

The Horns Public House

Crazies Hill RG10 8LY

DESIGN & ACCESS AND HERITAGE STATEMENT



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CRAZIES HILL, RG10 8LY
TITLE: HERITAGE STATEMENT
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1.0 INTRODUCTION

This report is by Claire Truman, RIBA Conservation Architect of Heritage Revival, Reading.

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CONTENTS

1.0	INTRODUCTION	2
2.0	THE NATURE OF THE HERITAGE ASSET	4
3.0	HISTORIC SIGNIFICANCE	18
4.0	THE PROPOSED WORKS AND THEIR IMPACT UPON THE HERITAGE ASSETS	19
5.0	ACCESS STATEMENT	26
6.0	CONCLUSION	26
7.0	METHODOLOGY	27
8.0	REFERENCES	27

- 1.1

This Heritage Statement is submitted as part of the Planning and Listed Building applications for the conversion and refurbishment of “The Horns”, Crazies Hill. The document is written to assist greater understanding of the impact of the proposals upon the historic significance of the listed building.
- 1.2

The Horns Public House is Grade II listed and therefore considered a ‘heritage asset’ as defined by the National Planning Policy Framework and therefore merits consideration in planning decisions (2023). It is located within the ‘non-designated’ Crazies Hill *Area of Special Character* and Green Belt, situated in Crazies Hill a Berkshire settlement northeast of Wargrave.
- 1.3

This document should be read in conjunction with the associated design proposal drawings.
- 1.4

The Horns is recorded as dating from the C16, with a later two storey extension added in the C19, a rear single storey extension in the early C20, and a single storey extension in 2017.

1.5 Relevant Planning History

Application ref.	Summary	Date
171384	Full planning application for the proposed erection of a single storey rear extension to the existing building. (Approved).	03.07.2017
170310	Full planning application for the proposed erection of a single storey rear extension to increase trading area. (Withdrawn).	07.04.2017
LB/2010/0687	The proposed addition of new flue to serve log burning stove. (Approved).	01.06.2010
F/2010/0285 LB/2010/0284	Proposed erection of a gazebo to provide smoking shelter. (Approved).	31.03.2010
LB/2001/5524	Proposed internal alterations to listed building to enlarge trading area. (Approved).	04.07.2002
F/1997/66724	Proposed construction of store building. (Approved).	30.01.1998
36332 36333 (LBC)	Single storey side extension (toilets and lobby) and alterations to parking area/door of car park. (Approved).	31.10.1990
138/72	Demolition of old urinal and club room to form car park. (Approved).	17.02.1972

1.0 INTRODUCTION (cntd)

1.6 Location



Image 1: Extract of the location of Crazyes Hill (Google Maps, 2024)



Image 2: Extract of the location of The Horns, Crazyes Hill (Google Maps, 2024)

1.8 Historic Significance

1.8.1 Proposals relating to heritage assets are subject to the policies of the National Planning Policy Framework 2023 (NPPF). Such proposals require to be justified under this legislation with respect to potential effect on the heritage asset. Consideration is given to the impact upon a heritage asset’s ‘significance’ and its ‘setting’.

1.8.2 ‘Significance’ is defined in the NPPF as:
“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting...” (Department for Levelling Up, Housing and Communities, 2023, Annex 2: Glossary).

1.8.3 The ‘setting’ of a heritage asset is defined in the NPPF as:
‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ (DLHC, 2023, Annex 2: Glossary).

1.8.4 This Heritage Statement is written within the context of relevant best practice guidance:

- Historic England (2008). Conservation Principles Policies and Guidance.

1.8.5 The scope of the Heritage Statement is developed to be proportionate to the proposals in accordance to paragraph 200 of the NPPF which states, “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” (2023, para. 200).

1.8.6 This Heritage Statement identifies the heritage assets with potential to be affected by the proposals, it then describes the heritage asset’s significance, and the document then analyses the potential impact of the proposals upon the significance of the heritage assets.



Image 3: Photograph of The Horns (no date), from *The Book of Wargrave: History and reminiscences by the People of Wargrave* (pub. 1986)

Building indicated as demolished in 1972
permission ref: 138/72

2.0 THE NATURE OF THE HERITAGE ASSET

- 2.1 The Horns is located to the northeast of the Crazies Hill Area of Special Character - refer to Image 4 - one of 23 such areas within the Wokingham Borough (WBC, 2024). As a non-designated heritage asset the impact of the proposals upon the retention and enhancement of the special character of the area shall be assessed in Chapter 4.
- 2.2 The area is described as being characterised by its linear layout, with typically two-storey detached buildings concentrated along the primary road 'Crazies Hill' (WBC, 2024). Notable characteristics of the Area include the material use of clay brick and timber cladding, and clay tiles and thatched roofs. The landscape includes high hedges and mature trees, with the winding nature of the road offering a key characteristic (ibid). It could also be reasonably added that the uphill topography from south (from Wargrave) to north along Crazies Hill, and the narrow, gradually revealing views along this winding road also contribute to the 'sense of place' of the Area.
- 2.3 Two locations south of The Horns Inn are listed by the Historic Environment Record:
 - 2.3.1 Possible burnt mound at Crazies Hill, Wokingham, Berkshire
HER Number: MRM15956
Grid Reference: SU 799 804
 - 2.3.2 Worked flint - Crazies Hill, Wargrave, Berkshire
HER Number: MRM15989
Grid Reference: SU 798 803
Both are located to the south of Crazies Hill road (see Image 4).
- 2.4 Crazies Hill is alluded to in descriptions as a social and spiritual backwater until 'well into' the mid-C19 (Holy and Healing Wells, 2024). Following the visitation by the Reverend Grenville Phillimore it is reported the 'poor villagers' were aided by the cleaning of the spring water in the woods, at the location now known as 'Rebecca's Well'¹, was then exposed to the wider world (ibid).

1. 'Rebecca's Well' is Grade II listed, List Entry Number 1210646
2. 'Rebecca's Cottage' is Grade II listed, List Entry Number 1118164

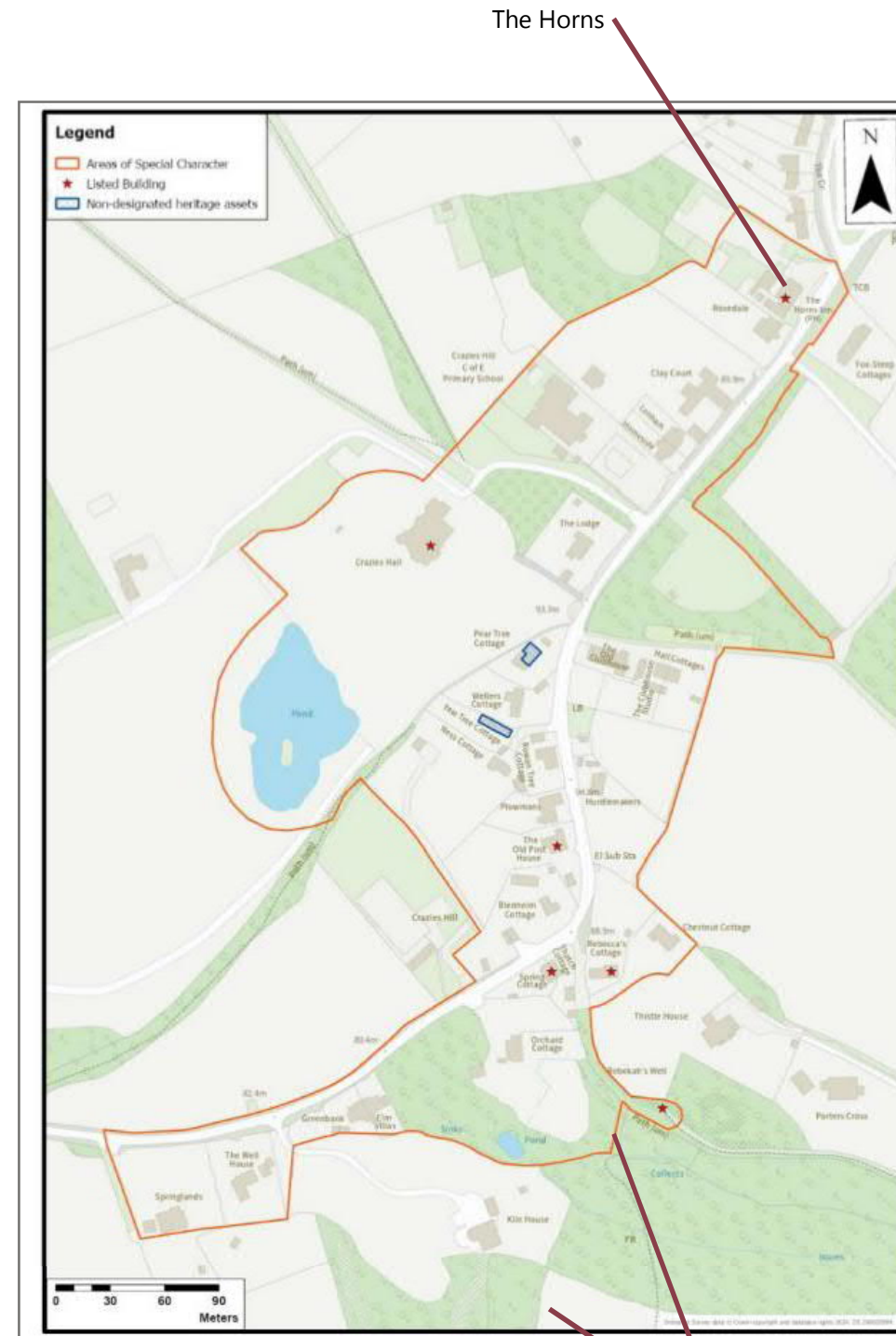


Image 4: Extract from 'Crazies Hill Area of Special Character' (Wokingham Borough Council, 2024).

- 2.5 With regards industry, there was a brick kiln and clay pit in Victorian times (Berkshire Federation of Women's Institute, 1985), also referred to in the Victoria County History record of 1923 (BHO, 2024).

- 2.6 The Horns Public House, is Grade II listed, Historic England list entry 1118166, listed on the 23.12.83:

"The Horns Inn II Inn and barn, now public house. Late C16 with C19 and C20 alterations. Timber framed with painted brick infilling, part weatherboarded. Old tile roof, flanking chimneys. 4 framed bays. One and 2 storeys. South-east elevation: 2 bays C19 2-light casement windows with horizontal glazing bars on first floor with small gables breaking eaves: central entrance door on ground floor under board hood on brackets, antlers attached to carved wood skull fixed to wall above, C19 similar casements to left of door and 3-light to right. C19 single storey extension from right hand gable, former barn adjoining left hand gable part weatherboarded with one arch brace visible and one 5-light casement window on ground floor. Interior contains some exposed framing."

(Historic England, 2024).

- 2.7 Of the five listed properties in Crazies Hill, The Horns has the second oldest origin, with only Rebecca's Cottage² recorded as being older - from the early C16.



Image 5: 1929 photograph, extracted from 'History of Wargrave' (E.B.Pope)

2.0 THE NATURE OF THE HERITAGE ASSET (cntd)

2.8 The Tithe Award map of 1841 shows the site of The Horns as plot number 683, with both 'red' and 'grey' use: the red indicates commercial use; the grey, domestic. The rectangular commercial use extends almost to the west boundary, and a smaller adjoining grey square forms the east block - an apparent extension. John Wise is listed as the occupier of 'The Horns Inn and Premises'.

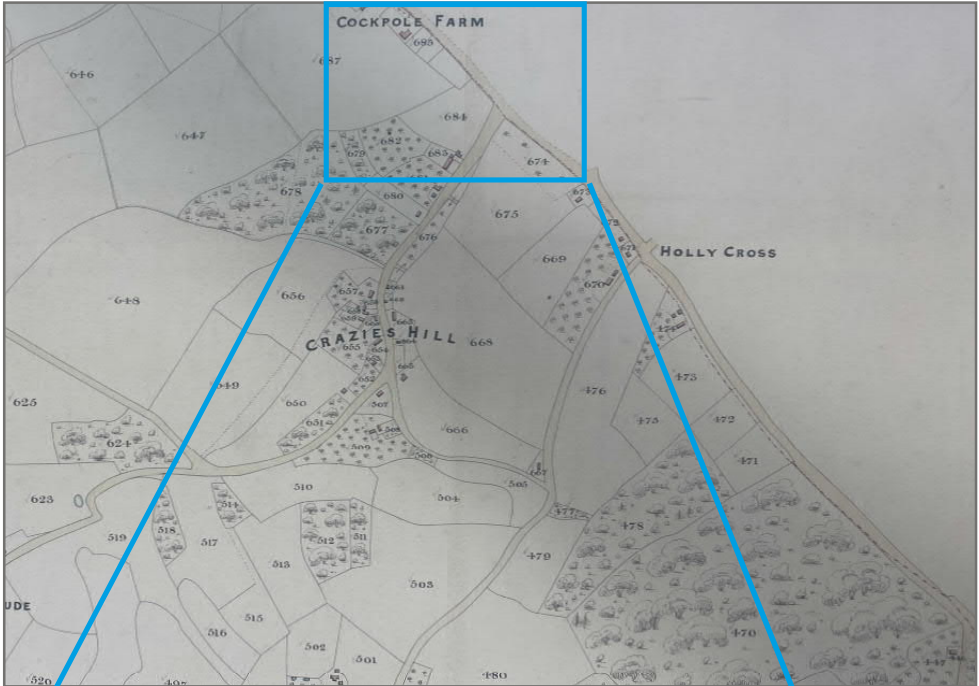


Image 6a: Tithe Award Map, 1841

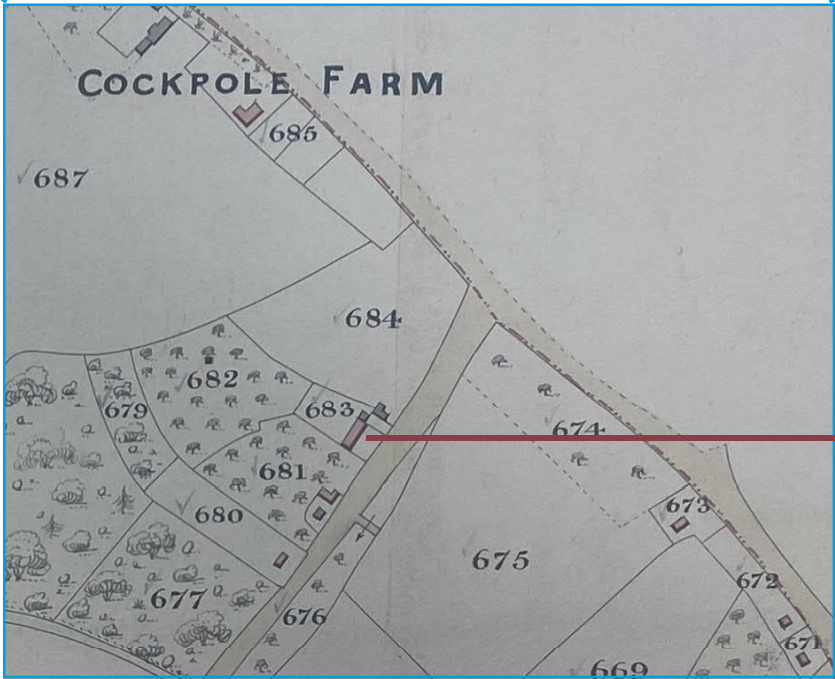


Image 6b: Tithe Award Map, 1841

2.9 The simple rectangular form suggests no rear extensions had been added by 1841. The Post Office Directory of 1869 describes Crazyes Hill as a 'small hamlet' in the parish of Wargrave. The Ordnance Survey map of 1875 shows The Horns to be a more intricate form, with the original rectangle subdivided to include what could be the current barn to the west, and a series of rear extensions.

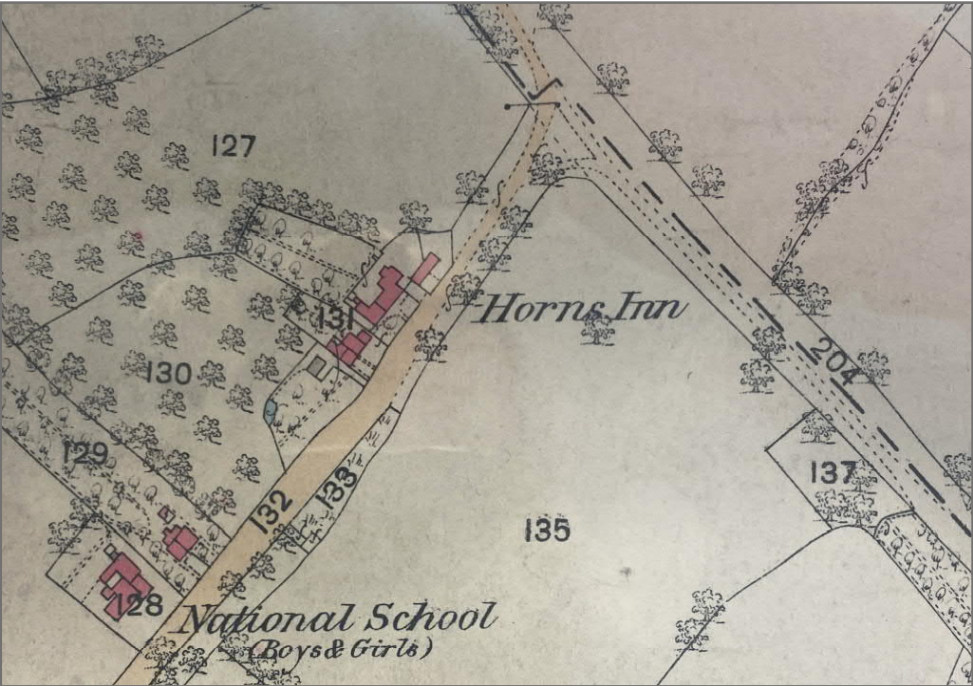


Image 7: Extract from Ordnance Survey map 1st edition, Berkshire Sheet XXIII.15, surveyed 1875 (RBA, 2024).

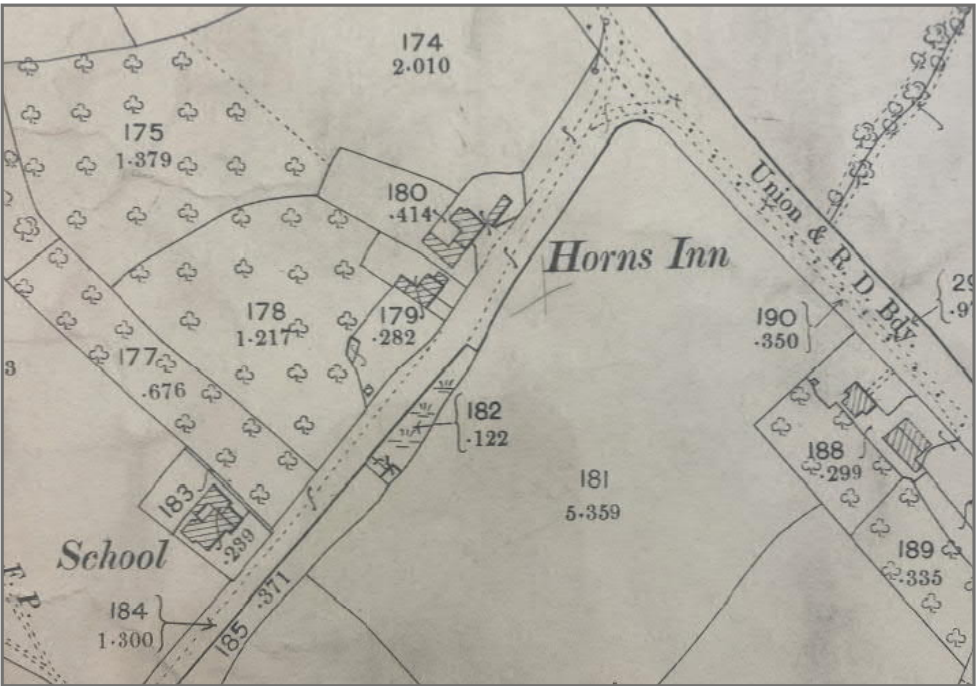


Image 8: Extract from Ordnance Survey map 2nd edition, Berkshire Sheet XXIII.15, surveyed 1898 (RBA, 2024).

2.10 A separate building is shown to the east which is rectangular compared to that on the Tithe Map where it was 'L'-shaped in 1841. This building is on a separate adjacent plot of land- No.684 - listed as 'pightle' - whose meaning could indicate a piece of land (from a larger piece) enclosed with hedge(s) for domestic use - in 1841 (Wiktionary, 2024) and is likely to be the building in the foreground of Image 3 (page 3), since demolished.

2.11 The 1898 Ordnance Survey map indicates a simpler form, with the southeast corner of The Horns developed, resulting in a very small gap between the inn and the adjacent 'pightle'. Refer to Image 5 which indicates the form in 1929 which may be that recorded in the 1898 map. The 1912 Ordnance Survey map indicates little change from the previous version.

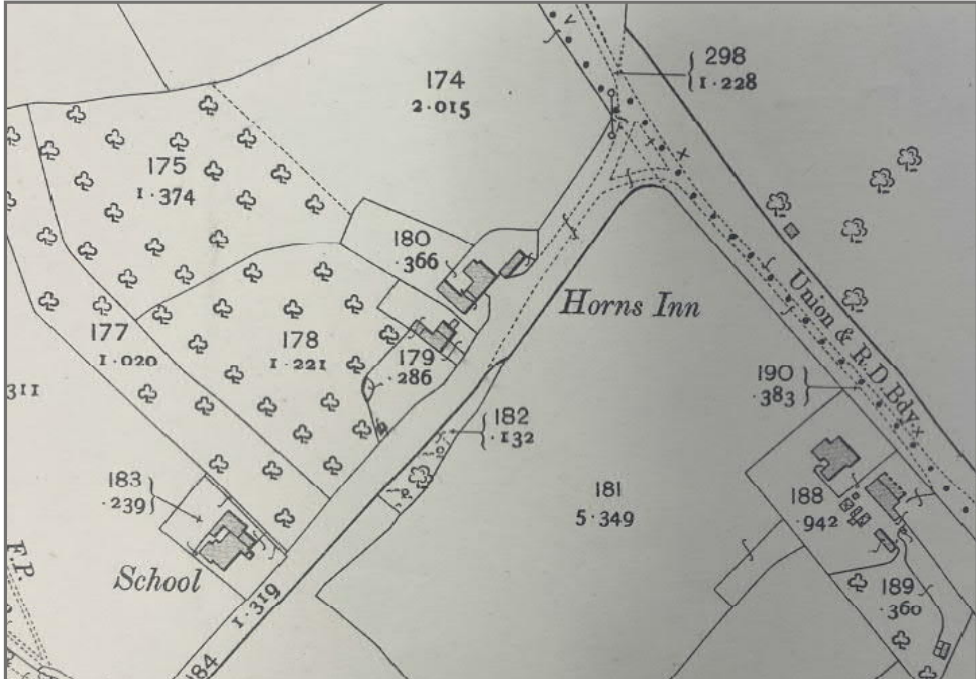


Image 9: Extract from Ordnance Survey map 3rd edition, Berkshire Sheet XXIII.15, surveyed 1912 (RBA, 2024).

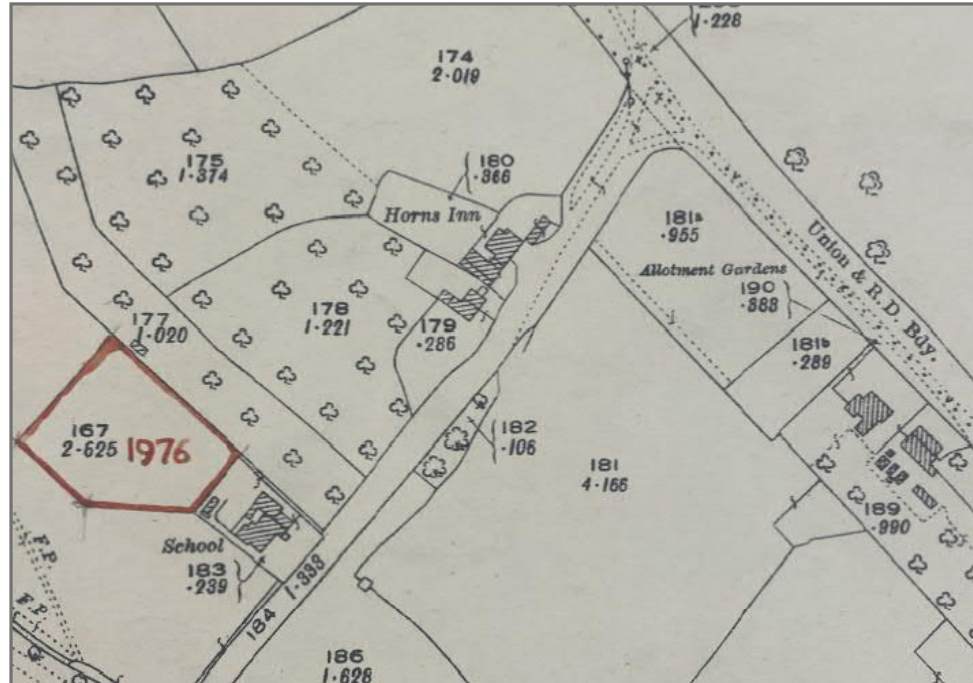


Image 10: Extract from Ordnance Survey map 4th edition, Berkshire Sheet XXIII.15, surveyed 1925 (RBA, 2024).

2.12 The 1925 4th edition of the same Ordnance Survey map again shows little change to The Horns. The gap between the rear extensions appears narrow.

2.13 Following World War I, The Horns appears to be one of only two remaining public house, whence previously The Fox (operated as a pub in the 1850s-1914), Hurdlemakers Arms (owned by Brakspear Brewers between 1885 and 1898) and The Four Horseshoes which operated in the 1880s and 1890s (Gray and Griffiths, 1986). The other pub in Crazies Hill was The Old Hatch Gate.

2.14 The Register of alehouse licenses (1903-1951) lists the owner as Brakspear Brewers (of Henley-on-Thames) with the occupiers changing regularly between 1904 and 1928, followed by a period of stability when Frank Robert Borroughs occupied it between 10.01.28 and 04.03.47. Upon his death it changed hands to Henry Broadbent after less than one month of occupation by Edith Borroughs.

2.15 Brakspear remained the owner of The Horns until its sale to the applicant - a community consortium - in 2024, following the repeated historic failures of tenant landlords over last 25 years, unable to run a viable business owing to ostensibly an out-moded business model.

2.16 Exterior photographs (October 2024)



Image 11: South elevation along Crazies Road



Image 12: Northwest view from Crazies Road



Image 13: East elevation



Image 14: Southwest view from car park

2.16 Exterior photographs



Image 15: View south of north elevation

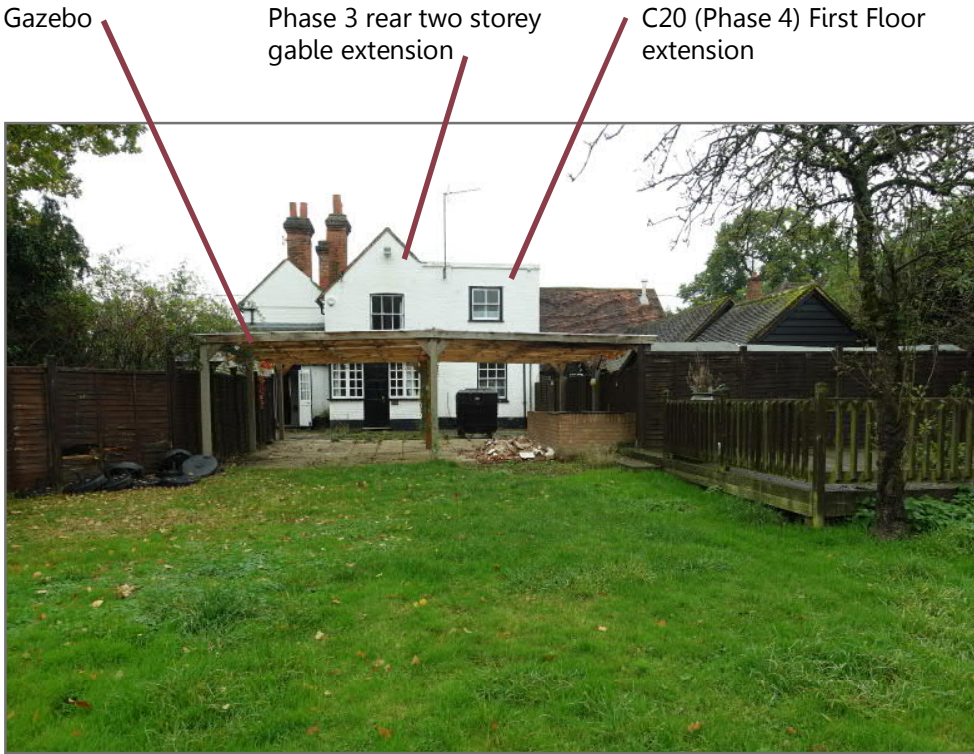


Image 16: North elevation



Image 17: View southwest



Image 18: View north of garden and children's play area



Image 19: East elevation



Image 20: Northwest view from Crazies Road

2.16 Exterior photographs

1990 Entrance lobby and
WC extension (permission
ref: 36332 36333 (LBC)

C19 extension



Image 21: North elevation



Image 22: North elevation of Barn and service yard



Image 23: View southwest of Kitchen and service yard



Image 24: View of north patio



Image 25: West elevation of C20 extension



Image 26: View north of service yard

2.17 Interior photographs (October 2024)
Ground Floor



Image 27: View west of Barn extension



Image 28: View east towards C16 cottage

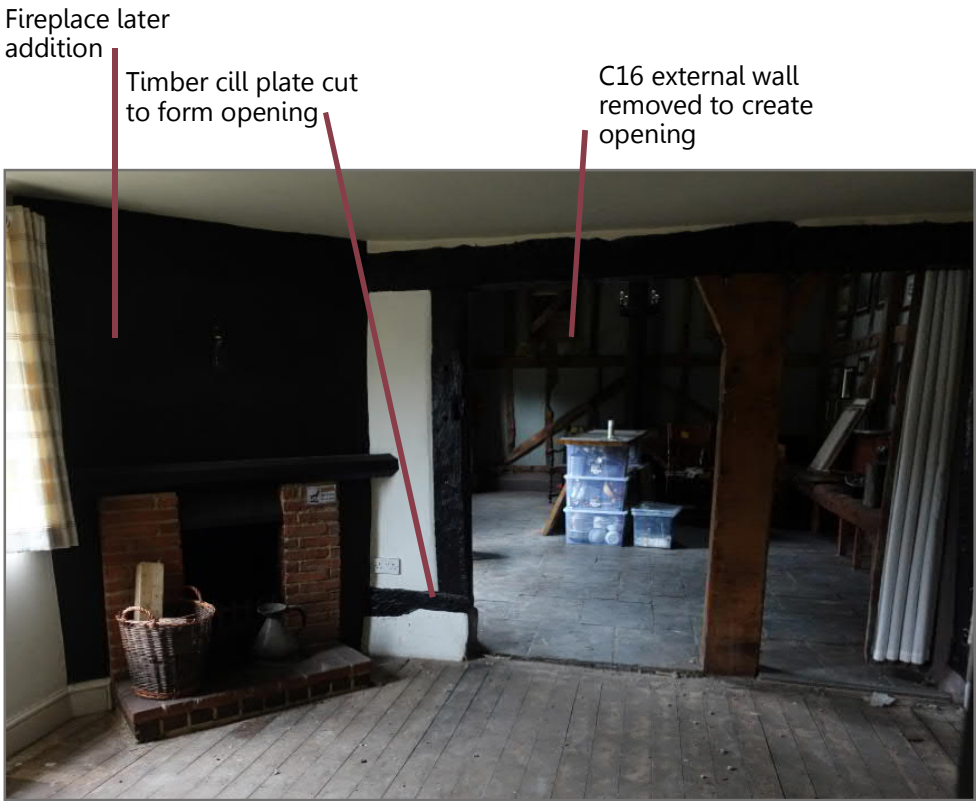


Image 29: View west towards Barn extension



Image 30: View of north elevation (previous external wall) within west room of cottage



Image 31: View of east towards east room of cottage



Image 32: View east towards previous external east wall of cottage

2.17 Interior photographs (cntd) Ground Floor



Image 33: View north of previous external wall



Image 34: View west from adjacent Chimney Breast A

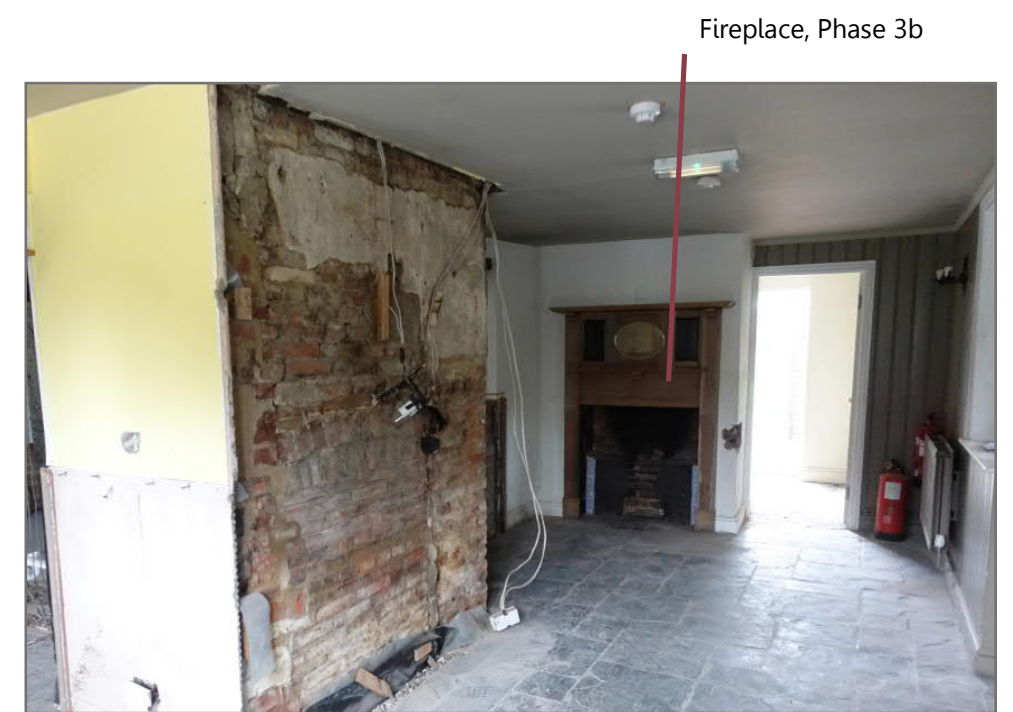


Image 35: View of rear of fireplace within east extension



Image 36: View of west from east extension



Image 37: View of north from C19 extension



Image 38: View east within C19 extension

2.17 Interior photographs (cntd)
Ground Floor



Image 39: View north from C19 extension



Image 40: Redundant chimney breast - no through roof chimney



Image 41: View west of service corridor to north of Barn



Image 42: View of north of Kitchen



Image 43: View of north extension to Kitchen - door to service yard



Image 44: View north of store extension

2.17 Interior photographs (cntd)
First Floor - Roof space not inspected



Image 45: Stairs to First Floor

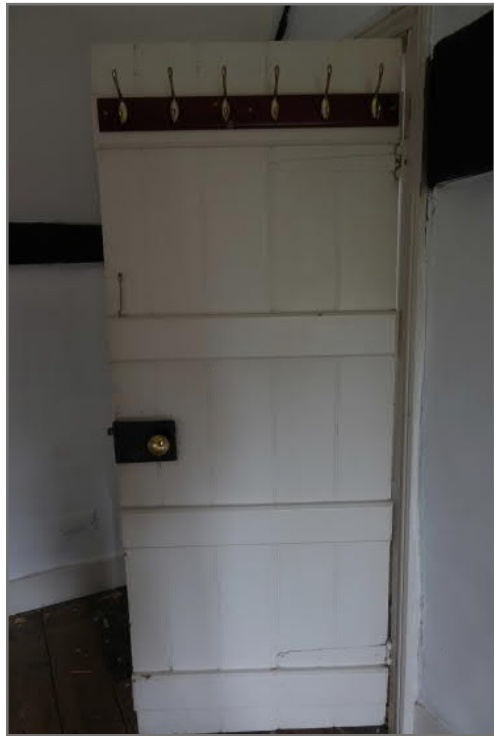


Image 48: Door to west cottage room



Image 46: View south of west room of C16 cottage - modern timber floor and skirting



Image 47: View west of west room of C16 cottage



Image 49: View north of west room of C16 cottage



Image 50: View east of west room of C16 cottage

2.17 Interior photographs (cntd)
First Floor



Image 51: View of doors to first floor rooms



Image 52: View south of east bedroom - modern timber floor and skirting



Image 53: View west of east bedroom



Image 54: Door to east C16 cottage room



Image 55: View north of east bedroom



Image 56: View east of east bedroom - possible Edwardian fireplace

2.17 Interior photographs (cntd)

First Floor



Image 57: View of east-west corridor

Line of previous external wall to east C16 cottage



Image 58: View of north elevation to C19 extension (Phase 3)



Edwardian fireplace

Image 59: Edwardian fireplace



Image 60: East elevation window to C19 extension



Image 61: View north of C19 gable extension (northeast room) - fireplace missing

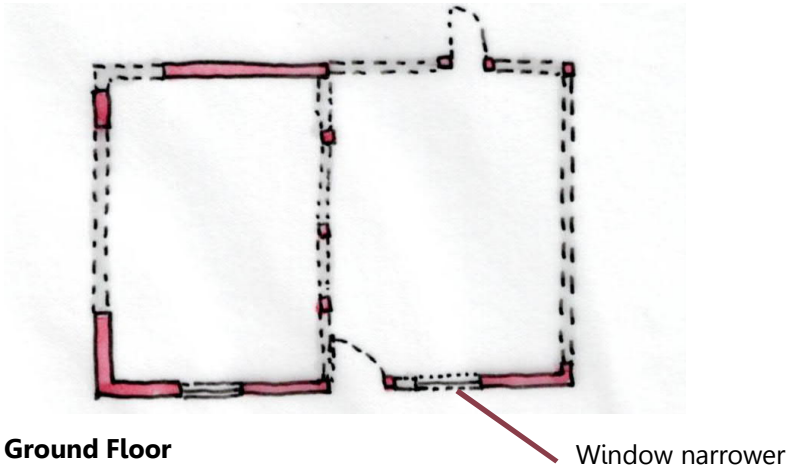


Image 62: View north within C20 extension

2.18 Phased Floor Plans

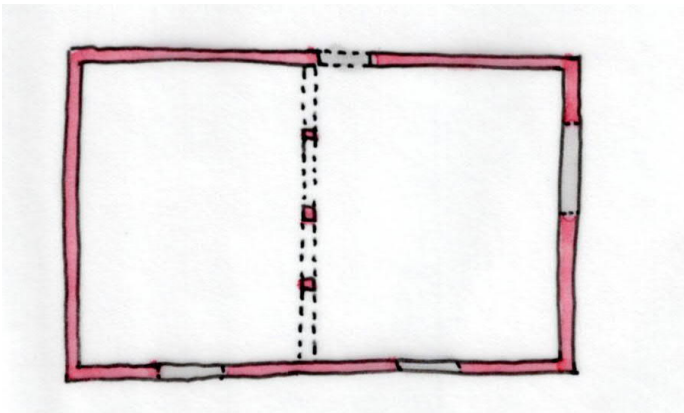
2.18.1 Phase 1 Summary: C16 Cottage - Two-room plan

The property was originally a two-roomed late timber framed C16 cottage. A sleeping platform may have been constructed, accessed via a ladder; the dormer windows were not constructed at this phase (refer to Images 46 and 52 which show the cut wall plate). The timber frame is largely intact, however the ground floor cill plate has been cut at the link with the Barn, and at the north elevation. The timber posts to an original rear door remain, with chamfered base blocks. The grey colour indicates wall that is likely to have been in place during the initial construction. The right hand window would have been smaller than currently.



Ground Floor

Image 63: Phase 1 Floor Plans

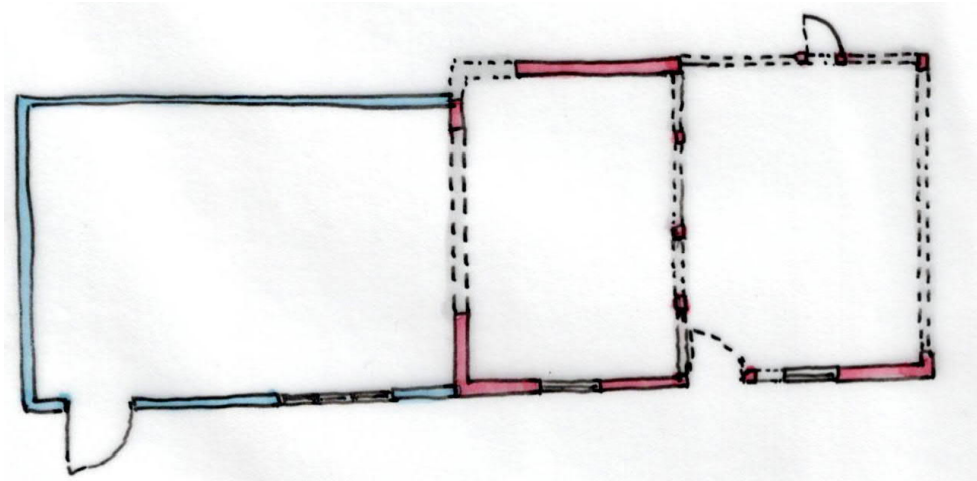


First Floor

2.18 Phased Floor Plans

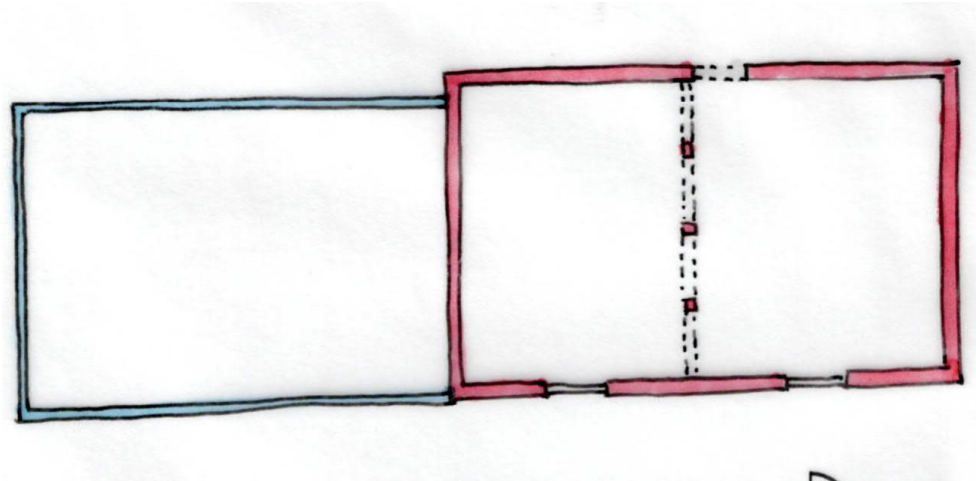
2.18.2 Phase 2 Summary: lateC18/earlyC19 Barn extension; northeast extension

The Barn was added to the west elevation of the cottage. The timber frame of the Barn appear old and reclaimed as there are numerous empty mortices in out-of-place locations. If this was added when the building registered as a public house, this may date this to 1862 when census records state this use for the first time, however it is likely the extension pre-dates this formal record.



Ground Floor

Image 64: Phase 2 Floor Plans



First Floor

KEY:

 Phase 1: Late C16

 Phase 2: lateC18/early C19

2.0 THE NATURE OF THE HERITAGE ASSET (cntd)

2.18.3 Phased Floor Plans

Phase 3 Summary: C19 Rear extensions

The Tithe Map from 1841 indicates a small northeast extension, set back from the building line. This may have been a small one-up, one-down for domestic use (as indicated in the Tithe Map). This has been identified as a possible 'Phase 3a' - refer to Image 65. Evidence for a possible stair location to this, or the original cottage, has not been identified and it is conjectured that as part of a later Phase 3b development this small extension was enlarged and an additional fireplace (Chimney Breast C) was added which provided heat to the first floor. Access to the first floor was created at this stage.

It is suggested that during this phase the two bedrooms were accessed via the new first floor access which may have previously been reached via a ladder. As indicated in the Ordnance Survey maps, by 1875 there were at least two extensions to the rear of the property: one that connected with the Barn; the other that connected with the north elevation of the cottage. It appears the west extension from the Barn was replaced in Phase 5, and is shown only indicatively in Image 65.

Indicative rear extension as shown in the 1875 map - refer to Image 7

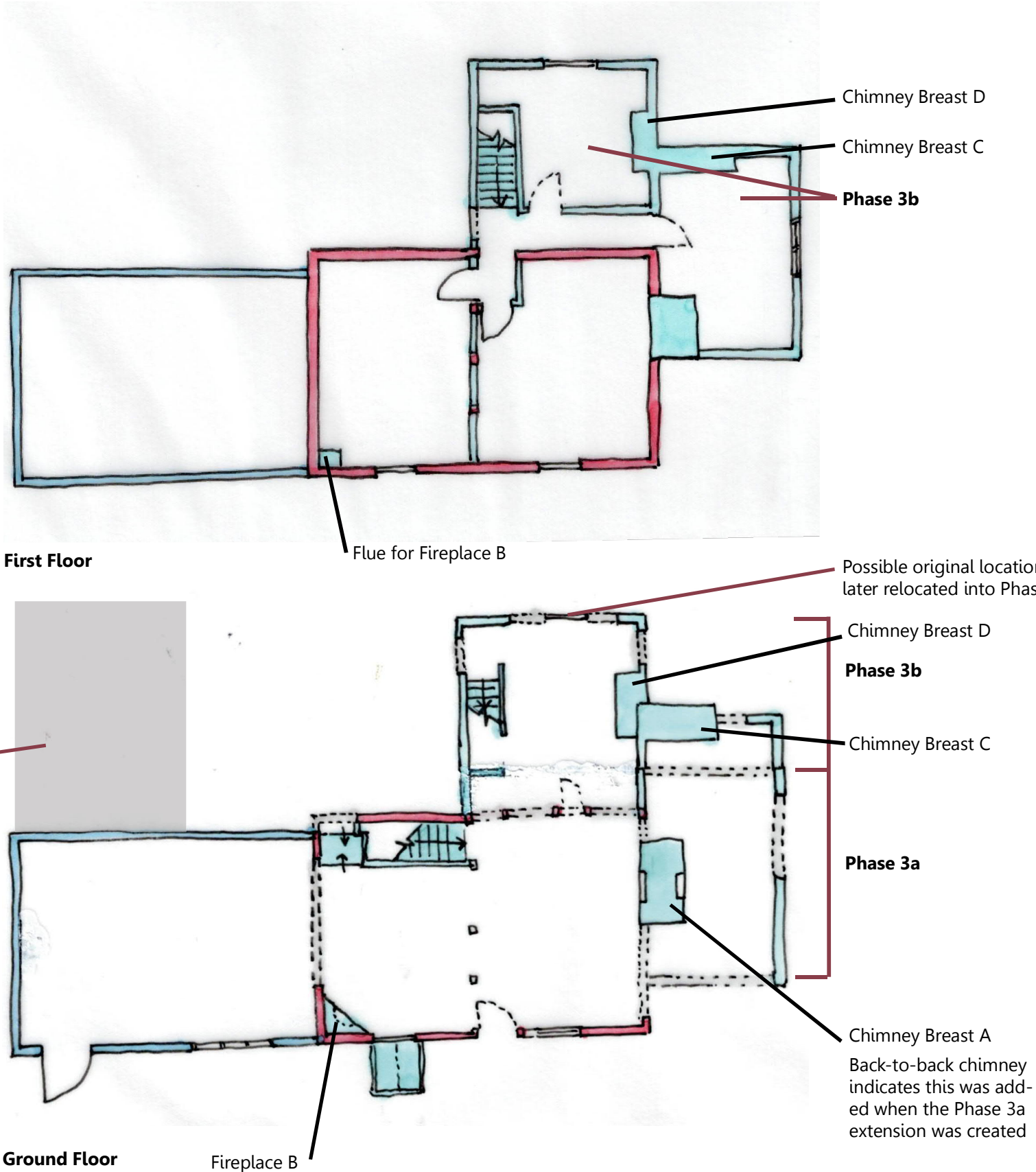


Image 65: Phase 3 Floor Plans

- KEY:**
- Phase 1: Late C16
 - Phase 2: lateC18/early C19
 - Phase 3: MidC19

2.18.4 Phased Floor Plans

Phase 4 Summary: Edwardian changes

Some of the internal features appear Edwardian in style and approach and suggest a period of refurbishment which may have coincided with the longterm occupation of the premises by Frank Borroughs (10.01.28 - 04.03.47). Whilst not of the Edwardian period years, the fireplaces to the first floor and the ground floor rear addition are redolent of this era and the styles are likely to have been readily available.

2.18.5 Phased Floor Plans

Phase 5 Summary: mid C20 onwards - 'Modern changes'

The property has seen many changes and adjustments from the mid-C20 onwards and those captured in these plans reflect only those that currently stand. Prior to the kitchen and WC development the WCs were located in the Barn as shown in the 'proposed' 1990 drawing for the approvals 36332 and 36333 - refer to Image 66, below; the barn window is labelled as 'new'.

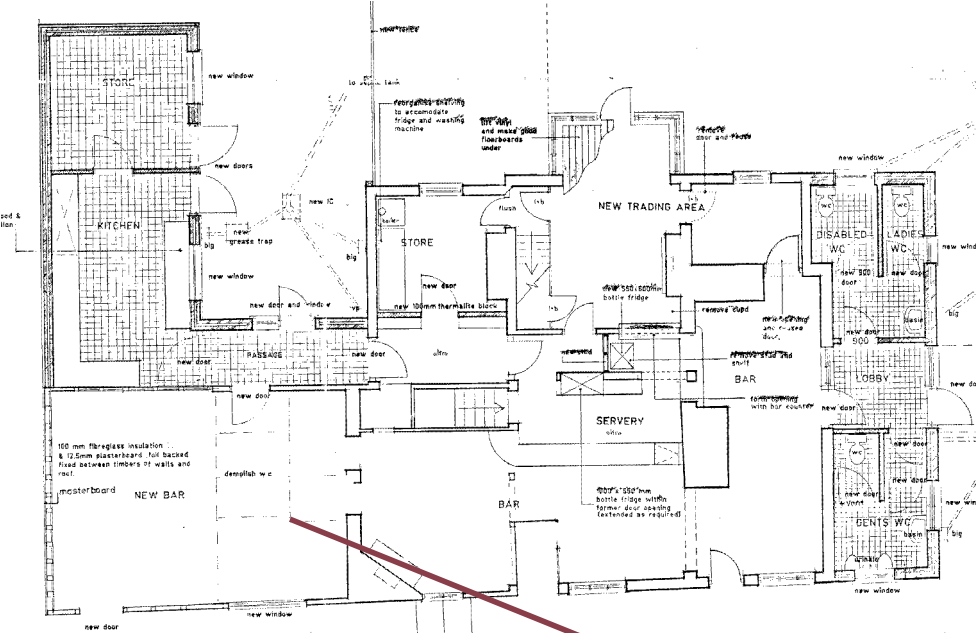


Image 66: Proposed GA Ground Floor Plan 1990

KEY:

- Phase 1: Late C16
- Phase 2: lateC18/early C19
- Phase 3: MidC19
- Phase 4: early C20
- Phase 5: mid C20 onwards

Indicative WCs identified for demolition

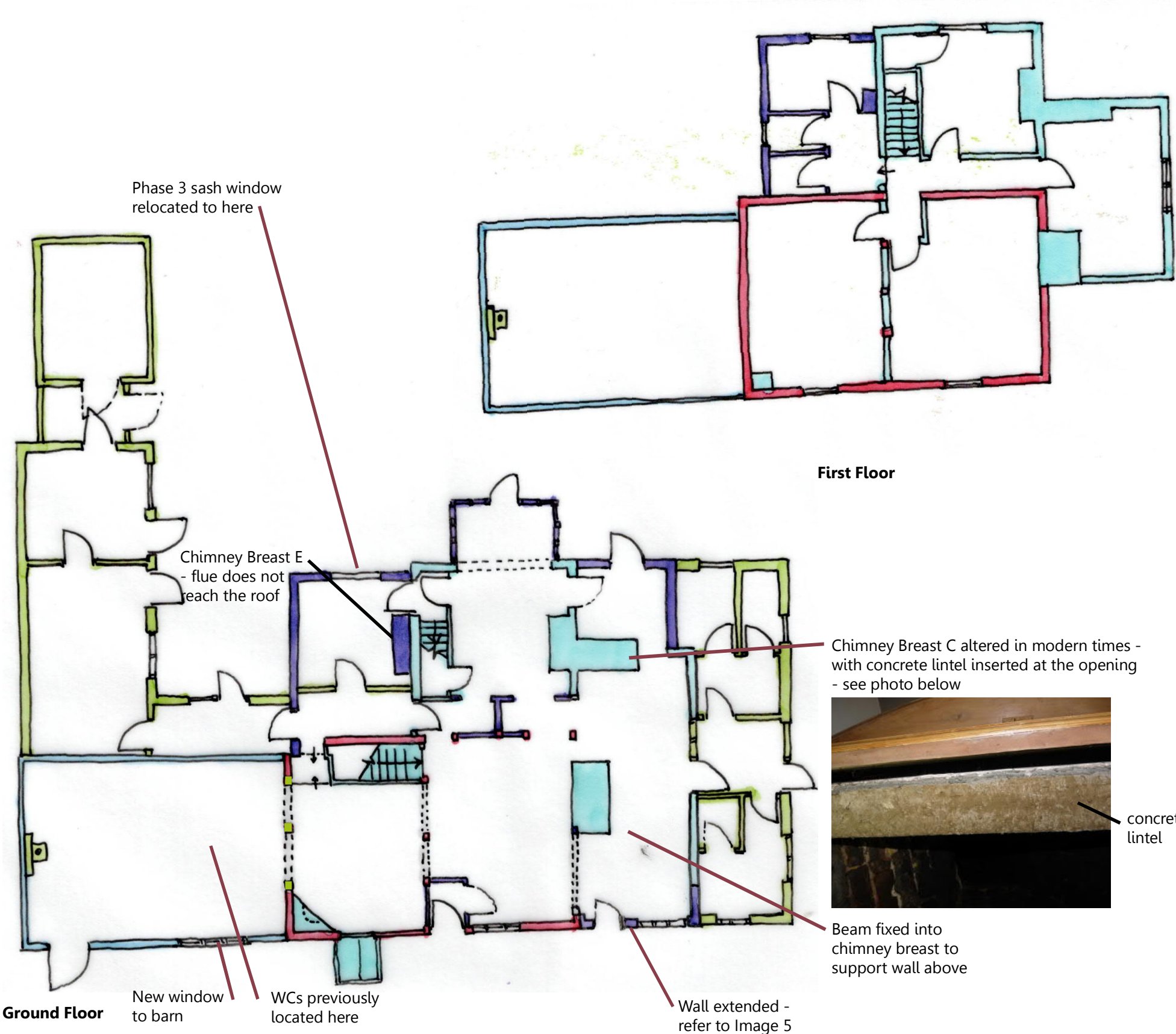


Image 67: Phases 4 and 5 Floor Plans

3.1 Historic Significance

The assessment of significance depends of the asset type, a comparison with what exists elsewhere, and the extent it may be distinctive or have special meaning for different groups of people. The significance of heritage assets or their elements can be measured at different levels:

Value/Criteria	Description
Very High (international importance)	World Heritage Site - monuments and landscapes of comparable quality.
High (national significance)	Listed buildings Grade I or II*, conservation areas containing very important buildings, Scheduled Monuments, Registered Parks and Gardens Grade I or II*, non-designated sites or assets of comparable quality.
Medium (national significance)	Listed buildings Grade II , conservation areas, Registered Parks and Gardens Grade II.
Low	Buildings and areas of local interest , sites and archaeological remains not of national importance, historic landscapes of regional/county importance.
Negligible	Buildings/sites of little or no significance; an aspect (e.g. structure or feature) that has little or no value and therefore does not impact significance positively or negatively.
Negative	An aspect (e.g. structure or feature) that detracts from the significance of a heritage asset.

3.2 Historic Significance of Crazies Hill Area of Special Character

Based on the tabulated criteria in 3.1, the Crazies Hill Area of Special Character, may be deemed to hold 'historic significance', via four values identified in the NPPF: archaeological, historic, architectural and artistic. These values shall be assessed using the following grading:

- High – values of *exceptional* or *considerable* interest;
- Medium – values of *some* interest;
- Low – values of *limited* interest.

3.2.1 Archaeological interest:

- WBC's *Historic Environment Topic Paper* does not identify the Crazies Hill Area of Special Character as having potential for archaeological interest (WBC, 2024).
- The Historic Environment Record does not indicate archaeology within the proximity of The Horns (refer to paragraph 2.3).
The potential to contribute to the understanding of the special character of the area is therefore considered 'low'.

3.2.2 Historic interest:

- Within the scope of this document it has been evident there appears to be a lack of information regarding the history of Crazies Hill, seemingly subsumed within Wargrave's history. There is potential to consider the possible preservation of the settlement with little connection to the outside world as of historic interest to pursue, however such local social history is fragile and may be lost.
The potential to contribute to the understanding of the special character of the area is therefore considered 'low'.

3.2.3 Architectural and artistic interest:

- The consistency of material use for buildings along Crazies Hill is notable and creates an aesthetic unity to what is a relatively disparate, linear settlement.
The historic significance of the use of vernacular materials is therefore considered of 'medium' level.

3.3 Historic Significance of Grade II listed The Horns Inn

As a Grade II listed property, The Horns Inn is considered to nationally have medium historic significance.

3.3.1 Archaeological interest:

- No evidence has been found within the course of this research that suggests there is potential for archaeological interest.
The level of archaeological interest is therefore 'low'.

3.3.2 Historic interest:

- As a surviving two-roomed, late C16 cottage, within what was Windsor Forest at the time of construction (Norden's map of Windsor Forest, 1607), is of social interest with the potential to be mapped against others of this era within the wider area.
- Locally this building provides a historic 'node' for the history of the hamlet.
The level of historic interest is therefore considered 'medium'.

3.3.3 Architectural and artistic interest:

- The visibility of the planform of the C16 cottage remains, 'anchored' by the east chimney breast and the remaining two-bay timber frame which provides evidence of scale.
- The remaining fabric of the C16 cottage: the timber frame.
- The Barn extension, whilst incongruent, was erected with purpose and has enabled the salvaged timber frame to survive and be appreciated for its aesthetic contribution.
- The two Edwardian style fireplaces at the First Floor, evidence a consistent approach during a period of early C20 refurbishment.
The level of historic interest is therefore considered 'medium'.

4.0 THE PROPOSED WORK AND IMPACT UPON THE HERITAGE ASSETS

3.4 Although not officially considered to be one of the four principal values, *setting* is recognised as a value that makes an important contribution to the significance of a heritage asset. An assessment of the contribution to significance is therefore included for assessing the impact of proposed works upon significance.

3.4.1 *Setting* is defined in the NPPF as, “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (Annex 2: Glossary).

3.4.2 **Contribution of Setting to Significance:**

- The collective characteristics of the Area of Special Character offers a contextual contribution to the setting of The Horns.
- The location of The Horns close to the green creates an open landscape when compared to the narrow hedge-line route along the southern part of Crazies Hill, which makes The Horns very visible and iconic to the settlement
- The green space immediate to the rear, and of that to the more distant field, of The Horns offers a verdant and peaceful environment to the property.

The value of the setting is therefore considered to be medium and contributes positively to an experience of the significance of the Grade II listed building.



Image 68: View towards the green at Crazies Hill

3.5 **Factors that detract from the historic significance of The Horns Inn and offer opportunities for improvement**

The setting of The Horns is ostensibly rural, and the property is an iconic feature to the settlement. There are, however, factors that detract from its current setting and the condition of the property, and offer an opportunity for improvement as part of the works.

- The roadside presence is dominant to the setting, and the timber post signage is a critical visual point of reference for the property. The post is rotten and requires replacement.
- The boundary treatment to the pavement and delineation for the car park entrance is ‘weak’ and could be improved with a ‘positive’ installation of vegetation or hard landscaping.
- The front of the property faces south and has potential to be a populated space with visitors to the pub - a careful design of seating and planting would improve the setting of the property.
- The rear of the property suffers from neglect of purpose and design, as expressed with low quality materials, poor use of colour to distinguish use between front- and back-of-house, and sequencing of external spaces.
- The interior lacks a cohesive design treatment bespoke and sensitive to this unique property. The east entrance experience in particular has a negative impact upon the historic significance of the property.



Image 69a and b: View of east entrance lobby and WCs

4.1 Historic England and the NPPF offer guidance on how to approach the assessment of the impact of proposed works upon the significance of a heritage asset. In particular the following are considered relevant to The Horns and its setting:

4.1.1 “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”, (DLHC, 2023, para.205).

4.1.2 “Each generation should therefore shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same”. (Conservation Principle 1.3, Historic England, 2008, p.19).

4.1.3 “Conservation involves people managing change to a significant place in its setting, in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations”, (Conservation Principle 4.2, Historic England, 2008, p.22).

4.2 In proposing managed change to a heritage asset there are often competing influences to be balanced through the design process. Relevant challenges for The Horns include:

- Retention of features that evidence its evolution and contribute to its historic significance.
- The proposal should achieve a solution that sensitively manages the evolution of the building in response to the demands of current society and the needs of the local community.

4.3 The design proposals enclosed have been informed by design reviews with Heritage Revival which has steered a sensitive solution to the applicant’s longterm aspirations for the property. The proposals seek minimal changes to Phases 1-3 (late C16 - lateC19), and to improve both the interior and exterior to the overall benefit of the property.

4.0 THE PROPOSED WORK AND IMPACT UPON THE HERITAGE ASSETS (cntd)

4.4 Proposed Changes to the Ground Floor

4.4.1 Changes that improve the understanding of the historic significance of the property

Internal changes are proposed that work together to enable the property to carefully manage a change to the way the building operates as a public house as a community service: a social place to gather, relax, contemplate, celebrate and make memories. As part of the process an opportunity to adopt changes that improve the understanding of the property's historic significance have been considered.



Image 70: View of previous door to be renovated to create an open gap

4.4.1A Proposed internal open gap in previous door location

The partial re-opening to the current wall, where previously a door had been located, is proposed to enhance the view through the property for improved visual connectivity between the spaces, and is located in the historic door location which would have provided a connection between the original cottage and the outside, beyond.

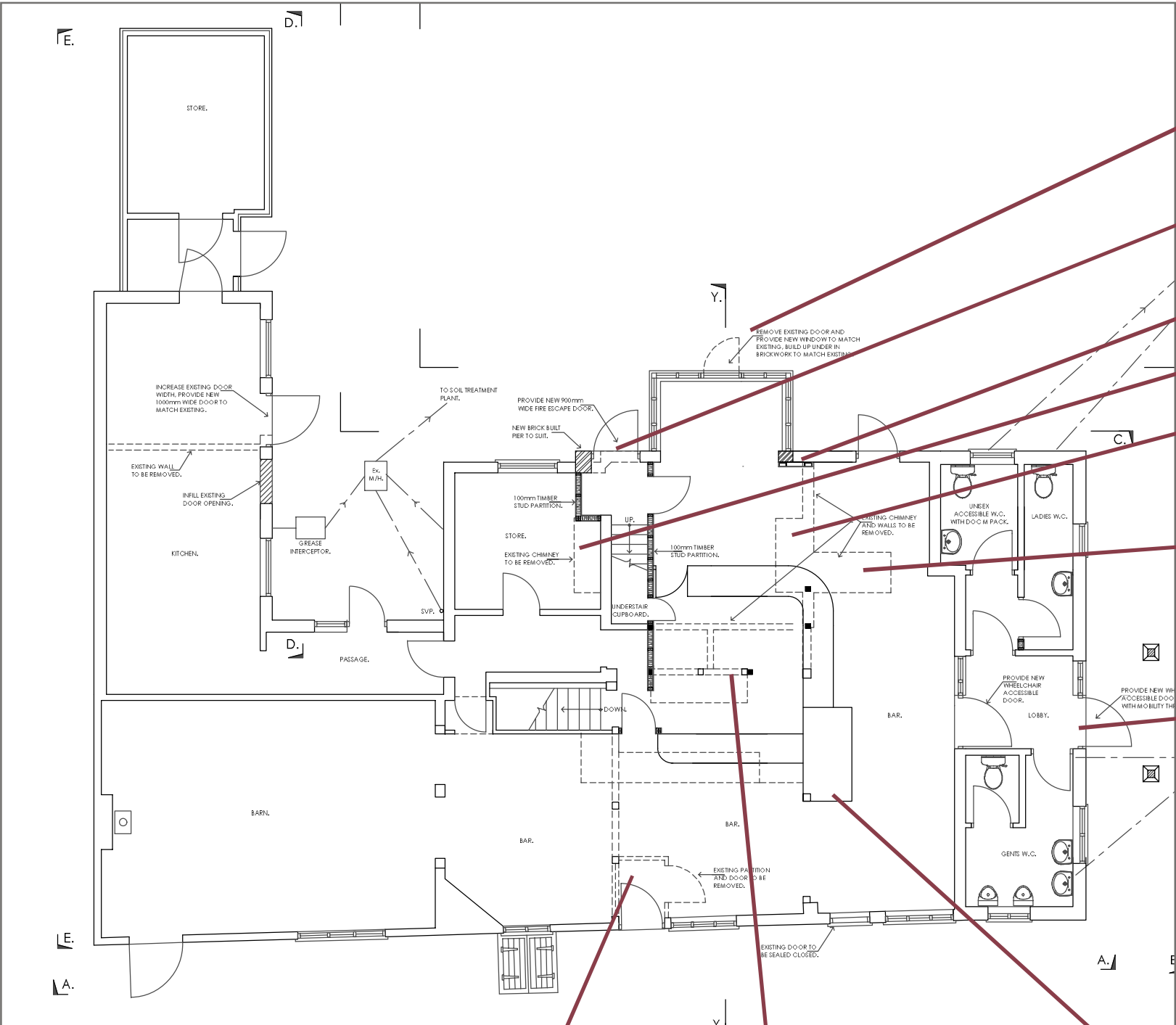


Image 71: Proposed Ground Floor Plan

- 4.4.2F Remove door and create continuous window
- 4.4.2E New external door and plan change with new walls
- 4.4.2G New steel structure
- 4.4.2H Removal of chimney breast
- 4.4.2B Removal of chimney breast
- 4.4.2A Removal of chimney breast
- 4.4.2D Widening of existing Phase 5 doors and narrowing of associated external window
- 4.4.2C Removal of lobby walls
- 4.4.1A Creation of an open gap between existing timber posts that previously formed a doorway
- 4.4.1B Repair to stabilise chimney breast

4.0 THE PROPOSED WORK AND IMPACT UPON THE HERITAGE ASSETS (cntd)

4.4.1B Phase 3a Chimney Breast A repair

A key part of the refurbishment is the opportunity to address key repairs that will enhance the longevity of the property. In particular the Phase 3a Chimney Breast A is in particularly poor condition, and has been subject to insensitive modern structural interventions at the junction with the first floor.

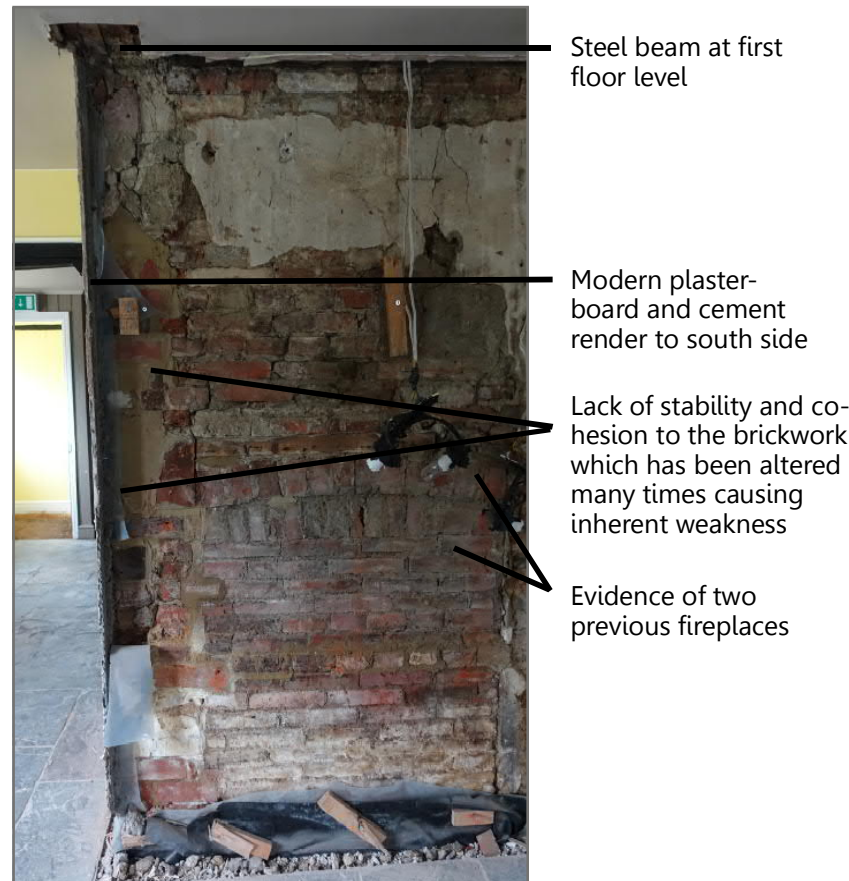


Image 72: View of Phase 3a chimney breast

There are three options for the repair:

- 1) **do nothing** - this may cause the condition of the chimney breast to deteriorate further and is therefore considered to cause **harm** to the historic significance of the Phase 3a fabric
- 2) **Insert a steel column** to support the overhead steel beam - this would require a foundation to be excavated and has the potential to undermine the chimney construction and is therefore considered to cause **harm** to the historic significance of the Phase 3a fabric.

3) **Insert heli-bars** with silicone bedding to every three courses of brickwork to stabilise the brickcoursing - this is considered to cause the **least harm** to the historic significance of the Phase 3a fabric as the maximum fabric is retained, and the brick courses are not exposed to moisture therefore the bedding intervention is unlikely to be exploited to cause further deterioration. Refer to the structural engineer's details enclosed.

Impact of repairs upon historic significance: Positive

4.4.2 Proposed changes to enhance economic viability

Other internal changes are designed to support the long term viability of the pub's operations. Refer to the economic statement enclosed.

4.4.2A The removal of Phase 3b Chimney Breast C

The removal is proposed to open up the floor plan to enable a greater number of restaurant tables to be created. The existing chimney has had modern adaptations (see page 17), and the breast causes a high level of disassociated internal spaces making them uneconomic. The loss of the Phase 3b fabric is regrettable however the building has been extended in an ad hoc and unplanned manner over the last 150 years which has resulted in unusable and uneconomic spaces. The removal does not impact the historic significance of the Phase 1 fabric.

4.4.2B The removal of Phase 3b Chimney Breast D

Chimney Breast D is inhibiting the optimal use of the floor space. With item 4.4.2A, the plan form is diminished however the replacement exposed steel structure would enable the previous form to be understood, and to be read as a modern intervention. The removal does not impact the historic significance of the Phase 1 fabric.

4.4.2C The removal of the entrance door lobby walls

The proposed removal of the modern walls that form the entrance lobby would revert the floorplan back closer to the original C16 floor plan. This would enhance the understanding of the historic significance of the Phase 1 fabric.

The proposed widening of the east entrance door

4.4.2D The door change, and associated narrowing of the adjacent external window, to improve access into the building would see Phase 5 fabric changed which holds no historic significance. No impact is caused to the historic significance of the property or the setting of the building.

Create new external door to lettable rooms

4.4.2E To provide separate out-of-hours access to the first floor a new access door is proposed to the bottom of the existing staircase. This would require the adjacent brickwork to be adjusted to create a small buttress. This reduces the vertical form of the Phase 3 extension but does not erode its legibility.

Remove Phase 4 door and replace with matching window

4.4.2F In order to improve the efficient use of the floor plan to increase the restaurant covers and create an inviting dining environment the door is proposed to be replaced with a matching window. No impact is deemed to be caused to the historic significance of the property or the setting of the building.



Image 73: Extract of proposed north elevation

4.0 THE PROPOSED WORK AND IMPACT UPON THE HERITAGE ASSETS (cntd)

The replacement steel struture

4.4.2G Where the chimney breasts are proposed to be removed the replacement structure is proposed to be exposed steel. This will aesthetically enable the new works to be visible, and 'honest' such that it is distinguishable from existing masonry. The steel would require fire retardent treatment, proposed to be in 'anthracite' grey - see the image below which shows an example of this approach. Refer to the enclosed engineer's details for the steel design.



Image 74: Proposed finish to new steel structure

The removal of Chimney Breast E

4.4.2H The redundant chimney breast to the C19 extension (refer to Image 40) is proposed to improve the floor space. The chimney flue does not appear at the First Floor or above the roofline, removed at an earlier unknown date. The room does not contribute to the historic significance of the property and the removal of this Phase 4 fabric is not considered to cause harm.

In summary, the proposals for the purpose to enhance economic viability for the operation of the pub are a priority to secure its longterm sustainability at the centre of the community. The proposals described in 4.4.2 collectively are not deemed to cause substantial harm to the historic significance of the property, and are all key elements to unlocking the reorientation of the scheme to support the enhanced restaurant provision and efficient use of currently dislocated spaces.

Impact upon historic significance: Less than substantial harm

4.4.3 Proposed changes to improve the quality of the interior treatment

4.4.3A Acoustic treatment to the First Floor below residential use

There are no remaining lath and plaster ceilings to the Ground Floor, and for the acoustic separation between the bar and the bedrooms above, the quality of these residential spaces is proposed to be enhanced with acoustic treatment from the underside of the floor joists. (Refer to the enclosed drawing 1886-SK02, and extract, below). The existing first floors have been strengthened in the past and in doing so the floor boards - which are modern replacements - were removed and reinstated. The proposed acoustic treatment therefore, proposes to incorporate an acoustic underlay beneath the existing floor boards, which would not cause harm to the historic significance of the fabric of the building.

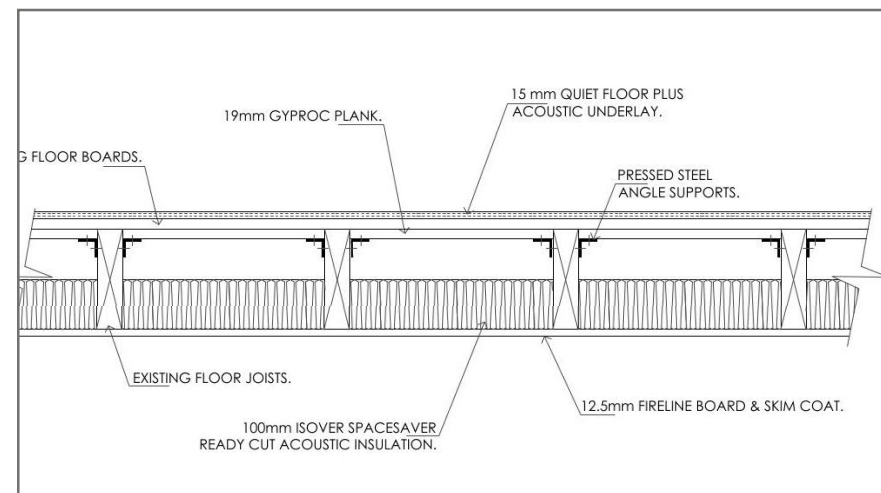


Image 75: Proposed acoustic treatment to the first floor joists

4.4.3B Refurbishment of WC and east entrance lobby

New lighting, floor and wall tiles are proposed to the existing modern WCs and east entrance lobby. These will improve the overall decor and quality of these rather neglected and out-dates spaces. No harm shall be caused to the historic significance.

4.4.3C New lighting scheme to the restaurant

The proposed lighting scheme is for surface-mounted wall lights which shall not, therefore, harm historic fabric. The original ceilings have not been retained, currently gypsum replacements; these can therefore accommodate recessed ceiling lights. Refer to drawing 0158-101-B and 0158-201-B.

4.4.3D New joinery to form bar

The proposed bar would integrate the retained Phase 1 timber frame and chimney breast within its layout, making the original fabric central to the new layout. Part of the frame's brick infill is proposed to be removed as described in paragraph 4.4.1A.

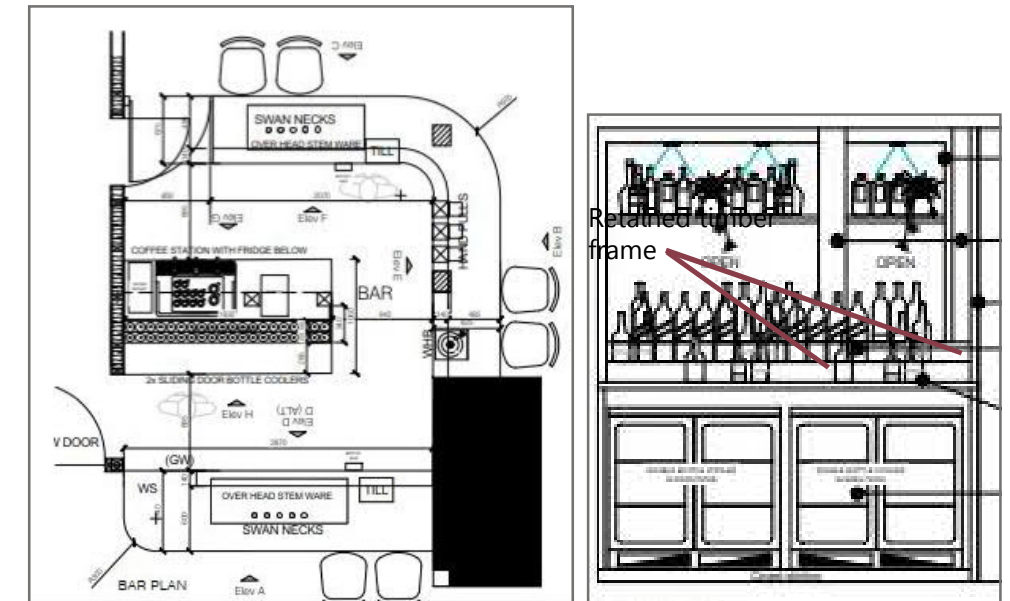


Image 76a: Bar Plan

Image 76b: Bar Elevation

Images 76a and 76b: Indicative illustration of the proposed joinery to the new bar

4.4.4 In summary, the proposals to improve the quality of the internal environment will enhance the experience of the property and thereby encourage a high level of use.

Impact upon historic significance: No harm

4.0 THE PROPOSED WORK AND IMPACT UPON THE HERITAGE ASSETS (cntd)

4.5 Proposed Changes to the First Floor

4.5.1 Proposed changes to enhance economic viability

As for the Ground Floor, internal changes are designed to support the long term viability of the pub's operations. Refer to the economic statement enclosed.

4.5.1A New en-suites to the C16 rooms

The quality of the overnight accommodation directly impacts the viability of the proposed Change of Use to the two First Floor bedrooms. The provision of en-suite construction is therefore considered essential. The provision of these were discussed on-site by the applicant with the Built Heritage Officer on 4th June 2024 where the construction of the enclosing walls to the en-suites were agreed to not be installed directly adjacent the timber-framed gable walls, but to leave a substantial gap.

Similarly, the north elevation of the en-suites would be entirely protected by overboarding to ensure separation of wet services from the construction. The top of the en-suites is proposed to be flat within the space to where it meets the roof line, to allow the attic shape to be visible above the en-suite. The floorboards to both rooms are not original and the installation of services are therefore not considered to cause harm. Roof tiles shall be used to supply the ventilation. Overall, these design measures are proposed to mitigate the potential to cause harm to the Phase 1 construction and space.

4.4.1B New fire doors

The existing doors to the two front bedrooms are not of limited historic interest - refer to Images 48 and 54. These are proposed to be replaced with new fire doors of a design to emulate the existing doors (vertical planks), essential to provide the necessary fire performance. The new door to close off the resident chef's accommodation shall be of the same design.

4.4.1C New Kitchenette

Proposed to be installed over the existing Chimney Breast C - refer to Image 61 - the kitchen could be removed in the future if necessary, and has no impact on the historic significance of the property.

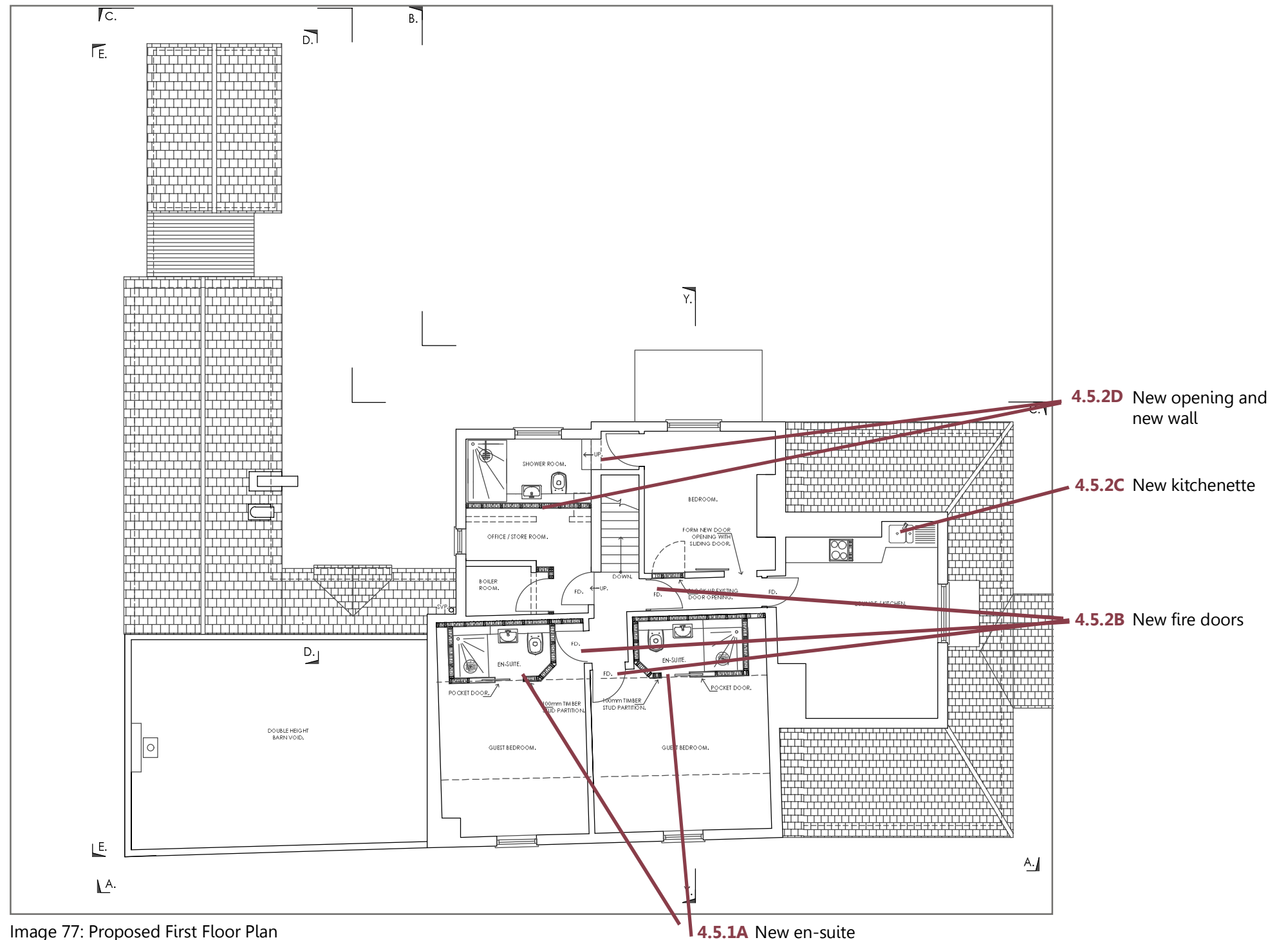


Image 77: Proposed First Floor Plan

4.4.1D New opening and new wall to bathroom

The existing bathroom is proposed to be made private as an en-suite provision, and create a dedicated back-of-house services area to the existing boiler location. An opening is proposed to the existing Phase 3 fabric to create a new door. The plan form would remain legible and the removal is considered necessary to create a modern

and desirable living quarters for a resident chef, whilst ensuring privacy and security for both the resident and those visiting the guest rooms, adjacent. The existing plumbing shall be reused, and the new wall replaces a modern C20 construction. The windows shall be retained as existing.

4.0 THE PROPOSED WORK AND IMPACT UPON THE HERITAGE ASSETS (cntd)

4.6 Proposed External Works

4.6.1 Proposed changes to enhance economic viability

The external works are an important part of the wholistic economic viability for the new endeavour. The existing rear garden has fallen into disrepair and lacks a comprehensive design solution, and is identified as an 'opportunity' to enhance the setting of the listed property: timber decking behind the kitchen sheds shall be removed to consolidate the built form in the back garden.

4.6.1A Replacement covered area

The existing covered area is of a limited size with respect to the viable number of covers that can be served in inclement weather. The external space relieves the internal space of occupants and the need to create a further extension to the property. The proposal is for a replacement structure of high quality materials - oak frame structure with predominantly slate roof -some perspex 'slates' shall allow natural light, and sympathetic PV solar panels are proposed to the west side, and will not be visible from ground level (refer to drawing 1886-33). The hipped roof minimises the overall massing of the structure and is placed away from the building such that the visual impact of the rear elevation is reduced. The structure would not be visible from the roadside and therefore not impact upon the setting visible of the principal elevation. The existing gazebo is 7.6m x 7.6m and the replacement covered area is proposed to be 13m x 7.5m which could provide 54 covers, which is essential to cater for customer preferences for outdoor dining in warmer months, ensuring economic viability.

4.6.1B New external kitchen

To meet the market demand for external dining an external kitchen is proposed, to be located within the footprint of the previous kitchen which included a large domed pizza oven, kitchen counter and unsympathetic red brickwork (Image 79). The kitchen would provide a focal point to the external space for both eating and gathering. Practically this measure would relieve the kitchen of additional meal demands whilst offering the clientele a wider range of food choices. The replacement construction would be an improvement to the setting of the property and the Area of Special Character.

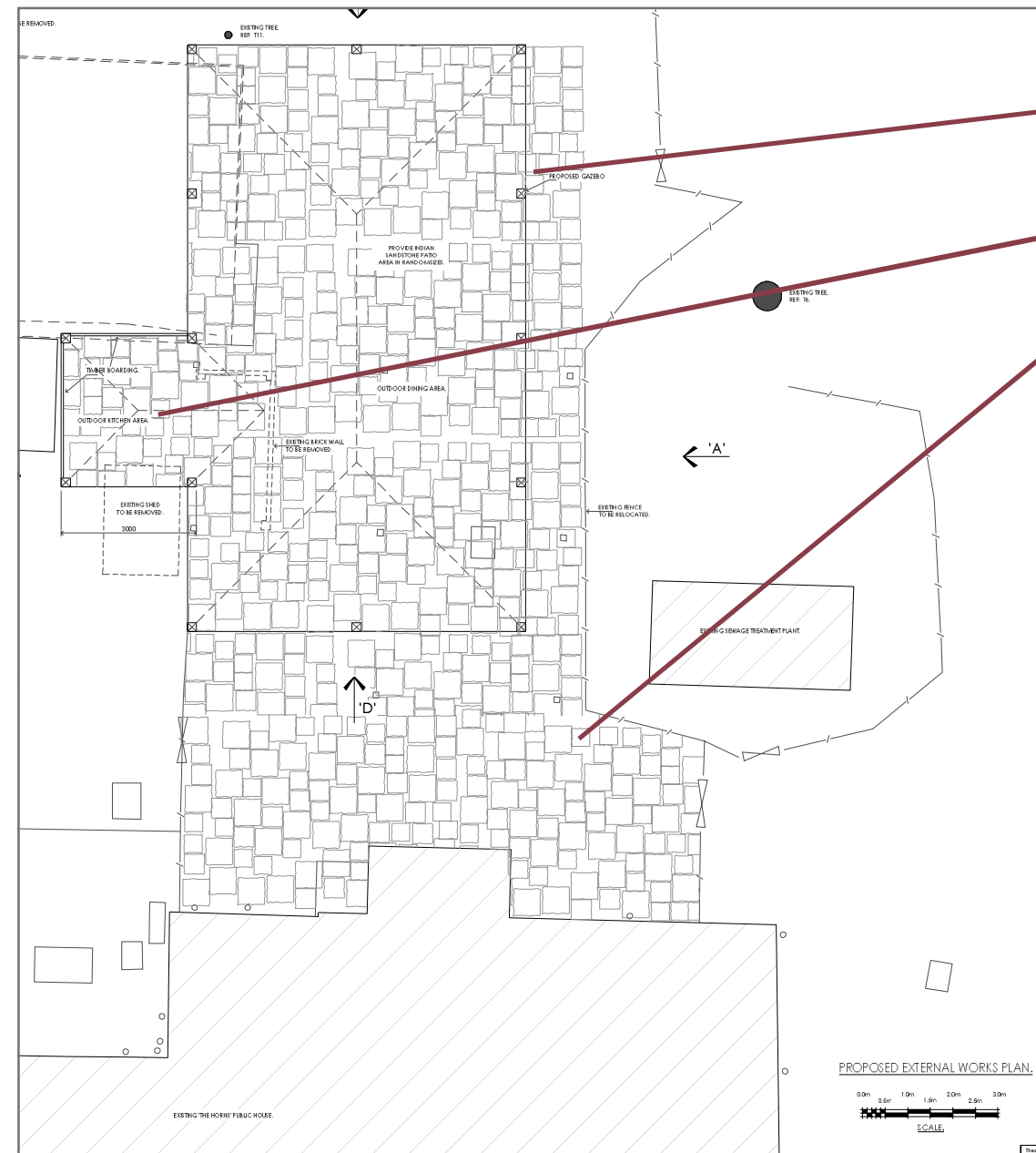


Image 78: External Works Plan (refer to drawing 1886-33P)

4.6.1A Replacement covered area

4.6.1B Replacement kitchen

4.6.1C New paving and removal of timber decking



Image 79: Existing kitchen



Image 80: Existing paving



Image 81: Proposed paving

4.6.1C New Paving and Removal of Timber Decking

The existing paving (Image 79) and timber decking were originally of poor quality materials and have not weathered well. Their replacement would enhance the setting of the property. The proposed Indian sandstone (Image 80) is a natural stone material, which will wear with a gentle patina to complement the setting of the property.

4.0 THE PROPOSED WORK AND IMPACT UPON THE HERITAGE ASSETS (cntd)

4.6.1D The existing shed is proposed to be replaced with a new shed of the same size and finish: black painted feather edge timber cladding (Image 82).

4.6.1E New Roadside Post Signage

The existing timber post signage has become rotted close to the base and had become extremely unsafe. Following communication with Wokingham BC regarding the potential hazard to the public should the post ultimately fail in poor weather conditions, it was agreed the post could be safely removed and stored on-site as reference for a proposed replacement. Refer to the enclosed drawing 1886-SK.03.

The current signage is a key focal point for The Horns and the proposed replacement is sensitively designed, and considered to have a positive impact upon the historic significance of the property and its setting.

4.6.1F New Overdoor Lighting

As a key entrance point to the premises signage over the east entrance door is proposed to provide clarity of orientation for customers. The lighting is modest in scale and appropriate to the public activity of the pub and those using it.

The lighting is not considered to impact the historic significance of the property and its setting, or detract from the architectural quality of the heritage asset.

4.6.2 **Summary**

The external changes wholistically are considered to offer an improvement to the setting of the listed property to that there currently. Opportunity is also taken to create on-site energy generation without impacting the fabric of the main host building. Whilst the gazebo construction is proposed to be longer, the relationship with the existing building would not change, yet the materials shall be enhanced as appropriate to the context.

Impact upon historic significance: Positive



Image 82: Existing timber enclosure - proposed replacement shed to match

4.7 *Change of use of two first floor rooms from E to C1*

The first floor is proposed to change from Class E to two different Use Classes:

- (i) Change of use for part of the upstairs from landlord accommodation to guest accommodation for the front two ensuite rooms ie: to from **Class E to Class C1**, and
- (ii) **Flexible use permission for both Class E and Class C1** for the space designated for manager/chef accommodation and/or guest accommodation, as per Class V (dual-use) of the General Permitted Development Order. This would enable the space to be used interchangeably for the first ten years to establish the optimum economic benefit for the property.

The proposed change of use to the two first floor rooms will ultimately retain the rooms’ use as ostensibly residential, albeit a change of Use Class in planning terms.

If necessary in the future these rooms could readily be returned to be reintegrated with the wider first floor flat. The change of use proposed therefore, does not alter the ‘optimum viable use’ of the rooms and enables their dedicated guest room use for the overall economic viability of The Horns.

Secondly, the provision for flexible use to the remaining portion of the first floor would not cause a material change to the spatial arrangement or fittings and would not, therefore, cause physical harm to the property in the longterm.

Impact upon historic significance: No impact

5.0 ACCESS

- 5.1 The existing access is not proposed to worsen, and the proposed entrance and lobby doors into the building from the car park are proposed to be widened to improve access for wheelchair users.
- 5.2 The removal of some of the masonry construction minimises awkward hard-to-reach spaces, and improves access to all public areas on the ground floor.

6.0 CONCLUSION

- 6.1 The review of the proposed works has demonstrated the impacts upon the historic significance of the heritage assets and mitigation measures that have informed the design and repair strategy. The impacts to the Grade II listed The Horns, and the non-designated Area of Special Character, are largely considered to be either positive or have no impact. Where the impact has the potential to cause 'less than substantial harm' it is considered the public benefit outweighs the potential harm - refer also to the Planning Statement.
The public benefits are considered as follows:
 - return of the community's social hub;
 - reinvestment and retention of residents' money into their local community;
 - increase to local employment - planned to be three full time members of staff, and up to 7 more part-time staff;
 - preservation of a listed building that had been neglected owing to mis-alignment of economic viability and optimum viable use;
- 6.2 The proposals are not considered as having potential to cause total 'loss of significance' or 'substantial harm' to the heritage assets.
- 6.3 The proposals have been carefully considered, and invasive changes are limited and respectful to the sensitive historic fabric.
- 6.4 The proposals will enable the building to continue its journey of evolution in a sensitive way to meet the demands of twenty first century society, in an manner respectful of its historic significance.

In gathering the information that informed this Heritage Statement the following methods were used:

- 1) Site visit
The Horns, was visited on the 30.10.2024 and the 14.10.2024, and recorded with photographs.
- 2) On-line research
The Historic Environment Record was used to locate relevant information.
- 3) Archives
The Royal Berkshire Archives was visited 03.10.2024 to establish relevant information held.

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Wiktionary	www.wiktionary.org .



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