



# HERITAGE STATEMENT TEMPLATE JUNE 2019

Borough Council of  
King's Lynn &  
West Norfolk



**Borough Council of King's Lynn and West Norfolk**

# **Heritage Statement Template**

**June 2019**



# 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.**

## National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, March 2018) 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: Ray Read
Contact number or email address: [REDACTED]

Agent	RAY READ DESIGN LIMITED	/
Owner		



# Heritage Statement

Site Name

St Andrews Ulph Drapers

Address (including postcode)

Grapevine Gallery, Overy Road, Burnham Market, PE31 8HH

Grid Reference (if no address point)

TF 83692 42300

## 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, but do not quote verbatim. Copies of any statutory entries should be attached to this statement.

(Please continue on separate sheet of paper if necessary)

**SEE APPENDIX A**  
***The North Elevation of the building is white rendered. The South and West elevation is of Brick and flint construction.***  
***The existing extension is ground floor only and is of white rendered construction and has a mono pitch roof***  
***All roofs are clay pantiles***

(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)

*The Development relates to the part demolition of a rear South extension to the property at ground floor level and replacement with a slightly larger extension.  
There is no alteration to the appearance of the North (Overy Road) elevation.  
Due to the small nature of the works it is not considered there will be any Archaeological remains on the Site.*

**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

Norfolk Historic Environment Record	
Norfolk Record Office	
Historic Maps	
Historic England	YES
Museum or Library	
Local Heritage Groups	
Conservation Area Appraisal	
Other (please state)	

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

*The building was built in the 17<sup>th</sup> Century. Its internal layout has not changed significantly over time. There have been 3 previous planning applications'*

*05/01962/LB - 21<sup>st</sup> September 2005 – 2 Storey rear extension. This was never built but was approved and this application was much larger extension than the current proposal.*

*06/02619/LB – 2<sup>nd</sup> February 2007 – Enlarged front window and new internal staircase.*

**(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.3 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/>

**NONE OF THE HERITAGE ASSETS DESCRIBED IN APPENDIX 1 ARE AFFECTED BY THE PROPOSED WORKS**

### 3. DESIGN CONCEPT

#### (a) Pre-application Advice

Have you consulted the Norfolk 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. Where the works involve demolition a structural survey will be required as part of any application.**

(Please continue on a separate sheet if necessary)

***THE DEVELOPMENT PROPOSED INVOLVES A SINGLE STORY EXTENSION TO THE REAR THAT PARTLY REPLACES THE EXISTING SINGLE STORY BUILDING. THW WORKS DO NOT IMPACT ON THE HERITAGE ASSET DESCRIBED IN APPENDIX 1***



#### **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.

***THE PROPOSAL WILL NOT HAVE ANY SIGNIFICANT IMPACT ON THE HERITAGE ASSET DESCRIBED IN APPENDIX A***

##### **(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.

***THE REAR EXTENSION PROPOSED WILL BE CONSTRUCTED IN MATERIALS IDENTICAL TO THE EXISTING REAR EXTENSION. THIS EXTENSION IS NOT PART OF THE HERITAGE ASSET DESCRIBED IN APPENDIX 1***

## **Useful Contacts**

Borough Council Of King's Lynn and West Norfolk Conservation Team

01553 616200

[borough.planning@west-norfolk.gov.uk](mailto:borough.planning@west-norfolk.gov.uk)

Norfolk Historic Environment Team

0344 800 8020

[information@norfolk.gov.uk](mailto:information@norfolk.gov.uk)

Norfolk Historic Environment Record

01362 860528

Historic England (East of England Office)

01223 582749

[eastofengland@historicengland.org.uk](mailto:eastofengland@historicengland.org.uk)

## **Useful Websites**

The National Heritage List for England

<http://www.lhistoricengland.org.uk/list>

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

NPPF Planning Practice Guidance

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

Old Maps

<http://www.old-maps.co.uk>

MAGIC

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

Norfolk Historic Maps

<http://www.historic-maps.norfolk.gov.uk>

Norfolk Heritage Explorer

<http://www.heritage.norfolk.gov.uk>

## APPENDIX 1

The Heritage Asset is described as a House. C17 in origin, C18 and C19 details.

Plaster rendered facade, clunch with flint and red brick dressed east gable, coursed flint with brick dressed west gable, red pantile roof. 2 storeys, 3 windows.

Early C19 tripartite shop front at east, 2 plate glass windows with canted ends at centre with 2 leaf margin light glazing bar door, simplified Doric pilasters and frieze. Early C19 shop front in centre glazing barred window, Doric pilasters and frieze, part glazed door to west with pilasters. To east further house door with moulded architrave brackets. 3 first floor sashes with glazing bars. Coped west gable with 2 attic fire windows, end stack. Stack to west, formerly end stack, now built into extension of west gable, line of former gable survives as ridge. In west extension a cart entrance with wooden lintel, single sash in gable.