

STATEMENT OF SIGNIFICANCE & IMPACT for Designated Heritage Assets*

a). PREAMBLE & POLICY REQUIREMENTS:

In March 2010 the Government introduced a new national planning policy statement - **PPS5 – Planning for the Historic Environment** - which replaces the previous PPG15 (Planning and the Historic Environment, 1994) & PPG16 (Archaeology and Planning, 1990).

Under policy HE6 (Information requirements for applications for consent affecting heritage assets) of PPS5, Local Planning Authorities require an applicant *to provide a description of the significance of the heritage assets affected, and the contribution of their setting to that significance.*

The policy also directs Local Planning Authorities **not** to validate applications where the extent of the impact of the proposed works on the significance of the heritage asset cannot be adequately understood from the submitted application, and its supporting documentation.

b). APPLICATIONS RELATING TO A DESIGNATED HERITAGE ASSET:

Apart from the completion of an application form; the preparation of scaled drawings (plans, elevations & sections ‘as existing’ and ‘as proposed’ – usually at 1:50 scale); constructional details of new elements such as doors and windows (at 1:10 & 1:2) and accompanying photographs of the building/structure a **Statement of Significance & Impact** will also be required. PPS5 directs that the level of detail in the statement should be *proportionate to the importance of the heritage asset and that no more than is sufficient to understand the potential impact on the significance of the heritage asset.*

In the ‘Historic Environment Practice Guide’ (accompanying PPS5), sections 54 to 66 describe in detail the approach and extent of *understanding* that is required, by applicants, to inform proposals that may affect a designated heritage asset.

In the preparation, and compilation, of a **Statement of Significance & Impact**, the Local Planning Authority suggests that the Statement takes the form of a table**. The ‘table’ should be used as a tool by building owners (or their agent/architect/advisor) to enable them to fully assess and understand the significance of the heritage asset (or that part of it being affected), and the potential impact of any proposed works on that significance.

It is strongly recommended that a ‘table’ is compiled **prior** to submitting an application to the Local Planning Authority. The examples given in the ‘tables’ are considered as being proportionate to the type of works being proposed to the heritage asset.

continued overleaf.....

* a *Designated Heritage Asset* is: a Listed Building, a Conservation Area, a World Heritage Site, a Registered Historic Park & Garden, a Scheduled Ancient Monument

** please refer to guidance note on preparation/compilation of a **Significance & Impact Assessment Table**

c). SUBMISSION OF A STATEMENT OF SIGNIFICANCE & IMPACT:

Every application (relating to a designated heritage asset) will need to be accompanied by a Statement of Significance & Impact as part of the Council's application validation system. The Historic Environment Practice Guide (associated with PPS5) states that applicants should, as a **minimum**, submit information relating to the following:

1. Check the local development plan; the main local and national records, including the relevant Historic Environment Record (HER); statutory and local lists; the National Monuments Record (NMR), the Heritage Gateway and other relevant sources of information* that would provide an understanding of the history of the place (building/site) and the value the asset holds for society.
2. An examination of the asset and its setting. This should comprise a thorough visual and physical analysis of the heritage asset (and its setting & context) based on, and utilising, all the information as obtained in section 1, above.
3. A consideration as to whether the nature of the affected significance requires an expert** assessment, in order to gain the necessary level of understanding to inform the proposed works to the asset.

The Local Planning Authority is unlikely to validate applications that do not provide this information (1 & 2, and 3 where applicable) as a *minimum* requirement.

NOTE:

Under current planning legislation applications relating to heritage assets require the submission of a Design & Access Statement***. Applicants can integrate their Statement of Significance & Impact into the Design & Access Statement **or** they can submit them as two separate Statements.

Where the 'Statements' are to be integrated, full adherence to this guidance note, in relation to any application relating to a Designated Heritage Asset, should be made.

June 2010

* refer to 'Sources of Information for Heritage Assets in the Derbyshire Dales'

** an 'expert' means an appropriately qualified and experienced individual or organisation such as an archaeologist (Institute of Field Archaeologists registered), an architectural historian, a Conservation professional (Institute of Historic Building Conservation registered), a buildings analyst, a building surveyor (Royal Institute of Chartered Surveyors registered), a historic buildings architect, a conservation structural engineer.

*** refer to the Local Planning Authority's guidance note on 'Design & Access Statements' at: www.derbyshiredales.gov.uk

SOURCES OF INFORMATION FOR HERITAGE ASSETS IN THE DERBYSHIRE DALES:

SOURCE OF INFORMATION:	TYPE OF INFORMATION:	LOCATION & CONTACT:
Historic Environment Record (HER)	A digital database which contains a wide variety of information concerning all aspects of the historic environment within the County. The HER includes information relating to archaeology (investigation & recording) of, selective, buildings and sites within the County.	Derbyshire County Council, Environmental Services, Shand House, Dale Road South, Matlock, DE4 3RY HER Officer – Ms Gill Stroud Tel: 01629 533357 E-mail: gill.stroud@derbyshire.gov.uk
Derbyshire Record Office (DRO)	Contains a wide variety of primary & original documents relating to the cultural history of the County (including Diocesan/Ecclesiastical Records). This includes Ordnance Survey maps (various editions), Tithe maps and Enclosure Awards, as well as some Manorial and Estate Records.	Derbyshire Record Office, County Hall, Matlock, Derbyshire, DE4 3AG Tel: 01629 538347/539202 E-mail: record.office@derbyshire.gov.uk <i>An appointment is generally required.</i>
Derbyshire Local Studies Library	Contains a wide variety of sources for local history research including an extensive library of local history books; an extensive photographic/postcard archive (including published books of historic photographs); 1 st and 2 nd edition Ordnance Survey maps (1880 & 1900); Census Returns and local newspapers. Also holds a complete set of the <i>Journal of the Derbyshire Archaeological Society</i> – 1879-present.	Derbyshire Local Studies Library, County Hall, Matlock, Derbyshire, DE4 3AG Tel: 01629 536579 E-mail: localstudies@derbyshire.gov.uk <i>An appointment is generally required.</i> www.derbyshireas.org.uk - refer to Journal contents index.
Derbyshire Dales District Council	Holds copies of the statutory 'Listings' for all buildings and structures within the District (outside the National Park); copies of Conservation Area Appraisals and other information relating to Conservation Areas (including 'Article 4 Directions'); the Register of Buildings at Risk; the list of Scheduled Ancient Monuments, the list of Registered Historic Parks & Gardens; the adopted Local Development Plan and the Derwent Valley Mills World Heritage Site Management Plan.	Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN. Tel: 01629 761366 E-mail: planning@derbyshiredales.gov.uk <i>The information is available to view/inspect at the Council Offices, by appointment, between 9.00 am and 5.00pm Mon-Fri.</i> Also refer to : www.derbyshiredales.gov.uk
Images of England	Contains (modern) photographs of listed buildings, within the District (not complete) together with listing descriptions.	www.imagesofengland.org.uk
National Monuments Record Centre (NMR)	Houses the national archive of England's heritage, including an extensive photographic archive and aerial photographs (various dates).	The National Monuments Record Centre, Kemble Drive, Churchward, Swindon Tel: 01793 414600 www.english-heritage.org.uk <i>Enquiries can be submitted on an 'on-line enquiry form'</i>
English Heritage	Database of England's archaeological & architectural heritage.	www.pastscape.org.uk and www.englishheritagearchives.org.uk
Heritage Gateway	This is a digital portal that provides cross-searchable online access to records of designated heritage assets, local HERs (including Derbyshire HER) and many other sources of historic information.	www.heritagegateway.org.uk
Archaeology Data Service (ADS)	This is an online resource to search for archaeological data. (The name of a village or town can be 'searched' for data relating to that settlement).	www.ads.ahds.ac.uk
Local Civic and History Societies/Organisations	Where such societies or groups exist they may hold historical data/information pertinent to their area. Contact the relevant organisation to make enquiries.	www.wirksworth.org.uk - this contains historical information for Wirksworth, Bolehill, Bonsall, Brassington, Callow, Carsington, Hopton, Kirk Ireton, Cromford, the Matlocks & Tansley. Ashbourne Heritage Society – 01335 342904. Wirksworth Civic & History Society – 01629 824912. Matlock Civic Association – 01629 584858. Arkwright Society – 01629 823256. Doveridge Preservation Society – 07773 635860. Derbyshire Historic Buildings Trust – 01629 824904

STATEMENT OF SIGNIFICANCE & IMPACT:

Assessment Table - *Guidance Note*

This guidance note sets out a number of examples* for a 'Statement of Significance & Impact - Assessment Table' covering small, medium and large-scale works to a designated heritage asset. In the 'Proposed Works' column this should be listed **item-by-item** based on your schedule of proposed works.

(*please note that these are *examples only*, and are by no means exhaustive in their coverage).

At the end of the 'examples' a blank Significance & Impact Assessment Table is available to download or print off.

Small-scale works:

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<i>Replacement of modern front door and modern window frames, including re-installation of stone mullions to windows.</i>	<i>The property is a listed building (grade II) and is within a Conservation Area. It dates from 1780 but the door surround, which is of moulded stonework with a stone canopy, appears to be a later insertion dating from circa. 1840-50. The door itself dates from the 1960s and is two-panelled with plain obscured glass to the upper part and a plain solid panel to the lower part. The window surrounds are of square section stonework and date from 1780. The central stone mullion to one of the windows has been removed historically. The window frames are all modern (circa. 1960).</i>	<i>The modern door is inappropriate in terms of style and detail for the period of the door surround. Its replacement with a new painted timber door of an appropriate style/form & detail for the door surround is considered to be an enhancement of the listed building. The re-installation of the lost mullion, based on the evidence of the extant examples, will return the window form to its original appearance. The insertion of new window frames, to an appropriate style/form and detailing to the window surrounds will be an enhancement of the listed building. No historic fabric will be lost as a result of the proposed works.</i>
<i>Replacement of modern windows to front elevation.</i>	<i>The property is not a listed building but is within a Conservation Area. The property is also subject to an 'Article 4 Direction'. The building dates from circa. 1880 and was built as a row of three cottages in rubble limestone with sandstone dressings. The modern window frames date from the 1970s. One of the row retains its original 2 over 2 sash windows.</i>	<i>The modern top-opening window frames are inappropriate to the period/age of the cottage. Their removal and replacement with traditionally constructed, 2 over 2 sash windows, to match the existing example to the neighbouring cottage, will represent an enhancement of the front elevation and a return to its original character & appearance. No historic fabric will be lost as a result of the proposed works.</i>
<i>Take up limeash floor to attic bedroom and replace with new softwood floorboards. Level floor plane as part of the works.</i>	<i>The property is a grade II listed building. The limeash floor probably dates from the construction of the building in 1795-1800. The limeash covering is approximately 2" in thickness laid on riven oak laths (with some straw) over 4"x6" softwood floor joists. Over time the floor structure has undulated creating a dished appearance to the floor surface.</i>	<i>The taking up of the limeash floor will remove an element of the original fabric of the building. Due to its thickness there will also be a reduction or alteration to the floor level in the attic bedroom. The levelling of the floor will also affect the appearance of the floor joists and remove the dished appearance of the limeash floor covering.</i>
<i>Remove 1970s plasterboard partition to front bedroom and make good existing walls/ceiling once removed.</i>	<i>The property is a listed building and dates from circa. 1740-50. The current plasterboard and studwork partition was inserted to divide a larger room into two smaller rooms in the 1970s. The insertion of this partition did not damage (apart from screw fixings) or cause the loss of any historic fabric.</i>	<i>The removal of the modern partition will return the room to its original proportion and form. Fixing holes will be filled. This alteration will be an enhancement to this particular space/room.</i>

Medium-scale works:

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<p><i>Construction of a new two-storey extension to rear of listed building to provide new kitchen with bedroom over.</i></p>	<p><i>The property is a listed building (grade II) and is within a Conservation Area. The property dates from circa. 1680 with a rear addition of 1807 (date on a rainwater hopper). The 17th century house is constructed from coursed limestone rubble with clay-tiled roofs and the 1807 addition is also built from coursed limestone rubble with clay-tiled roof. The 1807 extension has an original staircase with hardwood handrail & 'stick' balusters. The proposed extension is to be built off the 1807 addition. The 1807 addition retains its original casement windows with single horizontal glazing bars. The elevation onto which the new extension will be built has three windows and a doorway – all with stone surrounds.</i></p>	<p><i>The new extension will involve the conversion of one of the ground floor windows to the 1807 addition into a doorway to gain access into the new extension. One of the first floor windows will also be formed into a doorway to access the new bedroom. In both cases this will involve the loss of historic fabric and alterations to the existing internal plan-form of the 1807 addition to both ground and first floors. An existing staircase in the 1807 addition will remain un-affected by any of the works. The overall mass of the proposed new extension will cover/conceal approx. 75% of the elevation of the 1807 addition.</i></p>
<p><i>Removal of internal wall dividing the Dining Room from the Lounge</i></p>	<p><i>The property is a listed building (grade II*) dating from 1720. Some additions were made to the side and rear in circa. 1800 and 1880. The wall proposed to be removed dates from the original construction of the house (1720) and is also a structural wall. Its presence clearly defines and separates the current and historical spaces of the Dining Room and the Living Room (Lounge). The wall is built of stone with plaster to both sides with a simple plaster cornice and moulded timber skirting boards. The wall contains an original doorway with moulded timber architrave, panelled door lining and a six-panelled door.</i></p>	<p><i>The removal of the dividing wall will result in the loss of historic fabric and a (structural) element of the original plan-form of the house, as originally built. It will involve the loss of the plaster cornice, moulded timber skirting and the doorway. The removal of the wall will open up two rooms that were historically distinct and separate. A new steel supporting beam (carried on padstones set into the walls at each end) will be installed to support the wall above.</i></p>
<p><i>Removal of a small brick built coalhouse attached to the rear elevation of the building.</i></p>	<p><i>The property is a grade II listed building dating from 1835. The coalhouse does not appear on the 1880 or 1900 OS maps and from its construction and materials (brick with slate roof) appears to have been built in the 1920s. The coalhouse was built close to the rear door to allow easy access to obtain the coal for the house fires. It is not bonded into the existing fabric of the house.</i></p>	<p><i>The removal of the coalhouse will cause no damage or loss to the historic fabric of the house. Although it represents a later phase of alterations to the house its significance is deemed low due to its construction and appearance.</i></p>
<p><i>Removal of front wall to create parking space for one car.</i></p>	<p><i>The property (un-listed) is within a Conservation Area. The Conservation Area Appraisal undertaken by the Local Planning Authority in 2006 states that the gritstone walls within the Conservation Area are a distinctive characteristic and therefore visually valuable. The property itself dates from 1910. The current wall is a retaining wall with a pedestrian gateway (with stone posts) and stone steps leading up to the front door.</i></p>	<p><i>The loss of the wall is, primarily, contrary to the general character and appearance of this part of the Conservation Area as defined in the Appraisal. The gritstone wall will be rebuilt further into the site to create the parking bay resulting in the loss of most of the front garden. The gateposts will not be re-used and the steps re-located/re-configured. The surface of the parking space will be setted with limestone.</i></p>

Large-scale works:

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<p><i>Demolition of listed building and replacement with new residential dwelling</i></p>	<p><i>The property is a grade II listed building which dates from circa. 1840. It was built as a Sunday School to a design by J D Smith (a local architect). It is constructed from red brick with decorative stonework detailing and a steep slated roof with decorative lead finials. The windows and doors are all original. There is a dated, oval, stone plaque above the entrance door - 'SUNDAY SCHOOL AD 1840'. The internal plan-form is more or less original with the provision of a small w/c and kitchenette dating from the 1970s. The interior contains some original pine seating and a decorative tiled dado to the main room. Externally, the school retains its stone boundary wall with original metal railings to the front and original metal gates. Historic maps indicate that other buildings (possibly of earlier origin) were located on this site (Enclosure Map of 1774) prior to the current school being built in 1840.</i></p>	<p><i>By virtue of its proposed demolition the loss of significance will be wholesale and irreversible. Evidence appears to show earlier buildings on this site. The foundations of these buildings/structures may still survive below ground. Therefore, the site has some archaeological interest. The preparation of footings (and service trenches) for the new dwelling may encounter these earlier building foundations.</i></p>
<p><i>Construction of new dwelling & garage on vacant land.</i></p>	<p><i>The plot of land is located within a Conservation Area and between existing traditional buildings. The land was previously used as a wood store which ceased operation in the 1980s. The OS map of 1880 indicates a range of small buildings to the western side of the site (now vacant). There use is unknown. The Conservation Area Appraisal undertaken by the Local Planning Authority in 2005 states that this site has value as it provides an open space and a glimpse between the existing buildings to the landscape beyond. The Appraisal also provides information on the 'grain' of the Conservation Area, its building materials and details and the general character and appearance of the Area. The Historic Environment Record (HER) also states that the site contains a well in one corner (of 19th century date) and that a medieval coin (circa. 1350) was found on the site in 1948.</i></p>	<p><i>The new dwelling has been designed following a thorough assessment of the site and its context/setting, taking full account of the existing 'grain' of this part of the Conservation Area and its materials and details. The information in the Council's Conservation Area Appraisal has been taken into account in preparing a design for the dwelling. The scale, form and mass of the new dwelling takes account of the scale, form and mass of adjacent properties and the context/setting of the new house. The construction materials will match adjacent properties, as will details relating to window proportion/scale, stonework details and tooling and window frames and doors. The existing well on the site will be retained and capped off. The limestone, drystone wall to the frontage of the plot will be retained and repaired. Evidence from the 1880 OS map indicates the potential for archaeological deposits (building foundations) below ground level. These are likely to be affected by any excavation work in this area of the site (proposed garage site). The HER data referring to the medieval coin also gives added potential for earlier archaeological deposits on the site.</i></p>

**STATEMENT OF SIGNIFICANCE & IMPACT:
ASSESSMENT TABLE**

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