

# Heritage, Design & Access Statement

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## **Introduction**

This Heritage Statement has been prepared to accompany a planning application to erect a single storey porch, alter an existing window and French door and install a flue for a log burner. The purpose of the proposed work is to increase light and space within the existing dwelling and provide an additional heat source for the property.

## **Relevant Planning Policy**

National Planning Policy Framework

12 Conserving and enhancing the historic environment

128. 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.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposal.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be

required having regard to the scale of any harm or loss and the significance of the heritage asset.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The difference between a heritage asset and other components of the environment is that a heritage asset holds meaning for society over and above its functional utility. It is this heritage significance that justifies a degree of protection in planning decisions. The aim of the policies within the PPS is to conserve these assets, for the benefit of this and future generations. This is done by supporting their maintenance and by requiring that change to them is managed in ways that sustain and where appropriate enhances their heritage significance.

### **Design policies**

Local development framework policies on design can set out the local planning authority's views on the importance of new development having a good relationship with the surrounding historic environment. By encouraging applicants to consider both how existing valued heritage assets can inform high quality design that is inspired by its local context and how the best contemporary design can fit comfortably into its surroundings, the local planning authority can help deliver sustainable communities and places that residents value highly. It is important to recognise that new development that relates well to its surroundings is likely to last longer before its replacement is considered and therefore make a greater contribution to sustainability. Local planning authorities are encouraged to seek well-conceived and inspirational design that is founded on a full understanding of local context.

We believe that the design, colour and scale of the proposal is well conceived, matching the existing as far as possible and the proposed Flue can if required be finished in a Matt Black to complement the existing building and soften it's impact on it's surroundings. The character and features of the conservation area and heritage assets will be maintained.

## **Assessment**

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting is very important to an applicant in order to conceive of and design a successful development and to the local planning authority in order to make decisions in line with the objectives of the PPS and the development plan.

Number 5 North Close is a semi-detached, two-storey brick property with a slate roof and prominent gable ends and square two-storey bay windows in contrast to the adjacent properties. The properties on the South side of North Close are semi-detached, brick built Victorian properties with differences in fenestration, roof, window and floorplans with several properties previously extended.

The proposed work is on the side and rear elevations and is minor in scale. The predominant features of the property are unchanged, and the proposed changes look to enhance the quality of the living space and preserve the over-riding characteristics of the property. The proposal will not affect the surrounding area and therefore its impact will be neutral.

Each of these properties have undergone recent works both in terms of alterations, rear extensions, and side extensions with Number 6 North Close recently erecting a 1<sup>st</sup> floor extension on the side elevation.

## **Building Materials and details**

The style and finish of the proposal is in keeping with the existing building. The proposal does not set out to change the appearance of the current property. Given the scale of the building and the proposed works being located on the side elevation at ground floor level the proposed work will have a neutral impact on the character of the building. By virtue of their design, scale, proportion and colour, the proposal will sustain the existing character of the plot.

## **Access**

Access to the site is unobstructed and does not affect the public highway.