



Listening Learning Leading



**Vale  
of White Horse**

*District Council*

# Heritage Statement Guidance and Template

January 2017

This guidance and template has been designed to be used to help produce the necessary heritage statement when submitting a listed building application. There is no requirement to use the template, however the issues covered need to be included in the statement you do submit in order for your application to be valid.

A Heritage Statement and Impact Assessment must be submitted with any application for Planning Permission affecting designated heritage assets including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas and their settings, or non-designated heritage assets. As per paragraph 128 of the NPPF.

Planning applications will not be validated or processed unless the required Heritage Statement and Impact Assessment have been submitted. Historic England's publication "Conservation Principles" (2008) would be useful to follow in assessment of significance (evidential, historic, aesthetic and communal).

### The Application Site

Site address: 139 Banbury Road, Oxford, OX2 7AJ

Is the development site (please tick relevant boxes):

- A listed building
- A building of local interest
- A scheduled monument
- A site of archaeological interest
- Within a designated conservation area
- Within a registered historic park or garden
- Within a registered battlefield
- In the setting of/adjacent to one of the above
- A non-designated heritage asset

### The Nature of the Asset

Please describe the history, character and appearance of the heritage asset, e.g. listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

North Oxford Conservation Area (Victorian Suburb)  
much of the land within the CA was purchased by  
St John's College in the 16<sup>th</sup> Century.

### The Extent of the Asset

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

The proposed replacement gate is located off Lathbury Road, off the Banbury Road, both of which are within the CA which extends from St Giles in the South to Frenchay, Staverton and Belbroughton Roads in the North, between the River Cherwell and the Oxford Canal

### The Significance of the Asset

Please describe the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains. For further assistance please refer to Historic England's "Conservation Principles" 2008.

Lathbury Road is Edwardian, with walls in the area positively contributing to the character and appearance of the Conservation Area. The loss of these walls is an identified vulnerability within the CA appraisal. No mention of gates within the appraisal.

### The Proposed Works

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

As shown on the application forms

### Relevant Planning History

Please discuss any relevant planning history which has influenced the heritage asset

None.

### The Impact on the Asset

Please describe the impact the proposals will have on the significance of the asset or its setting. This may include example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

No impact on the special interest of the Conservation Area. If anything, there would be a small improvement through the removal of the timber gate and its replacement with a high quality new gate.

### Applications for demolition

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

The existing gate does not make a positive contribution. The gate, which does make a positive contribution, would remain untouched.

### Preserve, Enhance and Mitigate

How does the proposal preserve or enhance the heritage asset or better reveal its significance? What steps have been taken to mitigate any harm?

The development would preserve and enhance. A bespoke replacement gate has been prepared in order to ensure no loss of any brick walls which positively contributes to the character of the Conservation Area.

## Sources of Information

Please indicate which of the following sources you have consulted:

- Oxfordshire History Centre
- Oxfordshire Historic Environment Record
- The National Heritage List
- National Planning Policy Framework (NPPF)
- NPPF Planning Practice Guidance
- The current local plan (and Core Strategy (South only))
- Conservation Area Character Appraisal (if available)
- South Oxfordshire Landscape Character Assessment
- Historic ordnance survey maps

## Useful Contacts

### Historic England South East Office

Tel: 01483 252020 or Email: [e-seast@HistoricEngland.org.uk](mailto:e-seast@HistoricEngland.org.uk)

Web: [www.historicengland.org.uk/advice](http://www.historicengland.org.uk/advice)

### South Planning Services

Tel: 01235 422600 or email: [planning@southoxon.gov.uk](mailto:planning@southoxon.gov.uk)

Web: [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

### Vale Planning Services

Tel: 01235 422600 or email: [planning@whitehorsedc.gov.uk](mailto:planning@whitehorsedc.gov.uk)

Web: [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk)

## **Useful Websites**

### **The National Heritage List**

[www.historicengland.org.uk/listing/the-list/](http://www.historicengland.org.uk/listing/the-list/)

### **The Heritage Gateway**

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

### **National Planning Policy Framework**

[www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2)

### **Historic England Guidance Notes**

<http://historicengland.org.uk/advice/planning/>

### **Oxfordshire Historic Environment Record**

[www.oxfordshire.gov.uk/cms/content/historic-environment-record](http://www.oxfordshire.gov.uk/cms/content/historic-environment-record)

### **South Oxfordshire Local Plan**

[www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan](http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan)

### **Vale of White Horse Local Plan**

<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/existing-local-plan-2011>