

Heritage Statement

The application site is located within a designated Conservation Area. This statement has been prepared to assess the significance of the heritage assets affected by the proposed development, evaluate the impact of the proposals, and demonstrate how the design has sought to preserve and enhance the character and appearance of the Conservation Area in accordance with national and local planning policy.

1. Significance of the Heritage Assets

The site forms part of the designated Conservation Area, whose significance is derived from its historic development, architectural character, townscape quality, and the collective value of its buildings and spaces. The surrounding area is characterised by buildings of traditional scale, materials, and detailing that contribute positively to the area's special architectural and historic interest.

The application property contributes to the overall character of the Conservation Area through its form, appearance, and relationship with neighbouring buildings, although it is not itself a designated listed building (if applicable).

2. Contribution of the Setting

The setting of the property contributes to the significance of the Conservation Area through its visual relationship with adjacent buildings, streetscape, boundary treatments, and open spaces. Views within the Conservation Area and the consistent scale, roofscape, materials, and architectural detailing all contribute to the area's distinctive character.

The site is experienced primarily from the public highway and neighbouring properties, where it forms part of the wider historic townscape.

3. Assessment of the Impact of the Proposed Development

The proposed development has been designed to respect the established character and appearance of the Conservation Area.

The proposals will:

- Retain the overall form and character of the existing building wherever possible.
- Use materials that are sympathetic to the surrounding historic context.
- Ensure that the scale, massing, proportions, and detailing are compatible with neighbouring properties.
- Avoid the loss of any significant historic fabric where practicable.

Overall, the development is considered to result in no harm, or less than substantial harm (as applicable), to the significance of the Conservation Area. Any limited impact is outweighed by the improvements to the building and the continued viable use of the property.

4. Measures to Preserve and Enhance Significance

The scheme has been carefully designed to minimise any adverse impact on the significance of the Conservation Area by:

- Respecting the existing architectural character of the building.
- Matching or complementing existing external materials and finishes.
- Maintaining the established building line, scale, and proportions.
- Designing alterations to be visually subordinate where appropriate.
- Preserving important views and the wider streetscape.

Where new elements are introduced, they have been designed to integrate sensitively with the existing building while remaining sympathetic to its historic context.

5. Balancing Other Legislative Requirements

The design has also considered the requirements of current Building Regulations, including structural safety, fire safety, thermal performance, and energy efficiency, together with relevant accessibility requirements under the Equality Act 2010.

Where modern standards require alterations to the building, these have been designed to minimise impacts on the building's historic character. The proposals seek an appropriate balance between conserving the significance of the heritage asset and ensuring that the building remains safe, functional, accessible, and fit for continued use.

Conclusion

The proposed development has been designed with careful regard to the significance of the Conservation Area. The scale, design, materials, and detailing have been selected to preserve and, where possible, enhance the character and appearance of the area. The proposals represent a sensitive and proportionate response to the site's heritage context and comply with relevant heritage policies within the National Planning Policy Framework and the Local Planning Authority's conservation policies.