

# 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: PATRICK BAYFIELD

Contact number or email address: 07711 898147

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

# Heritage Statement

Site Name

NONE

Address (including postcode)

36 MANOR LANE  
LEWISHAM  
LONDON  
SE13 5QP

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	
Listed Building	
Conservation Area	✓
Registered Historic Park and Garden	
Building of Local Interest	
Site of known archaeological remains	
Other non-designated Heritage Asset	

(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)

36 MANOR LANE IS AN END OF TERRACE PROPERTY. THE TERRACE COMPRISES 6 PROPERTIES FROM NO 36 TO NO 26. BUILT AFTER BOMB DAMAGE DURING THE SECOND WORLD WAR, IN THE STYLE OF THE EDWARDIAN ORIGINAL PROPERTIES THE PROPERTY IS BUILT WITH RED RUBBER BRICK, HAS A BAY WINDOW TO THE FRONT AND REDDISH/BROWN ROOF TILES. UPVC WINDOWS TO THE FRONT. THE PROPERTY HAS BEEN EXTENDED ON THE GROUND FLOOR AT THE REAR. FULL WIDTH AND A HALF WIDTH CONSERVATORY. UPVC WINDOWS TO THE REAR.

(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)

36 MANOR LANE IS SITUATED 25 METRES FROM THE CORNER OF KELLERTON ROAD ON THE EAST SIDE OF THE STREET. NO 36 IS AN END OF TERRACE PROPERTY WITH ACCESS VIA AN ALLEYWAY TO THE REAR GARDENS ON NO 36 AND NO 38 ONLY. THE PROPERTIES IN MANOR LANE ARE MAINLY TERRACED HOUSES OF EDWARDIAN STYLE.

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) <u>LEWISHAM'S LOCAL HIST FEB 2014</u>	✓

(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)

THE ORIGINAL HOUSE WAS A THREE BEDROOM END OF TERRACE. IT HAS BEEN EXTENDED ON THE GROUND FLOOR WITH A FULL WIDTH SINGLE STOREY EXTENSION AND A SMALL CONSERVATORY TO THE REAR OF THE GROUND FLOOR REAR EXTENSION.

**(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)

THE HERITAGE ASSETS WILL NOT BE AFFECTED

### 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)

THE PROPOSAL IS FOR A LOFT CONVERSION WITH A REAR DORMER AND EXTENDED SIDE PITCHED ROOF TO FORM PART OF THE LOFT CONVERSION.

THE REAR LOFT DORMER WINDOW WILL BE UPVC TO MATCH THE EXISTING REAR WINDOWS. THE DORMER AND SIDE PITCHED ROOF WILL BE TILE HUNG, WITH TILES TO MATCH THE EXISTING ROOF TILES.

NO ELEMENTS OF THE HERITAGE ASSETS WILL BE AFFECTED BY THE PROPOSAL. MANY PROPERTIES IN MANOR LANE HAVE HAD FULL WIDTH DORMERS GRANTED. NO 36'S PROPOSAL IS TO MATCH NO 38. IT IS MUCH LESS OBTRUSIVE THAN MANY OTHER LOFTS WITH IN THE MANOR LANE CONSERVATION AREA.

#### 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)

THERE WILL BE NO LOSS OR DISTURBANCE OF HISTORIC BUILDING FABRIC ABOVE OR BELOW GROUND. MANY PROPERTIES IN MANOR LANE HAVE ALREADY HAD LOFT CONVERSION, THIS MAKES THE PROPERTY SUITABLE FOR MODERN LIVING WITH UP TO DATE FACILITIES

##### (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)

THE PROPOSAL WILL USE MATERIALS THAT CLOSELY MATCH IN STYLE AND COLOUR OF THE ORIGINAL HOUSE