

6 | Assessment of Impact

Assessment

The Stables & Water Tower

- 6.25 As set out within Section 5 of this report, this hybrid application seeks permission for the demolition of the stables and water tower, both of which have been identified as NDHAs.
- 6.26 The removal of these buildings is currently approved under the 2014 outline application and is necessary to enable the Site to deliver the required quantum of residential dwellings.
- 6.27 The retention of these structures, which hold very low significance, would constrain the developable area and hinder the delivery of a policy-compliant scheme, including the provision of affordable housing.
- 6.28 In accordance with NPPF HE1, the significance of NDHAs has been proportionately and robustly assessed within Section 3 of this report. The assessment has followed a robust methodology which draws on Historic England’s Local List Criteria. This has ensured that the potential architectural, historical, and archaeological interest of the assets have been thoroughly understood.
- 6.29 The assessment of significance concluded that both the stables and water tower are assets of very low significance, and the wider area makes no meaningful contribution. The surrounding setting is heavily altered and plays no informative role in the appreciation of the very low significance.
- 6.30 The stables have undergone substantial alteration with a loss of primary planform and fabric. They represent a weak and heavily altered example of the architectural typology that they can be loosely be stated to belong to. As set out in Section 3, the former association with the Remount Depot provides a degree of historic interest but is hard to appreciate due to their condition and evolved setting.
- 6.31 The appreciation of the history of the area through former stables which relate to the Remount Depot stand c.1km from the Site at the Infirmary Stables (Schedule Monument).

- 6.32 The Water Tower is a utilitarian structure of standard design and holds no architectural interest in its design or technological form. While the Tower possesses a certain visual presence as the result of being a tall structure, this is characteristic of its function and does not inform its significance.
- 6.33 The building holds an unremarkable design and is not of architectural interest. Beyond the minimal association to the former Garrison, The historic interest of the asset is very low and largely unrecognised amongst its evolved setting.

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- 6.34 On the basis that demolition of both structures would result in the total loss of NDHAs of very low significance, this loss requires the decision maker to have regard to the scale of harm [total loss] and significance of the asset affected [very low] (NPPF HE7).
- 6.35 This complete loss of NDHAs of very low significance would need to be weighed against the wider public benefits delivered by the Proposed Development which include the delivery of 40% affordable housing. As per Policy HE 7 Part 3, if the benefits are considered to outweigh the total lost then the proposals should be supported.
- 6.36 In summary, while the Proposed Development would lead to the removal of two NDHAs, these assets have been comprehensively assessed as being of very low significance. There retention would result in considerable constraints in the delivery of housing on the Site and a inability to fulfil the aspirations of the 2014 outline permission.

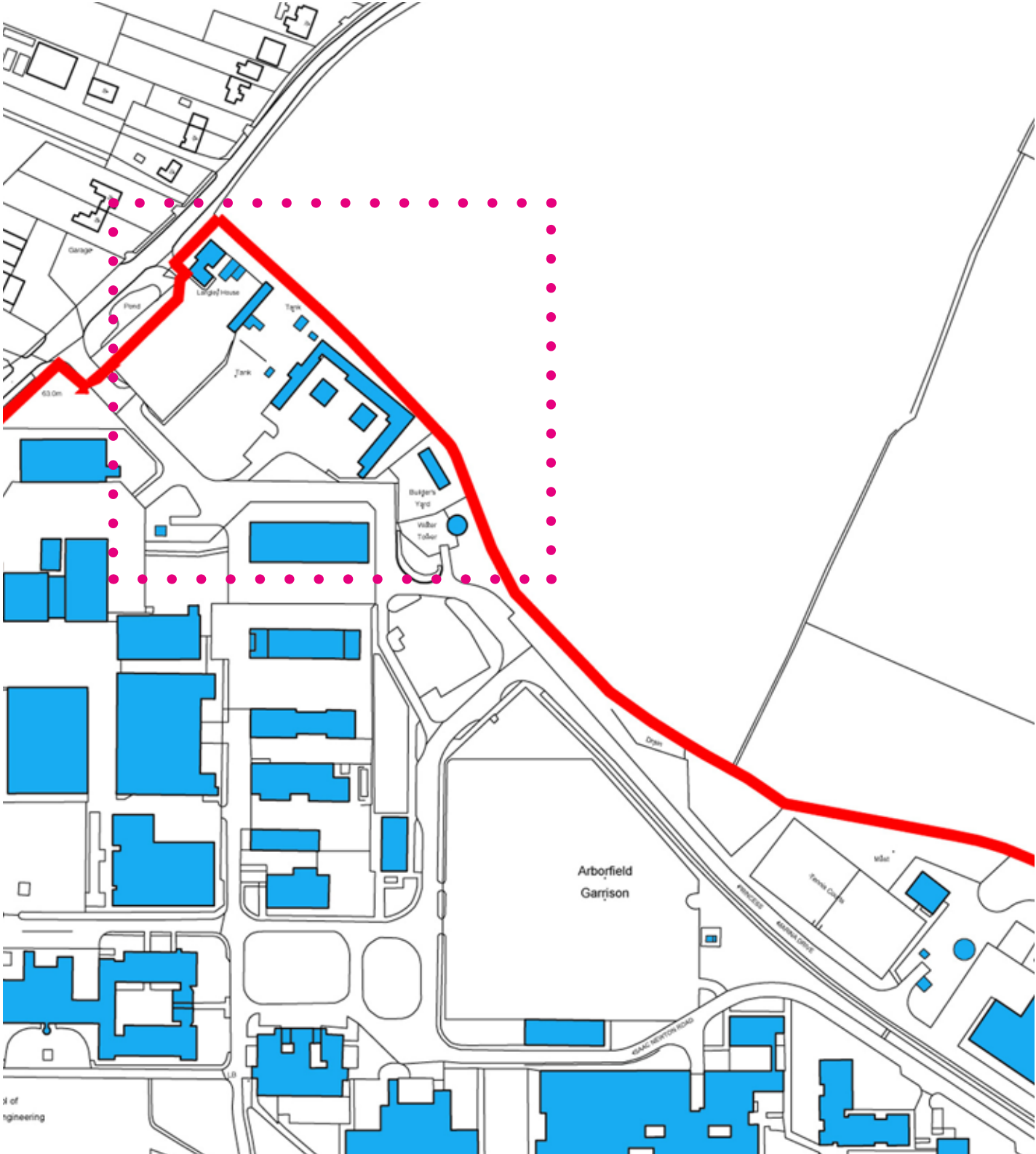


Figure 7.1 Approved Demolition Plan from the 2014 outline permission (O/2014/2280) with the NDHAs considered within this Heritage Statement shown within the pink box

Section 7

Conclusion

Conclusion

- 6.37 This Heritage Impact Assessment has been produced by Icení Projects Built Heritage and Townscape, on behalf of Crest Nicholson Operations Ltd.
- 6.38 The assessment has set out the relevant legislative and policy framework to understand the Site, identified designated heritage assets surrounding the Site, both in terms of historic development and significance. In doing so, the significance of the Site and its contribution to the nearby heritage assets has been firmly established.
- 6.39 The historical research provides evidence that the development would hold no negative impact upon the NDHA of Langley Common Farmhouse. This is due to the extensive and piecemeal change away from the primary setting and lack of historic association with the former farmstead.
- 6.40 The development would result in the loss two NDHAs of very low significance which currently hold approval for demolition under the existing outline permission of O/2014/2280.
- 6.41 The total loss of the very low significance NDHA requires a balanced judgement having regard to the significance [in this case, very low] and the scale of harm or loss [in this case, total loss] (NPPF HE7). The the total loss would need to be balanced against public benefits of the Development which have been captured within the supporting Planning Statement.
- 6.42 It is noted that the Site is allocated for housing within both the adopted and emerging Development Plan for Wokingham District Council.
- 6.43 Importantly, no designated heritage asset would be impacted upon and no harm would be caused any asset located beyond the Site itself.
- 6.44 As such, the Proposed Development is considered to comply with national legislation, Local Policy, and relevant guidance. The proposals would provide an 40% affordable housing (117 units) and introduce a high quality urban design which is contextualised to the local surroundings. In line with national policies, numerous public benefits would be delivered, whilst further improvements to the public way-finding and character of the area would be provided.

Appendix 1

Bibliography.

Appendix 1 | Bibliography

- Colonel R Hume, , " in Arborfield and the Army Remount Service 1904-1937, (1984)
- Arborfield Remount Depot (Arborfield Garrison), Arborfield, Berkshire, accessed from http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MRM17490&resourceID=1028



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