



Heritage Statement

Information requirements for applications affecting conservation areas and listed buildings, and non-designated heritage assets. Most development affecting heritage assets needs planning permission or listed building consent. This helps the council to manage change to the historic environment.

When is a Heritage Statement required?

A Heritage Statement is required by the National Planning Policy Framework for all applications affecting listed buildings; unlisted buildings in conservation areas or non-designated heritage assets, including applications affecting the setting for any of the above.

Heritage Statement as part of a Design and Access Statement

For most types of applications in conservation areas a Design and Access statement is needed, including for applications for an extension or alteration to a single dwelling (i.e. householder applications). Where this is the case, the Heritage Statement could be included as part of the explanation and justification for the design approach.

What information should a Heritage Statement include?

The Heritage Statement should 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. Information on any sources and expertise that have been consulted should be provided.

For most applications the Heritage Statement will include the following components:

1) A description of the heritage asset and its setting

The following should be considered:

- Refer to and include the description from the National Heritage List for England where applicable.
- Refer to the conservation area appraisal where applicable
- Refer to historic and modern maps
- Which conservation area does the building form part of?
- What is the age of the building?
- What are the main characteristics in terms of style, building materials and architectural features e.g. -window type?

- What is the surrounding area like? Is the building part of a development of the same age and style, perhaps by the same builder?
- Describe the street scene: Is it of residential or commercial character? Is there a variety or coherence in building form and types? Is it suburban e.g. are there front gardens to the buildings?

2) An assessment of significance

The following should be considered:

- How does the building contribute to the historic character of the area?
- How has the building evolved over time? Map and architectural evidence will help piece together alterations and extensions
- Is it part of group of buildings of similar style and age? Is it one of a pair of semi-detached, or part of a terrace in which the single house forms a unit within a larger entity?
- Are there any distinctive architectural features? E.g. doors, windows, chimneys, fireplaces, stairs, timber frame, cornices, panelling etc - include photographs if possible
- How does the setting contribute to the character and appearance of the asset?

3) An explanation of the design concept for the proposed development

- For small scale alterations: What are the design and proposed materials?
- For extensions to buildings or proposals for new development: What are the amount of development, layout, scale, landscaping and appearance (e.g. building materials and architectural detail)?

4) A description the impact of the proposed development on the significance of the heritage asset

The following should be considered:

- Would the proposed development involve loss or change to any historic features or layout?
- For extensions and new builds: What would be the impact on the appearance, character and setting of the building?
- For small-scale alterations: What would be the visual impact? Would it preserve and enhance the character and appearance of the building and area?