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|  | **Heritage Statement** |

This template has been prepared to guide applicants or their agents in the preparation of heritage statements required to support planning and listed building consent applications.

**What is a heritage statement?**

Your heritage statement should identify all heritage assets and their settings which may be affected. It should be produced early in the design process and demonstrate how an understanding of a heritage asset’s significance has informed proposals. In all cases the following must be included:

1) Assessment of heritage significance

2) Details of the proposed works

3) Assessment of Impact

**How to use this Template**

The template is a guide only. The level of detail within your statement will depend on the size and nature of proposals and significance of the heritage assets affected but should be detailed enough to understand the potential impact of proposed works on significance.

For very small scale works and proposals you can enter information directly into this template. In many cases, you will require a separate, more extensive and professionally produced heritage statement but the information within this template may still be helpful as a guide. We recommend the use of a heritage specialist[[1]](#footnote-2) to prepare the Heritage Statement on your behalf.

A [Glossary of Terms](#Glossary) can be found in the [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2) (NPPF) and in the Appendix at the end of this document, along with sources of further advice and information. Further information and links to sources of information about Westminster’s history may be found on our [website](https://www.westminster.gov.uk/planning-building-and-environmental-regulations/design-and-heritage-planning/westminsters-heritage-assets).

1. **Site Address**

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| 33 Upper Berkeley Street W1H5QE |

1. **Is the application site (identify all that are applicable):**

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| **Heritage Asset** | **Yes** |
| A [listed building](https://www.westminster.gov.uk/planning-building-and-environmental-regulations/design-and-heritage-planning/listed-buildings) (Grade II, Grade II\* or Grade I) |  |
| Within [a conservation area](https://www.westminster.gov.uk/planning-building-and-environmental-regulations/design-and-heritage-planning/conservation-areas) |  |
| A [scheduled ancient monument](https://www.westminster.gov.uk/planning-building-and-environmental-regulations/design-and-heritage-planning/archaeology) |  |
| Within the [Westminster World Heritage Site](https://www.westminster.gov.uk/planning-building-and-environmental-regulations/design-and-heritage-planning/world-heritage-site)[[2]](#footnote-3) |  |
| A [registered park or garden](https://www.westminster.gov.uk/planning-building-and-environmental-regulations/design-and-heritage-planning/historic-parks-and-gardens) |  |
| In the [setting](#Setting) of or adjacent to one of the above? |  |
| Within [an archaeological priority area](https://www.westminster.gov.uk/planning-building-and-environmental-regulations/design-and-heritage-planning/archaeology)[[3]](#footnote-4) |  |
| A [non-designated heritage asset](#Nondesignated) |  |

1. **In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)**

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| Click or tap here to enter text. |

1. **The** [**significance**](#significance) **of the heritage asset(s)**

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

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| TQ 2781 SE CITY OF WESTMINSTER UPPER BERKELEY STREET, Wl 54/67 11.11.82 Nos. 31 to 33 G.V. II Terraced houses. c.1800 Portman Estate development. Stock brick with channelled stucco ground floors; concealed slate roofs. 4 storeys and basement. 3-window wide fronts. Doorways to left, square headed at No. 31, semicircular arched dressed with stucco rustic blocks to Nos. 32-33; panelled doors and fanlights. Recessed sashes, under flat gauged arches to upper floors. Central window blind on top floors. Plat band finishing off ground floor stuccowork. Parapet with coping. Nos. 31 and 32 have cast iron balconettes while No. 33 has continuous anthemion patterned balcony. Cast iron area railings with flambé vase finials. Included for group value only.  Listing NGR: TQ2764381203 |

1. **The proposed works**

What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.

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| Removal of deteriorating non-historic replica windows and installation of new timber replacements. |

1. **Impact on significance**

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or [mitigated](#mitigation), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

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| Click or tap here to enter text.  No impact on significance. The design (six over six pane), materials (timber), proportions, and all the stylistic details of the new windows have been considered so that the appearance is fully maintained and in keeping with the wider property |

1. **Enhancement and Public Benefits (where applicable)**

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#Publicbenefit) as a result of the works?

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| The replacement of the existing n.3 non-original windows represents a public benefit since the old windows were very deteriorated and covered with mould and humidity not providing the necessary insulation. The new installed windows will allow less consumption of heating gas and consequently less gas emission in the environment. Finally, the replacement has improved the appearance of the building while maintaining all the original features |

1. **Other**

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

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| My daughter, who lives in the flat, was experiencing breathing issues due to the mould caused by the humidity. Please note that the previous windows were not original.  Please note that the windows at the lower ground floor flat were also changed recently |

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| **Further help and advice**  **We offer a pre-application service to provide advice to applicants prior to the submission of an application. Further information can be found here:** [Westminster Pre-application Advice](https://www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-applications/request-pre-application-planning-advice). |

**Glossary of Terms**

**Heritage Asset**

A building, statues, monuments, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets as well as non-designated assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

**Designated Heritage Asset**

Listed Building -

Registered Park and Garden -

Conservation Area -

World Heritage Site -

Scheduled Monument -

**Non-Designated Heritage Assets**

Non-designated heritage assets are other buildings, statues, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Unlisted Buildings of merit which contribute to the character of conservation area are identified in the relevant conservation area audit. These are not designated heritage assets but proposals affecting unlisted buildings in conservation areas are assessed in term of their impact on the designated heritage asset (conservation area).

**Setting**

The setting is the surroundings in which a heritage asset is experienced or is visible from. Its extent is not fixed and may change as the asset and its surroundings evolve and does not relate to views only. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. For advice on whether setting is affected you should seek specialist advice or use our preapplication advice service.

**Significance**

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. For further advice see, Historic England’s "Historic Environment Good Practice Note 2: Managing Significance in Decision - Taking in the Historic Environment".

**Public Benefit**

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework. Public benefits should flow from the proposed development.

They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

* sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
* reducing or removing risks to a heritage asset; and
* securing the optimum viable use of a heritage asset in support of its long-term conservation.

**Mitigation**

Steps should be 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 re-positioned 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, damage or destroyed.

**Sources of Further Information**

Further information on how to assess significance and potential impact of a proposal on that significance, including setting, can be found here:

* [Conservation Principles Policies and Guidance](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/)
* [Historic England Advice Note 12 (Statements of Heritage Significance)](https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/)
* [Historic England Advice Note 16 (Listed Building Consent)](https://historicengland.org.uk/images-books/publications/listed-building-consent-advice-note-16/)
* [Guide for Owners of Listed Buildings](https://historicengland.org.uk/images-books/publications/guide-for-owners-of-listed-buildings/)
* [The Setting of Heritage Assets](https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/)

Further technical advice can be found on the [Historic England A-Z Guidance and Advice webpage](https://historicengland.org.uk/advice/find/a-z-publications/), [The Society for the Protection of Ancient Buildings (SPAB) website](https://www.spab.org.uk/advice/technical-advice-notes) and within [Westminster City Council’s Supplementary Planning Documents](https://www.westminster.gov.uk/planning-building-and-environmental-regulations/planning-policy/planning-guidance-support-policies).

1. See the Institute of Historic Building Conservation Register for lists of specialist conservation architects, engineers and consultants https://ihbc.org.uk/resources\_head/specialist\_registers/index.html [↑](#footnote-ref-2)
2. For applications within or adjacent to the Westminster World Heritage site a separate [Heritage Impact Assessment](https://www.iccrom.org/sites/default/files/2018-07/icomos_guidance_on_heritage_impact_assessments_for_cultural_world_heritage_properties.pdf) may be required. [↑](#footnote-ref-3)
3. In an Archaeological Priority Area development involving excavation is likely to require a separate Archaeological Assessment and a heritage statement is only required in addition to this where other heritage assets are affected. [↑](#footnote-ref-4)