Heritage Statement

Given the location of the site on a busy road junction and the proximity to two Grade II Listed Buildings (Keyingham Windmill and Base of St Philips Cross) and the Grade I Listed St Nicholas Church, it is prudent to provide a short heritage assessment of the proposals impact on these buildings.

The setting of a listed building can, however, extend much further than the curtilage and may often include land some distance from it. It includes landscapes, street scenes and layouts that are part of a building's context, and views to and from the listed building. The setting of individual listed buildings very often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them. Where a listed building forms an important visual element in a street, consideration should be given to any development within the setting of the building. A proposed high or bulky building might also affect the setting of a listed building some distance away, or alter views of a historic skyline. In some cases, setting can only be defined by a historical assessment of a building's surroundings.

While there are varying factors that the Council could take into consideration when determining the suitability of a scheme within the setting of a listed building, in this instance there are three main factors.

1. Would the proposal dominate the Listed Buildings or the curtilage buildings in scale, form, massing or appearance?
2. Would the proposal damage the context, attractiveness or viability of the listed buildings?
3. Would the proposal harm the visual, character or morphological relationship between the building and its formal or natural landscape surroundings or built surroundings?

The listed buildings, to the north, are well screened by existing buildings and substantial vegetation. Combined with the overall distance from the application site, it is not considered that the proposal would impact the setting of the nearest heritage assets.