

Scope of work	Heritage Statement
Site address	156 Main Street, Alrewas, Staffordshire, DE13 7EP
Client	Dr R Horton
Report Ref	HS/156mainstreet/AH569/07/04/22V3
Prepared by	Helen Martin-Bacon MCIfA
Date	April 2022

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1 INTRODUCTION.

1.1 Project Background.

1.1.1 Avalon Heritage Ltd (AHL) has been commissioned by Dr. R. Horton (the applicant) to prepare a Heritage Statement (HS) in relation to a planning application to be submitted to Lichfield District Council (the LPA,) for the construction of a detached, two storey dwelling, together with an associated parking area and small garage. The proposed development area (PDA) is located in the rear garden of 156 Main Street, Alrewas in Staffordshire (Figure 1). Planning permission has recently been granted for the construction of a timber-clad pitched roofed double garage located to the north of the proposed new dwelling.

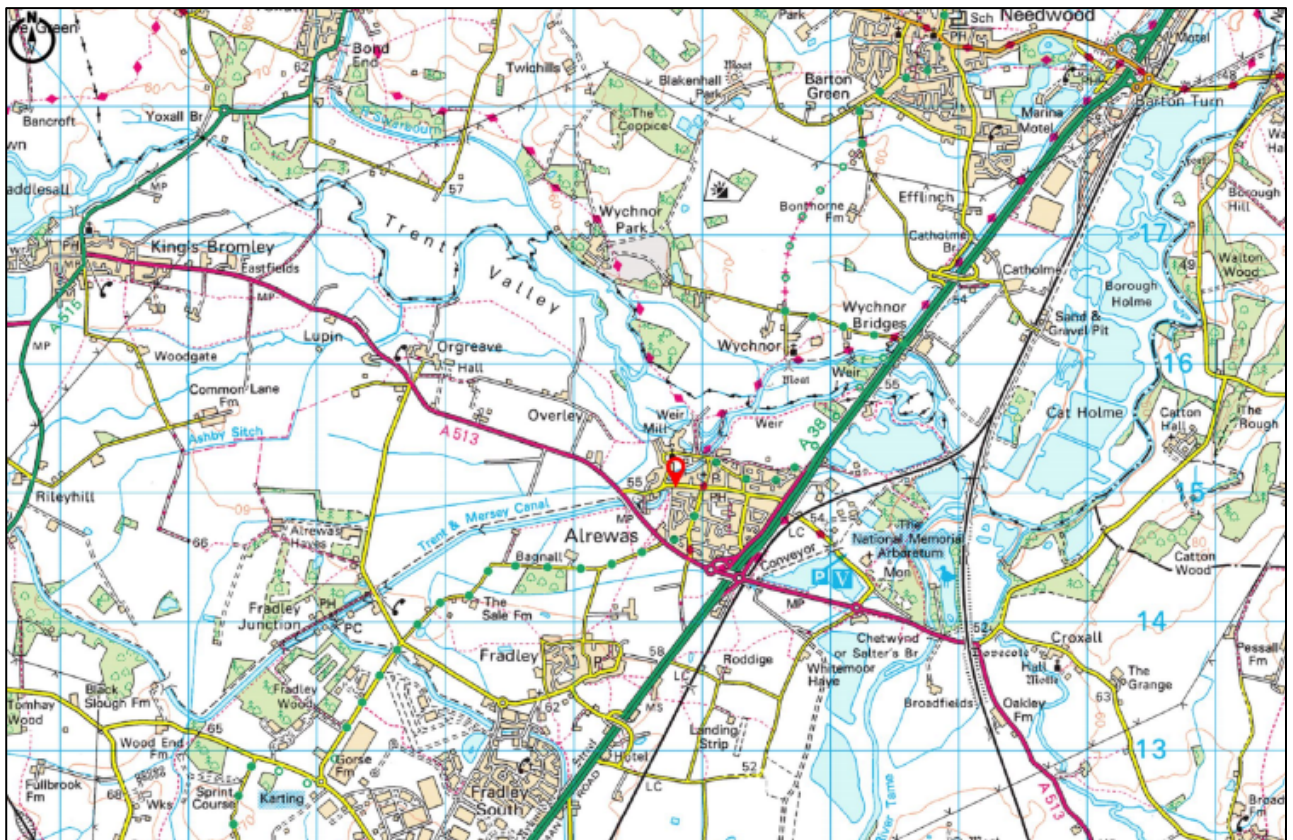


Figure 1. Location map.

- 1.1.2** The Staffordshire (HER) records the presence of designated heritage assets within the wider vicinity of the PDA. The PDA is also situated in the Alrewas Conservation Area and as a consequence, the applicant has commissioned a Heritage Statement to support a planning application.
- 1.1.3** In accord with NPPF, the primary aim of this report is to appraise the character and significance of any relevant heritage assets, including any contribution to that significance from their settings, assess the potential for the presence of archaeological remains within the PDA, along with their potential date and significance, so that the LPA is appropriately informed when assessing impacts on the significance of those assets from the proposed scheme.

1.1.4 This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England and following consultation of planning guidance on the historic environment published by Staffordshire County Council. In particular, the following guidance has been used in the preparation of this report:

- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2 Historic England 2015;
- Statements of Heritage Significance: Historic England Advice Note 12 2019.
- The Setting of Heritage Assets, Good Practice in Planning 3 Historic England 2017.
- Conservation Principles, Policies and Guidance April Historic England 2008.
- Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists CIfA 2014, rev 2017.
- Code of Conduct, CIfA 2014. Rev. 2019;
- Understanding Place Historic Area Assessments, Historic England 2017.
- National Planning Policy Framework (NPPF) rev. 2019.
- Planning Practice Guidance 2019.
- The Alrewas Conservation Area Appraisal 2008.

1.1.5 This HSAA has also been written in accordance with Chapter 16, Conserving and Enhancing the Historic Environment, of the NPPF, particularly paragraphs 189 and 190. The following sources have been consulted in the preparation of this report:

- The Staffordshire Historic Environment Record (HER).
- Online sources including British History Online.
- The National Heritage List (Historic England).
- Historic OS maps online.
- The Genealogist (thegenealogist.co.uk, for census and birth, death and Tithe map info).

1.1.6 A site visit was undertaken by the author of this report in order to assess the significance and settings of the heritage assets concerned as well as that of the wider historic landscape in order to obtain a thorough understanding of the affected historic environment. The site visit was also intended to ascertain whether the PDA contains any evidence of earthworks which may indicate an archaeological origin. Access to private properties was not possible during the site visit.

1.1.7 This report has been written by Helen Martin-Bacon, B.A., M.A., PgDip., MCIfA and affiliate member of the IHBC. She is the Founder and Principal Heritage Consultant at Avalon Heritage Ltd and has 30 years of experience working within the historic environment specialising in the preparation of Heritage Statements and Historic Building Assessments within planning led environments.

1.2 The PDA.

1.2.1 The PDA is located in an area of garden to the rear of 156 Main Street (Figure 2) and is situated in the southwest of the Alrewas Conservation Area (Figure 3). The boundaries of the PDA comprise mature hedges and trees with a section of redbrick boundary wall to the northeast. The garden is laid down to lawn interspersed with flower beds and shrubbery (Plates 1).

1.2.2 The boundary wall separates the garden, including 156 Main Street itself, from the neighbouring property at 154 (Plate 2) whilst the southern and eastern boundaries of the garden are delineated by a tall 5m mature hedge which provides screening to the neighbouring residences beyond (Plate 3). To the west of the garden is a red brick boundary wall separating it from neighbouring properties which front onto Main Street (Plate 4).

1.2.3 No. 156 Main Street is a two-storey red brick building of 19th century date with a pitched tiled roof. The rear elevation of the house (Plate 5) looks out onto the garden where the PDA is located. Across the rear elevation of the house there is metal and glass veranda. The front elevation of the house which overlooks Main Street is is bounded by a low red brick wall and a tall hedge (Plate 6).

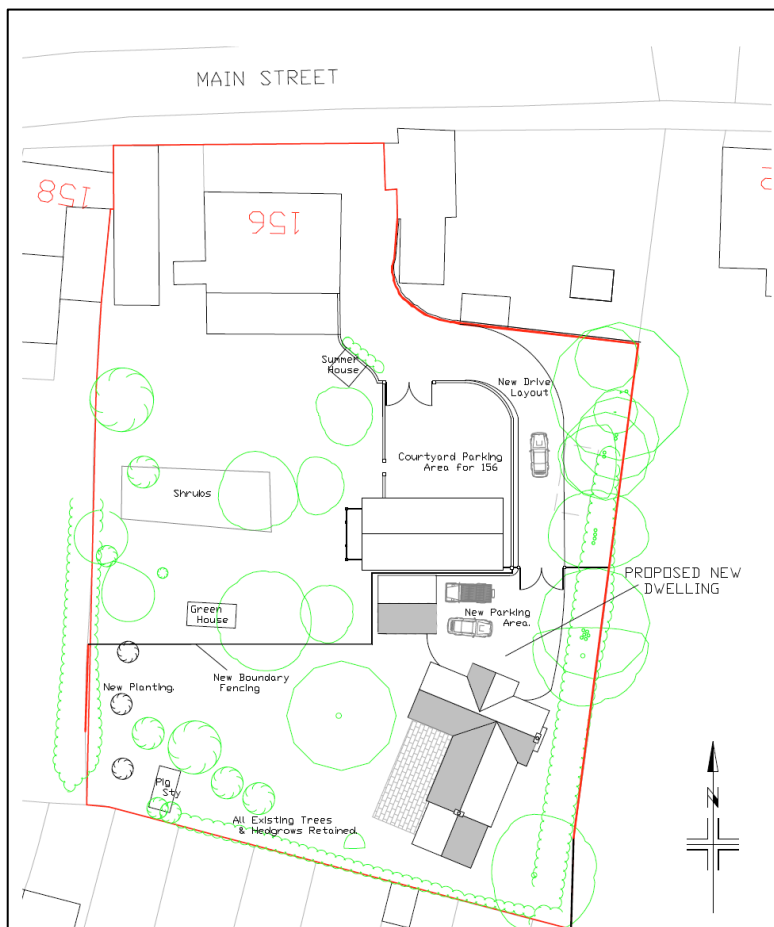


Figure 2. Location of PDA.



Plate 1. Site of the proposed new dwelling looking south.



Plate 2. Northern boundary of the garden.



Plate 3. Mature hedge to the southern and western boundary of the garden.



Plate 4. Boundary wall to the west of the garden beyond which are neighbouring properties.



Plate 5. The rear of 156 Main Street.



Plate 6. The front of 156 Main Street.

2 HISTORIC BASELINE.

2.1.1 The PDA is situated within the Alrewas Conservation Area and is in close proximity to a number of listed buildings. It is not near to any registered parks and gardens or historic battlefields. The PDA itself contains no designated or non-designated heritage assets. No 156 Main Street is not listed and is not recorded on the Staffordshire HER.

2.2 Listed Buildings in the Vicinity of the PDA.

2.2.1 A 1 km search radius of the Staffordshire HER has identified a large number of listed buildings within the Alrewas Conservation Area. Within the immediate vicinity of the PDA there are entries for the following grade 2 listed buildings:

1429128	Alley Thatch, 166a Main Street
1178234	Old Eaves, 158 Main Street
1038924	Thatch End, 131 Main Street, Alrewas
1038919	113 and 115 Main Street
1178250	138 and 140 Main Street
1374238	Home Farmhouse, Main Street
1295267	Essington House, 84 Main Street

2.3 Other Designated Heritage Assets.

2.3.1 The Staffordshire HER contains an entry for the site of a scheduled deserted medieval settlement at Wychnor which lies to the northeast of the village of Alrewas. In the south of the scheduled area, which extends into the 1km search area of the PDA, are the associated remains of the Wychnor moated medieval manor house (HER No. 00918) evidenced by a rectangular moated site and the remains of an adjacent medieval fishpond (HER No. 50233).

2.4 The Alrewas Conservation Area.

2.4.1 The designation of the Alrewas Conservation Area has arisen because it is considered to be *an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance* (The Planning (Listed Buildings and Conservation Areas) Act 1990).

2.4.2 The *Alrewas Conservation Area Appraisal* (LDC, 2008) contains a detailed history and description of the village and this section of the HS will summarise sufficient of that information to set the PDA into its historic and archaeological context.

2.4.3 The conservation area encloses all of the historic settlement of the village (Figure 3), which dates from the Saxon period. The northern boundary of the conservation area runs just north of the River Trent and extends beyond the river where the mill stream and the canal join together until they split into two to the northeast of the village. The remainder of the boundary to the north and west picks up the plot edges of the original settlement (*ibid*).

- 2.4.4** Alrewas is situated on the level plain of the River Trent halfway between Lichfield and Burton on Trent and may have got its name from *Alder Tree*, large numbers of which grow in the marshy areas around the village. The location was ideal for supporting the needs of early settlers who benefited from the forest, rivers, streams and river meadows for food, fuel and grazing (*ibid*).
- 2.4.5** Alrewas was once famous in ancient times for its eel fishery together with a thriving cottage industry of basket weaving due to the abundance of osiers growing in the area. An ancient salt way runs through Alrewas village passing near to the present-day Salter's Bridge, and the ancient Roman road of Ryknield Street also passes through the village in the form of the A38 (*ibid*).

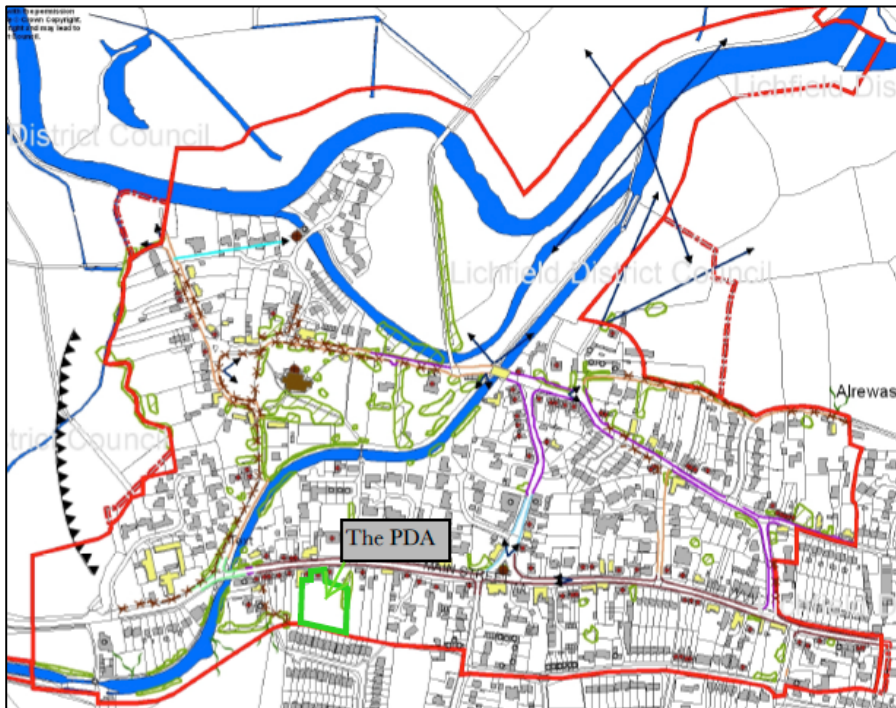


Figure 3. Map of Alrewas Conservation Area (taken from the Alrewas CAA, 2008).

- 2.4.6** The earliest phase of development in Alrewas centred around All Saints Church while the later phase comprised the area of streets and associated linear plots to the east and this appears to have been an attempt to create a planned medieval borough sometime in the 13th or early 14th centuries. Surrounding the village are some of the best examples of open field systems in Staffordshire.
- 2.4.7** In the post-medieval period canal building had a significant effect on Alrewas contributing to the provision of housing and facilities for those employed in the canal and barge industries. Warehouses and new industries emerged on the canal banks, in particular, a canal network enabled the building of a new cotton spinning mill built in 1864 (*ibid*).
- 2.4.8** The area around Alrewas contains a number of structures of archaeological and historic interest associated with the canal, including locks and bridges, as well as crop marks, enclosures and ring ditches. It is also still possible

to see the remains of ridge and furrow ploughing stretching from the Norman period until the post medieval period in addition to the site of the early medieval settlement in the centre of the village.

2.4.9 The conservation area appraisal notes that the Alrewas Conservation Area is not uniform throughout with two main areas of differing character. One is situated to the south and east of the Trent and Mersey canal with Main Street forming its spine whilst the other, is Mill End located to the north and west of the canal. The Main Street area is defined by the irregularity of its layout and spacing of buildings and the high number of timber framed buildings which it contains (Plate 7). Spacing of properties is relatively dense with older properties of 18th and 19th century date situated close to, or on, the back of footpaths (*ibid*). The distinctive character of Mill End is expressed through the informal siting of cottages, with red brick or timber framed, set within extensive plots focussed on All Saints Church (*ibid*).

2.4.10 The materiality of the conservation area is articulated through the prevalence of timber framed cottages with brick noggin, often of one and half storeys in height, which relate well to other historic two storey brick or brick faced houses. The contrast between black and white cottages and brick buildings serves to emphasise the locally distinctive building traditions of the conservation area.



Plate 7. Example of 18th and 19th century buildings on Main Street, Alrewas.

2.5 Non-Designated Heritage Assets.

2.5.1 There are a number of locally listed buildings recorded on the HER within the vicinity of the PDA, those being 168 Main Street to the west (HER No. 56586) which is the former Wesleyan Methodist Chapel, 170 Main Street (HER No. 55292), a former farm building at Home Farm, 305 Heron Court in Furlong Lane (HER No. 51068), 153 Main Street (HER No. 55310), 154 Main Street (HER no, 55310), 3-5 Heron Court (HER no. 53112).

2.5.2 The HER also records a findspot which relates to a Roman Denarius discovered during metal detecting (HER no. 60773) to the east of the PDA. Additionally, to the northeast of the village, there is the presence of a field system/enclosure considered to be of prehistoric date (HER No. 04201) whilst to the northwest of the village the HER also identifies the presence of late Neolithic to late Bronze Age ring ditches and linear features (HER no. 01461)

2.5.3 To the southwest of the village at Bagnall Farm there is a series of cropmark features of unknown date (HER No. 05459). Beyond the search area of the PDA the HER records the presence of numerous other cropmark features of varying dates.

3 ASSESSMENT OF SIGNIFICANCE.

3.1.1 The National Planning Policy Framework (NPPF) glossary describes significance as the value of a heritage asset to present and future generations because of its heritage interest. It also states that within a planning context significance may arise from the archaeological, architectural, artistic or historic values of a heritage asset or a combination of those heritage values.

3.1.2 NPPF also provides a definition of setting as the surroundings in which a heritage asset is experienced and states that its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.

3.1.3 Paragraph 189 and 190 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para. 189).

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 into account 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 (para. 190).

3.1.4 In accordance with paragraph 189 and 190 of NPPF the following assessment is intended to provide the LPA with a sufficient level of information regarding the significance of heritage assets within the vicinity of the PDA for them to exercise their planning judgement with regard to the currently proposed scheme.

3.1.5 In its publication *The Setting of Heritage Assets, Good Practice in Planning 3* Historic England also defines setting as the surroundings in which a heritage asset is experienced but goes on to say that elements of a setting can make a positive or negative contribution to the significance of an asset, potentially affecting the ability to appreciate the significance of the asset or having a neutral effect.

3.2 Significance of Listed Buildings in Alrewas.

3.2.1 Grade 2 listed buildings are considered to be buildings of special interest, warranting every effort to preserve them, their significance arising from a combination of their historical, archaeological, artistic and architectural heritage interest. The significance of the listed buildings in the Alrewas Conservation Area as a whole is based upon the preservation of their built fabric and architectural form, their use of local traditional building materials,

the legibility of their early planforms and their varied dates. The archaeological value of any listed buildings which incorporate earlier buildings is particularly high.

3.3 Significance of the Scheduled Monument at Wychnor.

3.3.1 The monument at Wychnor is a rare and well-preserved example in Staffordshire of a juxtaposed medieval village, moated site, moated enclosure and fishponds. The deserted medieval village contains earthwork remains of house plots and field properties. The Wychnor scheduled monument is of high archaeological and historic significance which is likely to contain surviving below ground remains which date back to the earliest origins of the settlement.

3.4 Significance of the Alrewas Conservation Area.

3.4.1 The Alrewas Conservation Area has a significance which arises from its combined archaeological, historic, artistic and architectural interest. The materiality of the conservation area is expressed through the use of traditional building materials on a range of buildings of different dates and architectural styles. The high number of well-preserved buildings, both timber framed and brick, adds to both the evidential and architectural values of the conservation area. The area's significance is also vested in the preservation of its planform, which is medieval in origin and in the legibility of the area's development from the medieval period up until the arrival of the canal in the later post-medieval period.

3.4.2 It is highly likely that hitherto unidentified archaeological features and deposits of medieval through to the post-medieval date exist within the boundary of the conservation area in the form of buried remains. There is, therefore, the prospect of more evidential interest being added to the conservation area's significance through the future identification of multi-period below-ground archaeological remains.

3.5 Significance of the Non-Designated Heritage Assets at Alrewas.

3.5.1 The majority of the non-designated heritage assets within and around the conservation area are in the form of historic buildings together with earthwork remains and crop mark features. The significance of these remains is vested in their architectural, archaeological and historic values which provide evidence of the development of the medieval village along with its associated field systems.

4 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE OF THE PDA.

4.1.1 In terms of the PDA's archaeological potential there are no entries on the HER to indicate the presence of buried archaeological remains within the footprint of the proposed development.

4.1.2 However, the cartographic evidence indicates that by the time of the 1840 Tithe Map (Figure 4) the garden in which the PDA is located contained a number of small buildings referenced on the Tithe Allocation as *two tenements, garden and orchard*. Additionally, the depiction on the map of long narrow land parcels, characteristic of medieval burgage plots, to the east and north of the garden containing the PDA, confirms that it was part of a relict medieval village landscape. The map appears to indicate that by the mid 19th century the garden had

become a large single land parcel probably created by the amalgamation of earlier burgage plots. It may, therefore, contain the remains of buried archaeological features relating to medieval burgage plot activity as well as the remains of 19th century building shown on the Tithe Map.

4.1.3 By the time of the 1881 OS Map (Figure 5) the group of buildings shown on the 1840 Tithe Map had disappeared and the plot contained the current house. The later OS Maps of 1899 and 1920 (Figures 6 to 7) reveal that the garden to the rear of 156 Main Street has remained undeveloped from the 19th century up until the present day.

4.1.4 Given the PDA's location within the centre of the historic village, within an area of former medieval burgages, there is the potential for the presence of associated buried archaeological remains within the footprint of the PDA. Should such remains be present, they would most likely be confined to features and deposits resulting from medieval backplot activity such as cesspits, rubbish pits, small-scale industry and property boundaries and as such are most likely to be of local significance.

4.1.5 However, should remains of an earlier date, prehistoric, Roman or Anglo-Saxon, exist within the PDA they would have the potential to be of up to regional significance.



Figure 4. Extract from 1840 Tithe Map.

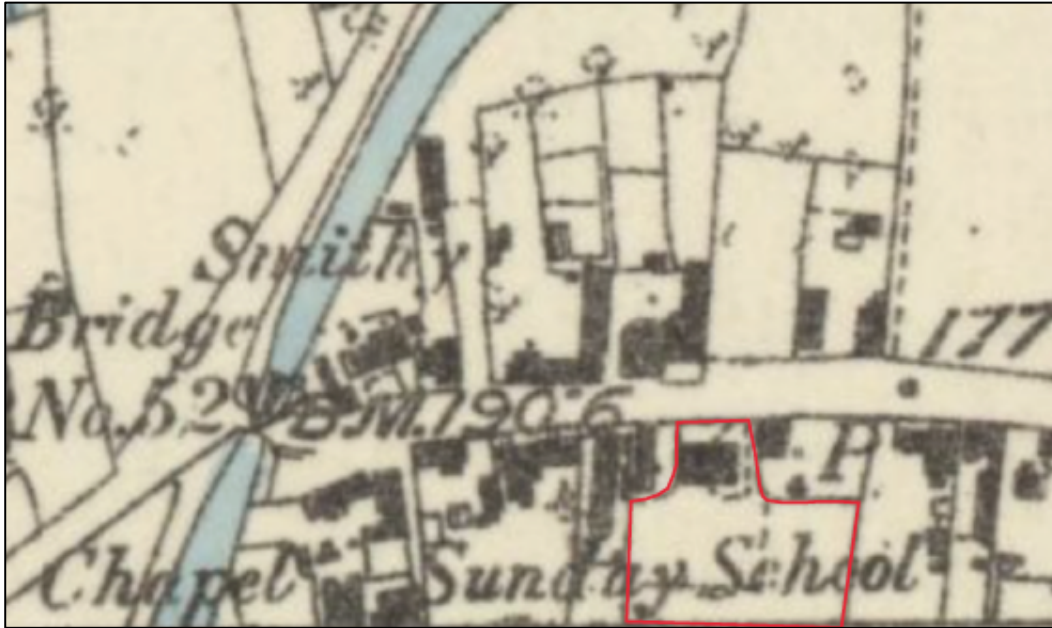


Figure 5. Extract from 1881 OS map.



Figure 6. Extract from 1899 OS map.



Figure 7. Extract from 1920 OS map.

5 CONSIDERATION OF IMPACTS.

5.1 NPPF and Historic England Guidance.

5.1.1 Paragraphs 194 and 195 of NPPF make it clear that it is for the LPA to judge the impact of a proposal on a heritage asset but that they can take account of evidence that has been provided by the applicant.

5.1.2 Paragraph 194 and 195 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para. 194).

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 into account 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 (para. 195).

5.1.3 This has also been expressed in various appeal court judgements:

...the question whether a proposed development affects or would affect the setting of a listed building is very much a matter of planning judgement for the local planning authority¹.

¹ R (The Friends of Hethel Ltd) v South Norfolk District Council (2011) 1 1216 IJ Sullivan para. 32.

... the assessment of whether any harm would be caused by the impact of the development on the heritage asset, or its setting is likewise a matter for the decision maker, not the author of the HIA...²

5.1.4 Therefore, the following comments regarding the scheme are intended to aid the LPA in making its planning judgement on the impact of the scheme on the heritage significance of relevant designated and non-designated heritage assets. The comments are also intended to help the applicant's architect make sympathetic and informed decisions when drawing up their proposals and designs.

5.1.5 This section of the report should be read in conjunction with the Design and Access Statement/Planning Statement, which describes how the proposed scheme has responded to the significance of the heritage asset, and with the architect's drawings submitted with the application.

5.2 Proposals.

5.2.1 In summary, the application is for a dormer style dwelling of timber frame and cladding construction along with reclaimed material including brick. The building will be aligned approximately northeast to southwest and it will have a pitched roof, tiled with Staffordshire Blue tiles. The finished ridge height will be 6400mm.

5.2.2 The front elevation will contain a full height, oak framed, glazed window feature, other elevations will contain a mix of French doors and casement windows, the roof will contain roof lights. To the west of the building there will be gardens with additional planting together with a parking space and small garage to the front of the building.

5.3 Considerations for the LPA/Decision-Maker and the Applicant.

5.3.1 Of the listed and locally listed buildings noted in paragraphs 2.2.1 and 2.5.1, No. 158 Main Street, known as *Old Eaves* will have intervisibility with the proposed development. The proposed dwelling will be screened from view from the junction of the driveway adjacent to 156 Main Street and Main Street itself by the consented new garage building within the plot and by existing mature foliage and vegetation.

5.3.2 Views from the rear garden of No. 158 Main Street, which is adjacent to the rear garden of 156 Main Street, will be filtered by the presence of a mature hedge and trees along the boundary separating the two gardens and by the presence of mature shrubs and trees in the rear garden of 156 Main Street (Plate 8). Even in the winter when foliage has died back there will still be sufficient natural filtering to break up views of the new building.

5.3.3 No.154 Main Street is located next door to 156 Main Street and its back garden is also adjacent to the rear garden of 156 Main Street. There is the possibility of limited views of the roof ridge of the proposed new dwelling from the upper floor of 154 Main Street although more expansive views will be blocked by the presence of the consented garage (see Plate 2 above).

² Pagham Parish Council v Arun District Council (2019) EWHC 1721 (Admin) Mrs. Justice Andrews para.40.



Plate 8. View of the hedge between 158 Main Street and the PDA.

- 5.3.4** Generally speaking, in relation to the conservation area as a whole the PDA is visually well-confined meaning that the proposed new dwelling will not be visible from the majority of the conservation area. As the new dwelling will be restricted in height, no higher than many of the surrounding buildings, it would be well screened by existing greenery and mature foliage in the back gardens of properties on this side of Main Street, as well as by the presence of intervening buildings.
- 5.3.5** Whilst the timber clad and reclaimed brick treatment of the elevations of the proposed dwellings is not typical of the buildings within the historic core of the conservation area, its form and style incorporating features such as oak framing and a pitched roof gives the building a traditional appearance which will not be unsympathetic to its surroundings. The presence of a tall 5m hedge to the south of the proposed new dwelling provides good screening and privacy to both the new dwelling and neighbouring properties. Avalon Heritage is satisfied that the proposed new dwelling which will be a high-quality design, would not represent an alien or harmful addition to the building stock of the village.
- 5.3.6** Avalon Heritage is supportive of the proposal, and we do not consider that it would be at odds with the special architectural and historic interest of the conservation area, nor would it diminish the ability to appreciate and understand the significance of the listed buildings adjacent to it or within the wider area.
- 5.3.7** In relation to the potential presence of archaeological remains within the development footprint of the PDA, ground-breaking works which extend below the level of turf/topsoil, could scour out or severely truncate any surviving features or deposits.

6 CONCLUSION.

- 6.1.1** The PDA as a whole is visually well confined within tall mature hedges and trees in the back garden of 156 Main Street and in the gardens of other properties along the street. The design of the proposed new dwelling is traditional and high quality and, therefore, its presence will not detract from experiences and understanding of

the designated heritage assets discussed in this report. In the proposed location the new dwelling will not impinge upon the legibility of the planform of the conservation area or obstruct any of the key views which are highlighted in the conservation area appraisal.

- 6.1.2** On the basis of the above it is judged, in this report, that the proposed scheme will preserve the key heritage values which make up the significance of the conservation area and associated listed buildings.
- 6.1.3** On behalf of the applicant, this HS has fulfilled its role of providing the LPA with a sufficient and proportionate level of information for the decision-making process by describing the significance of designated heritage assets within the environs of the PDA. It has also highlighted factors which should be considered in any assessment of the potential impacts on designated heritage assets from the proposals.
- 6.1.4** It is anticipated, therefore, that the LPA will be able to come to a balanced judgement about the proposed scheme as well as being able to form their own view on whether the scheme will constitute no harm, less than substantial harm or substantial harm to the significance of the designated heritage assets discussed in this report, as required by NPPF.

7 REFERENCES

Conservation Principles, Policies and Guidance, Historic England 2008.

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

Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2, Historic England 2015.

Statements of Heritage Significance: Historic England Advice Note 12 2019.

Understanding Place Historic Area Assessments, Historic England 2017.

Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists (CIfA 2014, rev 2017).

Code of Conduct, CIfA 2014. Rev. 2019.

National Planning Policy Framework, DHCLG NPPF 2012 rev, 2019.

Planning Practice Guide, DHCLG rev 2019.

The Alrewas Conservation Area Appraisal 2008.

HERITAGE SERVICES:

- Constraints reports and heritage risk assessments for land acquisition;
- Heritage Impact Assessments;
- Statements of Significance;
- Setting Assessments;
- Listed Building Appraisals;
- Historic Building Survey and Recording;
- Places of worship;
- Historic agricultural buildings;
- Desk-Based Assessments;
- Historic Landscape Survey;
- Analysis of historic and designed gardens.

ARCHAEOLOGICAL SERVICES:

- Scoping and negotiation with LPAs;
- Preparation of WSIs and mitigation strategies;
- Project Management and set up of archaeological/geophysical surveys;
- Consultancy and advice;
- Co-ordination of fieldwork;
- Procurement.

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