

## 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:

Contact number or email address:

Agent	
Owner	<input checked="" type="checkbox"/>

# Heritage Statement

Site Name

Address (including postcode)

30, PINWOOD ROAD  
BRANKSOME PARK  
POOLE BH13 6JS

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 type="checkbox"/>
Conservation Area	<input checked="" 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)

Detached, two storey, Edwardian house built in 1904, constructed of red brick and render with terracotta roof tiles. Built on an angled plot surrounded by a natural stone wall and hedges. Situated in the Avenue Conservation Area the building is at the southern end, situated on the inside of the forked junction of Pinewood Road and Westminster Road.

**(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)

Detached house built on an angled plot, surrounded by a natural stone wall and hedges.  
Set in mature gardens which includes various trees with TPO's.  
Pinewood Road + Westminster Road comprise of some larger properties for single family occupation but some have been sub-divided into flats.  
There is also a public house nearby.

**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	<input checked="" type="checkbox"/>
Record Office	<input type="checkbox"/>
Historic Maps	<input checked="" type="checkbox"/>
Historic England	<input type="checkbox"/>
Museum or Library	<input checked="" type="checkbox"/>
Local Heritage Groups	<input type="checkbox"/>
Conservation Area Appraisal	<input checked="" type="checkbox"/>
Other (please state)	<input type="checkbox"/>

(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)

Built in 1904 as a family residence. The property was divided into 3 units of residential accommodation in 1954. The other 2 accommodations, no. 10 and no. 12 are accessed on Westminster Road.

**(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)

That the building's appearance is preserved and keeps its character which is desirable and enhances the nature of the Avenue Conservation Area. Properties in Pinewood Road are a particularly good example of Edwardian architecture with ornate detail including steep gables with bold angular bays set in large, well kept grounds.

### 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.

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)

To replace two small single-glazed aluminium framed windows in the kitchen with white UPVC framed units to match the existing white framed windows in the rest of the house.

The aluminium frames do not match the current white windows and are inefficient in keeping out draft and noise. Also to make it more energy efficient.

**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 fitting of these windows will cause no damage to the building or have any impact on its character or appearance. The windows will be exactly the same size.

**(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)

N/A AS ABOVE.