

**Heritage Statement Part 1 –
The Impact on the Setting of Heritage Assets**

Land to the West of Kennetholme Quarry
Colthrop, Thatcham
West Berkshire
RG19 4NT

Dr Peter Wardle & Colin Lacey

**Document Reference Number 2016/1347
Version 0.5**

Heritage Statement: Land to the West of Kennetholme Quarry
Dr Peter Wardle and Colin Lacey

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Version Control

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		
0.7	LPA Draft	Client Comments	
1	Issued Report		

1. Summary

Visibility Analysis has been used to determine which Designated Heritage Assets and Locally Listed Buildings, located up to 1.5km away from the proposed scheme will be visible from it.

Of these 44 assets, only limited views of the Eastern part of the proposed scheme will be possible from two Heritage Assets. These are:-

Moated Manor site 200m north-west of East Field Copse

This is a Scheduled Ancient Monument and thus is nationally important.

Visibility Analysis suggests that the eastern end of the proposed scheme may be visible from the Moated Manor.

It is noted that there is much woodland and thus the views are filtered distant views. The proposed scheme will be a neutral change or an enhancement to the setting of this moated manor.

Milestone at SU 5496 6884

The asset is a milestone on the A4 – the London to Bath and Bristol Coaching Route. As such, its setting at the side of a main road is considered important.

The A4 is bounded by tall hedges creating a non historic setting. Views to distant countryside are only possible in gaps in the hedges or as highly filtered distant views. The east part of the proposed scheme may possibly be visible, however at present this land is gravel extraction.

The development will have no impact on the setting of the milestone.

It is thus suggested that the proposed scheme will be an enhancement of the setting of these two heritage assets.

2. Introduction

2.1 The Client

This report was commissioned by Matt Taylor of JSA Planning on 21st April 2015 for and on behalf of the landowners (Grundon Waste Management Limited and the Henry family).

2.2 Confidentiality and Copyright

This document is to remain confidential for a period of 12 months or until it forms part of a formal submission to a planning authority or until otherwise indicated by the client. The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

2.3 Location

The general location is shown in Figure 1 and 2 and the detailed locations are included in the subsequent figure.

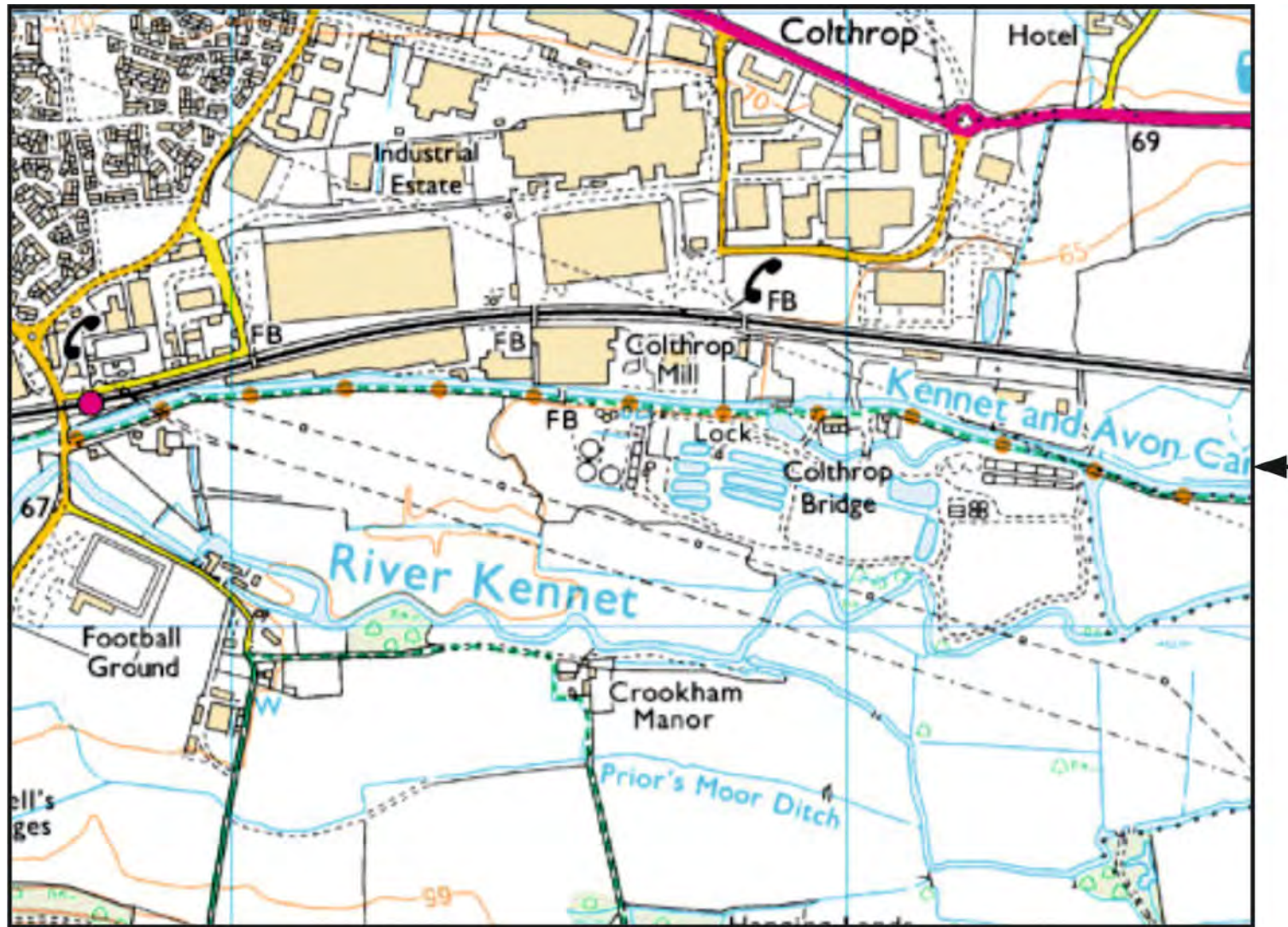


Figure 1: General Location Plan, 1:10,000 @ A4

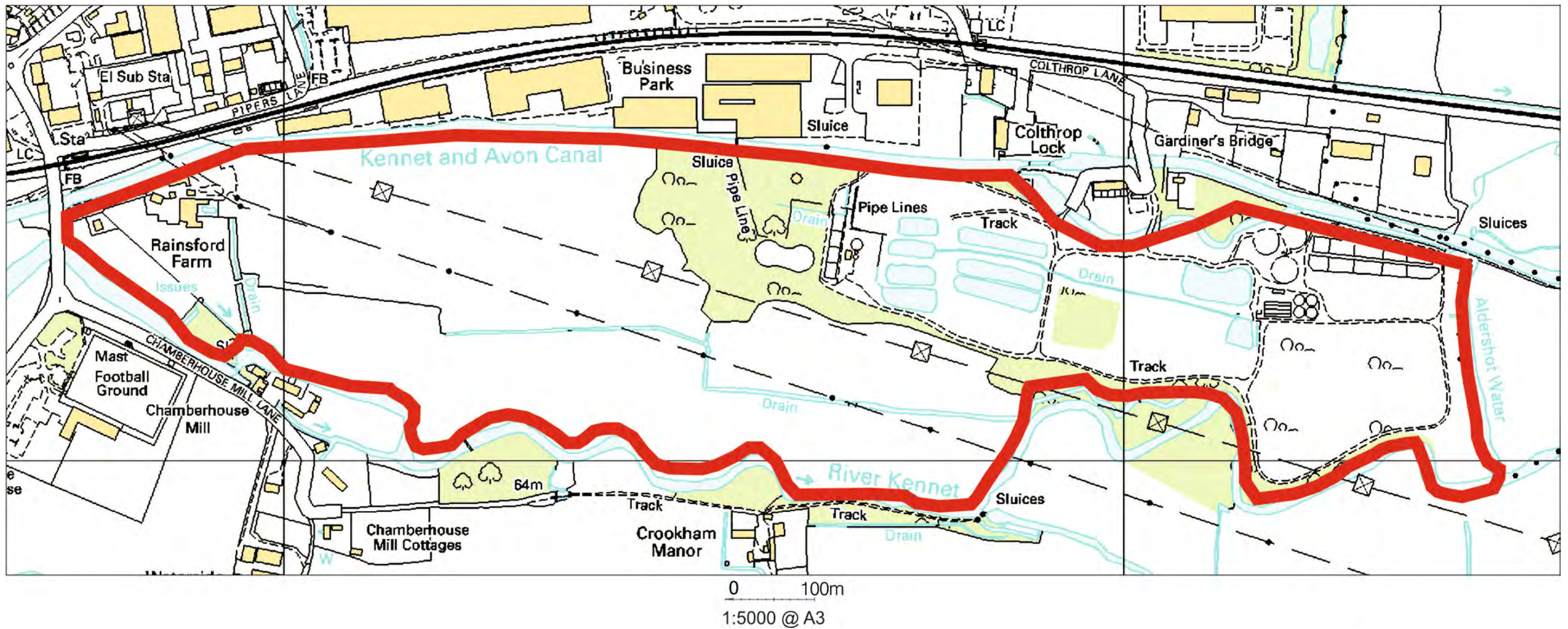


Figure 2: Detailed Location Plan. Scale 1:5,000 @ A3

3. Methodology

An area of 1500m around the perimeter of the proposed scheme was searched for conservation areas, locally listed buildings, scheduled monuments, statutory listed buildings and historic parks and gardens. Of these, there were no historic parks and gardens.

3.1 Visibility Analysis

The level to which the proposed development is visible from buildings was calculated using the geographic information system package 'QGIS'.

The QGIS plugin 'Viewshed Analysis' by Zoran Čučković was employed to ascertain which parts of the landscape were visible from points in the landscape identified by the Historic England National Heritage List.

The surface model used in the calculations is a LIDAR Composite Digital Surface Model (DSM) with a 2m horizontal resolution, published by the Environment Agency.

A DSM reflects the true topography of the land, including buildings, walls, hedgerows, woodland and other vegetation, which in this case, is ideal for accurately modelling the visibility from a particular building.

Visibility plots were calculated using an observer height of 1.6m (average eye level) for ground floor purposes, 4.6m for first floor and 7.6m for second floor levels, to a suitable radius to assess whether or not the proposed development area is visible.

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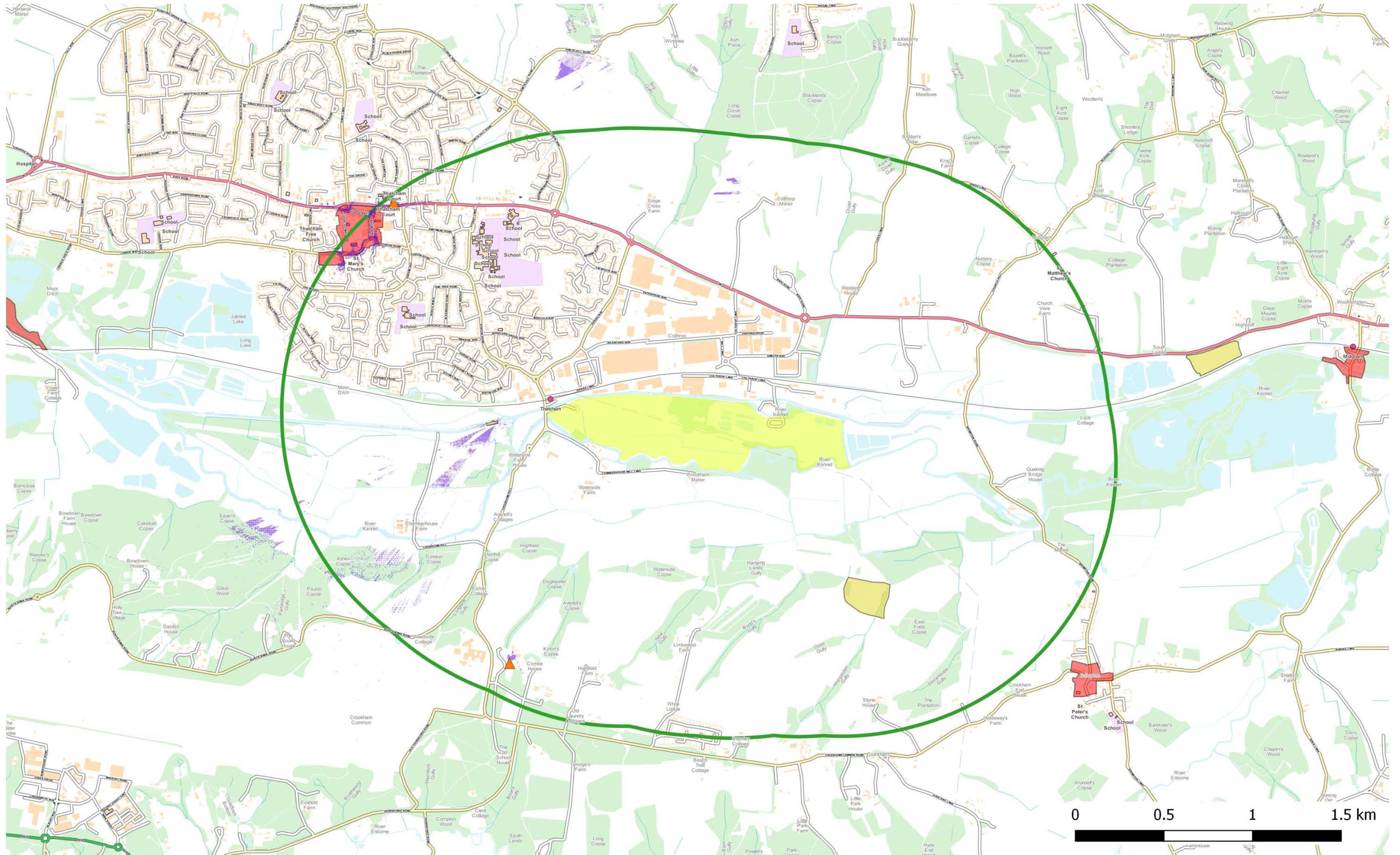


Figure 3: Views from heritage assets which do not observe the proposed scheme (1:20,000 @ A3)

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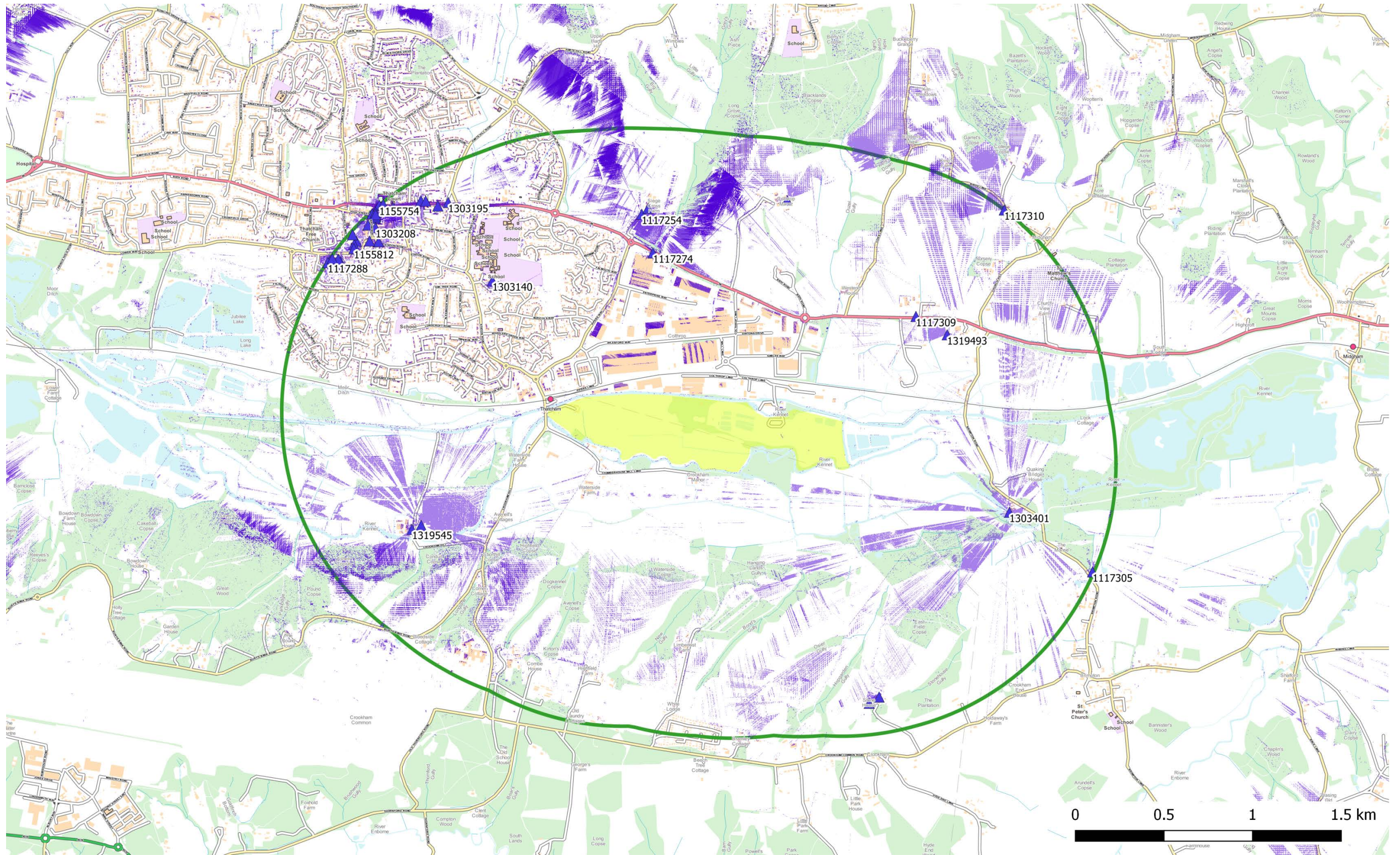


Figure 4: Views from listed buildings which do not observe the proposed scheme (1:20,000 @ A3)

4. National Planning Policy

4.1 Historic Building and Monuments Commission (England)

In 1984 the government set up an autonomous agency to undertake its functions in relation to Ancient Monuments, Archaeology, Listed Buildings, Historic Parks and similar, except the formal designation of these. This body became known as English Heritage.

In 1999 The Historic Building and Monuments Commission (England) merged with the Royal Commission on the Historic Monuments of England and the National Monuments Record.

On 1st April 2015 English Heritage was split into two organisations:

1. English Heritage Trust which took over the management of Historic Properties owned or operated by the state.
2. Historic England which remains an Agency of Government which has all the other functions of English Heritage.

While this was called a rebranding exercise many policy and other documents have been re-issued and many included revisions. There are over 100 Historic English Policy Documents see:

[Advice and Guidance: New titles and backlist](#)

In the period 15/2/2016 to 15/9/2016 29 new policy documents were issued, that is over one per week.

4.2 Planning (Listed Buildings and Conservation Areas) Act 1990

This Act sets out the legal basis for the protection of buildings of special architectural or historic interest –ie the process of listing. (Chapter 1 section 1 paragraph 1).

The Act Chapter 1 section 1 paragraph 2 allows factors other than the building to be taken into account:

- (a) any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and*
- (b) the desirability of preserving, on the ground of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building (a) any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part;*

Chapter 2 section 7 paragraph 2 of the Act defines what is protected by law:

Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised [F2 under section 8].

Section 9 paragraph 3 notes that it is a defence against prosecution as follow:

(3) In proceedings for an offence under this section it shall be a defence to prove the following matters—

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(a) that works to the building were urgently necessary in the interests of safety or health or for the preservation of the building;

(b) that it was not practicable to secure safety or health or, as the case may be, the preservation of the building by works of repair or works for affording temporary support or shelter;

(c) that the works carried out were limited to the minimum measures immediately necessary; and

(d) that notice in writing justifying in detail the carrying out of the works was given to the local planning authority as soon as reasonably practicable.

Chapter 2 Section 16 paragraph 2 states:

(2) In considering whether to grant listed building consent for any works the local planning authority or 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.

*This sections states that it is **DESIRABLE** to protect the setting of listed buildings but crucially setting is not defined.*

4.3 Conservation Areas

Part 2 Section 69 paragraph 1 states

Every local planning authority—

(a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance,

Section 74 requires permission for demolition of any building in the conservation area.

It is noted that the settings of Conservation Areas are not protected in the same way as Listed Buildings.

4.4 2010 Planning Policy Statement 5 - Non Designated Heritage Assets

From about 2005 onwards English Heritage were working towards having a single designation system for all types of Historic Places. A new Act of Parliament was drafted but not presented to Parliament. Instead a new integrated Planning Policy Statement was issued replacing:

- PPG15 Planning and the Historic Environment
- PPG16 Planning and Archaeology

Of importance is the fact that the concept of Heritage Assets was introduced and a distinction made between designated and undesignated Heritage Assets. Designated assets are as follows:

1. World Heritage Site,
2. Scheduled Ancient Monument,
3. Listed Building,
4. Protected Wreck Site,
5. Registered Park and Garden,
6. Registered Battlefield or Conservation Area

Heritage Assets were defined more broadly as:

HERITAGE ASSET

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in this

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PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

A key purpose of this was to enable the protection of the vast numbers (circa 90%) of archaeological sites not protected as Nationally Important Scheduled Ancient Monuments.

The National Planning Policy Framework 2012 revised this definition slightly:

Heritage asset: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Thus the definition of an undesignated Heritage Asset is clear – only a Local Planning Authority can identify an undesignated Heritage Asset.

The following are considered to be undesignated (non Archaeological) Heritage Assets:

- Locally Listed Buildings
- Identified as Heritage Assets in other Local Planning Authority documents
- Other buildings suggested to be Heritage Assets by the Local Authority during consultations about this proposal

Mention of a building in the Historic Environment Record does not make a building a Heritage Assets because:

1. It may not exist
2. It may not be historic (a building may be included in the HER because archaeological work has been undertaken there)
3. The owners and occupiers have a right to be informed that a building has been identified as a Heritage Asset.

4.5 2012 The National Planning Policy Framework

The 2012 National Planning Policy Framework was designed to simplify planning policy and in particular that there was a presumption in favour of sustainable development. It also noted the public benefit from job creation and economic wellbeing, as well as house construction and mineral extraction.

The Heritage Sections are appended.

4.6 2015 Historic Environment Good Practice Advice in Planning

In 2015 Historic England published three guides to Good Planning Practice these were:

1. The Historic Environment in Local Plans
2. Managing Significance in Decision-Taking in the Historic Environment
3. The Setting of Heritage Assets

4.7 The Definition of Setting

PPS 5 defined “setting” for the first time as

SETTING

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.

The National Planning Policy Framework adopted this definition intact.

Setting of a heritage asset: *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.*

English Heritage (now Historic England) have produced in recent years a number of documents detailing how setting should be analysed - the latest of these is:

Historic England, 2015, *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning 3*.

The principal difference is that it notes a number of different methods of analysis are suitable as opposed to just those set out in:

History in The View: A method for assessing heritage significance within views (Written 2008 Published 2011).

The Setting of Heritage Assets: English Heritage Guidance (2011).

The most recent advice advocates the uses of Geographic Information Services to analyse setting.

5. The Impact on the Setting of Heritage Assets Baseline Survey

5.1 Baseline Survey

Statutory Designated Heritage Assets and Locally Listed “Buildings” within a 1.5 km of the proposed scheme were considered. Undesignated Archaeological Sites and Monuments which do not have an above ground component are excluded.

Historic Landscape features are considered in the landscape appraisal.

5.2 Designated Heritage Assets

The impact of the proposals on the following nearby Designated Heritage Assets is considered:

	Asset	Type	Listing Grade	Dist. to Site	Visible	Considered in detail	Comments
1	Monkey Marsh Lock	Scheduled Monument	N/A	285m	No	No	
2	Moated manorial site 200m north-west of East Field Copse	Scheduled Monument	N/A	625m	Yes	Yes	Considered in detail below
3	Thatcham Conservation Area	Cons. Area	N/A	1.3km	No	No	

Owing to the large number of statutory listed buildings within the area of investigation, these are detailed separately below.

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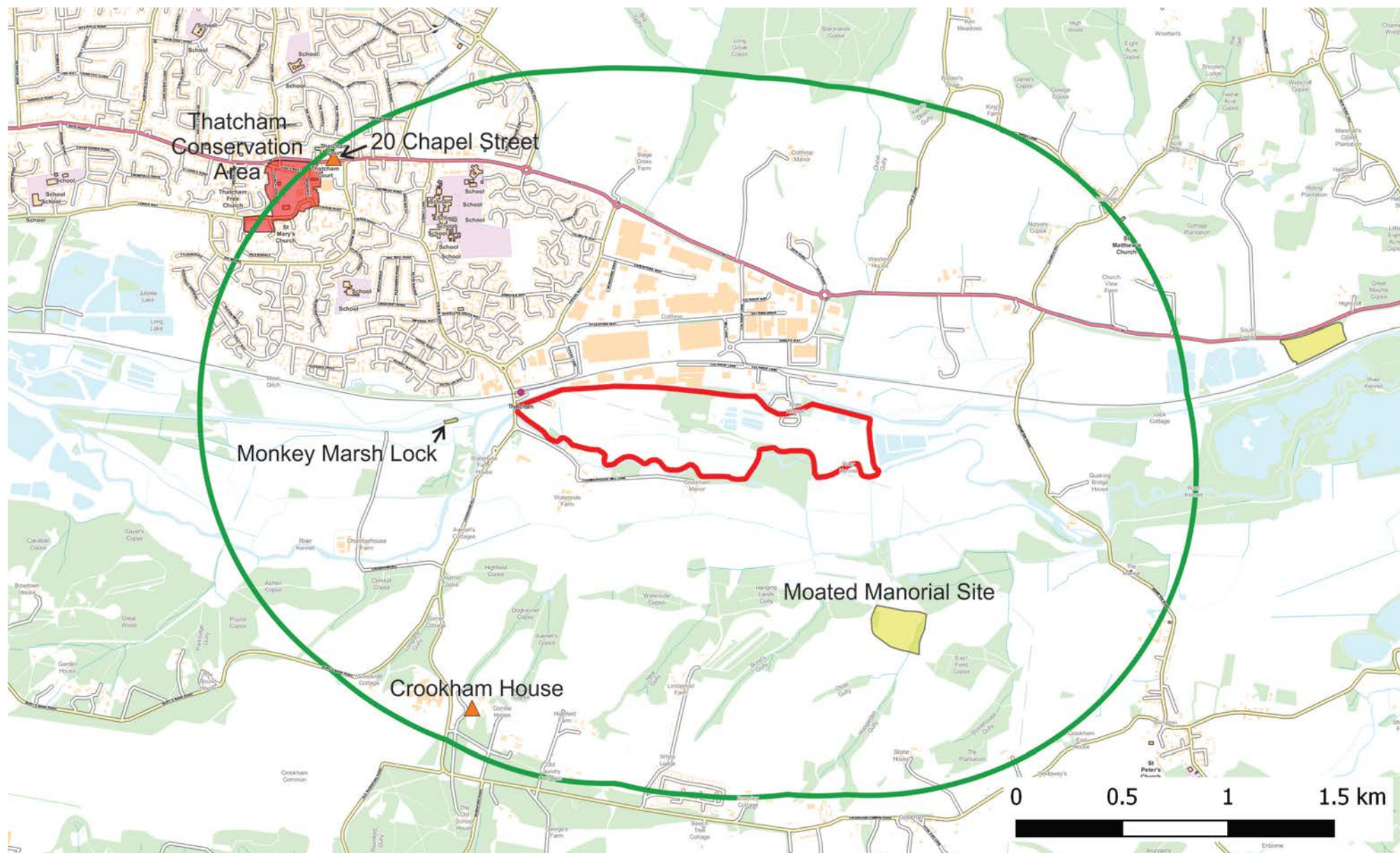


Figure 5: Location of conservation area, scheduled monuments and locally listed buildings, 1:25,000 @ A4

5.3 Statutory Listed Buildings

Listing Number	Name	Grade	Distance from Site (m)	Visible?	Considered in detail?	Comments
1117254	CART SHED APPROXIMATELY 60 METRES TO SOUTH WEST OF SIEGECROSS FARMHOUSE	II	1020	No	No	
1117274	MILESTONE AT SU5327 6721	II	790	No	No	
1117279	THE OLD CHEQUERS PUBLIC HOUSE	II	1350	No	No	
1117280	56, THE BROADWAY	II	1460	No	No	
1117281	BUTTERCROSS	II	1490	No	No	
1117283	66, 68, 70 AND 72, CHAPEL STREET	II	1390	No	No	
1117284	17, CHAPEL STREET	II	1440	No	No	
1117285	THE PLOUGH PUBLIC HOUSE	II	1220	No	No	
1117286	DIBBIN TOMB APPROXIMATELY 8 METRES TO NORTH OF VESTRY OF ST MARY	II	1440	No	No	
1117287	CHURCH GATE HOUSE AND QUADRANT WING WALL TO RIGHT	II	1440	No	No	
1117288	THE GRANGE	II	1490	No	No	
1117291	STABLE BLOCK APPROXIMATELY 25 METRES TO EAST OF STONE HOUSE	II	1300	No	No	
1117294	CHAMBERHOUSE FARMHOUSE	II	960	No	No	
1117305	WILLOW WANDS	II	1500	No	No	
1117309	MILESTONE AT SU 5496 6684	II	720	Yes	Yes	Considered in detail below
1117310	APRIL COTTAGE	II	1500	No	No	
1155705	31, THE BROADWAY	II	1380	No	No	
1155730	57, THE BROADWAY	II	1460	No	No	
1155754	MILESTONE AT SU 51777 67455	II	1500	No	No	
1155758	2, CHAPEL STREET	II	1490	No	No	
1155782	THE PRANCING HORSE PUBLIC HOUSE	II	1310	No	No	
1155799	CHURCH OF ST MARY	II*	1430	No	No	
1155812	MATHEWS TOMB APPROXIMATELY 8 METRES TO	II	1430	No	No	

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	SOUTH OF SOUTH AISLE OF CHURCH OF ST MARY					
1156340	78, CHAPEL STREET	II	1360	No	No	
1303140	THATCHAM HOUSE	II	790	No	No	
1303152	THE PRIORY	II	1480	No	No	
1303160	STONE HOUSE	II	1330	No	No	
1303182	ST MARY'S COTTAGE	II	1450	No	No	
1303187	THE KINGS HEAD INN	II	1480	No	No	
1303195	THE OLD BLUECOAT SCHOOL	I	1300	No	No	
1303208	51 AND 52, THE BROADWAY	II	1420	No	No	
1303401	BRIMPTON MILL	II	940	No	No	
1319493	ORCHARD COTTAGE	II	770	No	No	
1319519	18, 18A AND 19, THE BROADWAY	II	1460	No	No	
1319520	58, THE BROADWAY	II	1470	No	No	
1319522	GRANARY APPROXIMATELY 20 METRES TO NORTH EAST OF THE GRANGE	II	1480	No	No	
1319545	CHAMBERHOUSE COTTAGES	II	1000	No	No	
1319546	BARN APPROXIMATELY 15 METRES TO SOUTH WEST OF SIEGECROSS FARMHOUSE	II	1040	No	No	
1319547	BARN AT COLTHROP MANOR	II	1150	No	No	
	20 Chapel Street, Thatcham	Locally Listed	1.45km	No	No	
	Crookham House	Locally Listed	1.3km	No	No	

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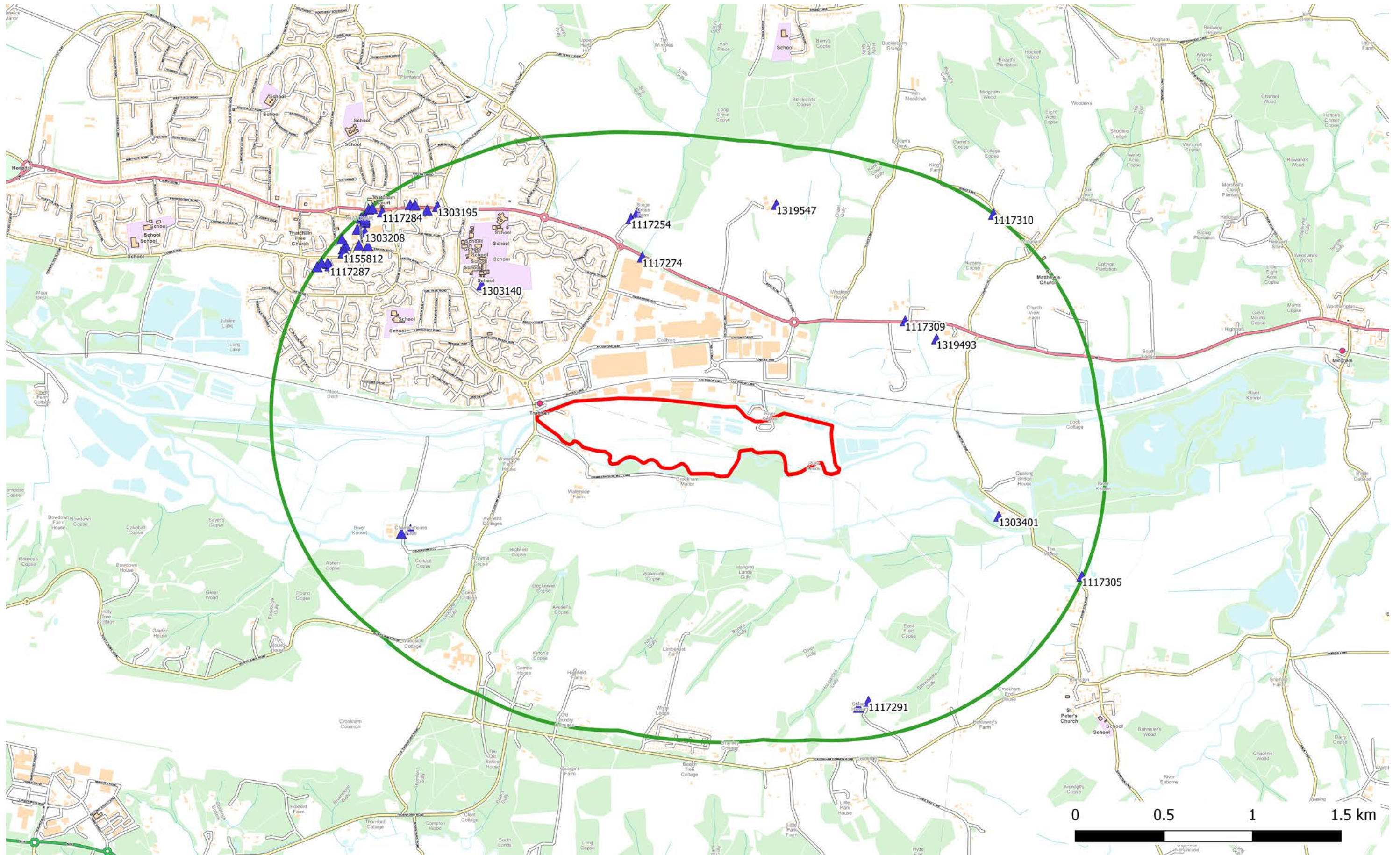


Figure 6: Location of listed buildings (overall, 1:20,000 @ A3)

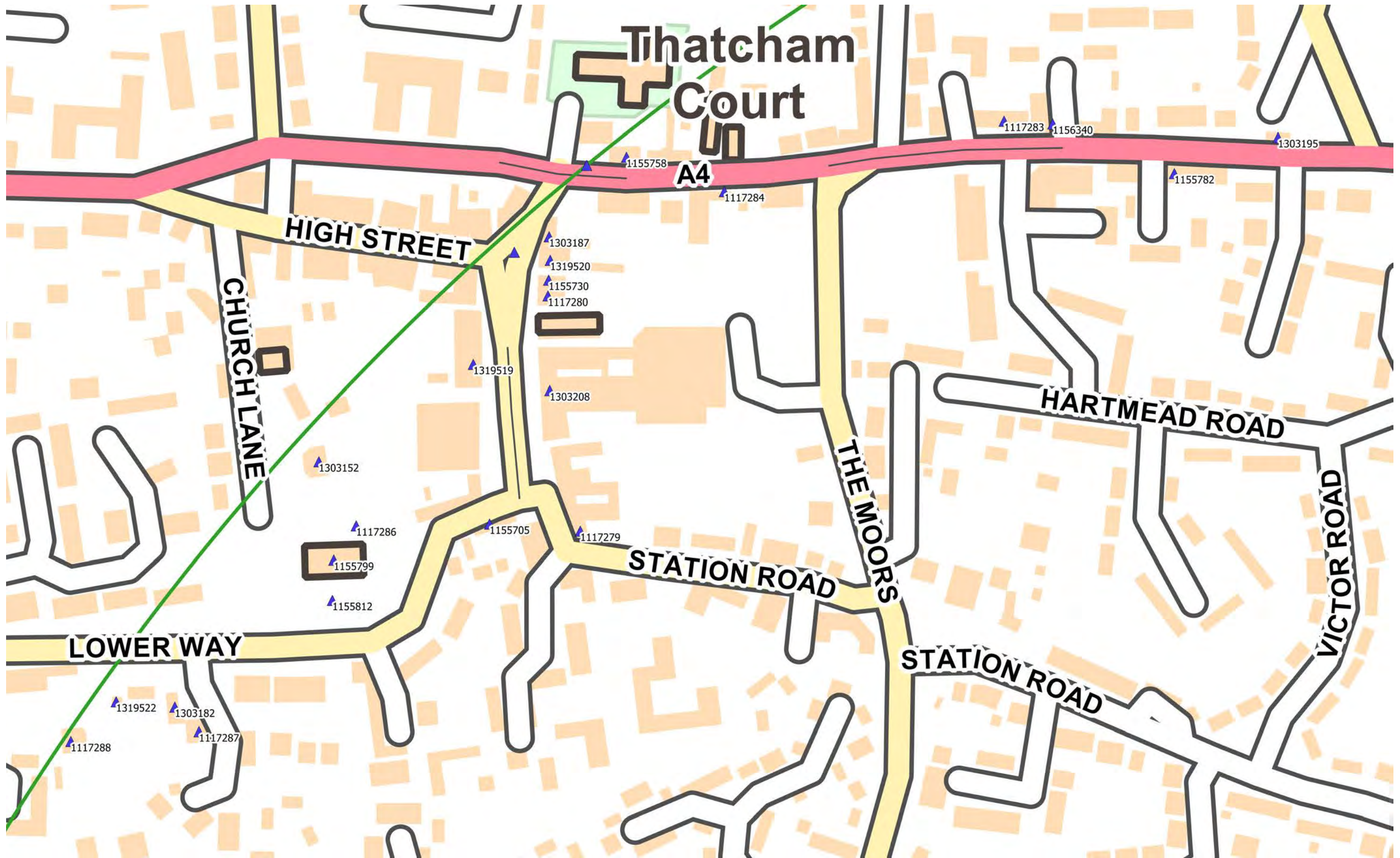


Figure 7: Detail of listed buildings, northwest corner of study area (1:2000 @ A3)

6. Scheduled Monuments

Of the two scheduled monuments within the 1.5km buffer area, the proposed scheme is only visible from one. This is the moated manor northwest of East Field Copse.

6.1 Moated Manorial Site North-West of East Field Copse

Asset	Moated manorial site 200m north-west of East Field Copse
Designation	Scheduled Monument
Original Function	Moated Manorial Site
Current Function	Manorial site
Distance to Proposed Development	625m
Theoretically visible?	Yes
Visible?	Yes

6.2 Scheduling Description

Summary of Monument
Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

Although a large number of moated sites are known, relatively few survive in Berkshire. This example is of particular importance as it survives well and has a wide range of features. Archaeological documentation has demonstrated a concentration of brick/tile within the area of the site.

Details

The monument includes a large moated site 200m north-west of East Field Copse. The site is rectangular, aligned east-west and has maximum external dimensions of 250m by 200m defined on all but the southern side by an outer bank and on all sides by a ditch. The bank now appears more substantial to the east and west where it survives to a maximum width of 30m. The earthworks to the east are considered to represent a stream course modified to form a line of fishponds. In the centre of the enclosed area is a building platform of c.30m square. An entrance in the north-east corner of the site joins a hollow way which leads east and south along the side of the eastern moat. Wall foundations can be seen in the eastern and western ditches when the water level is low. The site was probably abandoned in 1542.

6.3 The Importance of the Asset

All Scheduled Monuments are Nationally Important by definition.

6.4 Visibility

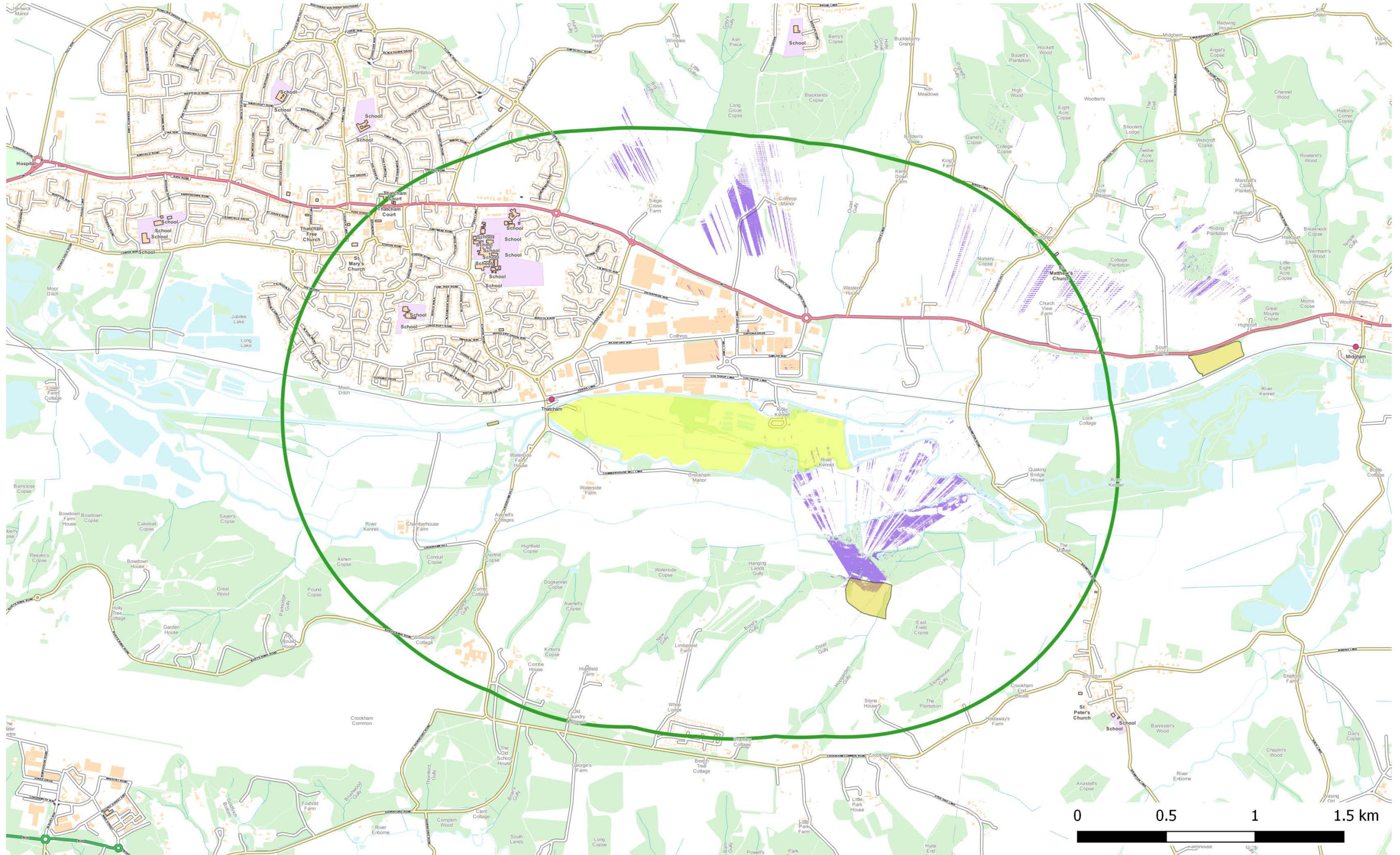


Figure 8: Current view from Moated Manor , 1:20,000 @ A3

6.5 Setting & Impact of the Proposed Scheme

Visibility Analysis suggests that the eastern end of the proposed scheme may be visible from the Moated Manor.

The setting of this moated manor is its location on the edge of a valley floor in a rural landscape. To the North this setting has been compromised already by gravel extraction and the construction of sewerage works as well as the industrial development.

It is noted that there is much woodland and thus the views are filtered distant views. The proposed scheme will be a neutral change or an enhancement to the setting of this moated site.



Plate 1 Aerial Photographs of the land between the moated manor and the proposed scheme.

7. Statutory Listed Buildings

Of the 39 statutory listed buildings present within the 1500m radius around the proposed scheme perimeter, at only one will it be possible to see any part of the proposed scheme. This is detailed as follows:

7.1 Milestone at SU 5496 6884

Asset	MILESTONE AT SU 5496 6684
Designation	Listed Grade II
Original Function	Milestone
Current Function	Milestone
Distance to Proposed Development	720m
Theoretically visible?	Yes
Visible?	Yes

7.2 Listing Description

MILESTONE AT SU 5496 6684

List Entry Summary

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

Name: MILESTONE AT SU 5496 6684

List entry Number: 1117309

Location: MILESTONE AT SU 5496 6684, BATH ROAD

Grade: II

Date first listed: 10-Nov-1983

List entry Description

MIDGHAM BATH ROAD (north side) SU 56NW 2/14 Milestone At SU 5496 6684

II

Milestone. Late C18. White painted stone. 2 aspects. Inscribed: TO READING 12; TO NEWBURY 5.

Listing NGR: SU5481966828

7.3 The Importance of the Asset

Date		Late 18 th century
Designer		N/A
Historic Interest		Low-Fair
Group Value		High
Contribution of Setting		Fair
Evidential Historical		
	Illustrative	Low
	Associative	Low
Aesthetic		
	Design	Low
	Detailing & Craftsmanship	Low
Communal		Low

Adapted from Understanding Heritage – Values Conservation Principles Policies and Guidance 2008

7.4 Setting

The asset is a milestone on the A4 – the London to Bath and Bristol Coaching Route. As such, its setting at the side of a main road is considered important.

7.5 Discussion of Impact

The A4 is bounded by tall hedges creating a non historic setting. Views to distant countryside are only possible in gaps in the hedges or as highly filtered distant views. The east part of the proposed scheme may possibly be visible, however at present this land is gravel extraction.

The development will have no impact on the setting of the milestone and in fact will be an enhancement.

7.6 Visibility

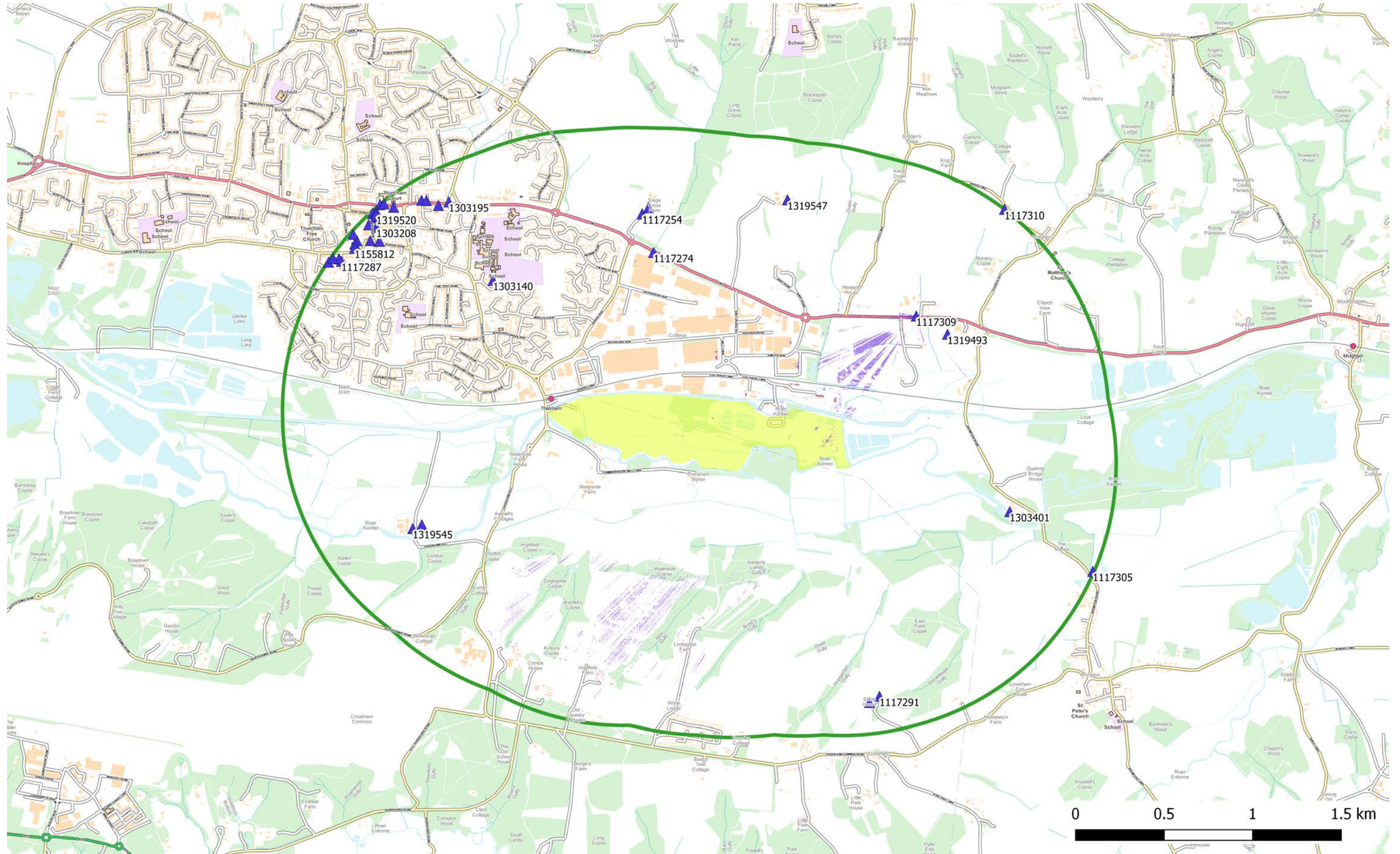


Figure 9: Current view from milestone, Scale 1:2500

8. Conclusions

Visibility Analysis has been used to determine which Designated Heritage Assets and Locally Listed Buildings, located up to 1.5km away from the proposed scheme will be visible from it.

Of these 44 assets, only limited views of the Eastern part of the proposed scheme will be possible from two Heritage Assets. These are:-

Moated Manor site 200m north-west of East Field Copse

This is a Scheduled Ancient Monument and thus is nationally important.

Visibility Analysis suggests that the eastern end of the proposed scheme may be visible from the Moated Manor.

It is noted that there is much woodland and thus the views are filtered distant views. The proposed scheme will be a neutral change or an enhancement to the setting of this moated manor.

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The development will have no impact on the setting of the milestone.

It is thus suggested that the proposed scheme will be an enhancement of the setting of these two heritage assets.