



Orbit Housing Association

2 Michaels Walk

Market Harborough

Leicestershire

LE16 8TR

Heritage Statement

Date : March 2024
Ref : 2370/SH/2
Revision : 1



Heritage Statement Details

Site name:

2 Michaels Walk

Address of site:

2 Michaels Walk, Market Harborough,
Leicestershire, LE16 8TR.

Grid Reference:

SP 86628 91886

Local Planning Authority:

North Northamptonshire Council

County:

Northamptonshire

Statutory Listing:

N/A

Conservation Area:

Rockingham

Proposal:

Replacement of all windows.

Contents

1. Introduction	1
2. Schedule of works.....	1
3. Pre Application Advice.....	1
4. Heritage Classification	2
5. Legislation, Planning Policy, and Guidance	2
6. Local Planning Policy.....	2
7. Site Assessment.....	3
8. What is the significance of the affected heritage asset(s)?	4
9. Conclusion	4

1. Introduction

- 1.1 Podium Surveying LLP undertook this heritage statement during March 2024 on behalf of the applicant, Orbit. This statement is to support the application for planning permission in relation to the replacement of the front and rear windows to 1 Michaels Walk.

2. Schedule of works

- 2.1 The proposal is for like for like replacement of the existing PVCu windows with like-for-like PVCu double glazed casement windows, on both the front and rear elevation. There will be no changes to the existing structural openings.

3. Pre Application Advice

- 3.1 Have you consulted the Historic Environment Record?
 Yes No
- 3.2 Have you sought pre-application heritage advice from the relevant local planning authority?
 Yes No
- 3.3 If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.
n/a
- 3.4 Have you sought pre-application heritage advice from Historic England?
 Yes No
- 3.5 If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.
n/a

4. Heritage Classification

1. Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input type="checkbox"/>
3. Conservation Area (CA)	<input checked="" type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8. Other Non-Designated Heritage Asset	<input type="checkbox"/>

5. Legislation, Planning Policy, and Guidance

- 5.1 Legislation and planning policy dictates, via the National Policy Framework (NPF), that the impact on 'heritage assets' caused by development should be considered and mitigated by the applicant. 'Heritage asset' refers to assets which possess a statutory designation (for example a Listed Buildings) and non-designated assets which have typically been compiled by Local Planning authorities and incorporated into a Local List or recorded on the Historic Environment record.
- 5.2 A legislative framework exists to ensure that the impact of development on heritage assets and more widely, the historic environment, is considered and factored into proposals. This framework stems from primary legislation under the Planning (Listed Building and Conservation Areas) Act 1990.
- 5.3 The Planning Practice Guidance (PPG) was created to aid and simplify the application of the NPF. The guidance aims to apply the core planning principle that heritage assets should be conserved in a manner appropriate to their significance.
- 5.4 A key focus of the PPG is assessing harm – note it is the degree of harm caused to the heritage asset rather than the scale of the development which is to be measured.
- 5.5 Other relevant guidance includes English Heritage's 'Conservation Principles, Policies & Guidance', and 'Historic Environment Good Practice Advice in Planning Notes'.

6. Local Planning Policy

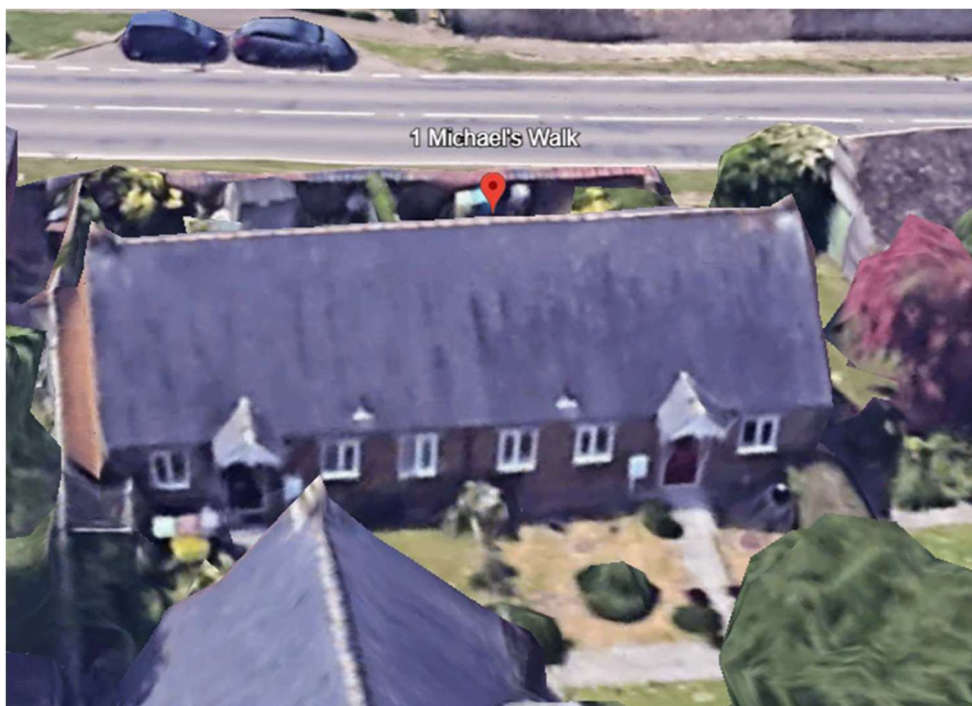
- 6.1 Section 3 of the NPF requires that a local planning authority must create a Local Plan for its area. The Local Plan guides decisions on future development and addresses needs specific to the area in question. The plan will set out what form of development is acceptable, and which are to be

restricted in specific locations. The Local Plan is the predominant factor in deciding planning applications.

- 6.2 The Local Plan relevant to this application is the 'Corby' Local Plan which was adopted in June 1997.

7. Site Assessment

- 7.1 2 Michales Walk is one of six semi-detached bungalows located off a rural road called 'The Cottons'. It lies in the Rockingham conservation area, which is a village with architectural and historic interest.



Front elevation of 2 Michaels Walk (Right) (Google Earth – Red pin on image is incorrect).

- 7.2 Benefits of the new windows would include improved thermal properties, better sound insulation from street noise, and increased security for the residents. The like for like replacement would ensure that visually the windows would look the same in terms of style, finish and colour.
- 7.3 The existing windows are white PVCu double glazed casement windows.

8. What is the significance of the affected heritage asset(s)?

- 8.1 2 Michaels Walk is built from local ironstone and has a blue slated roof. All six bungalows were constructed in 2002 by the 'Northants Rural Housing Trust' which is now administered by the 'Orbit Housing Association'. It has been named 'Michaels Walk' after the late Commander, Sir Michael Seymoure (1921-1971).
- 8.2 The retention of the existing window style and colour will keep in line with the remaining bungalows and to the surrounding villages historic street scene.

9. Conclusion

- 9.1 The proposed windows will match the existing in style, operation, and colour. Therefore, there will be no change to the building's character and appearance, thus conserving the significance of the heritage asset.
- 9.2 This statement demonstrated that the proposals will have no perceivable impact upon the Rockingham Conservation Area and therefore, complies with the Corby Local Plan.



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