

Heritage Statement

The Heritage Statement is for the applicant or agent to identify the heritage asset(s) that have the potential to be affected by the proposals and their setting.

The Heritage Statement should identify all heritage assets potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

Please read the **Guidance notes** provided with this report to help you fill in the form correctly.

Further information on assessment of significance and assessing the potential impact of a proposal on that significance, including setting, can be found in (or their future updates):

- CLG (2012) **National Planning Policy Framework (NPPF)** (especially paragraph 17, Section 12 and Annex 2 Glossary)
- CLG (2014) **Planning Policy Guidance (PPG)** (especially 18a, paragraph 001-063)
- Historic England (2015) **Good Practice Advice (GPA) note 2 Managing Significance in Decision Taking in the Historic Environment**
- Historic England (2015) **Good Practice Advice (GPA) note 3 The Setting of Heritage Assets**

The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

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

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. 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 an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): 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. Significance derives not only from a heritage asset's physical presence, but also from its setting.

(NPPF Annex 2: Glossary)

Appendix 1 relates to the Historic Environment Record (HER) Consultation Report. Here you must state whether or not supporting data from the HER is required.

There are 3 options:

- HER report attached (this must be completed by the Historic Environment Record Officer)
- HER report not considered necessary – email attached from HER
- HER report not required by the Local Planning Authority as detailed on the relevant website validation requirements

Please tick the relevant box at the back of this form as to which option applies.

Both the Heritage Statement and Appendix 1 must be completed in order to meet validation requirements of the Local Planning Authority – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are mandatory. 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	
1. Heritage Statement completed	
2. Appendix 1 completed	

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:

<https://www.gov.uk/government/publications/national-planning-policyframework--2>

Heritage Statement

Site name

Copplestone Cottage

**Address of site
(including postcode)**

Copplestone Cottage,
Copplestone Lane,
Colaton Raleigh,
Devon EX10 0HW

Grid Reference

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Single storey side extension, part two storey part single storey rear extension with first floor terrace, conversion of carport into 2 car garage with additional first floor storage in roof pitch and demolition of existing 20th century extensions.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

- Removal of 20th century extensions to east (garden) side.
- Removal of north facing shed.
- Removal of existing carport
- Removal of existing fabric below first floor east facing window and removal of window for new first floor access.
- Removal of internal 20th century staircases.
- Removal of internal 20th century stud wall between bathroom and first floor landing
- Removal of first floor joists in side extension and re-use at higher level to increase ceiling height below.
- Removal of carport
- Removal of existing door to west elevation and replacement with timber stable door with glazed upper section.
- Construction of new side and rear extension as shown on drawings 2376-P01 and P02.

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record?

Yes X No

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

Yes X No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you sought pre-application heritage advice from Historic England?

Yes X No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	X
3. Conservation Area (CA)	<input type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>

8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>
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4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please add any research material as an appendix to this report after Appendix 1.**

The original house is the higher thatched portion. The first extension or upgrade would have been the single storey pitched roof addition to the south, uphill side of the building and a single storey lean-to to the north of the original cottage. During the Victorian era the north lean-to was raised to be a double storey with little evidence of either extensions being an integral part of the cottage. A further lean-to was added to this on the north side with access purely from the lane. During the 20th century a number of extensions were built on the east, garden, side of the building along with some major alterations to the historic fabric internally. The shallow pitched extensions have a shower room, a sort of boot room and an outside shower of questionable quality construction. At this time the second fireplace on the ground floor in the original cottage was removed along with the original stairs. All ground floor walls were removed in the original ground floor and the new stairs were fitted when joists were replaced. Also apertures and new stairs were fitted between the Victorian two storey and the main cottage.

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

Visual inspection

(Please add any research material as an appendix to this report after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) and their setting (including below ground archaeology) identified in Section 3. Please see the guidance under 'further information' on page 1 on what a heritage asset is and how to define significance.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

The 20th century staircase and access from the original building to the north double storey extension have resulted in the removal of the fireplace at ground floor level and the original stairs. These will never be able to be re-created as there is no evidence of what was there and the stairs would not meet modern regulations. The entire property has been rendered in sand and cement render.

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

Please discuss what impact the proposals have on the heritage asset(s) 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 and attach as an appendix to this report after Appendix 1.)**

The proposals remove the 20th century insertions and extensions. The proposals allow for more of the existing fabric to be visible. The original ground floor room will be closer to how it was originally built.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). 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.

The side and rear extension roof line has been kept as low as possible to be subservient to the main thatched roof. The curved shape of the visible roof is to emulate thatch with no hard angles. The only area where it touches the thatch is for the access to the first floor. The rest of the building will be rendered with lime based render. There are no changes to windows or doors facing the street. The original ground floor of the building will be closer to how it was built with the removal of the access to the lower extension. Ground level against the original structure is lowered which will reduce the risk of damp penetration.