

# NAILBOOT HOUSE

## 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.

Consulting the local Historic Environment Record can inform the content 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.

### National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, February 2019) Section 189 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/collections/revised-national-planning-policy-framework>

### Heritage Statement completed by:

Name:	STEPHANIE MEEK
Contact number or email address:	stephmeek1005@gmail.com

Agent	
Owner	✓

# Heritage Statement

Site Name

NAILBOOT HOUSE

Address (including postcode)

HIGH STREET  
MITCHELDEAN  
GLOUCESTERSHIRE GL17 0HN

Grid Reference (if no address point)

## 1 A DESCRIPTION OF THE HERITAGE ASSET

(a) What heritage assets are affected by the proposals?

(Please tick the relevant boxes below)

Scheduled Ancient Monument	<input type="checkbox"/>
Listed Building	<input checked="" type="checkbox"/>
Conservation Area	<input type="checkbox"/>
Registered Historic Park and Garden	<input type="checkbox"/>
Building of Local Interest	<input type="checkbox"/>
Site of known archaeological remains	<input type="checkbox"/>
Other non-designated Heritage Asset	<input type="checkbox"/>

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

Refer to the statutory descriptions if applicable. Copies of any statutory entries should be attached to this statement.

(Please continue on separate sheet of paper if necessary)

ST MICHAELS CHURCH  
MITCHELDEAN

GRADE 2 LISTED BARN TO REAR OF PROPERTY

**(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 necessary)

NAILBOOT HOUSE STANDS ADJACENT TO THE CHURCH AND BORDERS THE CHURCHYARD.

THERE IS A GRADE 2 LISTED BARN ATTACHED TO THE NEIGHBOURING PROPERTY LYING TO THE REAR OF NAILBOOT HOUSE

**2. STATEMENT OF SIGNIFICANCE**

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

Please tick the relevant boxes

Local Historic Environment Record	
Record Office	
Historic Maps	✓
Historic England	
Museum or Library	
Local Heritage Groups	
Conservation Area Appraisal	
Other (please state)	

(Please include any research material as an appendix)

**(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.

(Please continue on separate sheet if necessary)

NAILBOOT HOUSE WAS ORIGINALLY A SHOP WITH RESIDENTIAL ACCOMODATION TO THE REAR OF RETAIL AREA AND ALL OF THE FIRST FLOOR.  
THE INTERIOR LAYOUT HAS ALTERED TO PROVIDE A UPSTAIRS KITCHEN AND THREE ADDITIONAL BEDROOMS.  
TWO GROUND FLOOR AND ONE FIRST FLOOR WINDOW HAS BEEN REPLACED  
THERE HAS BEEN NO ALTERATIONS TO THE REAR OF THE PROPERTY WHICH MIGHT AFFECT THE LISTED BARN.

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

You can also find useful guidance at:

<https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined/>

(Please continue on a separate sheet if necessary)

ST MICHAELS CHURCH IS A MEDIEVAL CHURCH DATING BACK TO 13<sup>TH</sup> CENTURY.

ENGLISH HERITAGE ID: 354220

ELIZABETHAN BARN BEHIND POST OFFICE

ENGLISH HERITAGE ID: 354238

### 3. DESIGN CONCEPT

#### (a) Pre-application Advice

Have you consulted the relevant 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 attach any correspondence, and include reference numbers and contact names, if applicable.

TREVOR SHORT

Have you sought pre-application advice from Historic England?

Yes

No

If yes, please attach any correspondence, and include reference numbers and contact names, if applicable.

**(b) Describe the proposed development. Refer specifically to the element of the heritage asset(s) that will be affected by the proposal.**

(Please continue on a separate sheet if necessary)

THERE ARE NO STRUCTURAL ALTERATIONS TO THE PROPERTY IN ORDER TO ACHIEVE THE INTERNAL ALTERATIONS.

WE HAVE REPLACED TWO GROUND FLOOR ALUMINIUM WINDOWS WHICH WERE NOT TO CURRENT STANDARDS, ONE OF WHICH HAD BEEN BOARDED UP FOR SOME TIME DUE TO DAMAGE.

THESE TWO WINDOWS ARE THE ONLY REPLACED WINDOWS THAT ARE BORDERING THE NEIGHBOURING HERITAGE SITE.

#### 4. ASSESSMENT OF IMPACT & ANY MITIGATION

##### (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 necessary)

THE STRUCTURAL OPENINGS OF THE REPLACEMENT WINDOWS DOES NOT IMPACT AS NO ALTERATION HAS BEEN MADE.

AESTHETICALLY THE REPLACEMENT WINDOWS DIFFER TO THAT OF THE ORIGINAL. IN THAT THE OPENINGS ARE NOT SITUATED THE SAME.

THE REPLACEMENT TO THE BROKEN BOARDED WINDOW, PROVIDES AN IMPROVED AESTHETIC APPEARANCE.

##### (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 necessary)

SIMILAR WINDOWS OF THE SAME SIZE AND COLOUR HAVE BEEN FITTED.