

The Priory Binfield

Heritage Statement

January 2021

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Contents

1.0 Introduction	1
2.0 Understanding	2
3.0 Significance	25
4.0 Assessment of the Proposals	39
5.0 Conclusion	43
6.0 Bibliography	44
Appendix A: List Description	45
Appendix B: Planning Policy Context	46

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1.0 Introduction

This Heritage Statement has been prepared for Mr and Mrs H. Bellm, who propose to construct a swimming pool and related facilities at The Priory, Church Hill, Binfield, Berkshire RG42 5PL.

The Priory was first statutorily listed at Grade II in December 1972 (list entry no. 1390264). A barn, approximately 26m to the north of the house is separately listed (Grade II, list entry no. 1390265). The house lies immediately to the north of the Grade II* listed Church of All Saints (list entry no. 1390256) at the northern end of the village.

The purpose of the Heritage Statement is to assess the impact of the proposed works on the significance of these designated heritage assets. The report summarises our research and sets out the history and significance of the house. It then provides a thorough assessment of the impact of the proposed scheme on that significance in the light of the applicable national and local authority heritage policies.

Paragraph 189 of the *National Planning Policy Framework (NPPF, 2019)* requires applicants 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.

This Heritage Statement meets these requirements at an appropriate level of detail. The report has been prepared by Anthony Hoyte BA(Hons) MA(RCA) MSc IHBC and James Weeks MA, and is based on archival research and a Site visit made in November 2020.

The potential for below-ground archaeology is beyond the scope of this report.

2.0 Understanding

2.1 Context

The Priory, Binfield, lies immediately to the north of the Church of All Saints (Grade II*, list entry no. 1390256) at the northern end of the village.

The Church's list description states that it dates from the 14th century, that it was altered in the 15th century, that it was restored and the north aisle added in 1847, and that the vestry, south arcade and south chapel were re-built in 1859. Several of the gravestones and monuments in the churchyard to the south, east and west of the church are separately listed.

The Priory was historically the rectory, but it passed out of ecclesiastical use (and acquired its present name) in 1927. It was statutorily listed in December 1972 (Grade II, list entry no. 1390264). The barn, approximately 26m to the north of the house was separately listed at the same time (Grade II, list entry no. 1390265).

2.2 Historical development

2.2.1 Origins

The list description (reproduced at Appendix A) states that The Priory dates from the early 18th century, that it was altered and extended in c.1820-30, and that it was altered in the late 20th century.

However, Bushell (n.d.:2,4) states that a house has stood on the site of The Priory since at least 1631, and probably some time before that. In that year, a terrier (or inventory) was made of all the church property in the parish, including the parsonage house. According to Mortimer (1995:14), the 1631 terrier describes the parsonage house as having 'eight Chambers or vpper Roomes'.

The 1631 terrier is held by the Wiltshire and Swindon History Centre, along with further terriers dating – according to the online catalogue – from 1608, 1620, 1635, 1677, the late 17th century, 1704 and 1783 (refs. D/1/24/252/1-8). Because of restrictions in place to control the COVID-19 pandemic, it has not been possible to consult all these terriers. However, a terrier from 1634 is reproduced by Mortimer (1995:14), whilst that from 1783 is reproduced by Bushell (n.d.:11).

The 1634 terrier reproduced by Mortimer (1995:14) describes the parsonage house as follows:

Inprimis the Parsonage house consisting of divers severall Roomes and Bayes of housing, vizt: one haule, one Parlor, one kitchen, one Larder, two Butteries, one Milkehouse, one Portche, one Studye, sixe upper Chambers and one henhouse.

Bushell (n.d.:2,4) suggests that this parsonage house corresponds with the south-western corner of the present Priory. This part of the building – constructed of long, slim Tudor-style bricks – was not inspected in any detail, but it is understood that its medieval roof structure survives (pers. comm. Howard Bellm, 2020). Bushell (n.d.:2) notes that this part of the house is difficult to date exactly, but he adds that Edmund Savory (1826-1912), who was rector between 1859 and 1903, suggested a date of 1580.

Bushell (n.d.:3-4) notes that a local resident, Stanley Ball, writing in the 1950s, claimed that the date of 1628 appeared ‘along the wall-plate on the south side of the house’, perhaps suggesting that the house was enlarged and/or restored at that time.



The south-western corner of the Priory, parts of which perhaps date from the 16th or 17th century



The house viewed from the west; parts of the the range to the right perhaps date from the 16th or 17th century

2.2.2 18th century

The 1783 terrier reproduced by Bushell (n.d.:11) is particularly detailed, and includes a ground-floor plan, referenced to the following description:

A. *A parlour 13ft 6" by 13 ft 6", wainscotted, boarded and ceild, over which is a bedchamber, paper'd and ceild, and over that a small garret in the roof.*

B. *A Hall, plastered, 20ft by 13ft 6" with a brick floor, ceild, over which is a bedchamber paperd and ceild, a light closet ditto and a landing, and over these a ceild landing and a garret in the roof.*

C. *A parlour 25ft by 14ft 6", paperd, boarded and ceild, and over it two bedchambers, paperd and ceild, and over all in the roof the Hall garret continued.*

NB. So far built with brick.

D. *A Book-room 17ft by 9ft boarded and ceild, a cellar under. E.* *A store room, brick floor and ceild. F.* *A china closet, plastered, boarded and ceild.*

NB. Over these there is a long ceil lumber garret.

G. *A servant's room, plasterd and ceild, with a brick floor and a bedchamber over it paperd and ceild. H.* *A kitchen. K.* *A Wash-house not ceild. NB All this back part of the house is built with brick panel, lath and plaster etc. L.* *Coalhouse. M.* *Coach-house. N.* *Woodhouse. O.* *Toolhouse.*

P. *Henhouse. Q.* *Barn 44ft x 18ft. R.* *Stable 16ft by 18ft. S. and T.* *Lean-to sheds for horses, cows, calves and pigs. NB. The above are all timber buildings, weatherboarded. U.* *Cart-shed, thatched.*

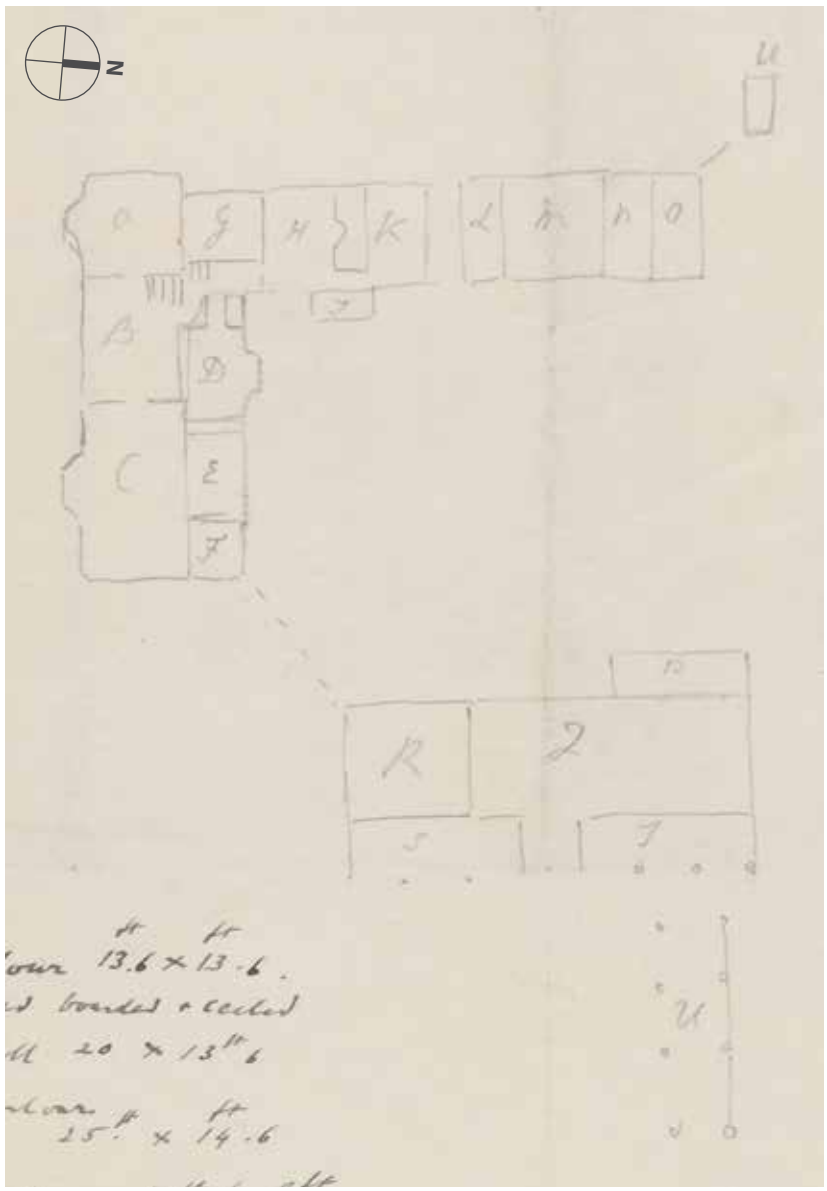
V. *A Necessary of brick, and thatched.*

Excepting the last two, the other buildings are covered with tiles.

Because of restrictions in place to control the COVID-19 pandemic, it has not been possible to consult the terrier directly. However, it has been possible to obtain a copy of the Berkshire Record Office's copy of the accompanying plan (BRO ref. D/P 18/28/23).

It is clear that rooms A, B and C correspond with the present study, lounge and dining room. Rooms D, E and F appear to correspond to the present east-west passage. Bushell (n.d.:11) suggests that the volume containing room C is later than that containing rooms A and B, as evidenced by a small step in the southern elevation and the different window surrounds. The volume containing room C was presumably added in the 18th century. Bushell (n.d.:8) suggests that it is most likely that this phase of works was undertaken by John Birch, who was rector between 1721 and 1767. Rooms L, M, N and O appear to correspond with the present outbuilding.

As detailed by Bushell (n.d.:11), a note in the margin of the 1783 terrier indicates that rooms A and B were altered in 1784; these alterations must therefore have been made by Birch's successor Edward Wilson, who was rector between 1767 and 1804.



Berkshire Record Office

The ground-floor plan accompanying the 1783 terrier



The volume containing rooms A, B and C, left to right, viewed from the south

2.2.3 19th century

The earliest detailed cartographic evidence found to show The Priory is the Binfield enclosure map of 1817, held by the Berkshire Record Office (ref. Q/RDC/78B). Because of restrictions in place to control the COVID-19 pandemic, it has not been possible to consult the physical map. However, it can be viewed digitally at: http://www2.berkshireenclosure.org.uk/CalmView/getimage.ashx?app=Archive&db=Catalog&fname=Q_R_D_C_78B\Map.jpg.

The enclosure map does not show the domestic offices (L-V on the 1783 terrier plan), but the footprint of the house in 1817 appears to have been essentially as it was three decades earlier. The enclosure map also does not show the barn to the north, although its list description dates it to the early 18th century.

According to Bushell (n.d.:13), the next phase of works – the addition of the east wing, and the range accommodating the present kitchen – was undertaken by Henry Dison Gabell (d. 1831), who was rector between 1820 and 1831. Bushell provides no evidence to support this, although his statement does tally with the date of extension (c.1820-30) provided by the list description. This dating does not appear to be borne out by the Binfield tithe map of 1838. The tithe map cannot be regarded as highly accurate, but certainly the east wing is not shown.

Despite the tithe map not showing the east wing, Gabell remains the most likely candidate for having extended the rectory. The 1783 terrier suggests that the rectory then had around 7 bedrooms. Following Gabell's death in 1831, his executors sold his furniture by auction at the rectory over six days. The *Reading Mercury* for 20 June 1831 noted that this furniture was 'contained in 15 bed rooms'; this number more closely accords with the present accommodation.

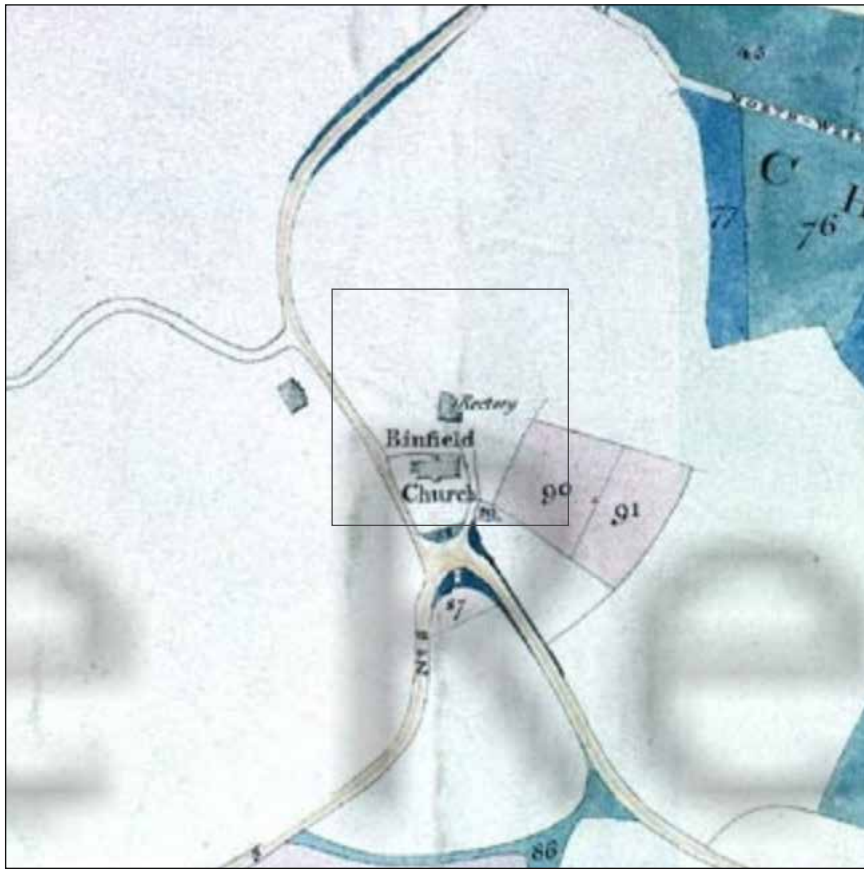
Gabell is also known to have 'improved' the site in other ways. On 20 August 1832, the *Reading Mercury* carried an advertisement for:

A Very complete Hot-House or Grapery, thirty feet in length and twenty-six in breadth, with a span Roof of Glass, divided by a glazed partition and a door in the centre, so as to form a Succession House, the interior fitted up with platform and shelves, and containing upwards of 1,700 feet of glass, erected a very few years since at a considerable expence, upon an improved principle, and is so constructed that it may be taken down in a few hours, being built with that view; the whole is in complete order, and well worth the attention of any gentleman, as it can at little expence be removed and used as a Hot-House, Grapery or Conservatory.

To be viewed between the hours of eleven and four, at the Rectory, Binfield ...

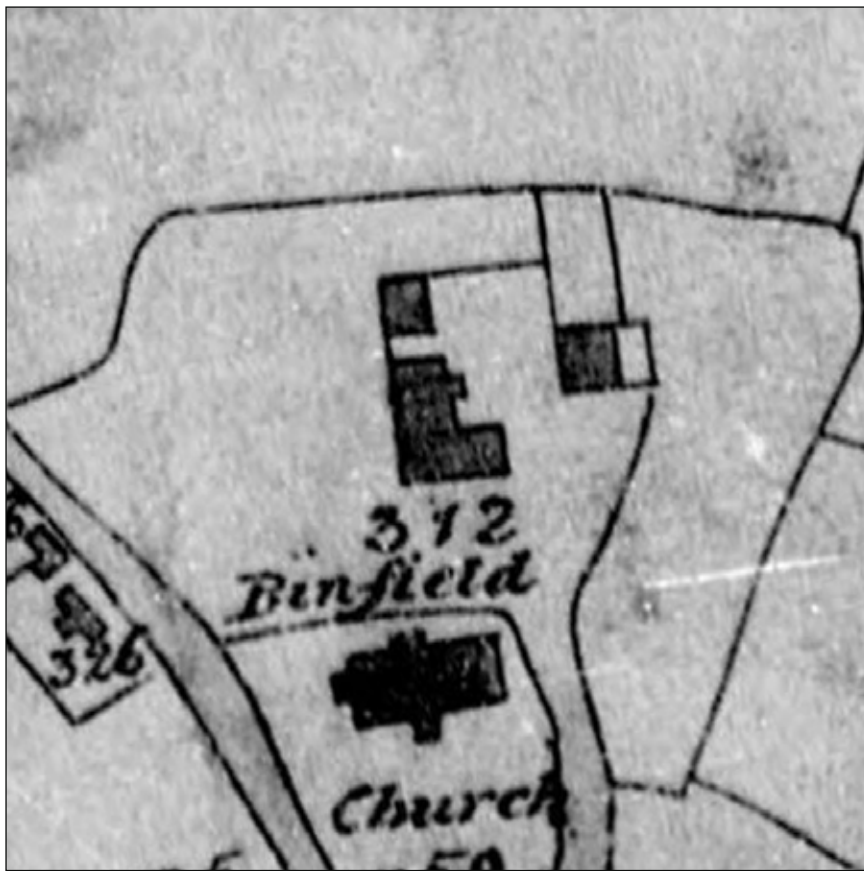
And, on 31 January 1846, the *Reading Mercury* carried an advertisement for:

an Excellent Granary, Tiled; Standing on Nine Stone Saddles, placed on brickwork. It contains six bins, and pitching-place, and measures 16 feet by 14 feet, is nearly new, and may be seen at the Rectory, Binfield. ...



www.berkshireenclosure.org.uk

Binfield enclosure map, 1817



National Archives: IR 30/2/18

Binfield tithe map, 1838

The brickwork of the northern elevation of the range accommodating the present kitchen appears to be tied-in to that on the western side of the east wing, and thus it seems certain that these elements are contemporaneous with one another. Although the range accommodating the present kitchen has undergone more alteration than some other parts of the house, much of its fabric – including cast-iron hob fireplaces on the first floor – is consistent with a date of c.1820-30. The list description makes particular reference to the ‘early C19 open-well staircase with stick balusters and wreathed handrail’, and to the ‘early C19, cast-iron hob fireplaces in front bedrooms’. The space beneath the principal stair, now a WC, provides access via a hatch to a subterranean chamber, presumably an icehouse.

The first reliably accurate map of the site is the Ordnance Survey of c.1875, surveyed in 1870-72. This shows that the rectory had by this time assumed much of its present layout. Certainly, the east wing and the range accommodating the present kitchen are shown.



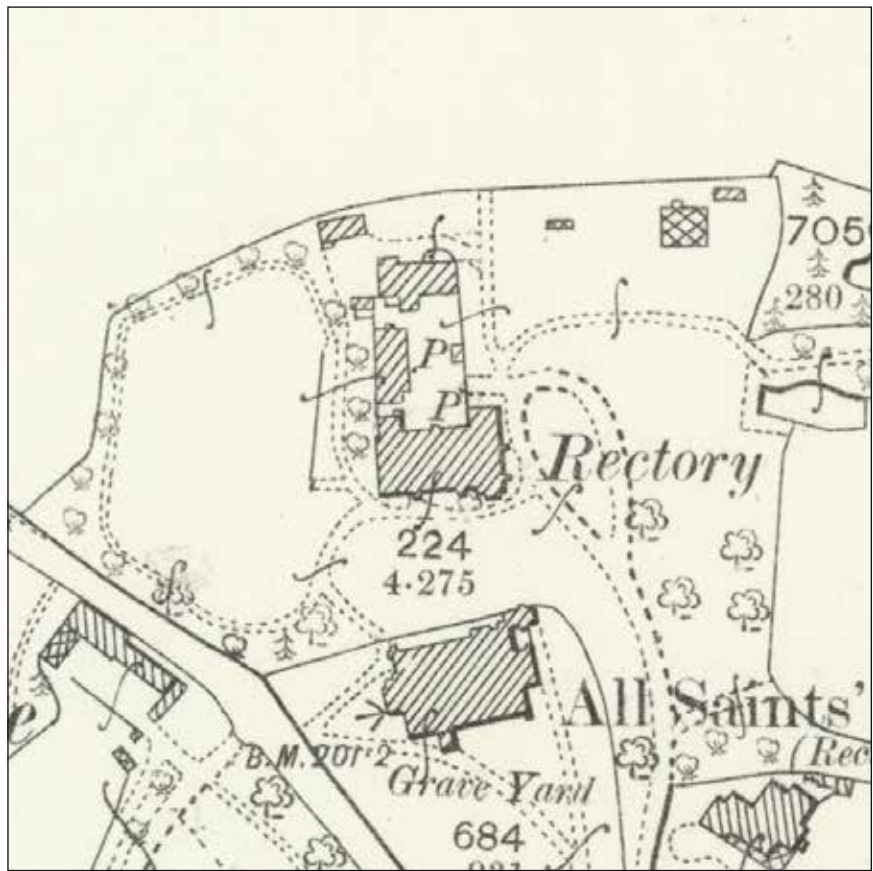
The east wing



The northern range accommodating the present kitchen



Ordnance Survey, c.1875 (surveyed 1870-72)



Ordnance Survey, 1899 (revised 1898)

The c.1875 map shows that the northerly projection at the western end of the house, shown on the 1838 tithe map, was still present. As discussed further below, this element was replaced in the late 20th century.

The c.1875 map also shows the barn to the north, and the other outbuilding, essentially in their present arrangement. The 'Hot-House or Grapery' and the 'Excellent Granary' are not evident.

The Historic England Archive holds two photographs of the rectory, taken in 1867, at which time the rector was Gabell's successor, James Randall (1791-1882), who was in post between 1831 and 1859. These show that the external envelope of the house – as seen from the south and south east – appeared largely the same as it does today, although there was at that time a west-facing dormer window at the south-western corner. This survived until at least 1986.



Historic England: BB75/6953

The Priory, viewed from the south east, 1867



Historic England: BB75/6954

The Priory, viewed from the south west, 1867

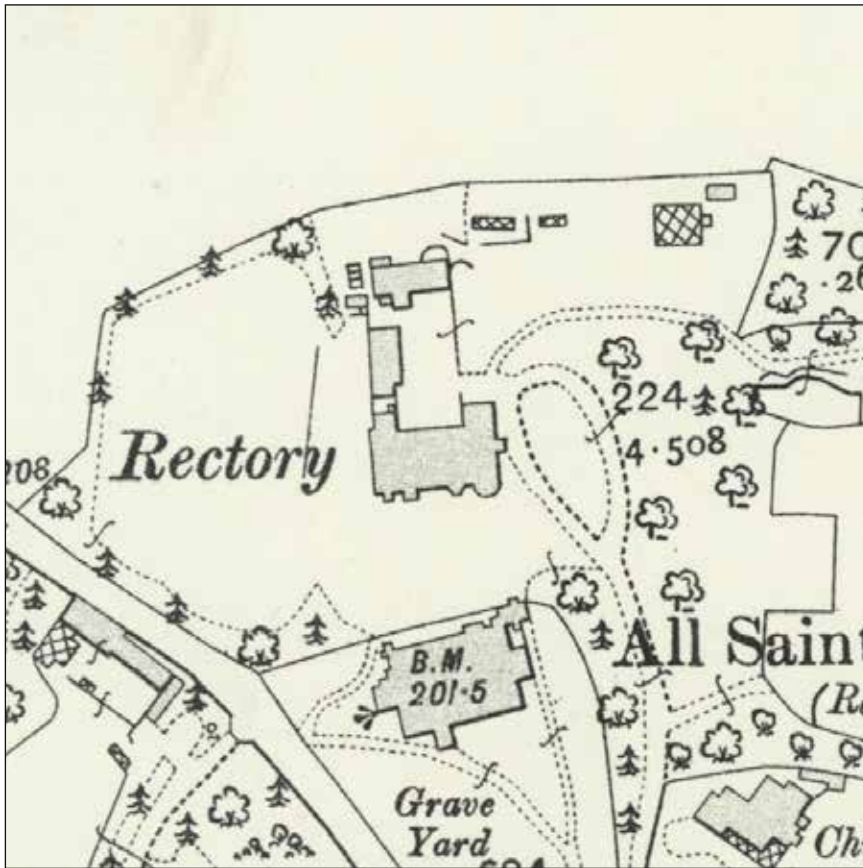
2.2.4 20th century

Little is known of any works undertaken to the rectory in the early 20th century. However, between 1909 (the revision date of the OS map of 1912) and 1936 (the revision date of the OS map of 1938), a projection (accommodating a larder) was added to the northern side of the kitchen range. This can be dated to 1924 on the basis of plans of that year concerning the proposed subdivision of the house into two dwellings (Berkshire Record Office, ref. D/P 18/3/3). The architect for the works was a a Henry J. Sidebottom of Hindhead, Surrey. It is understood that an accompanying note dated 1964 confirms that the subdivision was carried out. Precisely when the subdivision occurred is unclear, however, as another application for the conversion of the building into two dwellings was approved in February 1961 (ref. 6550). The 1924 plans indicate that the subdivision as then proposed was at a point mid-way along the ground-floor corridor, just to the south of the doorway to the present dining room, and at the same point on the first floor.

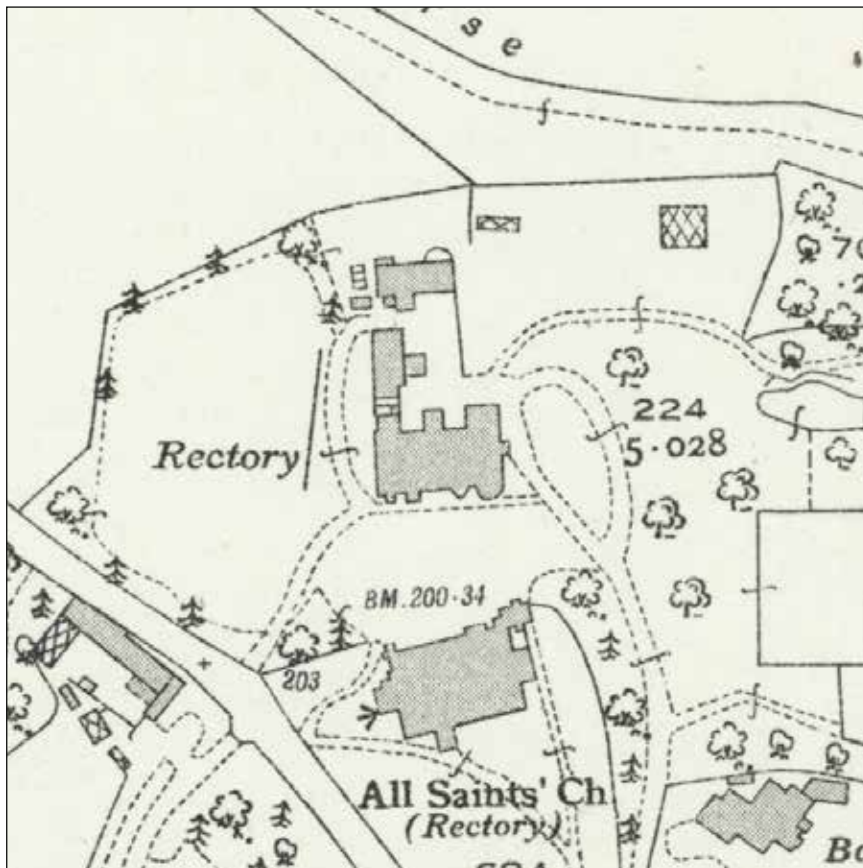
The 1924 plans show that to the west of the larder projection there was a set of external steps down to basement level. The historic internal basement steps appear to have at some stage been floored over.

The 1924 plans also show that the secondary staircase at the western end of the house was rebuilt at this time. The first-floor plan also shows what is thought to have been the original layout of the first floor of the east wing. The roof over this element has two intermediate chimneystacks. As noted below, the chimneybreasts beneath these were removed after 1986, and the stacks supported on inserted steel beams. The first-floor plan of 1924 shows the original masonry walls containing these chimneystacks. Whether the rest of the plan form shown is original is unclear, however. The present arrangement of columns at the head of the stair up from ground-floor level has an Edwardian character, suggesting that the plan form here had been adjusted previously.

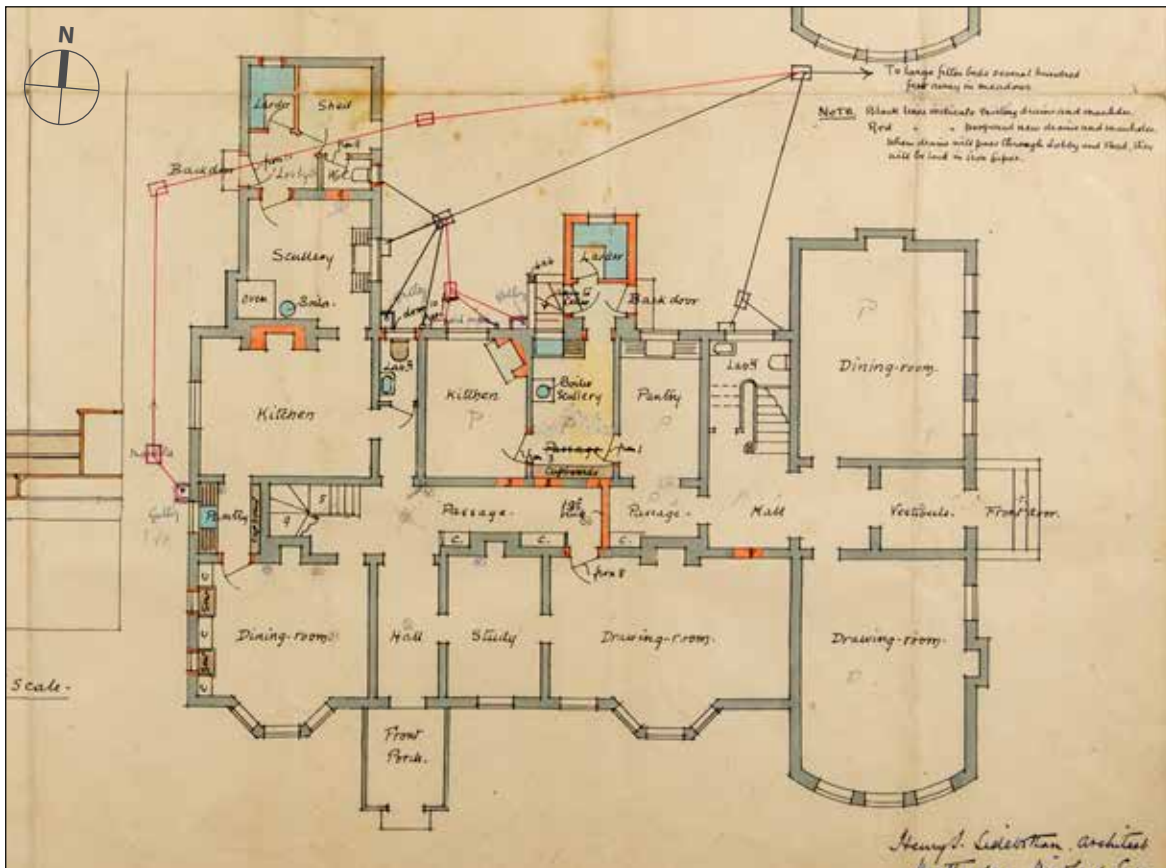
In 1927, when the then rector left to take up a post in London, the Church Commissioners leased the rectory (now named The Priory), or part of it, to Lady Maud Tree (1863-1967), the widow of the eminent actor-manager Sir Herbert Beerbohm Tree.



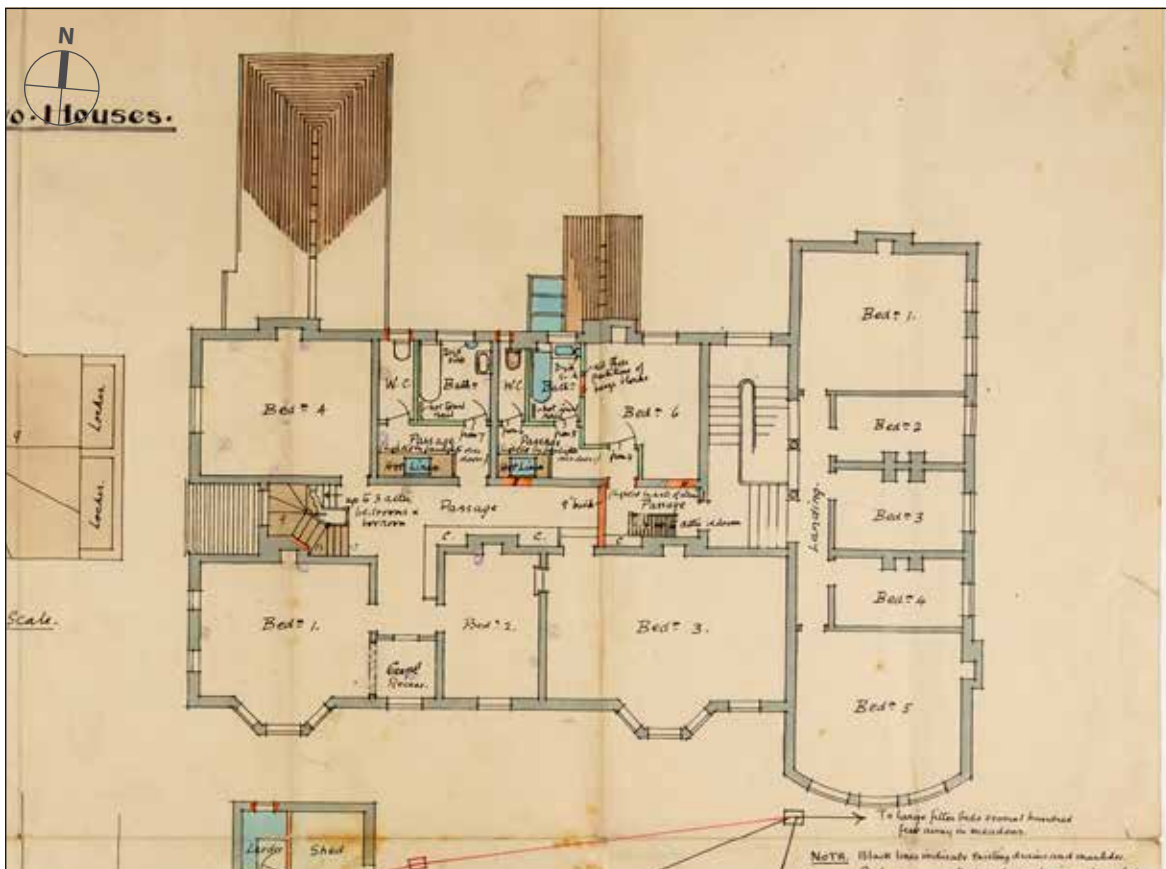
Ordnance Survey, 1912 (revised 1909)



Ordnance Survey, 1938 (revised 1936)



Ground-floor plan, 1924



First-floor plan, 1924

Bushell, Peter (n.d.: 22) details that *Kelly's Directory of Berkshire* for 1935 lists a Reginald Fendall Lewis (1867-1962) against The Priory. Lewis was still apparently resident at The Priory in 1939, when he lodged building control plans for alterations to another property, Lavender Cottage (BRO ref. RD/E/SB3/107/1-8).

The Historic England Archive holds two further photographs of The Priory, taken in 1938. These both show the house from the south, one of them taken from the tower of All Saints Church. As with the photos of 1867, the external envelope of the house then appeared essentially the same as it does today. The west-facing dormer window at the south-western corner was still present.



Historic England

The Priory, viewed from the south, 1938

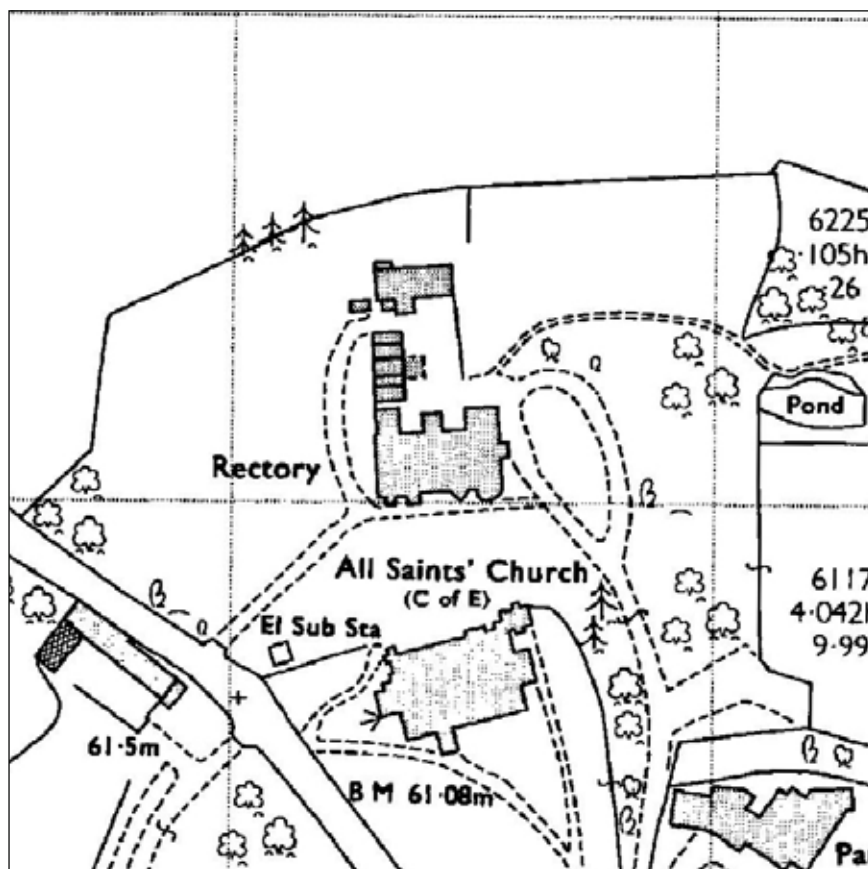


Historic England

View north over the rooftops of The Priory from the tower of All Saints Church, 1938

Bushell, Peter (n.d.: 22) details that, in 1938, The Priory (perhaps part of it) was taken over by a Major Coates as a training school for officer cadets, and that between 1941 and 1945, it was occupied by the firm of Humphreys & Glasgow, manufacturers of helium gas. The electoral roll for 1946 lists just one person, a Zia Stirling.

The Rev. Charles John Ellwood, who is known to have been in post in 1954, is understood to have occupied part of the house during his incumbency. By 1958, the other part was occupied by Arthur William Mattocks and his wife Ethel Laura Dorothy Mattocks. In c.1970, they were replaced by Major Henry F. Stanley and his wife Grizel. At around this time, the other part became a clinic of alternative medicine. In 1974, Major Stanley purchased the whole property from the Church Commissioners.



Ordnance Survey, 1971-72

In May 1973, Peter Johnson & Partners of Wokingham were engaged by Major Stanley to make a number of changes to the house, which had recently been listed at Grade II. Peter Johnson & Partners' proposed works appear to have involved enclosing the external steps to the basement, and creating access to them from within the larder projection. It is thought that this was not realised. It was also proposed to raise the head of the window lighting the principal staircase, and lower the cill of the window lighting the present cloakroom; these elements were definitely not realised.

Plans of these proposals show that the house was then divided into two at a point mid-way along the ground-floor corridor.



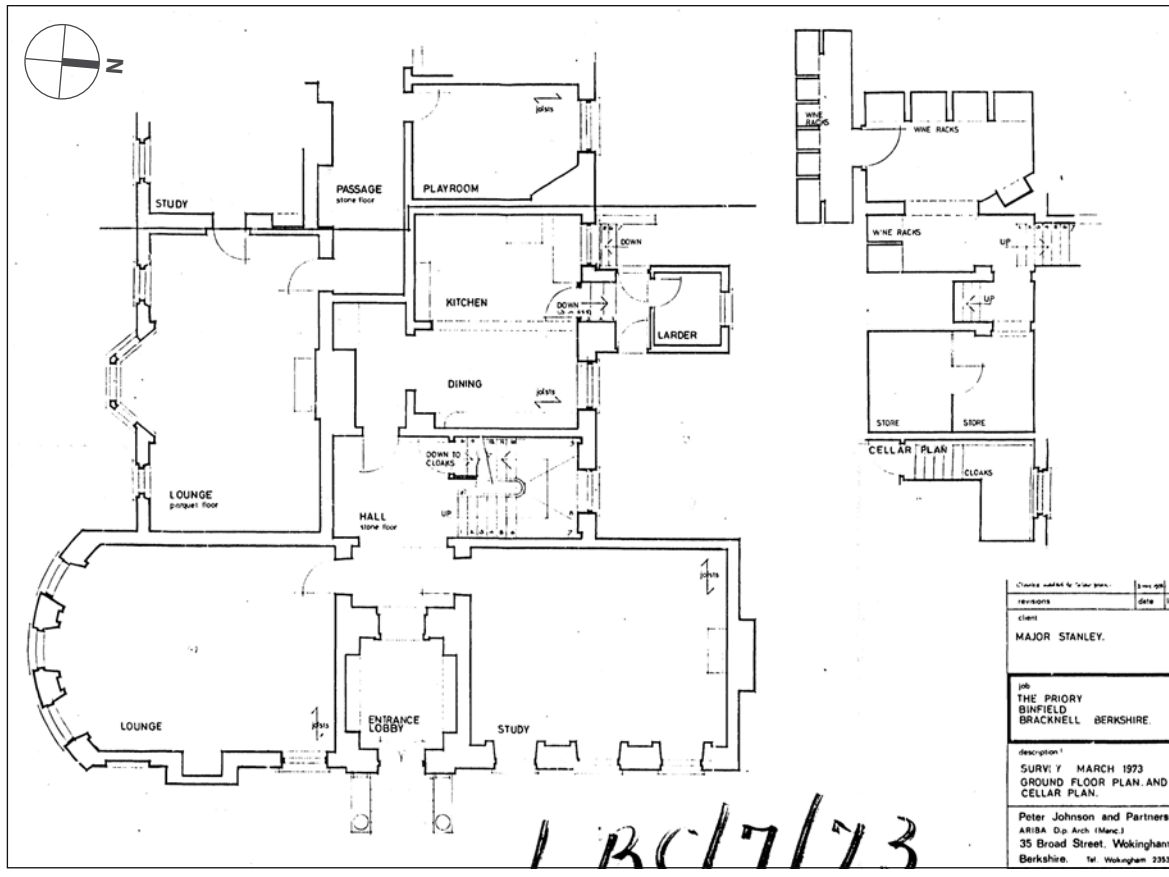
Howard Bellm

The northern elevation, c.1986



Howard Bellm

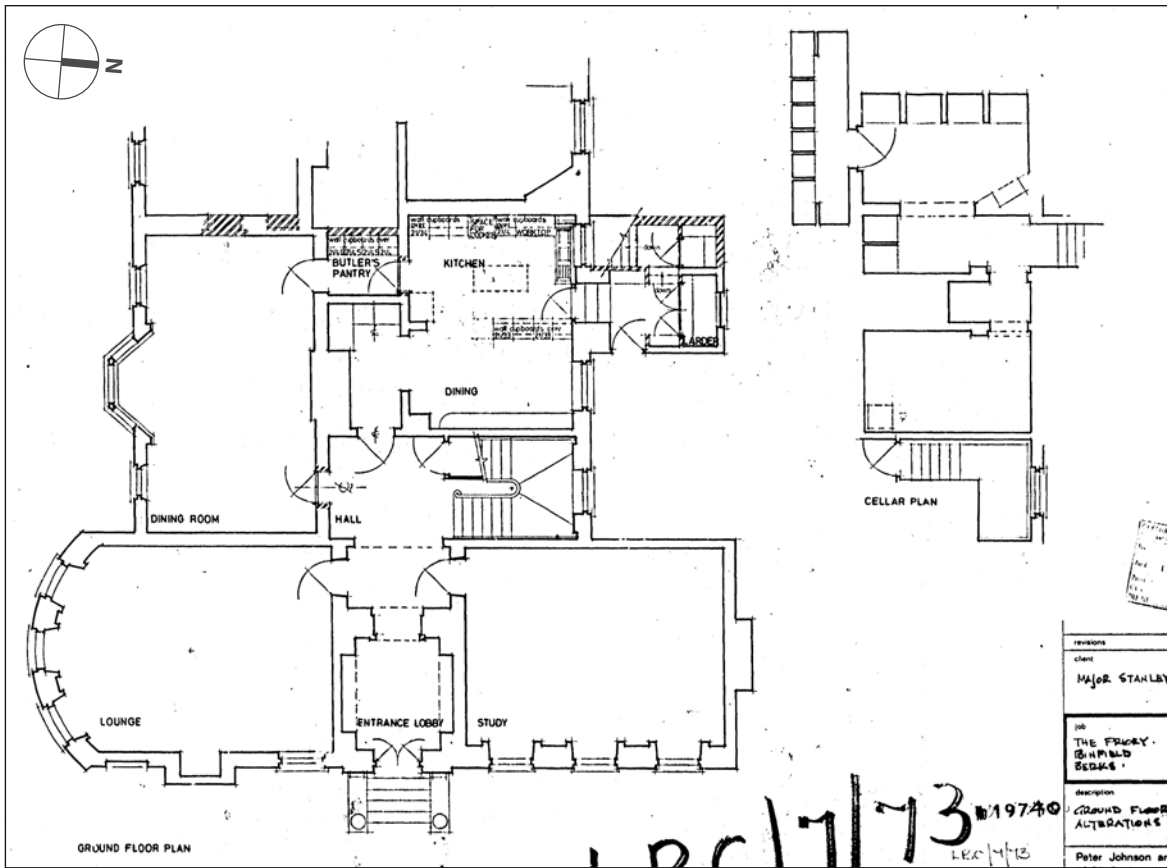
The larger projection, c.1986; note the external basement steps (centre bottom), and the 'scar' showing the pitch of the glazed roof that once provided shelter to the basement steps



Part ground and basement plans, as existing, 1973



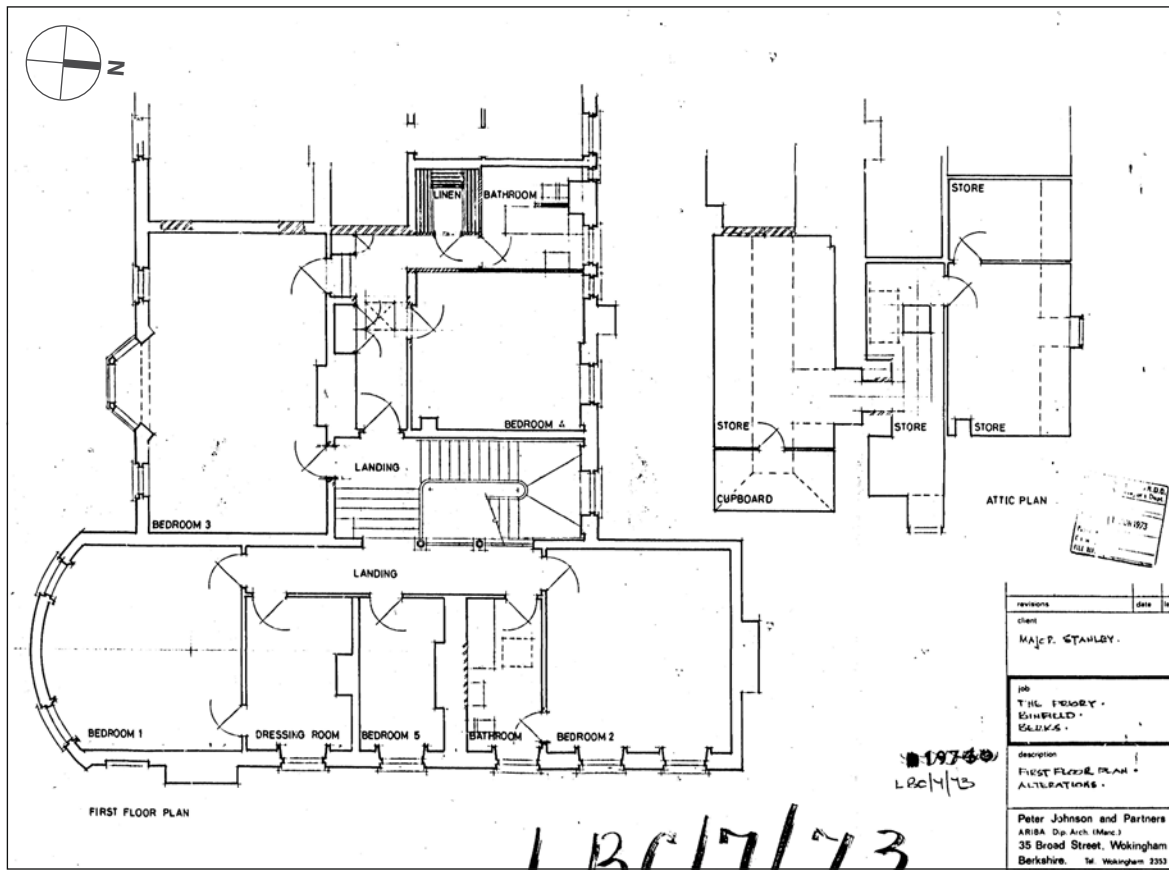
North elevation (incorrectly labelled), as existing, 1973



Part ground and basement plans, as proposed, 1973



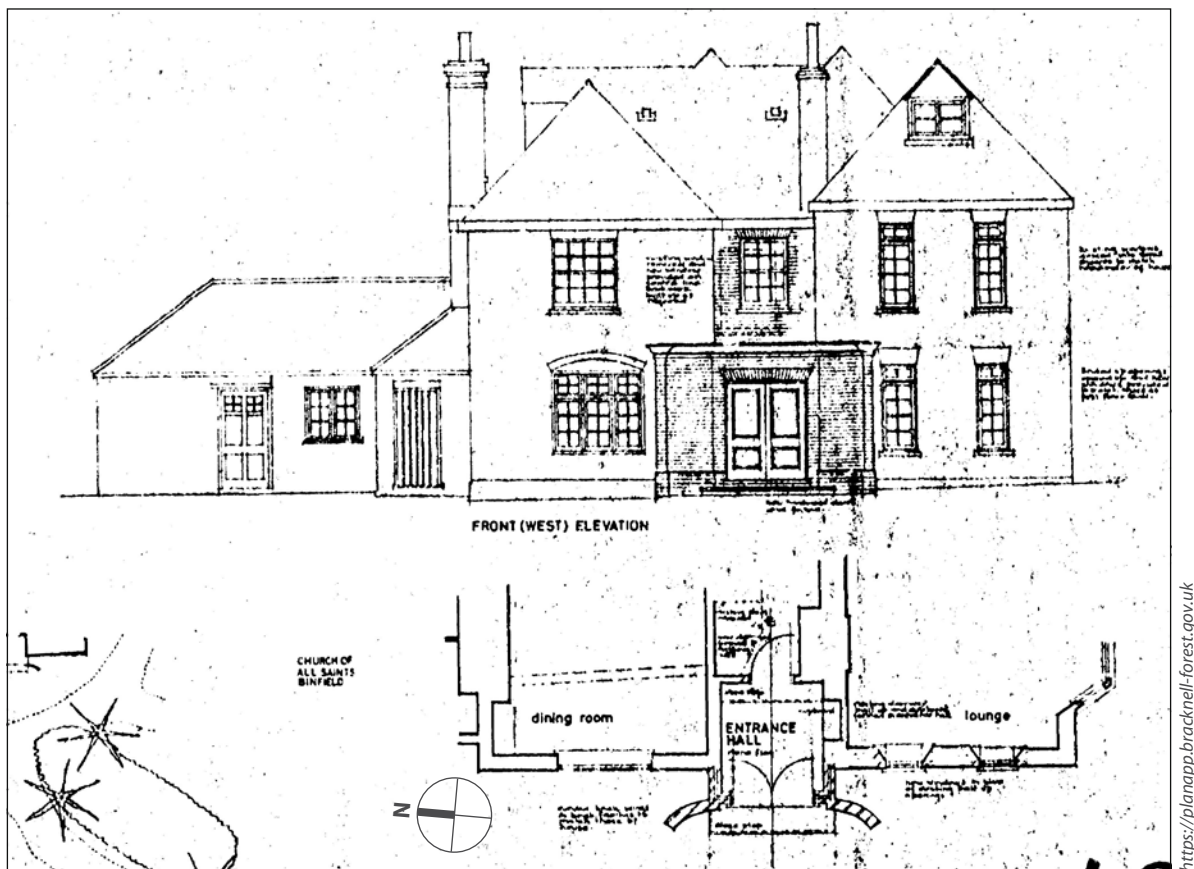
North elevation (incorrectly labelled), as proposed, 1973



Part first and attic plans, as proposed, 1973

<https://planapp.bracknell-forest.gov.uk>

At some point in 1974, Peter Johnson & Partners drew up designs for a 'new main entrance' for a D. W. Barnes Esq. This comprised a single-story porch with curved wing walls at the western end of the house, between the two main ranges. This proposal appears not to have been implemented. It is unclear how the entrance would have worked in respect of the present staircase here. A staircase is known to have been present in this location in 1783, and, as noted above, it was rebuilt in c.1924. Although Major Stanley had purchased the whole property, this proposal suggests that his intention was keep it in two parts. D. W. Barnes' proposed porch was intended to provide access only to the western end.



West elevation and part ground-floor plan, as proposed, 1974

The current owners, Mr and Mrs Bellm, acquired The Priory in 1986. They confirm (pers. comm., 2020) that the house was at that time still in two parts. The Bellms subsequently embarked on a lengthy programme of alterations and renovations to designs by Syborn & Atkinson. The works were very extensive, and eventually included:

- the re-uniting of the two parts of the house, through the removal of the inserted dividing walls;
- the removal of the larder projection on the northern side of the kitchen range, including the removal of the once external steps down to the basement, and the chimneystack serving a bedroom on the first floor;
- the removal of a second chimneystack projection on the northern side of the kitchen range;
- the uncovering and return to use of the historic internal basement steps;
- the reconfiguration of the plan form of the kitchen range to create the present arrangement of cloakroom, kitchen and breakfast room;
- the replacement of the 'existing single-storey utility rooms' (the northerly projection at the western end of the house) with the present extension;
- the reconfiguration of the plan form of the first floor of the east wing to create the present enfilade of master bedroom, dressing room and bathroom – these works included the removal of two masonry walls with chimneybreasts and the insertion of steel beams to support the stacks above;
- the insertion of an additional window in the bowed end of the east wing at first-floor level;
- the opening of two blind windows (at ground- and first-floor levels) at the southern end of the east elevation of the east wing;
- further reconfiguration of the first floor to create further bathrooms; and
- the renewal of much joinery, including numerous doors and windows.

The photographs of 1867 and 1938 show there to have been two dormers in the southern pitch of the roof, overlooking the church. These appear to have gone by 1986, but the Bellms reinstated them.

In addition, the Bellms dug an outdoor swimming pool to the north of the barn. They also made various alterations to the outbuildings, including the listed barn, although these are not germane to the current application.

The Bellms' works rescued the house from further deterioration and put its conservation on a proper footing. Much of the historic joinery had been replaced in an inappropriate manner, and, although far-reaching, their works restored much of the building's historic character.



Howard Bellm

The eastern elevation, c.1986; note the two blind windows to the left of the face-fixed chimneystack



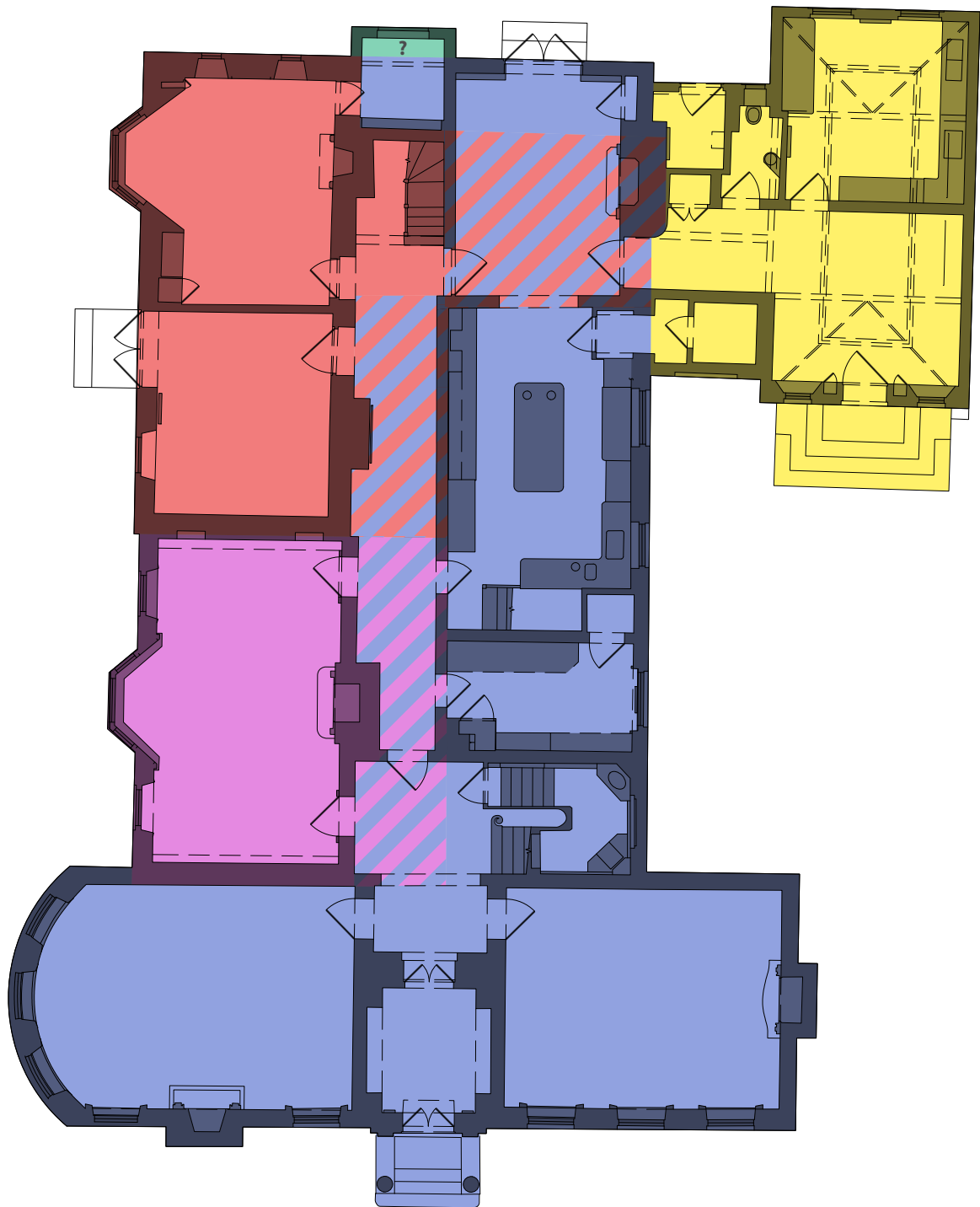
Howard Bellm

The western elevation, c.1986; note that no west-facing dormers were then present, but there was one to the north



The single-storey the northerly projection at the western end of the house, added by the Bellms

Summary of historical development



Note:
This drawing is intended to show the key construction phases, not the age of every element of the extant fabric.



- 16th/17th century
- 18th century
- 1820-1831
- 1970s
- Post 1986

3.0 Significance

3.1 Assessing significance

The government's *National Planning Policy Framework* (NPPF, 2019) places the concept of significance at the heart of the planning process. Indeed, it is this that drives the definition of what constitutes a 'heritage asset'. Annex 2 of the NPPF defines significance (for heritage policy) 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.

A heritage asset is defined as:

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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

In the planning context, the *Government's Planning Practice Guidance* (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>, accessed 30 November 2020) states that the NPPF's definition of significance can be interpreted in the following terms:

- **archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- **architectural and artistic interest:** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- **historic interest:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

3.2 The Priory

In statutory terms, the importance of The Priory has already been recognised through its listing at Grade II (list entry no. 1390264), meaning that it is 'of special interest'. However, this designation reflects only the building's statutory importance; it does not set out what features are important, or to what degree; neither does it describe what elements play a neutral role, or detract from significance. Understanding these aspects is essential in enabling informed decisions to be taken when proposing any alterations, so that the building's special interest

can be conserved wherever possible. The purpose of this chapter is to provide an assessment of significance, so that the effects of any proposed changes upon that significance can be fully evaluated.

3.2.1 Overall statement of significance

As detailed in Chapter 2.0, The Priory comprises several key phases of construction. That part at the south-western corner and containing the present study and lounge conceivably dates from the 16th or 17th century. That part south of this containing the present dining room was probably added in the 18th century. The east wing and the range accommodating the present kitchen were added in the early 19th century, probably between 1820 and 1831. The east wing effectively re-orientated the house, moving its 'front' from the south to the east, and giving it a grander, more imposing appearance. Finally, the northerly projection at the western end of the house was constructed after 1986, replacing an earlier projection.

The significance of The Priory derives primarily from the inherent evidential, historical and architectural interest of its 16th/17th, 18th and early 19th century fabric. The elevations to the south and east, and the older part of the elevation to the west, are clearly the most important aspects of its external envelope. The elevation to the north has an ancillary character and has been much more altered, and thus is of more limited significance. The external envelope of the northerly projection at the western end of the house is of no inherent heritage interest, but neither does it detract. There has been much renewal of windows throughout the building. Where windows are known to be modern, they are of no inherent heritage interest, but they nonetheless can be considered to play a role in the building's significance by maintaining its historic appearance.

On the ground floor, the reception rooms in the 16th/17th, 18th and early 19th century parts of the house all retain their historic volumes. Whilst there has been much renewal of joinery throughout, and some of the chimneypieces are modern insertions, these spaces are nonetheless significant. Fabric of particular importance includes the historic shutters where they survive, the Portland stone floor with slate diamond patterning to the vestibule and hall, and the fanlight in the arched opening between the vestibule and hall. Also significant are the principal stair and stair compartment. The space beneath the principal stair – now a WC – retains its historic volume, but its present treatment has obliterated any historic character it might have had. On this basis, it might be considered to be of neutral significance. However, the presumed icehouse beneath it is of considerable evidential and illustrative historical interest.

The central corridor is of limited heritage interest. North of the corridor, the plan form of the kitchen range has undergone considerable reconfiguration. The wall between the present kitchen and cloakroom is modern but is probably on the line of an historic wall. On this basis, the volume of the cloakroom might be considered to have a degree of heritage interest. The cupboards on the southern side of the room may be old, but they were probably introduced from elsewhere. The kitchen was historically at least two, probably three spaces, one of which had a corner fireplace. The legibility of the historic plan here has been lost, on this basis the kitchen in its present form might be considered to detract. The steps down to the basement are historic (dating from the early 19th century phase), although during the 20th century they

were floored over. More recently, the treads and risers have been overboarded. The baluster and handrail are modern. Given all this, the steps might be considered to be of only limited interest.

The basement level retains its early 19th century plan form and is for the most part of some significance. The wine shelves are of particular interest. The modern boilers, tanks etc. are all of neutral significance.

The plan form of the first floor has undergone greater change than that of the ground floor such that the only space that might be considered to be of a comparable level to the ground-floor reception rooms is the principal staircase compartment. Otherwise, rooms that retain all or most of their historic volumes might be considered to be of some significance. Where rooms have been subdivided to form bathrooms etc., and the legibility of the historic plan has been lost, these detract.

As discussed in Chapter 2.0, the house was historically the rectory, and it can thus be considered to have a degree of group value with the Church of All Saints immediately to the south (Grade II*, list entry no. 1390256). It also has group value with the separately listed barn to the north (Grade II, list entry no. 1390265). Those aspects of the setting of The Priory that might be considered to make the greatest contribution to its significance comprise the building's visual and spatial relationship with the church, together with the views of and from its principal elevations to the south and east. Views over the parkland to the east are particularly attractive. Views of and from the building's north and west elevations are of more limited interest. The terraced garden to the west – constructed in the late 20th century – is of no inherent heritage interest, but neither does it detract.

3.2.2 Relative significance of the parts that would be affected

The room volumes and elements of fabric that would be affected by the proposed works comprise:

- the wall between the present kitchen and cloakroom on the ground floor;
- the wall enclosing the southern side of the cloakroom on the ground floor;
- part of the floor of the cloakroom on the ground floor;
- the cupboards on the southern side of the cloakroom on the ground floor;
- the projecting volume at the north-eastern corner of the present kitchen (the present gun cupboard);
- the steps down to basement level;
- the volume of the present basement chamber east of the present steps;
- the external retaining wall to the north of the steps and the adjacent chamber;
- the volume of the present first-floor bedroom to the west of the principal stair;
- part of the floor of the first-floor bedroom to the west of the principal stair;
- the chimneypiece in the first-floor bedroom to the west of the principal stair; and
- the external wall that runs north-south between the north-west corner of the east wing and the barn to the north.

As noted above, the wall between the present kitchen and cloakroom is modern (albeit on the line of an historic wall), on which basis its fabric is considered to be of neutral significance. The wall enclosing the southern side of the cloakroom had a larger opening in it in 1973, on which basis much of its fabric, and the joinery of the door, surround and skirting here, might also be considered to be of neutral significance. The floor here must be considered to have a degree of significance. As noted above, the cupboards on the southern side of the cloakroom may be old, but they were probably introduced from elsewhere; they can therefore be considered to be of neutral significance.

The projecting volume at the north-eastern corner of the present kitchen – the present gun cupboard – was introduced post 1986 and might be considered to detract.



Howard Bellm

View north east into what is now the cloakroom, c.1986; note that the historic internal steps down to the basement (beneath the table in the foreground) were at that time floored over, and that there is now a wall on the line of the downstand



The north-eastern corner of the kitchen today; the wall to the right with the large blue and green picture is that inserted on the line of the downstand in the above photograph



Howard Bellm

View south west from what is now the cloakroom into the kitchen, c.1986; note that there is now a wall on the line of the downstand and that the far wall has since gone; note also the large opening to the corridor at left



The north-western corner of the present cloakroom; the wall to the left was inserted by the Bellms; the door is that to the gun cupboard



The present cloakroom, looking north



The south-eastern corner of the present cloakroom; the corner enclosure and all the joinery and cornicing is modern



View east along the corridor; the door to the left is that to the present cloakroom; all the joinery and cornicing is modern

As noted above, the steps down from the present kitchen to basement level are historic (dating from the early 19th century phase), although during the 20th century they were floored over. More recently, the treads and risers have been overboarded. The baluster and handrail are modern. Given all this, the steps might be considered to be of only limited interest.



The steps down to the basement

At basement level, the external wall to the north of the steps and the adjacent chamber is of some significance. The volume of the chamber is currently somewhat compromised by modern boilers, tanks etc.. The wine shelves in the chamber to the west of the steps are of some significance.



The present boiler room in the basement



Some of the wine shelves in the chamber to the west of the basement steps

The historic plan form of the first-floor bedroom to the west of the principal stair is not known, but it is clear that the walls enclosing the bathroom and store cupboards to the west are modern insertions, and detract. The chimneypiece in this bedroom appears to date from the early 19th century phase, and is thus of some significance. However, its interest must be considered to be somewhat diminished by the fact that the chimneystack serving it was removed in the late 20th century. The floor here must be considered to have a degree of significance.



View south from the bedroom into the corridor; the wall to the right is modern, as is all the joinery and cornicing



The early 19th century chimneypiece in the first-floor bedroom to the west of the principal stair compartment



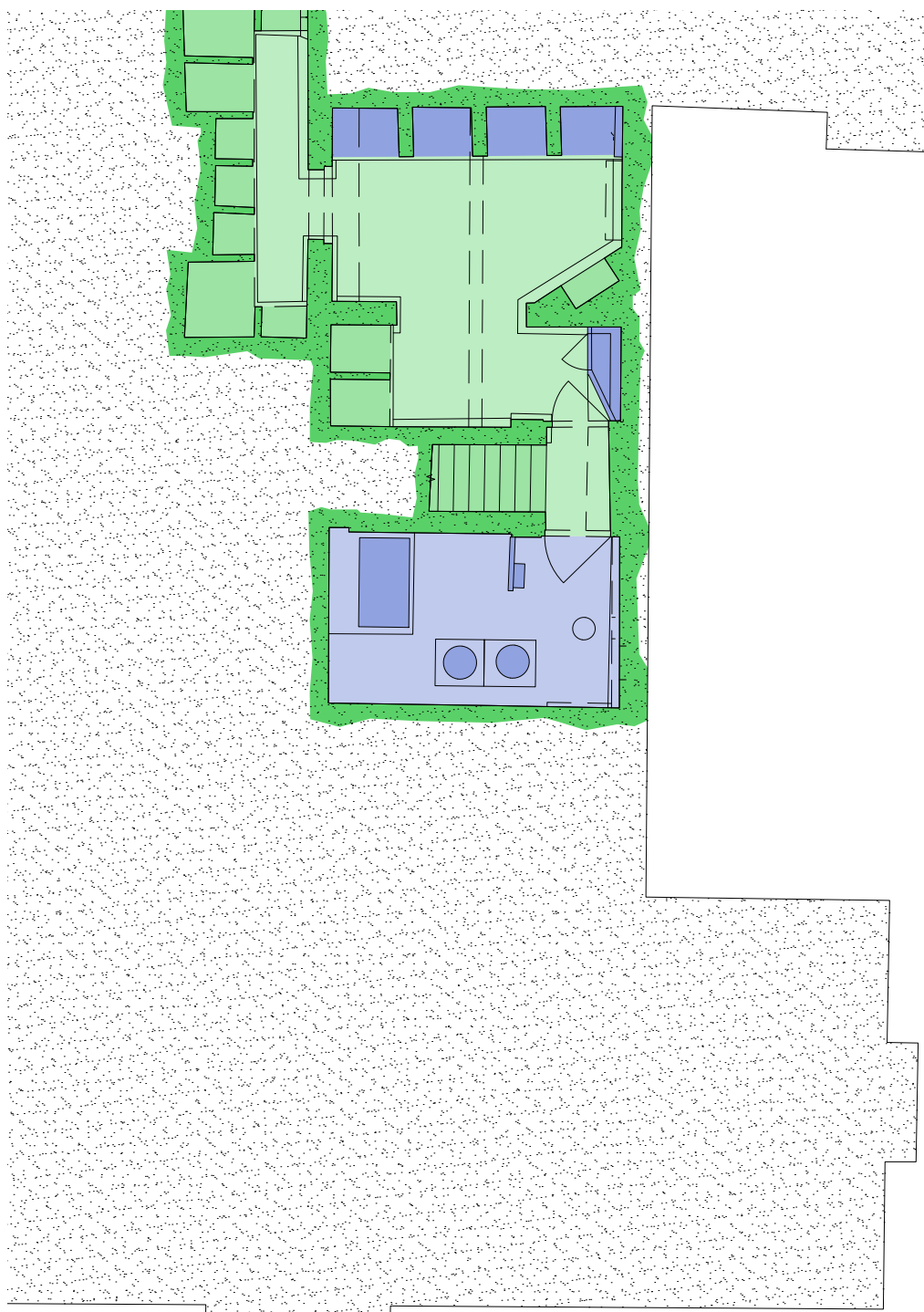
View south from the corridor into the bedroom all the joinery and cornicing is modern

There appears to have been a wall running north-south between the north-west corner of the east wing and the barn to the north by at least c.1870. By 1936, the opening at its southern end had been widened (presumably for vehicles) so that there was nothing of it immediately adjacent to the house. It is understood that the wall has undergone much renewal over the years. That part of it adjacent to the house, including the three gatepiers, was entirely reconstructed in the late 20th century.



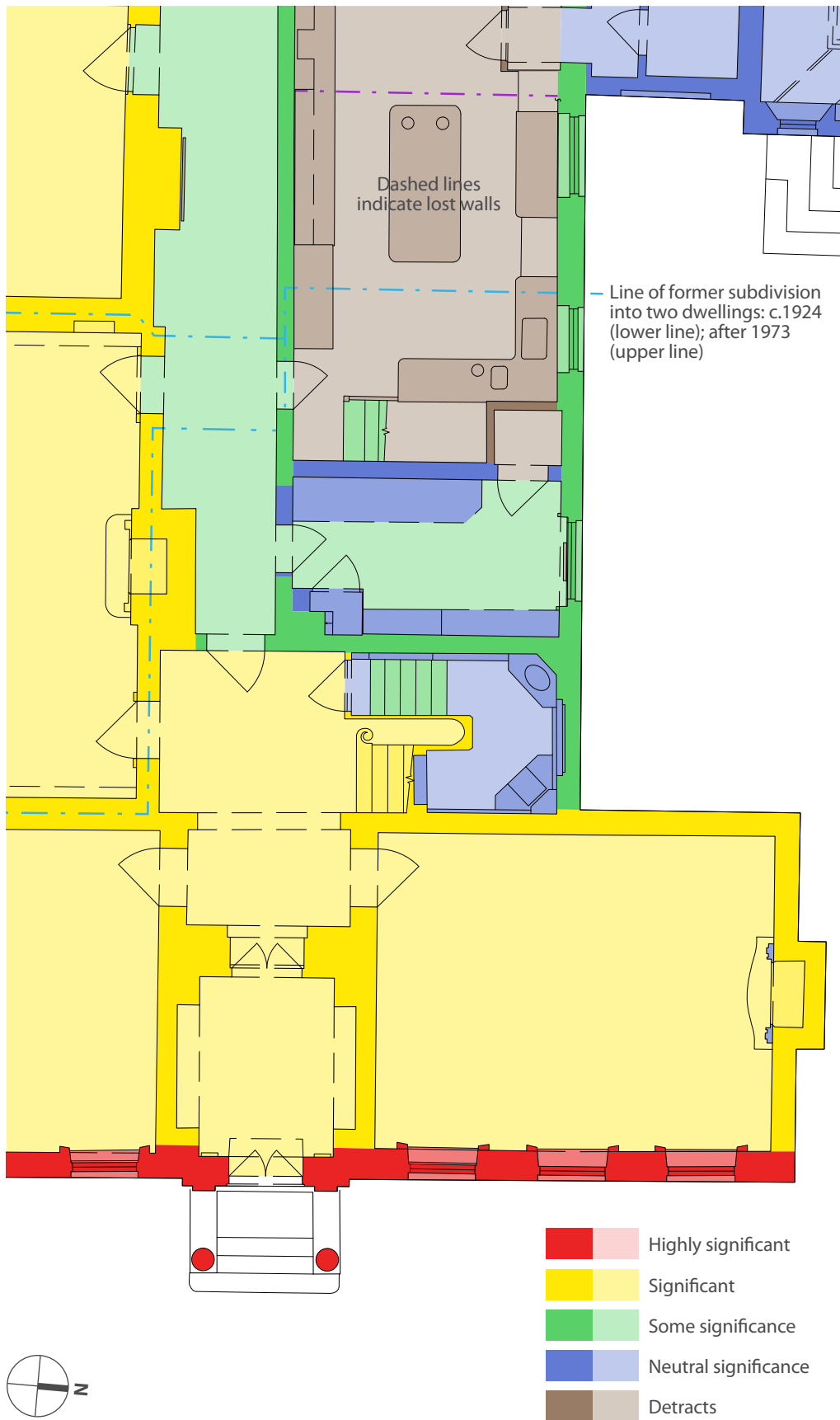
That part of the north-south wall adjacent to the house, including the three gatepiers, was entirely reconstructed in the late 20th century

Summary of significance | Basement

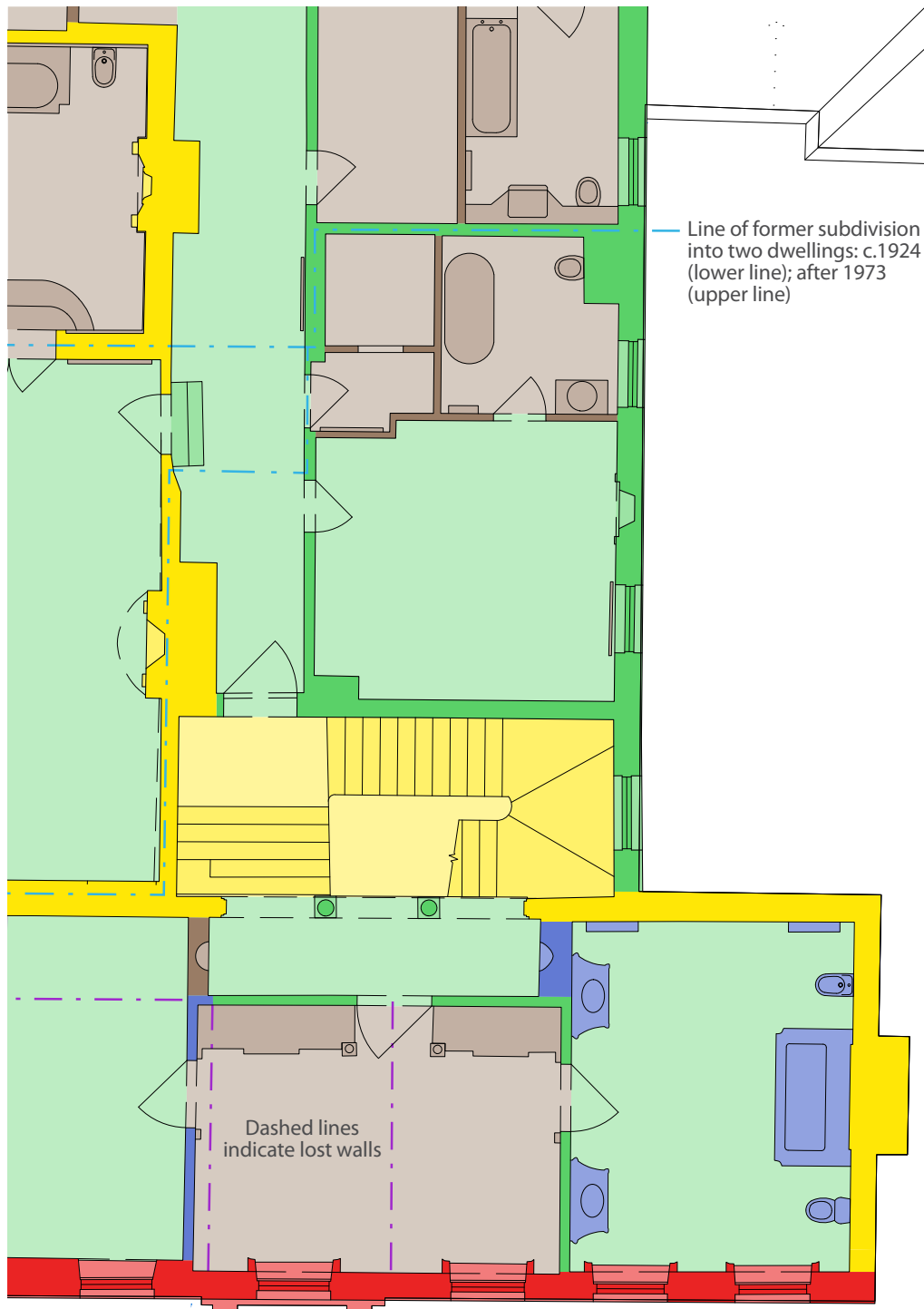


- Highly significant
- Significant
- Some significance
- Neutral significance
- Detracts

Summary of significance | Ground floor



Summary of significance | First floor



- Highly significant
- Significant
- Some significance
- Neutral significance
- Detracts



4.0 Assessment of the Proposals

4.1 Outline of the proposals

Mr and Mrs Bellm propose to construct a swimming pool and related facilities at The Priory. The Application scheme is described in detail in the architect's submission; the following is intended as a summary to inform the subsequent discussion about the scheme's potential impacts on the significance of the listed building.

The new subterranean pool would lie outside the footprint of the house, running east-west to the north of the northern end of the east wing. Plant and changing facilities, together with a wine cellar and gun room – would be accommodated in subterranean rooms at the western end of the pool, beneath the present yard. This location has been chosen for reasons described in the architect's submission, so as to allow for access directly from the house to the pool whilst seeking to minimise any heritage impacts on the listed building and its setting.

To effect internal connection between the house and the pool, a small section of the external retaining wall at basement level would be removed. It is also proposed to remove the existing internal steps up to ground-floor level, and to insert a new, less steep staircase (connecting basement and ground-floor levels) within the present boiler room. A new lift (running from basement to first-floor level) would be inserted in place of the present steps. To accommodate the lift and steps, the floor level in this area would need to be lowered. Access to the western part of the basement would be via a new door opening off the new stair's half landing. This would enter the space just to the north of the wine storage shelves at its south-eastern corner.

Above ground, the wall running north-south between the north-west corner of the east wing and the barn would need to be taken down and reconstructed. Similarly, the present landscape treatment would be reinstated.

At ground-floor level, the lift would rise through the north-western corner of the present kitchen, where there is currently a projecting volume (the present gun cupboard). The latter would be removed, and a new enclosure constructed. The present cloakroom to the east of the kitchen would become the lift and stair lobby, the lift being accessed approximately where the door to the present gun cupboard is. A new, wider arched opening would be created in the wall enclosing the southern side of the new lobby.

At first floor level, the lift would terminate in the north-west corner of the bedroom to the west of the principal stair, with a new linen store being constructed alongside to the south. The remaining part of the current bedroom would be opened-up to the corridor to the south to become a new lift landing. It is also proposed to open-up the new lift landing to the principal staircase compartment to the east, by replicating the arrangement of columns opposite (on the eastern side of the staircase compartment) at a slightly lower level.

Insertion of the lift would necessitate the removal of the chimneypiece in the external wall of the current bedroom. The chimneypiece would be relocated to the external wall of the new bedroom that would be formed by the alterations – currently the present bedroom's *en-suite* bathroom – where there was historically a chimneystack. A new doorway would be created

between the new bedroom and the existing bathroom to the west (which would become a 'Jack and Jill' bathroom serving two bedrooms).

A different iteration of the scheme – under which a subterranean pool would have been connected underground to the barn – was the subject of a pre-application enquiry in late 2019, and the present scheme has benefitted from the comments made at that time by Bracknell Forest Council.

4.2 Assessment

In respect of the pre-application enquiry made in 2019 regarding a subterranean pool connected to the barn, the Council's heritage officer advised that:

If the building is entirely underground then this would remove the potential visual impacts on the setting from the new building. However, this depends on the type and location of ancillary buildings or above ground paraphernalia associated with the swimming pool. ... in principle 'below-grounding' the pool would remove the potential harm to the setting to a large degree.

Under the application scheme, the new pool and all the accompanying plant etc. would be underground, and the north-south wall enclosing the present yard, together with the present landscape treatment, would be reinstated. The proposed scheme would thus have no detrimental effect on the setting of either the house or the barn.

The Council's heritage officer also advised that:

We would ... have to be convinced that the underground link to the barn would not harm the fabric of the barn.

The present application scheme has been conceived in the context of concentrating the alterations needed to effect the connection between the new pool and the house in areas of low sensitivity.

To effect the internal connection between the house and the new pool, a small section of the external retaining wall at basement level would be removed. Whilst this wall is of some significance, its plain masonry construction means that negligible harm would be caused to the significance of the building as a whole.

The existing internal steps up to ground-floor level would also be removed, and a new, less steep staircase (connecting basement and ground-floor levels) inserted within the present boiler room. The existing internal steps are historic (dating from the early 19th century phase), although during the 20th century they were floored over. More recently, the treads and risers have been overboarded such that their historic character is not apparent. The baluster and handrail are modern. Given all this, the steps might be considered to be of only limited interest. Their removal, and the insertion of a lift in their place, would thus cause only very limited harm.

The volume of that part of the basement accommodating plant is currently somewhat compromised by modern boilers, tanks etc.. It is considered that the insertion of the new staircase into this volume would cause no further harm. Access to the western part of the basement would be via a new door opening off the new stair's half landing. This would

enter the space just to the north of the wine storage shelves at its south-eastern corner. The wine storage shelves – arguably the most important elements of historic fabric within the basement – would be left unharmed.

On the ground floor, the new lift would rise through the north-western corner of the present kitchen, where there is currently a projecting volume accommodating the present gun cupboard. Whilst this element might be considered to detract, the proposed lift enclosure in its place would cause no additional harm. As discussed in Chapter 3.0, the existing wall between the kitchen and cloakroom, including the joinery of the gun cupboard's door and surround, is modern. The replacement of the gun cupboard with a lift would thus cause no harm in heritage terms. The cloakroom would effectively become the lift and stair lobby. A new, wider arched opening would be created in the wall enclosing the southern side of the new lobby. As discussed in Chapter 3.0, this wall had a larger opening in it in 1973, on which basis much of its present fabric, and the joinery of the door, surround and skirting here, might be considered to be of neutral significance. The creation of a new arched opening here would thus affect only a very small amount of historic fabric. Insertion of the new staircase into the space would necessitate the removal of the cupboards on the southern side of the cloakroom. As discussed in Chapter 3.0, these are of neutral significance, and thus their removal would cause no harm. Whilst the new staircase would clearly change the character of the space, it is considered that minimal harm would be caused to its significance. The new stair, located in an area of low significance, has been conceived in the spirit of each generation making its own contribution to the building's distinctive character, as well as with the aspiration of 'future-proofing' the circulatory arrangements.

At first floor level, the new lift would terminate in the north-west corner of the bedroom to the west of the principal stair, with a new linen store being constructed alongside to the south. The remaining part of the bedroom would be opened up to the corridor to the south to become a new lift landing. It is also proposed to open-up the new lift landing to the principal staircase compartment to the east, by replicating the arrangement of columns opposite (on the eastern side of the staircase compartment) at a slightly lower level. Whilst these changes would change the present volume of this space, it should be emphasised that the volume of the present bedroom here is already somewhat compromised by the existing walls enclosing the bathroom and store cupboards to the west. Whilst the new lift and the opening-up of the space to the south and east would clearly change the character of the space, it is considered that minimal harm would be caused to the significance of the listed building as a whole. The legibility of the historic arrangement of the staircase compartment would not be notably impaired. The new lift, located in an area of low significance, has been conceived in the spirit of each generation making its own contribution to the building's distinctive character, as well as with the aspiration of 'future-proofing' the circulatory arrangements.

Insertion of the lift would necessitate the removal of the chimneypiece in the external wall to the north. The chimneypiece would be relocated to the external wall of the new bedroom that would be formed by the alterations – currently the present bedroom's *en-suite* bathroom – where there was historically a chimneystack (removed in the late 20th century). The chimneypiece itself is of some inherent heritage interest. However, that interest must be considered to be somewhat diminished by the fact that the chimneystack serving it was removed in the late 20th century. In its new location, the chimneypiece would similarly not be served by a chimneystack; however, it would effectively reinstate a lost fireplace and reference

the location of a lost chimneystack. In the context of the significance of the listed building as a whole, the relocation of the chimneypiece would thus cause negligible harm.

A new doorway would be created between the new bedroom and the existing bathroom to the west (which would become a 'Jack and Jill' bathroom serving two bedrooms). Given the changes that have occurred over time to the historic plan form in this area, it is considered that the new doorway would cause only very limited harm to the significance of the listed building as a whole.

The proposals would enable the continued long-term ownership of The Priory by the Bellms, who have committed significant resources to restoring the building over several decades. The pool proposal reflects the particular circumstances of the family, and would allow them to remain in the building and to continue to invest in its care.

The character of the building reflects a history of evolution over time to respond to changing requirements. The building has been refurbished and altered at various times in the past, including several times when it was already listed. It is a building that has periodically been adapted to new needs, and the present works are another part of this evolution.

The works would be carried out to an exemplary standard and would be in keeping with the history of the dwelling. They would reflect its status as a well-appointed family home, and would not inhibit appreciation of its established heritage values.

5.0 Conclusion

The core significance of The Priory derives primarily from the architectural interest of its southern and eastern elevations, and the historic volumes and surviving historic fabric in the principal ground-floor reception rooms, together with the principal stair. These aspects would all be unaffected by the proposed works.

The reinstatement of the present landscape treatment following excavation of the pool means that the building's setting, and that of the barn to the north, would be unaffected.

In terms of local planning policy, Policy CS7 of the *Core Strategy Development Plan Document* (2008), Policy BF2 of the *Binfield Neighbourhood Plan 2015-2026* (2016) and Policy LP35 of the *Draft Bracknell Forest Local Plan* (2018) aim to ensure the conservation of heritage assets. These policies have weight insofar as they are consistent with the relevant policies of the *National Planning Policy Framework* (NPPF, 2019). Policy 196 of the NPPF allows for a degree of harm to be caused to heritage assets when there are also benefits.

The core significance of The Priory would be unaffected by the proposed works. The internal connection between the house and the new pool, and the proposed new lift and staircase have been concentrated in areas of low relative significance, such that, on balance, the harm that would be caused to the significance of the listed building as a whole would be very low. This very low level of harm would in our view be acceptable because the proposals would enable the continued long-term ownership of The Priory by the Bellms, who have committed significant resources to restoring the building over several decades. The pool proposal reflects the particular circumstances of the family, and would allow them to remain in the building and to continue to invest in its care. As noted above, the character of the building reflects a history of evolution over time to respond to changing requirements. The building has been refurbished and altered at various times in the past, including several times when it was already listed. It is a building that has periodically been adapted to new needs, and the present works are another part of this evolution. The works would be carried out to an exemplary standard and would be in keeping with the history of the dwelling. They would reflect its status as a well-appointed family home, and would not inhibit appreciation of its established heritage values.

6.0 Bibliography

6.1 Research sources

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6.2 Relevant legislation and guidance

Binfield Parish Council (2016): *Binfield Neighbourhood Plan 2015-2026*

Bracknell Forest Council (2002): *Bracknell Forest Borough Local Plan*

Bracknell Forest Council (2008): *Core Strategy Development Plan Document*

Bracknell Forest Council (2013): *Site Allocations Local Plan*

Bracknell Forest Council (2018): *Draft Bracknell Forest Local Plan*

Department for Communities & Local Government (2019): *National Planning Policy Framework*

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Historic England (2015): *Historic Environment Good Practice Advice in Planning, Note 2: Managing Significance in Decision-Taking in the Historic Environment*

Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix A: List Description

Name:	The Priory
Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1390264
Date first listed:	20-Dec-1972
Date of most recent amendment:	14-Feb-2002
Statutory Address:	The Priory, Church Hill
District:	Bracknell Forest (Unitary Authority)
Parish:	Binfield
National Grid Reference:	SU 84543 72207

Details:

Binfield

SU87SW Church Hill 674-1/11/54 (North East side) 20/12/72 The Priory

GV II

Formerly known as: The Priory Church Hill. Formerly known as: The Rectory Church Hill. Rectory to Church of All Saints (qv) and house (formerly The Priory) now one large house. Early C18, altered and extended c1820-30; altered late C20. Materials: Red brick in Flemish bond; Old tile hipped roof at rear; slate, hipped and gabled roof at front. Plan: T-plan with early C19 part on east. Exterior: 2 storeys, with part 2 storeys and attic. Several chimneys with offset brick heads. East (entrance) front, brick plinth. Thin, wood box cornice, bracketed around the west end which is rounded and forms a bay window. 6-bays. First bay has blind windows and a large projecting chimney between first and second bays. Near central entrance with pair of 6-panelled doors with patterned fanlight under segmental arch. Prostyle Doric porch with heavy, mutule cornice and panelled soffit, approached by 6 steps. Blind boxes to first floor windows. Rear section of house now irregular with 2 canted bay windows on west front, and some C20 replacement sash windows. Interior: C19 section contains an early C19 open-well staircase with stick balusters and wreathed handrail. Vestibule and hall has Portland stone floor with slate diamond patterning; panelled round-arched entry from vestibule to hall with patterned fanlight. Moulded ceiling cornices to most rooms; panelled window shutters. Early C19, cast-iron hob fireplaces in front bedrooms. (Victoria County History: VOL III: 119).

Appendix B: Planning Policy Context

B.1 National heritage policies

B.1.1 Primary legislation

Listed buildings are subject to the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 7 (1) of the Act provides that listed building consent is required for:

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 ...

Section 16 (2) of the Act states that:

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

With regard to applications for planning permission affecting the setting of listed buildings, Section 66 (1) of the Act requires that:

in considering whether to grant planning permission for development which affects a listed building or its setting, the local authority ... 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.

B.1.2 National Planning Policy Framework

National heritage policy governing the application of the primary legislation is contained within section 16 of the *National Planning Policy Framework (NPPF, 2019)*. The relevant sections of the *NPPF* are as follows:

190. 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.

192. 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.*

193. *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.*
194. *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.*
195. *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.*
196. *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.*
198. *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.*
197. *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.*
200. *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.*

B.2 Local heritage policies

Until the adoption of the new *Bracknell Forest Local Plan* (see below), planning policy for Bracknell Forest is provided by the 'saved' policies of the *Bracknell Forest Borough Local Plan* (2002), together with the *Core Strategy Development Plan Document* (2008). There is also the

Binfield Neighbourhood Plan 2015-2026 (2016). There is also a *Site Allocations Local Plan* (2013), although this contains no relevant policies in respect of this site.

B.2.1 Bracknell Forest Borough Local Plan

Some of the policies of the *Bracknell Forest Borough Local Plan*, adopted in January 2002, remain in force. However, Policy EN17 – ‘Development proposals including the alteration, extension, or change of use of listed buildings’ – was amongst those policies not saved beyond 27 September 2007.

B.2.2 Core Strategy Development Plan Document

The *Core Strategy Development Plan Document* (DPD) was adopted in February 2008. It contains the following high-level policy:

Policy CS7: Design

94 *The Council will require high quality design for all development in Bracknell Forest.*

95 *Development proposals will be permitted, which;*

- i. *build on the urban, suburban and rural local character, respecting local patterns of development and the historic environment;*
- ii. *provide safe communities;*
- iii. *enhance the landscape and promote biodiversity;*
- iv. *aid movement through accessibility, connectivity, permeability and legibility;*
- v. *enable a mix of uses;*
- vi. *provide high quality usable open spaces and public realm;*
- vii. *provide innovative architecture; and*
- viii. *provide well designed and integrated public art.*

96 *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 site Masterplans, Development Briefs, Concept Statements and Design Codes.*

B.2.3 Binfield Neighbourhood Plan 2015-2026

Binfield Neighbourhood Plan 2015-2026 was prepared by Binfield Parish Council, and brought into force by Bracknell Forest Council in April 2016. It contains the following policy in respect of heritage assets:

Policy BF2: Protection of Heritage Assets

Development proposals should demonstrate that negative impacts to the setting of heritage assets have been either avoided or minimised. Where the harm of any residual impacts of a proposed scheme is not justified by the public benefits that would be provided, it will not be supported. Development proposals will be required to sustain and enhance the setting of heritage assets in their vicinity, including views from historic parks and gardens, through the careful choice of building heights, layout and materials, use of landscape buffers and placement of green open space. These should avoid placing incongruous tall buildings in prominent locations in views that contribute to the significance of these heritage assets.

B.2.4 Draft Bracknell Forest Local Plan

The new *Bracknell Forest Local Plan* will set the long-term spatial vision and development strategy for the borough up to 2036. Once adopted, it will replace the 'saved' policies in the *Bracknell Forest Borough Local Plan* (2002) and the *Core Strategy Development Plan Document* (2008).

Preparation of the Plan is at an early stage. Consultation on the *Draft Bracknell Forest Local Plan* closed on Monday 26 March 2018. Pre-submission consultation is scheduled take place in Spring 2021, with submission in early summer 2021. It is currently anticipated that the Plan could be adopted in 2021-2022.

The *Draft Bracknell Forest Local Plan* (February 2018) contains the following policy in respect of the historic environment:

Policy LP35 – Protection and Enhancement of the Historic Environment

A. General

Development proposals will be expected to avoid harm to, sustain and, where possible, enhance the heritage assets and their settings. All development proposals affecting heritage assets or their settings must exhibit sympathetic design in terms of siting, mass, scale and use of materials. The Council will require development proposals affecting heritage assets or their settings to be supported by a Heritage Statement prepared with appropriate impartial and objective expertise demonstrating a clear understanding of the significance of the heritage assets and how they would be affected.

B. Designated Heritage Assets

There will be a presumption against granting planning permission for development proposals which would cause harm to the significance of designated heritage assets.

Where designated heritage assets would be affected by development proposals applicants will be required to seek sustainable opportunities to enhance and better reveal the significance and legibility of designated heritage assets.

C. Non-Designated Heritage Assets

Non-designated heritage assets and their settings including buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, will be protected from harm. Non-designated heritage assets should be identified early in the design process to ensure that the impact on their significance is addressed in any development proposal. The weight given to the conservation of non-designated heritage assets during the determination of the planning applications will be based on their significance and the magnitude of harm to them.

The retention, repair and re-use of non-designated heritage assets will be encouraged. Development proposals that harm the significance of non-designated heritage assets and/or their settings will not normally be permitted.

D. Archaeological Remains

Where a proposed development site is identified as having archaeological potential, developers will be required to support planning applications with an appropriate archaeological assessment. In relevant cases, no development will be permitted unless the following requirements are satisfied:

- *an archaeological evaluation of the site has been undertaken; and*
- *where archaeological evaluation identifies definite archaeological significance, a programme of archaeological mitigation has been agreed with the Council.*

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