

What is a Heritage Asset

National Planning Policy Framework Glossary

“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 assets include designated heritage assets and assets identified by the Local Planning Authority (including local listing).”

Therefore any of the following would fall under the category of a heritage asset:

Designated Assets

- Scheduled Ancient Monuments
- Listed Buildings
- Conservation Areas
- Registered Historic Parks and Gardens
- Registered Historic Wrecks (not relevant in East Cambs)
- Registered Historic Battlefields (not relevant in East Cambs)

Non-designated Assets

- Archaeological Sites
- Sites or buildings recorded in the Historic Environment Record
- Buildings of Local Interest (coming soon)

What will be in a Heritage Statement?

The amount of detail that is required in a Heritage Statement will vary according to the particular proposal. The statement should be proportionate in detail to the type of works being carried out. For example, a major scheme that affects several assets will require an extensive and professionally produced heritage statement. A small-scale scheme that has limited impacts will probably require a short statement. However, there are a number of basics that must be included in any heritage statement.

A Heritage Statement should always cover three main points:

- (1) Assessment of heritage significance** – an assessment of the significance of the heritage asset or assets which may be affected by the proposed development, including their setting. (Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be of archaeological, architectural, artistic or historic).
- (2) Assessment of Impact** – an assessment of the likely impact of the proposed development on the heritage asset(s) and their setting.
- (3) Mitigation** – a statement outlining a mitigation strategy to address any impacts of the proposed development on the significance of the heritage asset(s). This might include modification of methods, materials chosen or design and/or archaeological or architectural investigation and recording.

Writing your Heritage Statement – Assessment of Heritage Significance

This section thinks about what the relevant heritage asset is, and explains why the heritage asset is important. For example it may talk about what gives a Conservation Area its character, or discuss why a building has been listed.

All heritage statements should include:

- A statement of significance that demonstrates an understanding of the historical, archaeological, architectural and artistic interest of the site and its setting and in particular the significance of those parts affected by the proposed development;
- Supporting information as necessary. Supporting information may include:
 - All necessary context drawings and perspectives of the heritage asset, its setting and wider context;

- Photographs, dated, numbered and cross-referenced to a plan;
- Any available information from the local Historic Environment Record;
- Information from early maps.

In addition, if your proposals affect a particular type of heritage asset, other information may also be required.

For example, proposals affecting archaeological heritage assets may require:

- A full archaeological field evaluation. This will need to be carried out to a brief supplied by a qualified archaeologist.

Schemes proposing major alterations or demolition of Listed Buildings and other historic buildings and structures may require:

- A full analytical, architectural and/or structural survey.

Proposals affecting Conservation Areas may require:

- An assessment of the contribution of the heritage asset(s) to the significance of the conservation area and its setting;
- Reference to the relevant conservation area appraisal and management plan where adopted;
- Where demolition or substantial alteration is proposed, a full structural survey.

Writing your Heritage Statement – Assessment of Impact

This section considers what impact the proposed development would have on the significance of the relevant heritage asset(s). For example, this section may discuss how an extension to a property would impact upon a wider Conservation Area, or how an alteration to a Listed Building would affect its character.

All heritage statement will include:

- A schedule of proposed works to the heritage assets and/or its setting;
- All necessary context drawings and perspectives which show the impact of the proposed works on the heritage asset(s), setting and wider context.
- A statement of impact assessing:
 - The likely impact of the proposed works on the significance of the heritage asset(s) and/or their setting;
 - An assessment of the scale and nature of any harm that would be caused to the significance of the heritage asset;
 - Details of any potential heritage benefits, including proposals which enhance or better reveal the significance;
- A statement of justification explaining why the works would be desirable or necessary, including any benefits which justify any resulting harm. In the case of substantial harm or loss of significance, the tests in the NPPF should be applied.

In addition, if your proposal affects a particular type of heritage asset, other information may also be required.

Where proposal would affect Listed Buildings and non-designated historic buildings and structures, for works involving demolition, significant rebuilding or repair a structural survey and method statement will be required. These should be prepared by a qualified structural engineer, experienced in working with historic buildings, and identify, where appropriate

- The structural stability and condition of the asset, including any defects;
- A schedule/method statement of proposed repairs;
- A statement of how the stability of the structure and adjoining structures and their weather protection is to be safeguarded during the works;

- Details of how any internal or external decorative features, finishes or joinery will be protected during the works;
- A statement identifying how the structure is to be safely demolished.

Where proposals would include the demolition or significant alteration of historic buildings within a Conservation Area, the following will be required:

- Details of the principles and justification for the proposed works;
- Details of the impact of the proposal on the significance of the Conservation Area and its setting;
- A structural survey and method statement prepared by a qualified structural engineer experienced in working with historic buildings. This should do as stated previously (see above)

For **applications within or adjacent to a conservation area**, an assessment of the impact of the development on the character and appearance of the area will be required. This should include an analysis of the important characteristics of the area including significant buildings or features as well as views into or out from the proposed development.

Writing your Heritage Statement – Mitigation

This section should explain what steps have been taken to avoid, minimise or mitigate any harm to the significance of the heritage asset(s) and should consider the following:

- Minimal intervention and reversible works: Are all the works absolutely required for the proposed use or function? Can new work be designed so that it can easily be installed and removed at some later date without causing damage to significant building fabric or archaeological deposits?
- Alternative methods of development: examining whether other options exist to meet the applicant's objectives. Could a less sensitive part of the building be used to accommodate a proposed use or function? Could a new building or extension be repositioned so it is less detrimental to the setting of an archaeological feature or historic building?
- Sensitive design: examples include the installation of new services in a discreet manner so as not to compromise the qualities of a room, or skilfully designing an extension that takes account of the physical massing and scale in both the old and new work;
- Choice of materials: the careful selection of construction materials for new and repair works can avoid both visual and longer-term structural harm to a building;
- Recording: a programme for investigation and recording of architectural or archaeological features that would be obscured, damaged or destroyed.

Identifying such approaches in your impact statement would help us to understand your design approach and how it has been informed by an understanding of the asset's significance.



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

Heritage Statement Template

Heritage Statements should form part of the justification for your proposals and should demonstrate that consideration has been given to the protection of heritage assets and/or their wider settings.

This template has been produced as an easy guide for what to include within your statement and can be used to create an adequate statement for applications. Any photographs and supporting documents should be attached as appendices.

Please note that the amount of information provided should be proportionate to the amount of works being proposed, the significance of the asset and the potential impact the proposed works may have on that significance.

Your application will not be validated unless the required heritage statement has been submitted.

The Application Site

Site Address:

40 Great Lane
Reach
Cambridgeshire
CB25 0JF

Is the development one or more of the following (please tick all that apply)

- A listed Building
- A building of local interest
- Within a designated conservation area**
- Within a registered historic park or garden
- A scheduled monument
- A site or archaeological interest
- Adjacent to one of the above

The Nature of the Heritage Asset

Please describe the history, character and appearance of the heritage asset. You should refer here to the statutory list description, scheduled monument description or conservation area appraisal if available.

The property is side-on to Great Lane within the Reach Conservation Area. I have been unable to find a published conservation area appraisal.

The Extent of the Heritage Asset

Please describe the development site, and its relationship to its surroundings. For example, the buildings position in the street scene, or the potential for archaeological interest.

The property is a detached dwelling positioned side-on to Great Lane. Views from the rear of the property are of the driveway of 38 Great Lane, and views from the front are of 42 Great Lane. There are no windows facing Great Lane, and no windows facing into the rear garden.

Assessment of Significance of the Heritage Asset(s)

Please describe the archaeological, architectural, artistic or historic importance of the asset. This should include for example the age, phases of development, layout, appearance, particular features or characteristics, materials and construction or potential for archaeological remains.

The property is of mixed Clunch and Burwell brick construction. Walls to the North-West, North-East, and South-East are of Clunch between 15 and 20 inches thick. The wall to the South-West is of brick only. All walls have a brick facia dated 1871, with the exception of the North West wall which is clunch throughout. The foundations of the North-West wall are of Tudor bricks, and a medieval well (filled-in) is in the North-west garden. A borehole has revealed this to be have been backfilled with debris from the Victorian era. It is lined at the bottom with medieval stone tiles with fresh water beneath to the same level as the adjacent ditch between the property and Blackberry Drove. The property is believed to have once been two cottages. At some stage between the construction of the property and it's purchase by the current owners, the original windows were fully removed their openings substantially enlarged and white uPVC frames installed.

The Proposed Works

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings, this should also include details of any historic fabric or architectural features which would be affected (including lost) as part of the proposals. For archaeological sites, this should include details of any new foundations, ground disturbance or provision of services.

To replace the existing White uPVC window frames with Agate Grey uPVC window frames, to fit the existing openings in the walls.
To replace the existing White uPVC doors and frames, with Agate Grey doors and frames.
There will be no building works other than any necessary remedial work including re-pointing around the window frames once installed.

It may be useful to include a full specification of works when dealing with listed buildings, as this will clearly detail all the proposed works, which may assist with completing the next section.

Assessment of Impact on the Heritage Asset(s)

Please describe the impact your proposals will have on the archaeological, architectural, artistic or historic interest of the asset or its setting. This may include for example, loss or concealment of key features or historic fabric, blocking key views, impact on relationship between buildings, etc

The Agate Grey will provide a softer, subtler and more gentle aesthetic to the property blending more coherently with the Burwell brick than do the stark white plastic doors and window frames currently.
The visual impact of the double glazing on the property will be lessened, with the juxtaposition of old construction materials and modern energy-saving made more harmonious.

Mitigation

Please describe what steps have been taken to avoid, minimise or mitigate any harm to the archaeological, architectural, artistic or historic interest of the asset or its setting. This may include showing how other options were considered, how design solutions have arisen, etc

The current white uPVC window frames and doors have reached the end of their life, with a loss of structural integrity. This is having a detrimental impact on the property with associated damp and mould growth around the frames and a longer term negative impact on the traditional clunch and on the lime plaster indoors.
It is incumbent on the current owners to ensure the property remains in good structural health and so it is necessary for the windows to be replaced.
It is impractical to attempt to reinstate the smaller windows and reduce the size of the openings in the walls, therefore the pragmatic course of action is to replace like with like. It is felt locally that the existing white uPVC were a poor design choice in terms of colour and that whilst the house is now a familiar sight with its larger windows, that a subtler shade such as Agate Grey will serve to enhance the property.

Applications for demolition

If you are applying for demolition of a listed building or a building in a conservation area, please provide a justification statement for the demolition, explaining how you have met the requirements of local planning policy and paragraph 133 of the National Planning Policy Framework.

n/a

Sources of Information

Please confirm which of the following sources you have consulted (tick all that apply)

- Cambridgeshire Historic Environment Record
- The National Heritage List for England
- National Planning Policy Framework (NPPF)
- NPPF Planning Practice Guidance
- East Cambridgeshire District Council Core Strategy
- East Cambridgeshire District Council draft Local Plan
- Conservation Area Appraisal (if available)
- Historic Ordnance Survey maps

Useful Contacts

English Heritage East of England Office

Tel: 01223 582700 or email eastofengland@english-heritage.org.uk

Cambridgeshire Historic Environment Record

Tel: 01223 728569 or email arch.her@cambridgeshire.gov.uk

East Cambridgeshire District Council Conservation Officer

Tel: 01353 665555 or email conservation@eastcamb.gov.uk

Useful websites

The National Heritage List for England

<http://list.english-heritage.org.uk/>

The Heritage Gateway

<http://www.heritagegateway.org.uk/gateway/>

Images of England

<http://www.imagesofengland.org.uk/>

National Planning Policy Framework (NPPF)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

NPPF Planning Practice Guidance

<http://planningguidance.planningportal.gov.uk/>

Old Maps

www.old-maps.co.uk

MAGIC

<http://magic.defra.gov.uk/>