabrics, features or archaeological remains. Assignment of this report without the written consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

Assessment Criteria

- 3.6. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset

Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

3.7. Table 2, below, establishes the significance of a heritage asset in line with national criteria.

Table 2: Significance of Heritage Assets

Significance	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

4. SITE ASSESSMENT

Heritage Statement (August 2024)

- 4.1. A heritage statement was completed by Armour Heritage dated 13th August 2024. The document identified the key components which contribute to the significance of No. 11 The Terrace and assessed the potential for impacts on its significance which may result from the proposed internal alterations.
- 4.2. For completeness assessment of the Listed Building and its relationship with the Wokingham Town Centre Conservation Area is reiterated below.
- 4.3. However, elements of the heritage statement have been omitted from this document or précised herein, including the detailed historic map regression. It is recommended that the full heritage statement (Armour Heritage 2024) is read in conjunction with this Appeal Statement. The heritage statement is appended to this Appeal statement (Appendix 6).

The Appeal Site and its setting

- 4.4. An arbitrary 50m study area was established around the Appeal Site's boundary to better inform the distribution and significance of heritage assets in proximity to it. The Appeal Site includes the Grade II Listed 11 The Terrace (Listed as *St. Clements*) with its enclosed area of garden to the rear. No. 11 is joined on its west elevation to 15 The Terrace, also Grade II Listed (Image 3, LB10), whilst to the east the neighbouring property, 7 and 9 The Terrace, also forms a Grade II Listed Building (Image 3, LB9).

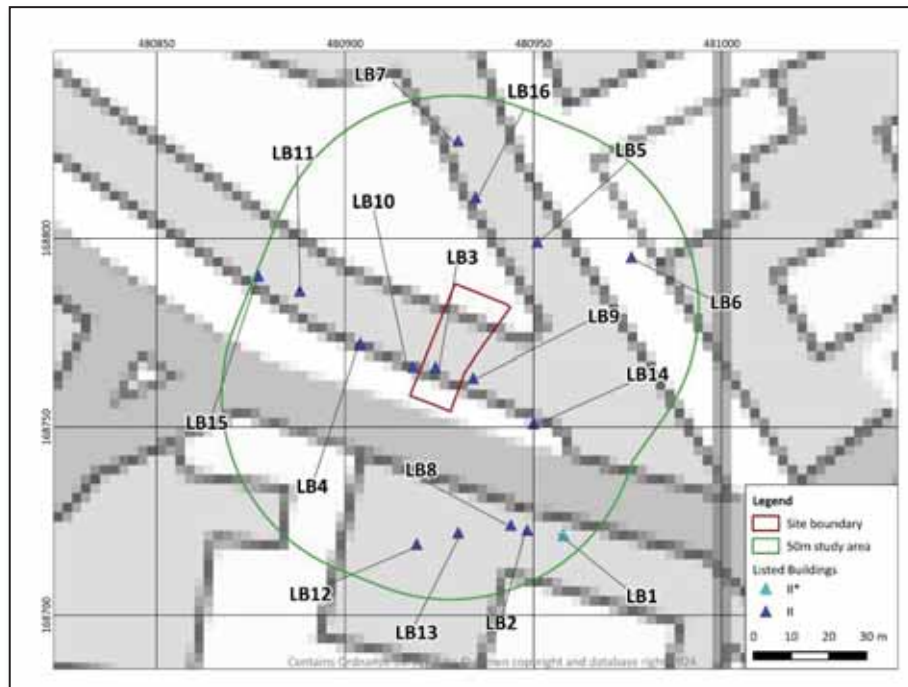


Image 3: Distribution of Listed Buildings in 50m study area

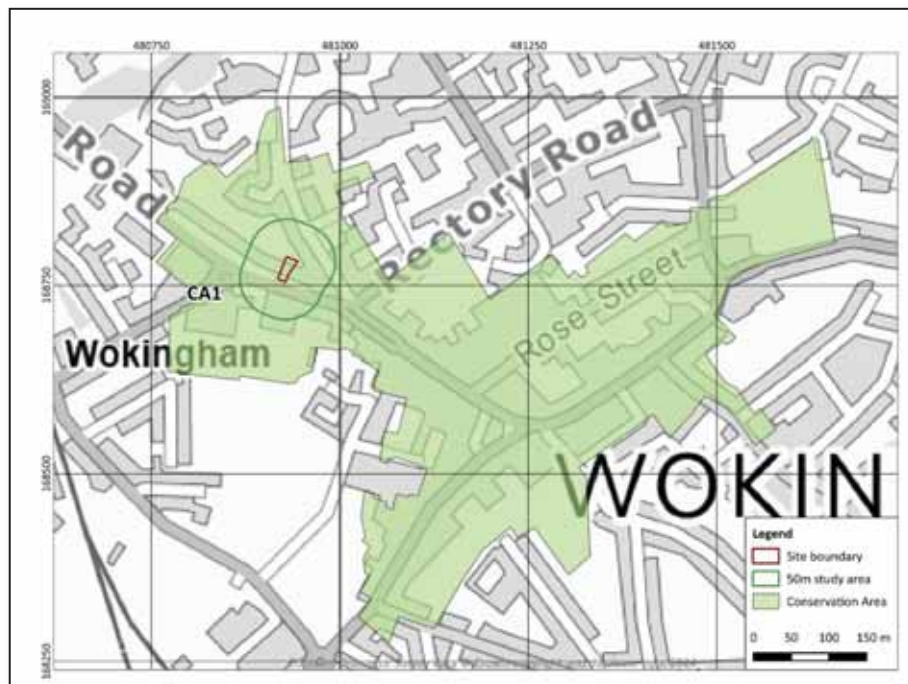


Image 4: Extent of Wokingham Town Centre Conservation Area

- 4.5. The property dates originally to the 16th century and was altered and extended during the late 18th century. The List Entry does not record when the property was sub-divided. The property is built over two storeys and features a basement level. It is part timber-framed with painted stucco and part-rendered brick beneath a tile roof.
- 4.6. The Terrace largely comprises a significant historic group of Grade II Listed Buildings, extending from No. 5 to the east, to West Lodge which forms the final property at the street's west end. The Terrace is situated to the west of the historic core of Wokingham and wholly within the Wokingham Town Centre Conservation Area, in an elevated position adjacent to the A329 Shute End (Image 4).

5. ASSESSMENT OF SIGNIFICANCE

11 The Terrace (St. Clements; Grade II Listed Building; List Entry 1118012)

The Listed Building and its setting



Image 5: No. 11 The Terrace, front elevation

- 5.1. The Listed Building originally dates to the 16th century and was altered and extended in the late 18th century. The two storey property lies toward the east end of The Terrace in an elevated position relative to the adjacent A329 (Shute End), and within the Wokingham Town Centre Conservation Area.

Statement of significance

Contributors to the significance of the heritage asset

- 5.2. Archaeological and evidential value: The Listed Building will derive significance from its historic fabrics, the earliest of which date to the 16th century. The building has undergone significant alteration since its original construction, including extensions of various periods to front, rear and unattached side.
- 5.3. A major level of archaeological value will be derived from the surviving 16th century fabrics, with significance of historic fabrics considered to be reduced by age. Overall the evidential and archaeological value of the Listed Building is considered to contribute to its overall significance at a moderate level.

- 5.4. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, which represents an evolved early post-medieval house in an urban edge location. The Listed Building's historical value is assessed to represent a major contributor to its overall significance as a designated heritage asset.
- 5.5. Architectural and aesthetic value: A number of later alterations to the Listed Building have served to remove elements of its early post-medieval aesthetic, with later alterations resulting in a plainly presented property which, externally, offers limited architectural or aesthetic interest.
- 5.6. The architectural and aesthetic value of the Listed Building is considered a moderate contributor to its overall significance, although it does serve to demonstrate in part the architectural evolution of the property since its original 16th century construction.
- 5.7. Communal value: The Listed Building is in private ownership but is nonetheless assessed to contribute positively to the local streetscene, and thus to a local sense of history and place. A minor level of communal value is assessed derived from this visibility.
- 5.8. Contribution of Setting: The immediate setting of the Listed Building comprises a mix of architectural styles and ages which together describe the built form of The Terrace, an important element of the Wokingham Town Centre Conservation Area. The eclectic mix of ages and architectural styles evident in the broad architectural aesthetic of The Terrace is considered to provide a significant group value to the setting of No. 11, and overall this setting is considered a major contributor to the heritage significance of the Listed Building.
- 5.9. Overall: No. 11 The Terrace is a Grade II Listed Building, representing a heritage asset of national importance and high heritage significance. The significance of the Listed Building is assessed to derive primarily from its historical value and its setting, with a lesser contribution from the architectural/aesthetic value of its built form, and the evidential value of its surviving original and earliest 16th century historic fabrics.

Wokingham Town Centre Conservation Area

Character and appearance

- 5.10. The Wokingham Town Centre Conservation Area was first designated in 1970 and was subsequently extended in 1986 and in 1996 (WDC 2006). Whilst the existing Conservation Area Study includes outdated planning policy and guidance sections, it nonetheless offers an appropriately detailed description of the key contributors to the Conservation Area's special character and appearance.
- 5.11. The Terrace is referenced in the Conservation Area Study in the Townscape Analysis section as part of Shute End. The Study states that The Terrace "...contains a mixture of historic buildings, all of them listed, some dating back to the 14th century".
- 5.12. The built form of The Terrace area is considered to offer something of an architectural microcosm in respect of its demonstration of elements of the many and varied architectural styles and periods of construction which make up the wider historic core of the historic town of Wokingham.

Contribution of the Site to the character and appearance of the Conservation Area

- 5.13. No. 11 is considered a positive contributor to the Conservation Area's character, both individually and as an element of the varied built form of The Terrace. It represents one of a number of significantly evolved residential buildings and contributes an important element to the wider architectural diversity of The Terrace, which contributes in turn to the wider historically diverse built form of the Conservation Area.

6. ASSESSMENT OF IMPACT

Planning proposal

- 6.1. The refused planning proposal comprised a number of minor alterations to the first floor, consisting of the remodelling of Bedroom 3 to provide a Dressing Room to Bedroom 1 with en-suite. A new access linking Bedroom 1 with the Dressing Room is also proposed. Proposal plans are provided in Appendix 2.

Refusal

- 6.2. The Refusal Notice cites “the loss of historic fabric and the erosion of plan form” as the main key reason for the application’s refusal. This will refer to two elements of the proposal. 1. The creation of the opening in an internal wall to provide a walk-through link to the Dressing Room proposed off Bedroom 1, and 2. (it is assumed) the installation of a small length of stud wall to divide what is currently Bedroom 3 to create the Dressing Room with an attached ensuite.
- 6.3. These two elements of the proposal provide the only alterations beyond those of a cosmetic nature which are not considered to require Listed Building Consent (LBC).

11 The Terrace

- 6.4. The heritage statement addressed the proposal to remodel Bedroom 3, which is currently only accessible by passing through the existing first floor Bathroom and WC. This is clearly not an acceptable situation in a 21st century dwelling, whether Listed or not, and would be unlikely to gain planning consent as an element of any modern planning proposal. The proposal does involve a minor loss of the building’s fabric in the creation of the doorway from Bedroom 1, however as noted in the heritage statement, the depth of the wall between the two rooms suggests that, whilst its position was historically that of an outer wall prior to the completion of the southwest elevation extension, this section of wall may represent a replacement.
- 6.5. In relation to the en-suite proposals, the client has identified the possibility of reusing the door and architrave from the removed door on the proposed new doorway, or alternatively to retain the door, keeping it locked and redesigning the ensuite layout around this alternative arrangement.
- 6.6. Again as noted in the heritage statement, a small keyhole examination of the fabric of this section of wall has been undertaken where the overlying internal wall material was removed exposing the earlier material beneath which was found to consist of lime plaster with horsehair. Walls including lime plaster and horsehair were most common in the 1600s through to the 1800s, although the use of horsehair extended well into the 19th century. The later reaches of this date range could well include a rebuild to accommodate the southwest extension to the Listed Building, and thus the ‘value’ of the historic fabric in this area, as noted in the assessment of significance, is ambiguous since it could be as late as the 19th century (the extension dates to between 1872 and 1899 indicated in historic Ordnance Survey maps of the ground plan).
- 6.7. The date of the fabric in question notwithstanding, it is apparent that the proposed minor loss of fabric should not be considered of such magnitude as to result in any loss of significance in respect of the Listed Building. The property remains entirely legible as an evolved post-medieval roadside dwelling which has undergone internal remodification potentially a number of times throughout its long history. Episodic remodelling is a feature of the majority of historic properties, with alterations to room layouts and accessibility reflecting wider societal and technological changes – the end of functionality of the historic ‘servants stair’ in

larger properties for example, or episodes of gas installation, indoor plumbing and heating and electrification. In the case of the Appeal Site, the proposed changes represent a 21st century response to what is currently an entirely unsatisfactory arrangement of rooms and access at first floor level.

- 6.8. The remodelling proposed to create the en-suite to the proposed Dressing Room will comprise partition walling providing division between the Dressing Room and the new en-suite space. The Dressing Room will occupy a space which represents a later 19th century addition to the Listed Building, with early maps showing a glasshouse or conservatory in this position prior to construction of this two storey flat roofed section. The proposed division of the room will not impact on any existing historic fabrics and will result in a minor alteration to the existing floor plan at first floor level. In respect of the Reason for Refusal, it is clear that this represents a very minor change in the through flow of a small section of the first floor and is not considered to be of sufficient magnitude to represent a significant “erosion of the plan form”. Indeed, the plan form of this area of the Listed Building has been subject to significant alteration through the late 19th century extension to the southwest elevation.

Wokingham Town Centre Conservation Area

- 6.9. The proposed alterations at No. 11 are entirely internal and no capacity for harm to the character and appearance of the Conservation Area has been identified in relation to the proposals set out in the refused application.

7. CONCLUSION

- 7.1. This Appeal Statement has examined the Reasons for Refusal of the planning application through the revisitation of the original heritage statement, including its assessments of significance and its conclusions. As set out above, it is considered that the refusal is erroneous with the reasons cited representing elements of a minor remodelling to provide a more socially acceptable access to an existing room with minimal loss of historic fabric and a minor alteration to the existing through flow of the first floor. The impact on historic fabric has been found to affect fabric of undetermined date, which may be as late as the later 19th century given discrepancies in the thickness of the existing wall, when compared to extant outside walls at the property. This notwithstanding, as previously noted the loss is minimal in nature and is not considered to be of such magnitude as to detract from an understanding or appreciation of the antiquity of the Listed Building, or its evolution from a 16th century dwelling into the property which stands today.
- 7.2. The proposal to sub-divide the bedroom to provide an en-suite is again considered minimal in nature, affecting a plan form established in the later 19th century and not considered to be of such magnitude as to represent the harmful “erosion of the plan form” cited in the Reason for Refusal. Indeed, the client has indicated an alternative approach which retains the existing door and keeping it locked whilst redesigning the en-suite to accommodate this. Alternatively the door and architrave can be re-used in the proposed new doorway.
- 7.3. The NPPF states that “harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”. Given that the LPA have found ‘harm’ in the proposal then it should be noted that the rearrangement of access at first floor level is considered to be a significant benefit in terms of the property’s ‘liveability’ and does indeed provide a degree of ‘optimum use’ given the improvement in living conditions provided by the rearrangement.

- 7.4. In respect of Policy CP3 of the Core Strategy, cited in the Refusal Notice, this policy states in part that [development should] “c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water course”. As assessed above and throughout the concluding sections of this Appeal statement, no detrimental effects have been identified which are considered to adversely affect the significance of the Listed Building.
- 7.5. The Refusal document also cites Policy TB24 in the Adopted Managing Development Delivery Local Plan (MDD) which states in part that “The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by...Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views”. It is concluded that the proposals are of insufficient magnitude as to result in either a degree of harm to the Listed Building which significantly affects its legibility, understanding or appreciation, or to warrant the application’s refusal. The minor nature of the works proposed and the beneficial aspects identified in terms of the living space within the Listed Building are considered to conserve the property’s significance with no loss of value in heritage terms.
- 7.6. This statement follows national and local planning policy and guidance set out in the issue of the NPPF, the Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document - January 2010, The Managing Development Delivery Local Plan (2014), and guidance notes issued by Historic England and the ClfA.

8. SOURCES AND REFERENCES

Written sources

Armour Heritage 2024. *11 The Terrace, Wokingham, Berkshire RG40 1BP: Proposed Alterations to a Grade II Listed Building. Heritage Statement* (Ref. AH1924)

Chartered Institute for Archaeologists 2014. *Standard and Guidance for desk-based assessment* (CIfA)

Ditchfield, P.H. & Page, W. 1923. 'Parishes: Wokingham', in *A History of the County of Berkshire: Volume 3*, ed. P H Ditchfield and William Page (London, 1923), pp. 225-236 (British History Online <http://www.british-history.ac.uk/vch/berks/vol3/pp225-236> [accessed 15 January 2022])

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Wokingham District Council 2006. *Wokingham Town Centre & Langborough Road - Conservation Areas Study* (WDC)

Other Sources

Chartered Institute for Archaeologists (CIfA)

Historicengland.org

National Heritage List for England

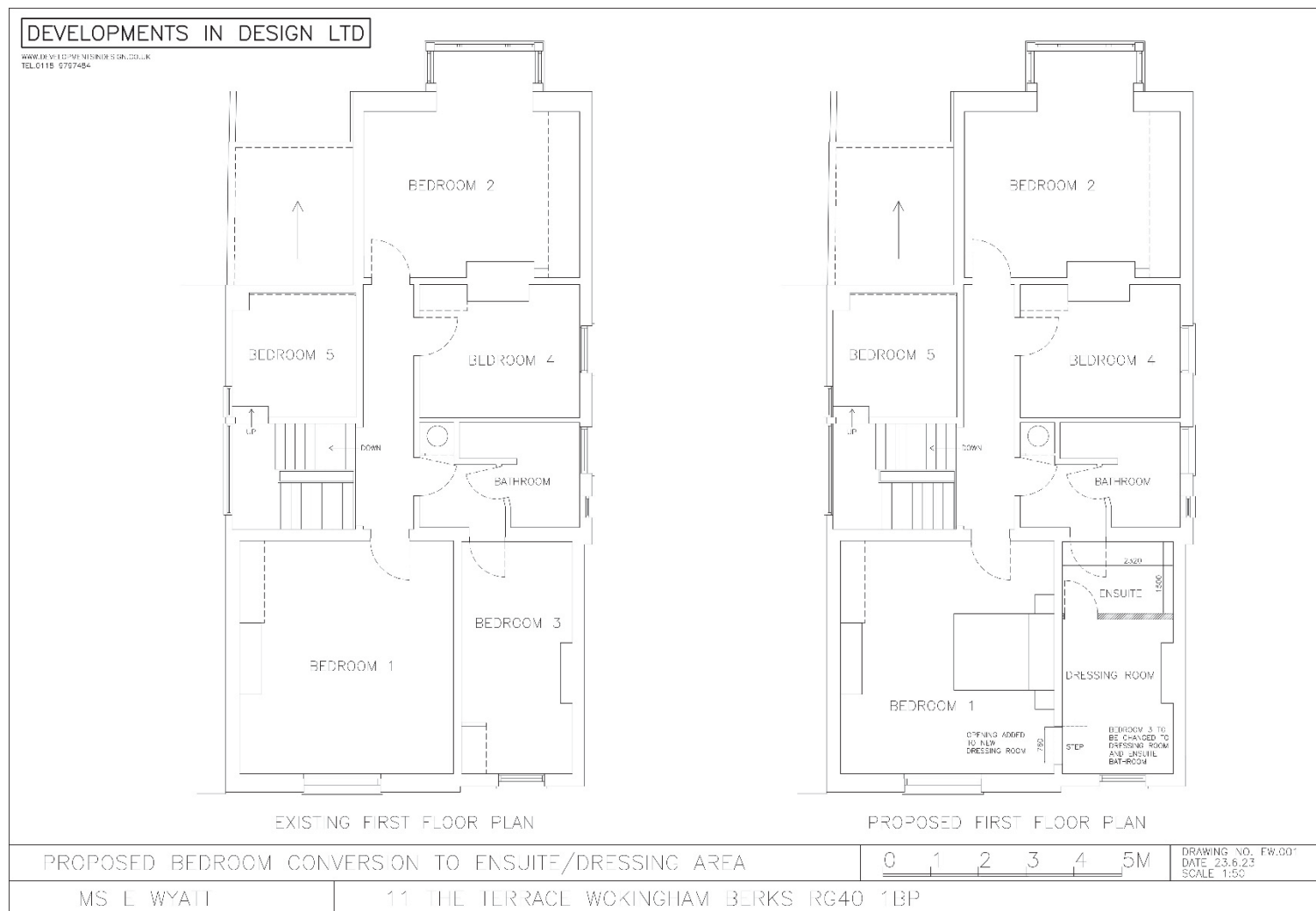
Wokingham Borough Council

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:1km study area)								
Listed Buildings (50m study area)								
LB1	1118009	Shute End House	House	Post-medieval	Town house. Older house, probably C17, rebuilt and refronted late C18, altered C19.	II*	480958	168722
LB2	1118010	10A, Shute End	House	Post-medieval	c1830. Brick, hipped slate roof. 2 storeys.	II	480948	168723
LB3	1118012	St Clements	House	Post-medieval	House. C16 altered and extended late C18	II	480924	168766
LB4	1118013	17, 19, 21 And 21A, The Terrace	House	Post-medieval	One or 2 houses, now 2 houses and 2 flats. Mid C16 extended C17 altered C18, altered and extended mid C20	II	480904	168772
LB5	1118024	6 And 8, Milton Road	Cottages	Post-medieval	Pair of cottages. Late C17.	II	480951	168799
LB6	1155237	Three Wall And Gate Piers To Wokingham Baptist Church	Wall and gate piers	Post-medieval	Wall and gate piers. c,1860.	II	480976	168795
LB7	1155248	12, Milton Road	House	Post-medieval	House, now offices to auction room behind. Late C18.	II	480930	168826
LB8	1155707	No 12 And Front Railings	House	Post-medieval	House, now offices. Late C19.	II	480944	168724
LB9	1155760	7 And 9, The Terrace	House	Post-medieval	Pair of small houses. C17 extended and re-fronted late C18.	II	480934	168763
LB10	1155779	15, The Terrace	House	Medieval	Small house. Mid C14, altered late C18, extended and altered late C20.	II	480918	168766
LB11	1155793	Queen's Head Public House	Inn	Post-medieval	Hall house, now public house. Early C15 altered C19, extended late C20	II	480888	168786
LB12	1303210	Admiral House	House	Post-medieval	House, now offices. Early C19 altered and extended 1985.	II	480919	168719

LB13	1319179	Barford House And Front Railings	House	Post-medieval	House, now offices. c1850 extended C19, altered mid C20	II	480930	168722
LB14	1319180	3 And 5, The Terrace	House	Post-medieval	2 houses, now one house. Early C19, altered C20.	II	480950	168751
LB15	1319181	The Old House	House	Post-medieval	Wealden hall house, now house. Mid C15, extended C17, altered and extended late C18 and C19	II	480877	168790
LB16	1407433	The Auction House	School	Post-medieval	Former British School, now auction rooms. Built in 1841, extended late C19 and C20.	II	480934	168810
Conservation Areas (50m study area)								
CA1	n/a	Wokingham	CA	Medieval & post-medieval	Historic core	n/a	480877	168790

Appendix 2: Proposal drawings



Appendix 3: Refusal Notice

Appendix 4: List Entry (St. Clements/11 The Terrace)

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1118012

Date first listed: 12-Nov-1951

List Entry Name: ST CLEMENTS

Statutory Address 1: ST CLEMENTS, 11, THE TERRACE

The scope of legal protection for listed buildings.

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

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

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

Location

Statutory Address:

ST CLEMENTS, 11, THE TERRACE

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

District: Wokingham (Unitary Authority)

Parish: Wokingham

National Grid Reference: SU 80924 68766

Details

WOKINGHAM THE TERRACE SU 8068 NE (North side) Shute End 17/23 No. 11 (St. Clements) 12.11.51 G.V. II House. C16 altered and extended late C18. Part timber framed encased in painted stucco; part rendered brick. Hipped, old tile roof. 2 storeys and basement. Tall chimneys on left and right with clay pots and offset heads. Flat eaves. Road front:- Black painted plinth. One bay tripartite sashes on left. 6 pane entrance door on right, in slightly recessed part, with plain fanlight in arched opening. One sash over door.

Listing NGR: SU8092468766

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 41770

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Appendix 5: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (December 2024);
- Planning Practice Guidance, Historic Environment (last updated 2021);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

66 *General duty as respects listed buildings in exercise of planning functions*

(1) In considering whether to grant planning permission [F1or 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) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

(3) The reference in subsection (2) to a local authority includes a reference to a joint planning board F

(4) Nothing in this section applies in relation to neighbourhood development orders.

72 *General duty as respects conservation areas in exercise of planning functions*

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any [F1functions 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) The provisions referred to in subsection (1) are the planning Acts and Part I of the M1Historic Buildings and Ancient Monuments Act 1953 [F2and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993].

(3) In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.

(4) Nothing in this section applies in relation to neighbourhood development orders.

National Planning Policy Framework (NPPF; Dec 2024)

16. Conserving and enhancing the historic environment

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and 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.

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

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. 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. 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.

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

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

210. 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.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

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

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

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

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

216. 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.

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

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

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

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

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

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "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".

It continues "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".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

It continues “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”.

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “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; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.
- Local planning policy: South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

Local planning policy: Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document - January 2010

Policy CP3 - General Principles for development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- b) Provide a functional, accessible, safe, secure and adaptable scheme;
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses; (AH emphasis)
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and

Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available. Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

Local Planning Policy: Wokingham Borough Council - The Managing Development Delivery Local Plan 2014

Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

1. Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.
2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
 - a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
 - b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.
3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

Guidance

This assessment has been conducted with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: "Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".

Regarding the assessment of the significance of a heritage asset, the GPA also states that the "...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society".

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset's communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset's heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset's physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.

Appendix 6: Heritage Statement (August 2024)

11 The Terrace
Wokingham
Berkshire RG40 1BP

Proposed Alterations
to a Grade II Listed Building

Heritage Statement

Project Ref: AH1924

August 2024



11 The Terrace
Wokingham
Berkshire RG40 1BP

Proposed Alterations to a Grade II Listed Building

Heritage Statement

Project Ref: AH1924

Prepared by	Rob Armour Chelu
Date	13 August 2024
Issue no.	01
Approved	Sue Farr 13/08/2024

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1. SUMMARY

PROJECT NAME:	11 THE TERRACE: PROPOSED ALTERATIONS TO A GRADE II LISTED BUILDING
LOCATION:	WOKINGHAM, BERKSHIRE RG40 1BP
NGR:	480927, 168770
TYPE:	HERITAGE STATEMENT

This heritage statement (HS) has been completed in respect of proposals for a small number of alterations to the first floor of No. 11 The Terrace, Wokingham, situated at NGR 480927, 168770. The Site comprises a Grade II Listed Building recorded in the National List as *St. Clements* (List Entry 1118012), although the property is referred to as *No. 11 The Terrace* throughout this report. The Listed Building is situated in the Wokingham Conservation Area.

The planning proposal comprises alterations to the first floor of the property, comprising remodelling of Bedroom 3 to provide a new Dressing Room and en-suite. This element of the proposal will not impact on existing historic fabrics and will result in a minor alteration to the existing floor plan at first floor level. No harm in respect of the Listed Building's significance has been identified in this element of the proposal. The proposed new Dressing Room occupies the upper floor of an extension identified as a later addition to the Listed Building, with early maps showing a glasshouse or conservatory in this position prior to construction of this two storey flat roofed section of the property.

In order to provide a new access between the Dressing Room and the existing Bedroom 1 which the Dressing Room will serve, it is proposed to form a new doorway between the two rooms at a point close to the front wall of the property. The depth of the wall between the two rooms suggests that, whilst its position was that of an outer wall prior to the extension being completed, this section of wall may represent a replacement section. Examination of the fabric of this section of wall was undertaken via a 10cm area where the outer wall material was removed exposing the earlier material beneath. The underlying fabric comprised an area of lime plaster with horsehair. Walls including lime plaster and horsehair were most common in the 17th to 19th centuries, although the use of horsehair extended well into the 19th century. The proposed new doorway will therefore impact on a small section of historic fabric, of 19th century or earlier date. Whether this comprises an 'original' wall, i.e. 16th century, could not be ascertained from the small intrusion opened, although the fabric exposed may suggest a later date. The impact is minor and effectively forms an element of the historic evolution of the Listed Building which, has internally clearly undergone several phases of remodelling since the original building's construction. The impact is not considered to be of such magnitude as to affect the significance of the Listed Building which remains entirely legible as a building of historic interest and as an historical component of the built form of Wokingham.

In respect of the Conservation Area, the proposed alterations are entirely internal and no capacity for harm to the character and appearance of the Conservation Area has been identified in relation to them.

2. OUTLINE

- 2.1. This heritage statement (HS) has been completed in respect of proposals for a small number of alterations to the first floor of No. 11 The Terrace, Wokingham, situated at NGR 480927, 168770 and referred to hereafter as ‘the Site’.

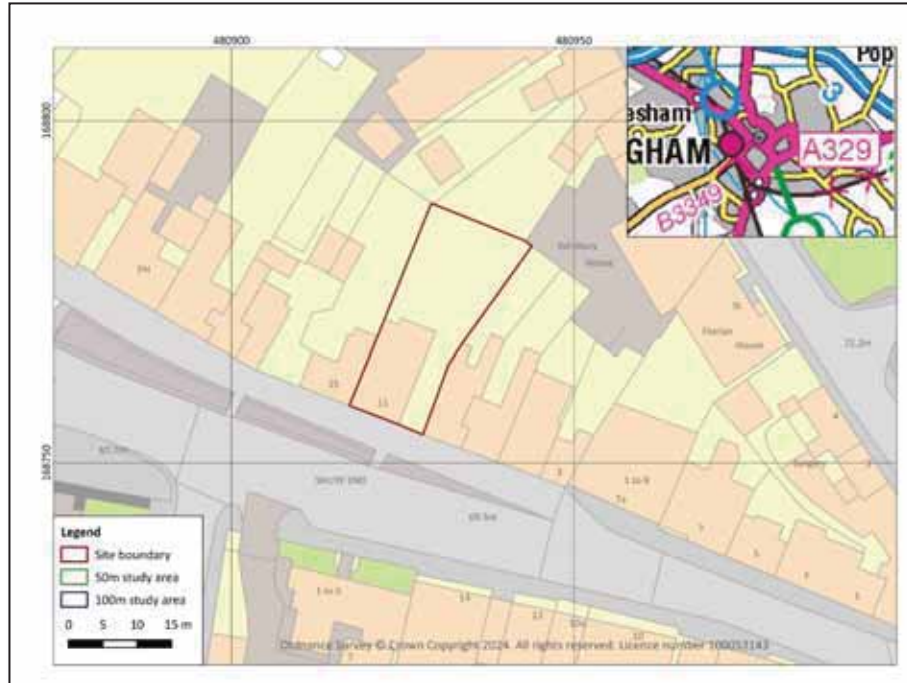


Image 1: Site location



Image 2: Aerial view showing No. 11 relative to Listed Buildings

- 2.2. The Site comprises a Grade II Listed Building recorded in the National List as *St. Clements* (List Entry 1118012), although the property will be referred to as *No. 11 The Terrace* throughout this report. The majority of houses which form The Terrace, are also designated as Listed Buildings, whilst both the Site and The Terrace lie within the boundary of the Wokingham Conservation Area (Image 2).

- 2.3. Whilst this heritage statement is focused on the significance of No. 11, the setting of nearby Listed Buildings and the character and appearance of the Wokingham Conservation Area will be assessed in detail, alongside any potential effects resulting from the planning proposal.

Limitations of data

- 2.4. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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Assessment Criteria

- 2.7. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset

Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

3. SITE ASSESSMENT

The Site and its setting

- 3.1. The Site comprises the Grade II Listed 11 The Terrace which also features an enclosed area of garden to the rear. The Listed Building is joined on its west elevation with 15 The Terrace, also Grade II Listed (Image 3, LB10), whilst to the east the neighbouring property, 7 and 9 The Terrace, also forms a Grade II Listed Building (Image 3, LB9). No. 11 The Terrace is situated in the Wokingham Town Centre and Langborough Road Conservation Area in an elevated position adjacent to the A329 Shute End (Image 4).

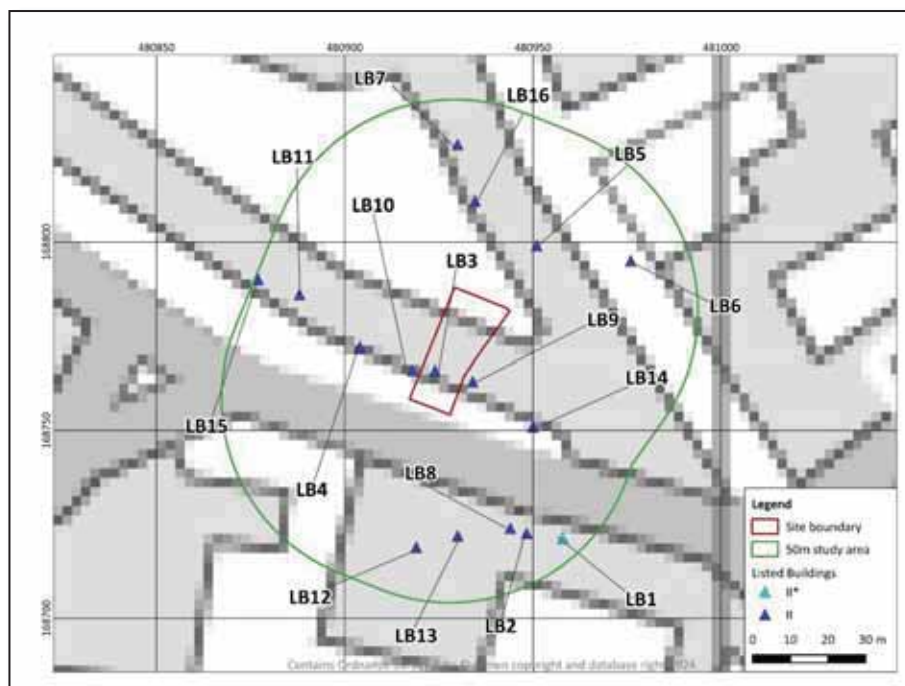


Image 3: Distribution of Listed Buildings in study area

- 3.2. The property dates originally to the 16th century and was altered and extended during the late 18th century. The List Entry does not record when the property was sub-divided.
- 3.3. The two storey building features a basement level and is part timber-framed with painted stucco and part rendered brick beneath a tile roof.
- 3.4. The Terrace largely comprises a significant group of Grade II Listed Buildings, extending from No. 5 to the east, to West Lodge which forms the final property at the west end of The Terrace. It is situated to the west of the historic core of Wokingham.

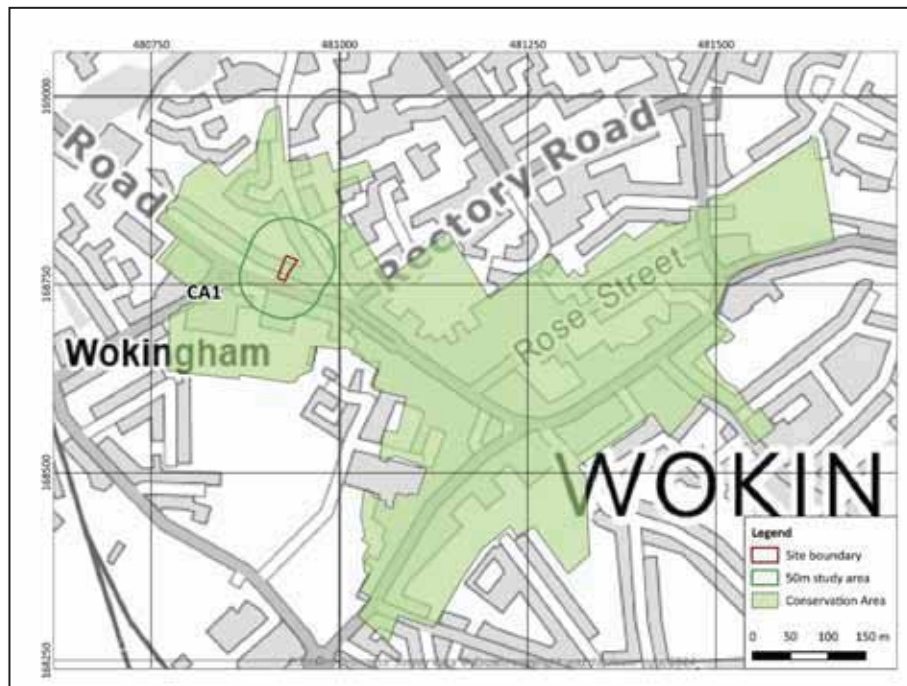


Image 4: Extent of Wokingham Town Centre and Langborough Road Conservation Area

- 3.5. An arbitrary 50m study area was established centred on the Listed Building to inform the number and distribution of designated heritage assets in proximity to the Site whose settings may be at risk of harm as a result of the proposals.

Site visit

- 3.6. The Listed Building and its setting were visited and assessed in respect of the proposals on 4th July 2024. The property was accessed internally and externally, with particular note taken of areas where change was proposed. A selection of photographs taken during the site visit is included in this document whilst notes and observations made on site have been used to inform its assessments and conclusions.

Developmental history of the Site and its setting

- 3.7. A manor at Wokingham is not recorded individually in the Domesday Book of 1086, with it likely forming part of the manor of Sonning, which was held at that time by the Bishop of Salisbury. Wokingham remained a part of Sonning Manor although in the 11th century it is referred to on occasion as a separate manor.
- 3.8. The manor is first recorded as an individual entity in 1146 as *Wokingeham*, with the place name deriving from the Old English suffixes *-inga* and *hām*, and the personal name *Wocca*, translating broadly to 'settlement of the family or followers of a man called Wocca' (Mills 2003). It is subsequently recorded in 1316 when the Bishop of Salisbury was returned as Lord of *Wokingham-cum-Yevyndon* (Ditchfield & Page 1923).
- 3.9. The above notwithstanding, Wokingham is more properly identified as an ancient borough, probably originating through the grant of a market to the Bishop of Salisbury in 1219 with its earliest known charter granted by Elizabeth I in 1583.
- 3.10. Given the early post-medieval date of No. 11, further information on the developmental history of the Listed Building and its setting is set out in the historic map regression section below.

Historic map regression

- 3.11. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape, or possibly lost to development or boundary change.

1809 Reading (OSD 126)

- 3.12. This uncredited early 19th century map covers Reading and the surrounding area and includes the north of Wokingham. It represents one of the first group of hand drawn maps issued by the Ordnance Survey for military purposes.
- 3.13. The map shows buildings along what is now The Terrace, including the location of No. 11. Detail in the map is insufficient to identify any specific property footprint or ground plan.

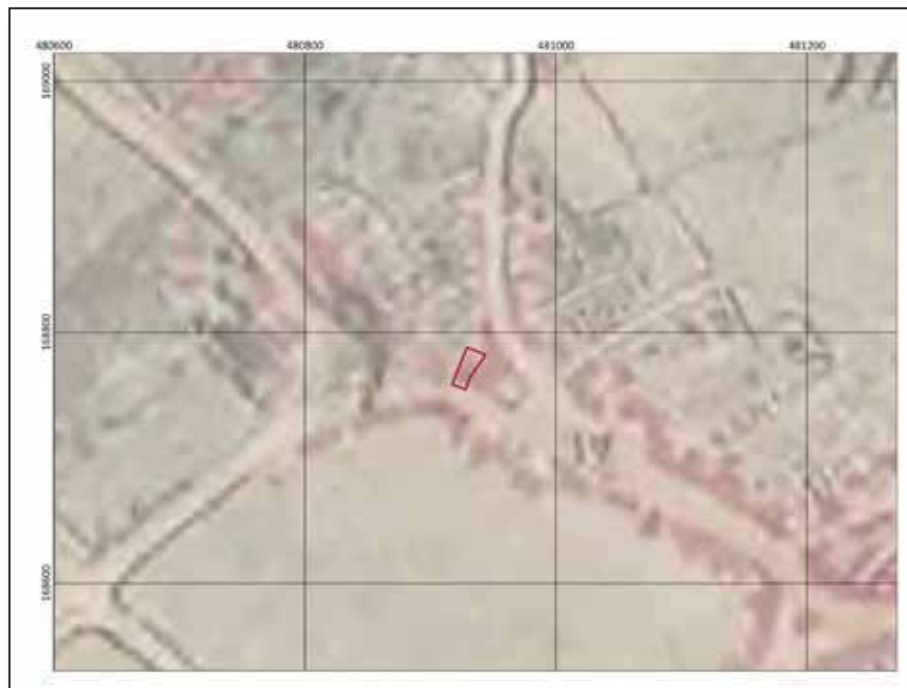


Image 5: 1809 Reading (OSD 126)

1840 Wokingham Parish tithe map

- 3.14. The Wokingham Parish tithe map was completed in c. 1840 by an uncredited cartographer with the accompanying apportionment compiled in the previous year. The map features the county boundary, named buildings, a town hall, a windmill, gardens, land ownership, named roads, farmyards, field names and acreage, hedges, fences, parkland, arable, grassland, coppice, named woods and plantations, an orchard and waterbodies (Kain and Oliver 1995).
- 3.15. The Site comprises occupies Plot 39 with surrounding properties also recorded as extant. Further information on this plot, alongside a small number of nearby plots, is included in Table 2 below to inform historic land use and land ownership.
- 3.16. The apportionment records the Site as a *House &C*, the '&C' (etc) probably referring to workshops or similar.



Image 6: 1840 Wokingham Parish tithe map

Table 3: 1839 Wokingham tithe map apportionment

Plot No.	Plot Name	Landowner(s)	Land Use	Interpretation
39	House &C	John Bennett	-	Descriptive
41	Two Tenements	James Spratley	-	Descriptive
40	Three Tenements & Gardens	Trustees of Baptist Chapel	-	Descriptive
38	House & Garden	John Bennett	-	Descriptive

1872 Ordnance Survey County Series 1:2,500



Image 7: 1872 Ordnance Survey County Series 1:2,500

- 3.17. The first edition OS map shows the house and garden at No. 11 in some detail, with a fairly formal laid out garden area including paths and trees. A glass conservatory is shown attached to the property's recessed section of frontage with a further small extension to the west side of the rear elevation.

1899 Ordnance Survey County Series 1:2,500

- 3.18. This edition features significantly less detail than the first edition and offers only a schematic view of the house. It is not possible to identify any change in the property's footprint from this map.



Image 8: 1899 Ordnance Survey County Series 1:2,500

1911 Ordnance Survey County Series 1:2,500

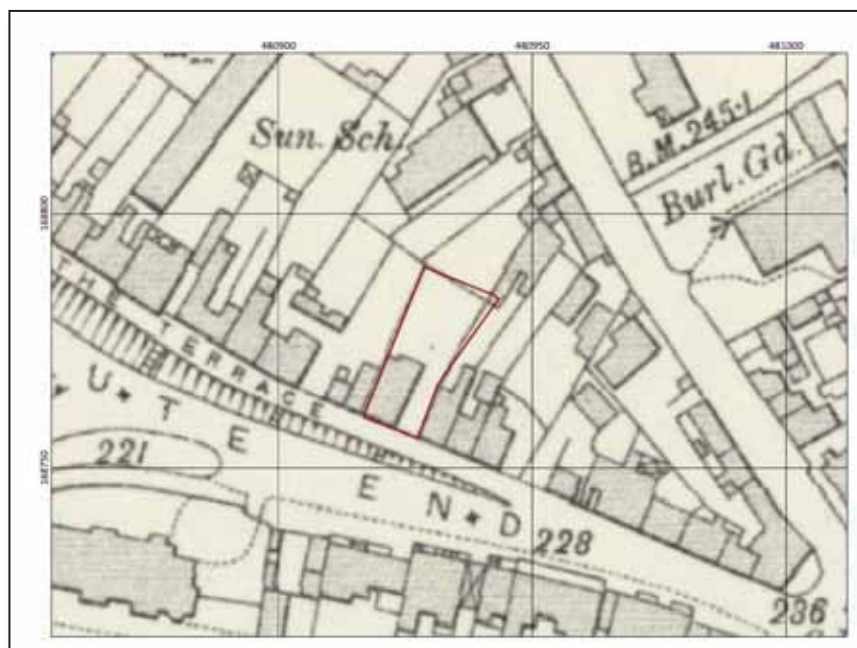


Image 9: 1911 Ordnance Survey County Series 1:2,500

- 3.19. The OS map of 1911 shows a similar footprint for the house at No. 11 to that seen in the first edition. Again the rather schematic nature of this edition does not allow for the identification of either of the extension features noted in the first edition.

1933 Ordnance Survey County Series 1:2,500

- 3.20. By 1933 there are no significant changes apparent at the Site.

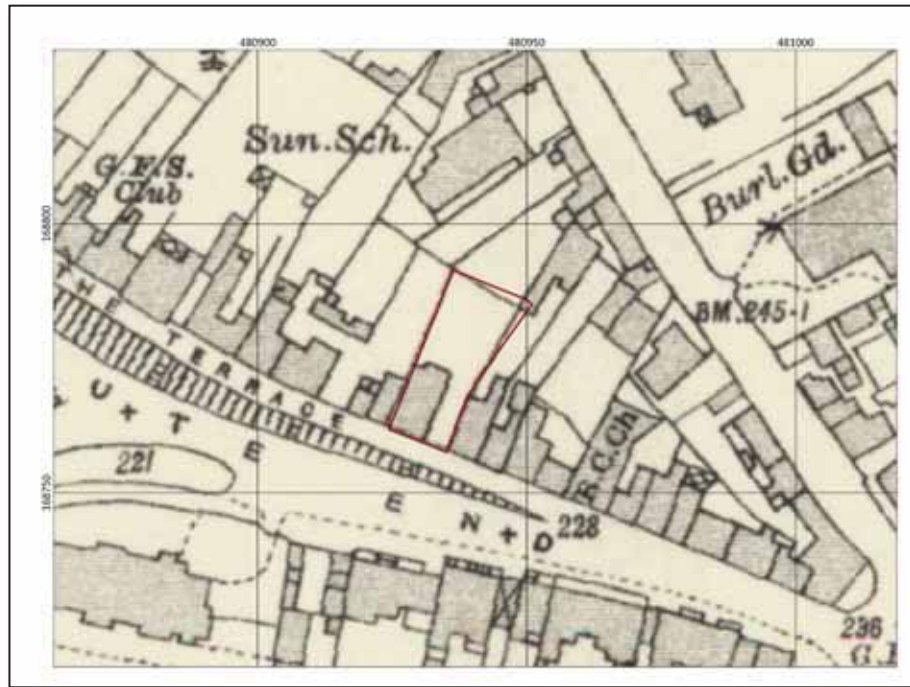


Image 10: 1933 Ordnance Survey County Series 1:2,500

1938 Ordnance Survey County Series 1:10,560

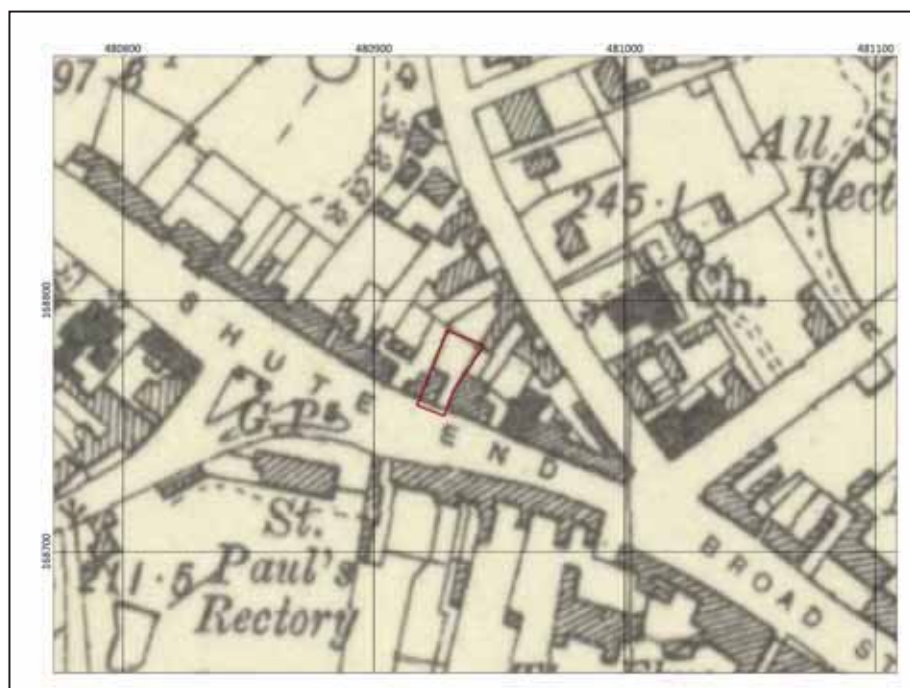


Image 11: 1938 Ordnance Survey County Series 1:10,560

- 3.21. The 1938 OS map again offers a schematic view of the Site with no detail of any significant changes apparent.

1966 Ordnance Survey Plan 1:2,500

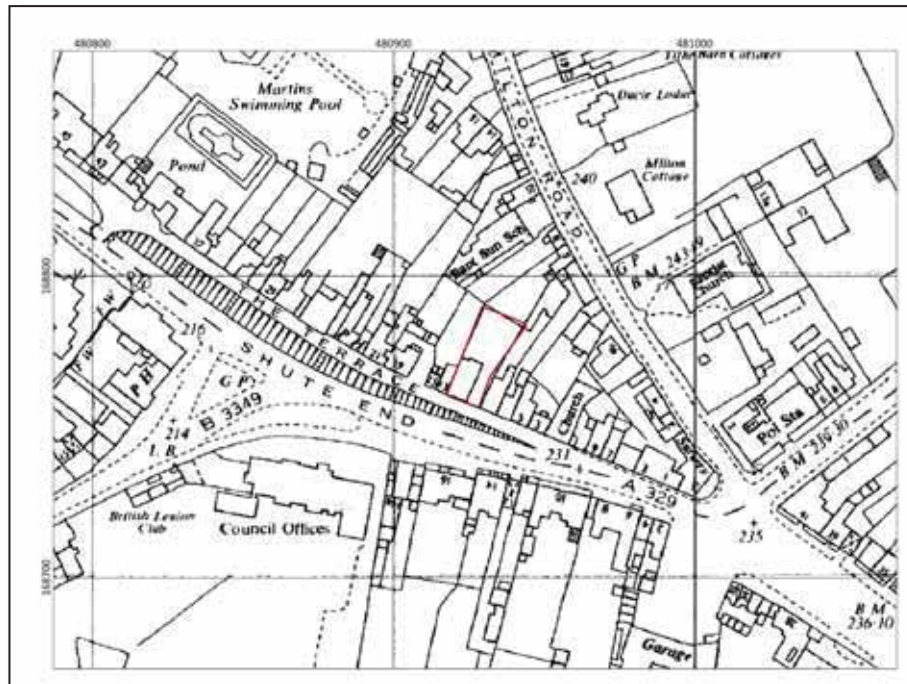


Image 12: 1966 Ordnance Survey Plan 1:2,500

- 3.22. By 1966 the arrangement of buildings at the Site appears unaltered since the view shown in the 1933 map.

1983-89 Ordnance Survey Plan 1:1,250



Image 13: 1983-89 Ordnance Survey Plan 1:1,250

- 3.23. By the mid-1980s there is no change to the footprint of the property in relation to earlier maps.

Satellite imagery

- 3.24. The modern Google Earth sequence of satellite images covers the period 2003-2023. No significant change at the property is apparent in the image sequence.

4. ASSESSMENT OF SIGNIFICANCE

Scoping

- 4.1. The proposed alterations at the Listed Building are internal, with no discernible external change to the building. This notwithstanding, it is considered prudent to assess in detail both the Listed Building and its contribution to the Conservation Area, and how these may be affected by the proposed works.

11 The Terrace (St. Clements; Grade II Listed Building; List Entry 1118012)

The Listed Building and its setting

- 4.2. It is noted that the property at No. 11 The Terrace is recorded in the National List as *St. Clements*.



Image 14: No. 11 The Terrace, front elevation

- 4.3. The Listed Building originally dates to the 16th century and altered and extended in the late 18th century. The two storey property lies toward the east end of The Terrace in an elevated position relative to the adjacent A329 (Shute End) within the Wokingham Town Centre and Langborough Road Conservation Area.

Statement of significance

Contributors to the significance of the heritage asset

- 4.4. Archaeological value: The Listed Building will derive significance from its historic fabrics, the earliest of which date to the 16th century. The building appears to have undergone significant alteration since its original construction, including extensions to front and rear.

- 4.5. A major level of archaeological value will be derived from the surviving 16th century fabrics, with significance reduced by age. Overall the evidential and archaeological value of the Listed Building is considered to contribute to its overall significance at a moderate level.
- 4.6. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building, which represents an evolved early post-medieval house in an urban edge location. The Listed Building's historical value is assessed to represent a major contributor to its overall significance as a designated heritage asset.
- 4.7. Architectural value: A number of later alterations to the Listed Building have served to remove a degree of its early post-medieval aesthetic, with later alterations essentially in a property which externally offers limited architectural interest.
- 4.8. The architectural and aesthetic value of the Listed Building is considered a moderate contributor to its overall significance, although it does serve to demonstrate in part the architectural evolution of the property.
- 4.9. Communal value: The Listed Building is in private ownership but is assessed to contribute positively to the streetscene and thus to a local sense of history and place. A minor level of communal value is assessed derived from this visibility.
- 4.10. Contribution of Setting: The immediate setting of the Listed Building comprises a mix of architectural styles and ages which together describe the built form of The Terrace, part of the wider Wokingham Town Centre and Langborough Road Conservation Area. The mix of ages and architectural styles evident in the aesthetic of The Terrace is considered to provide a significant group value to the setting of No. 11 and overall its setting is considered a major contributor to its heritage significance.
- 4.11. Overall: No. 11 The Terrace is a Grade II Listed Building, representing a heritage asset of national importance and high significance. The significance of the Listed Building is assessed to derive primarily from its historical value and its setting, with a lesser contribution from the architectural/aesthetic value of its built form, and the evidential value of its surviving original 16th century historic fabrics.

Wokingham Town Centre and Langborough Road Conservation Area

Character and appearance

- 4.12. The Wokingham Town Centre and Langborough Road Conservation Area was first designated in 1970 (as Wokingham Town Centre Conservation Area) and was subsequently extended in 1986 and in 1996 (WDC 2006). Whilst the extant Conservation Area Study is rather dated in appearance with outdated planning policy and guidance sections, it offers nonetheless an appropriately detailed description of the key contributors to its special character and appearance.
- 4.13. The Terrace is referenced in the Conservation Area Study in the Townscape Analysis section as part of Shute End. The Study states that The Terrace "...contains a mixture of historic buildings, all of them listed, some dating back to the 14th century".
- 4.14. The built form of The Terrace area is considered to offer something of a microcosm in respect of its demonstration of elements of the many and varied architectural styles and dates which make up the wider historic core of Wokingham.

Contribution of the Site to the character and appearance of the Conservation Area

- 4.15. The Listed Building is considered a positive contributor to the Conservation Area's character, in particular as an element of the varied built form of The Terrace. It represents one of a number of evolved residential buildings and offers an important element of the architectural

diversity of The Terrace which will contribute to the wider historically diverse built form of the Conservation Area.

5. ASSESSMENT OF IMPACT

Planning proposal

- 5.1. The planning proposal comprises alterations to the first floor, comprising the remodelling of Bedroom 3 to provide a Dressing Room to Bedroom 1 with en-suite. A new access linking Bedroom 1 with the Dressing Room is also proposed. Proposal plans are provided in Appendix 2.

Potential impacts



Image 15: Access to Bedroom 3, view from first floor Bathroom

- 5.2. The proposal will involve the remodelling of Bedroom 3, currently only accessible via an access adjacent to the existing first floor Bathroom and WC (Image 15).
- 5.3. The remodelling will provide an en-suite to the proposed Dressing Room at its north end where the existing bedroom access is situated (Image 16). The en-suite will comprise partition walling to provide division between the Dressing Room and the new space. This will not impact on existing historic fabrics and will result in a minor alteration to the existing floor plan at first floor level. No harm in respect of the Listed Building's significance is found in this element of the proposal.
- 5.4. The Dressing Room will occupy a space which is a later addition to the Listed Building, with early maps showing a glasshouse or conservatory in this position prior to construction of this two storey flat roofed section of the property. To provide a new access between the Dressing Room and the extant Bedroom 1, it is proposed to form a new doorway between the two spaces at a point close to the front wall of the property.
- 5.5. The depth of the wall between the two rooms suggests that, whilst its position was that of an outer wall prior to the extension being completed, this section of wall may represent a replacement section. Examination of the fabric of this section of wall was undertaken via a 10cm area where the outer wall material was removed exposing the earlier material beneath (Image 17). The underlying fabric comprised an area of lime plaster with horsehair. Walls

including lime plaster and horsehair were most common in the 1600s through the 1800s, although the use of horsehair extended well into the 19th century.



Image 16: Bedroom 3 showing existing access



Image 17: Exposed area of fabric

- 5.6. The proposed new doorway will therefore impact on a small section of historic fabric, of 19th century or earlier date. Whether this comprises an 'original' wall, i.e. 16th century, could not be ascertained from the small intrusion opened. The impact is minor and effectively feeds into the historic evolution of the property which, internally, has clearly undergone several phases of remodelling since the original building's construction. The impact is not considered to be of such magnitude as to affect the significance of the Listed Building which remains entirely legible as a building of historic interest and as an historical component of the built form of Wokingham.

Wokingham Town Centre and Langborough Road Conservation Area

- 5.7. The proposed alterations at No. 11 are entirely internal and no capacity for harm to the character and appearance of the Conservation Area has been found in relation to them.

6. CONCLUSION

- 6.1. The planning proposal comprises alterations to the first floor of the property, comprising remodelling of Bedroom 3 to provide a new Dressing Room and en-suite. This element of the proposal will not impact on existing historic fabrics and will result in a minor alteration to the existing floor plan at first floor level. No harm in respect of the Listed Building's significance has been identified in this element of the proposal.
- 6.2. The Dressing Room will occupy the upper floor of an extension identified as a later addition to the Listed Building, with early maps showing a glasshouse or conservatory in this position prior to construction of this two storey flat roofed section of the property.
- 6.3. In order to provide a new access between the Dressing Room and the existing Bedroom 1 which the Dressing Room will serve, it is proposed to form a new doorway between the two rooms at a point close to the front wall of the property. The depth of the wall between the two rooms suggests that, whilst its position was that of an outer wall prior to the extension being completed, this section of wall may represent a replacement section. Examination of the fabric of this section of wall was undertaken via a 10cm area where the outer wall material was removed exposing the earlier material beneath. The underlying fabric comprised an area of lime plaster with horsehair. Walls including lime plaster and horsehair were most common in the 17th to 19th centuries, although the use of horsehair extended well into the 19th century.
- 6.4. The proposed new doorway will therefore impact on a small section of historic fabric, of 19th century or earlier date. Whether this comprises an 'original' wall, i.e. 16th century, could not be ascertained from the small intrusion opened, although the fabric exposed may suggest a later date. The impact is minor and effectively forms an element of the historic evolution of the Listed Building which, has internally clearly undergone several phases of remodelling since the original building's construction. The impact is not considered to be of such magnitude as to affect the significance of the Listed Building which remains entirely legible as a building of historic interest and as an historical component of the built form of Wokingham.
- 6.5. In respect of the Conservation Area, the proposed alterations are entirely internal and no capacity for harm to the character and appearance of the Conservation Area has been identified in relation to them.
- 6.6. This assessment follows national and local planning policy and guidance set out in the 2021 issue of the NPPF, the Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document - January 2010, and guidance notes issued by Historic England and the ClfA.

7. SOURCES AND REFERENCES

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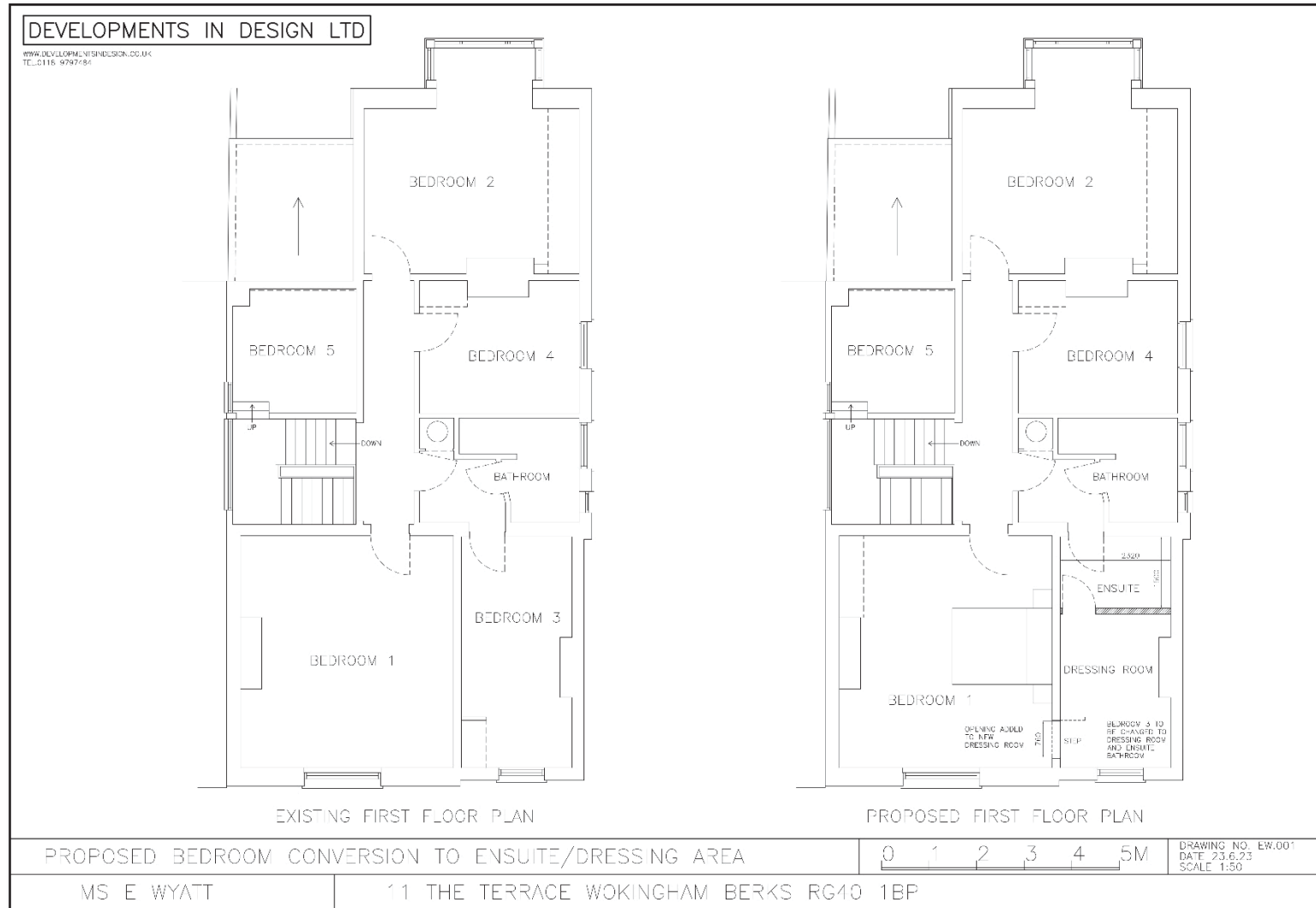
Wokingham Borough Council

Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:1km study area)								
Listed Buildings (50m study area)								
LB1	1118009	Shute End House	House	Post-medieval	Town house. Older house, probably C17, rebuilt and refronted late C18, altered C19.	II*	480958	168722
LB2	1118010	10A, Shute End	House	Post-medieval	c1830. Brick, hipped slate roof. 2 storeys.	II	480948	168723
LB3	1118012	St Clements	House	Post-medieval	House. C16 altered and extended late C18	II	480924	168766
LB4	1118013	17, 19, 21 And 21A, The Terrace	House	Post-medieval	One or 2 houses, now 2 houses and 2 flats. Mid C16 extended C17 altered C18, altered and extended mid C20	II	480904	168772
LB5	1118024	6 And 8, Milton Road	Cottages	Post-medieval	Pair of cottages. Late C17.	II	480951	168799
LB6	1155237	Three Wall And Gate Piers To Wokingham Baptist Church	Wall and gate piers	Post-medieval	Wall and gate piers. c,1860.	II	480976	168795
LB7	1155248	12, Milton Road	House	Post-medieval	House, now offices to auction room behind. Late C18.	II	480930	168826
LB8	1155707	No 12 And Front Railings	House	Post-medieval	House, now offices. Late C19.	II	480944	168724
LB9	1155760	7 And 9, The Terrace	House	Post-medieval	Pair of small houses. C17 extended and re-fronted late C18.	II	480934	168763
LB10	1155779	15, The Terrace	House	Medieval	Small house. Mid C14, altered late C18, extended and altered late C20.	II	480918	168766
LB11	1155793	Queen's Head Public House	Inn	Post-medieval	Hall house, now public house. Early C15 altered C19, extended late C20	II	480888	168786
LB12	1303210	Admiral House	House	Post-medieval	House, now offices. Early C19 altered and extended 1985.	II	480919	168719

LB13	1319179	Barford House And Front Railings	House	Post-medieval	House, now offices. c1850 extended C19, altered mid C20	II	480930	168722
LB14	1319180	3 And 5, The Terrace	House	Post-medieval	2 houses, now one house. Early C19, altered C20.	II	480950	168751
LB15	1319181	The Old House	House	Post-medieval	Wealden hall house, now house. Mid C15, extended C17, altered and extended late C18 and C19	II	480877	168790
LB16	1407433	The Auction House	School	Post-medieval	Former British School, now auction rooms. Built in 1841, extended late C19 and C20.	II	480934	168810
Conservation Areas (50m study area)								
CA1	n/a	Wokingham	CA	Medieval & post-medieval	Historic core	n/a	480877	168790

Appendix 2: Proposal plans



Appendix 3: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2023);
- Planning Practice Guidance, Historic Environment (2023);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

Subsection (1): “In considering whether to grant planning permission 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”.

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource and 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 generations⁶⁷.

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

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

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

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. 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. 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.

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

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

197. 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.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

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

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

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

203. 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.

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

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

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

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

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

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

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "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".

It continues "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".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

It continues "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".

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “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; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.
- Local planning policy: South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

Local planning policy: Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document - January 2010

Policy CP3 - General Principles for development

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
 - b) Provide a functional, accessible, safe, secure and adaptable scheme;
 - c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses; (AH emphasis)
 - d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
 - e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
 - f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
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- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available. Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes..#

Guidance

This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: "Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.

Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
 - Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
 - Formal design;
 - Historic materials and surfaces;
 - Land use;
 - Green space, trees and vegetation;
 - Openness, enclosure and boundaries;
 - Functional relationships and communications;
 - History and degree of change over time;
 - Integrity; and
 - Issues such as soil chemistry and hydrology.
-

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
 - Change to skyline;
 - Noise, odour, vibration, dust, etc.;
-

- Lighting effects and ‘light spill’;
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant

regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.



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