**Heritage Statement**

**And**

**Design and Access Statement**

**Removal of Porch Canopy to reinstate original Georgian façade. Replace front door at**

**5 Abbey Terrace, Tewkesbury, Gloucestershire, GL20 5SP** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Introduction**

This statement is written to comply with paragraphs 128 and 129 of the National Planning Policy Framework 2012 (NPPF) which requires applicants to describe the significance of any heritage assets affected by alterations, including any contribution made by their setting, stating that ‘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’.

Such an approach is also identified as best practice in Historic England’s ‘Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment’ (March 2015), which notes that ‘the information required in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision’.

**The proposal**

This application is for retrospective listed building consent to remove a poor porch canopy of indeterminate age to reinstate the original Georgian façade of the property, and to replace the existing modern front door with a more period-appropriate 6-panel door in keeping with the Georgian façade.

**The need for listed building consent**

Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

As such, for the removal of the porch canopy to reinstate the Georgian façade, and the replacement of the front door with a more appropriate 6-panel model to require listed building consent it must constitute an alteration in a manner which affects the special architectural or historic interest of the listed building.

The removal of the porch canopy has been discussed at length with the conservation officer, Mr Julian Bagg. Mr Bagg has inspected the original porch canopy at the premises and found it to be of indeterminate age.

The removal of the porch canopy has exposed the original fan brick lintel. The original lintel is of more architectural importance than the porch canopy and it’s exposure adds to the architectural importance of the premises and the neighbouring properties. It should be noted that a number of the neighbouring properties also feature exposed fan brick lintels.

Replacement of the existing front door with a more period-suitable 6-panel model is an alteration which improves the special architectural or historic interest of the listed building.

**Justification**

The porch canopy was in very poor condition and was found to be of indeterminate age which related poorly to the period of the listed building, made no contribution to its special architectural or historic interest and was arguably of negative heritage significance (i.e. it caused harm to the character of the listed building). It’s removal has exposed the original fan brick lintel which is of greater architectural and historic interest.

The proposed front door is a more appropriate design. Its relatively simple design responds better to the vernacular origins of the listed premises and adjoining buildings.

**Access**

Access arrangements are not affected by the proposed alteration.

**Trees**

Trees are not affected by the proposed alteration.

**Conclusion**

For the reasons set out in this Heritage Statement the proposed alteration is totally compatible with the preservation of the listed building. As such the proposals comply with policies aimed at conserving and enhancing the historic environment contained in the NPPF, the adopted Local Plan and, most importantly, the statutory duty set by Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990

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