

HERITAGE STATEMENT TEMPLATE JUNE 2019

Borough Council of
King's Lynn &
West Norfolk



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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: Phillip Towers
Contact number or email address: [REDACTED]

Agent	
Owner	

Heritage Statement

Site Name

Address (including postcode)

Deanscroft House
High Street
Stoke Ferry
PE33 9SF

Grid Reference (if no address point)

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	<input type="checkbox"/>
Listed Building	<input checked="" type="checkbox"/>
Conservation Area	<input checked="" type="checkbox"/>
Registered Historic Park and Garden	<input type="checkbox"/>
Building of Local Interest	<input type="checkbox"/>
Site of known archaeological remains	<input type="checkbox"/>
Other non-designated Heritage Asset	<input type="checkbox"/>

(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)

House. Early C19. Gault brick with pantiled roof. 2 storeys in 5 bays, centre bay recessed. Central panelled and fielded door within timber case with flat hood on scrolled brackets. Sash windows all with glazing bars and under slightly segmental gauged arches. Dentil eaves cornice, the dentils doubled in recessed bay. Gabled roof. West gable stack shared with adjacent house, east internal gable stack and ridge stack right of centre. One bay eastern extension of early C19 with sashes as before. Full height 2 storey outshut to rear.

(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)

As this is a Rear Extension into the existing Garden there is no visible interaction with the High Street. Neighboring properties will have limited visibility due to location at the rear of the house.

There is not expected to be any discoveries in the excavated ground as this has already been previously developed on either with an outbuilding at some point or the Garden layout itself. The Extension will be replacing an existing building and will be built on top of an existing concrete slab that will be dug up and replaced with the permanent flooring.

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	
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

(Please continue on separate sheet if necessary)

From information obtained within the house Deeds and publicly available information on line, the house was previously joined as one property to Deanscroft Cottage (the house next door). This was separated back in the 70/80s to create two separate houses. The layout of the house and footprint of the property has not changed.

(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/>

(Please continue on a separate sheet if necessary)

There is local historical Interest in this building, mainly due to it's location on the High Street.

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)

There is only one element of demolition and that is to remove the single story outbuilding which was added in recent years. This will not effect the "Original" building.

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.

(Please continue on separate sheet of paper if necessary)

I do not deem this alternation to have any impact on the significance of the heritage asset. There will be no loss of existing building or change in its relationship to the landscape.

(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 necessary)

During the Design we have worked hard to incorporate existing features into the new part of the building. Windows that replicate the original, Roof materials which match the original roof and brick which matches in with the original bricks used. The mortar will also be colored to match existing lime mortar.

Useful Contacts

Borough Council Of King's Lynn and West Norfolk Conservation Team
01553 616200
borough.planning@west-norfolk.gov.uk

Norfolk Historic Environment Team
0344 800 8020
information@norfolk.gov.uk

Norfolk Historic Environment Record
01362 860528

Historic England (East of England Office)
01223 582749
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

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>