

East Cambridgeshire District Council

Heritage Statement Template



The Porch House, Hill Row, Haddenham (Cambridgeshire Community Archive Network)



Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) and potential for other non-designated heritage assets on the proposed development site, describe their significance and the potential impact of the proposal on that significance.

Please read the Heritage Statement Guidance notes to help you fill in the form correctly as this will assist you to ensure that you include all the relevant information required. You do not need to use this template to produce a Heritage Statement but the information should include all of the elements outlined in the template and guidance note in order for it to be considered appropriately detailed.

The requirement to consult the local Historic Environment Record should be used to inform the content of the statement. The associated guidance document should be used to help guide the content and format of the statement. Supporting evidence including copies of entries from the HER record, list descriptions, etc should be attached as an appendix to this statement and should not form the crux of the document.

Note: Failure to fully complete all fields may result in the form not being validated by the Local Planning Authority. To be completed by the applicant – please tick relevant boxes

To be completed by the applicant – please tick relevant boxes	
1. Heritage Statement completed	<input type="checkbox"/>
2. Appendix attached (if relevant)	<input type="checkbox"/>

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 states that: *In determining applications, local planning authorities should require an applicant 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

National Planning Policy Framework:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

Heritage Statement

Site Name

The Old Store

Address (including
postcode)

The Old Store
High Street
CB80SE Brinkley

Grid Reference (if no
address point)

1. The Heritage Asset

1(a) What heritage assets are affected by the proposals? (Please tick the relevant boxes below)

- Scheduled Ancient Monument
- Listed Building
- Conservation Area
- Registered Historic Park and Garden
- Building of Local Interest
- Site of known archaeological remains
- Other non-designated Heritage Asset

1(b) Describe the character and appearance of the heritage asset.

Refer to the statutory descriptions if applicable, but do not quote verbatim. Copies of any statutory entries should be attached to this statement.

(Please continue on separate sheet of paper if more space is required)

The property comprises a two-storey mid-terraced house of traditional construction, with predominantly solid external walls built in brick as well as some stone beneath a pitched roof covered with slates. The current building dates back to around 1880 and it was formerly a shop until it was converted into a residential dwelling in the 1980s.

The proposed installation of an ASHP should not significantly alter the appearance of The Old Store as the Planning Permission request proposes a garden location.

1(c) Describe the development site and its relationship with its surroundings. For example, its position in the street scene, potential for archaeological remains, etc

(Please continue on separate sheet of paper if more space is required)

The property is situated within the centre of the village of Brinkley. The property shares party walls with the adjoining neighbouring properties.

The proposed development site is external to the house (the front garden) and compromises installation of an MCS20 ASHP.

The pump cannot be placed in any location other than the front garden as the rear of the property borders on the Church-yard.

The proposed location for the ASHP has been chosen to minimise efficiency loss (heat loss from outdoor transport) and to obscure view and potential noise from terraced neighbouring windows (there would be no direct line of sight).

We hope that this description is proportional to the impact of the placement of an ASHP. Please note that the house does not have access to gas or oil heating and instead is heated on 20 year-old electric heat storage units. We have chosen to invest in ASHP over oil/electrical boilers as those would not contribute to reducing our carbon footprint.

2. Statement of Significance

2(a) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

- Cambridgeshire Historic Environment Record
- Cambridgeshire County Archives
- Historic Maps
- Historic England
- Museum or Library
- Victoria County Histories
- Local Heritage Groups
- Conservation Area Appraisal (if available)
- Other (please state)

Building Survey

(Please include any research material as an appendix if relevant)

2(b) Using the information you have obtained provide a summary of the history of the site/building

Include details of how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Also include information on past changes, for example previous extensions, drainage, former footings, landscaping, etc

(Please continue on separate sheet of paper if more space is required)

The placement of an ASHP would not affect the building exterior.

2(c) What is important about the affected heritage asset(s)(what is the significance)?

Use this section to describe the significance of the heritage assets identified in section 1. Please see p.4 of the guidance note about how to fill out this section. You can also find useful guidance at: <https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined>

(Please continue on a separate sheet if required)

As understood by guidance defined on the Historic England website - placement of a MCS20 ASHP would not significantly impact the appearance of The Old Store or its immediate environment .

Furthermore, investing in a sustainable heating source would result in a net beneficial impact with regards to reducing our carbon footprint.

3. Design Concept

3(a) Pre-application Advice

Have you consulted the Cambridgeshire Historic Environment Record?

Yes No

If yes, please attach any correspondence as an appendix to this document

Have you sought pre-application advice from the Local Planning Authority?

Yes No

If yes, please provide a copy of any written correspondence, reference number and contact name, if applicable

Have you sought pre-application advice from Historic England?

Yes No

If yes, please provide a copy of any written correspondence, reference number and contact name, if applicable.

3(b) Describe the proposed development. Refer specifically to the element of the heritage asset(s) that will be affected by the proposal. Where the works involve demolition a structural survey will be required as part of any application.
(Please continue on a separate sheet if required)

The placement of a MCS20 ASHP does not affect the exterior of the The Old Store and no demolition of any structure is required.

4. Assessment of Impact & any mitigation

4(a) How will the proposals impact the significance of the heritage asset(s)?

Please discuss what impact the proposals have on the heritage asset i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

(Please continue on separate sheet of paper if further space is required)

The placement of an MCS20 approved ASHP has a low impact on the heritage area.

Installation of a sustainable heat-source will help reduce the carbon footprint when heating the house.

4(b) How has the proposal been designed to conserve the significance of the heritage asset(s)?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets. Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on separate sheet of paper if further space is required)

Proposed placement location of the ASHP has been chosen to occlude visibility and noise from immediate neighbours while maximising efficiency with regards to any outside-transport related heat-loss.

Useful Contacts

Historic England (East of England Office)

☎ 01223 582700

✉ eastofengland@HistoricEngland.org.uk

Cambridgeshire Historic Environment Team

☎ 0345 0455200

✉ arch.her@cambridgeshire.gov.uk

East Cambridgeshire District Council Conservation Officer

☎ 01353 616333

✉ 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>