

East Cambridgeshire District Council

Heritage Statement Template



The Porch House, Hill Row, Haddenham (Cambridgeshire Community Archive Network)



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.

Please read the Heritage Statement Guidance notes to help you fill in the form correctly as this will assist you to ensure that you include all the relevant information required. You do not need to use this template to produce a Heritage Statement but the information should include all of the elements outlined in the template and guidance note in order for it to be considered appropriately detailed.

The requirement to consult the local Historic Environment Record should be used to inform the content of the statement. The associated guidance document should be used to help guide the content and format 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.

Note: Failure to fully complete all fields may result in the form not being validated by the Local Planning Authority. To be completed by the applicant - please tick relevant boxes

To be completed by the applicant - please tick relevant boxes	
1. Heritage Statement completed	X
2. Appendix attached (if relevant)	X

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 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:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

Heritage Statement

Site Name

The Maltings

Address (including postcode)

Ship Lane
Ely
Cams CB7 4BB

Grid Reference (if no
address point)

1. The Heritage Asset

1(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

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

Refer to the statutory descriptions if applicable, but do not quote verbatim. Copies of any statutory entries should be attached to this statement.

(Please continue on separate sheet of paper if more space is required)

Ely Maltings is a large Victorian building over 3 stories, built of local brick with red and white brick dressings and has an ornamental brickwork in a fret pattern between the 1st and 2nd stories. Roof is slate with shaped bargeboards and gabled dormers.

Large arched doorways form the entrance to the building. Formally a brewery the building was converted in 1971 to a public hall with bar area, kitchen and a conference room on the first floor.

1(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 more space is required)

The Maltings sits prominently on the riverside amongst a mix of older listed buildings and some newer properties. To the front of the building is a large green area, to the side facing the river a restaurant. It is also adjacent to the Maltings cottage. To the rear of the building is a staff car park and beyond that, Jubilee Gardens

2. Statement of Significance

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

Please tick the relevant boxes

- Cambridgeshire Historic Environment Record
- Cambridgeshire County Archives
- Historic Maps
- Historic England
- Museum or Library
- Victoria County Histories
- Local Heritage Groups
- Conservation Area Appraisal (if available)
- Other (please state)

(Please include any research material as an appendix if relevant)

2(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. Also include information on past changes, for example previous extensions, drainage, former footings, landscaping, etc

(Please continue on separate sheet of paper if more space is required)

Built in 1868, by the brewer Ebenezer Harlock, it was used to malt local barley for brewing ale. Its position close to the river is likely to have enabled raw materials to be brought to the wharf by boat influencing its position on the riverside. Built in 1868 the building traded as a Malt House for one hundred years until it was badly damaged by fire. Restoration by the District Council took place in 1971 and the buildings use changed. It was converted into an entertainment venue at that time and now houses function rooms that can be used for meetings, community events, discos, weddings etc or as a theatre or cinema. In 1993 a contemporary extension was added to create a restaurant. In 2013 the restaurant was separated from the main building. Further in 2013 the restaurant added an outdoor seating area to the rear of the building along with a new opening to the rear and double doors.

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

Use this section to describe the significance of the heritage assets identified in section 1. Please see p.4 of the guidance note about how to fill out this section. You can also find useful guidance at: <https://historicengland.org.uk/advice/hpg/generalintro/heritage-conservation-defined>

(Please continue on a separate sheet if required)

Built by Ebenezer Harlock in 1868 as a brewery, the aesthetically pleasing building was converted in the early 1970s to a theatre, cinema, conference facility, restaurant (now separate) and bar. The former brewery building is highly prominent along the Quayside and forms an integral part of the history of the community of Ely. The area is popular with visitors and locals, who enjoy the scenic riverside and businesses in the locality.

The predominant materials found in this area are gault brick, plain tiles and slate.

The building is in a conservation area and there are many buildings in the locality that are listed. Providing a backdrop close to Quai D'Orsay, which was named shortly after the twinning of East Cambridgeshire District with the town of Orsay in France, in 1980\81. The first boathouse you see on the opposite bank belongs to the King's School Ely, while the second one belongs to the University of Cambridge. The Cambridge crew practice here before the famous Boat Race each year.

3. Design Concept

3(a) Pre-application Advice

Have you consulted the Cambridgeshire 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 provide a copy of any written correspondence, reference number and contact name, if applicable

A meeting was held at the Maltings with Chris Partick in October 2022 to discuss the windows, at this meeting Chris indicated the windows should be aluminum the same as the existing but could be brown in colour.

Have you sought pre-application advice from Historic England?

Yes No

If yes, please provide a copy of any written correspondence, reference number and contact name, if applicable.

3(b) Describe the proposed development. Refer specifically to the element of the heritage asset(s) that will be affected by the proposal. Where the works involve demolition a structural survey will be required as part of any application.

(Please continue on a separate sheet if required)

Replacement windows to the Kempen room and Foyer. Windows are currently silver aluminum. These will be replaced with brown aluminum to complement the building. The windows will fit directly to the brick work and the existing timber frame removed.

4. Assessment of Impact & any mitigation

4(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 further space is required)

The new windows will not have a negative impact on the building , the only aesthetic difference is they are brown in colour.

4(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 further space is required)

The windows will replace existing aluminum ones, thus preserving the choice of when these were originally installed, most likely when the building was converted in 1971

Useful Contacts

Historic England (East of England Office)



01223 582700



eastofengland@HistoricEngland.org.uk

Cambridgeshire Historic Environment Team



0345 0455200



arch.her@cambridgeshire.gov.uk

East Cambridgeshire District Council Conservation Officer



01353 616333



conservation@eastcambs.gov.uk

Useful Websites

The National Heritage List for England

<http://list.english-heritage.org.uk/>

The Heritage Gateway

<http://www.heritagegateway.org.uk/gateway/>

Images of England

<http://www.imagesofengland.org.uk/>

National Planning Policy Framework (NPPF)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

NPPF Planning Practice Guidance

<http://planningguidance.planningportal.gov.uk/>

Old Maps

www.old-maps.co.uk

MAGIC

<http://magic.defra.gov.uk>