

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.

Consulting the local Historic Environment Record can inform the content 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.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (Department for Communities and Local Government, February 2019) 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:

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Agent	
Owner	Justine Hawkes.

Heritage Statement

Site Name

CLARKE'S HILL HOUSE, CLARKES HILL

Address (including postcode)

CLARKES HILL HOUSE, CLARKES HILL
WHITEFIELD
M45 7TG

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	
Listed Building	
Conservation Area	
Registered Historic Park and Garden	
Building of Local Interest	
Site of known archaeological remains	
Other non-designated Heritage Asset	Greenbelt Land. ✓

(b) Describe the character and appearance of the heritage asset.

Refer to the statutory descriptions if applicable. Copies of any statutory entries should be attached to this statement.

(Please continue on separate sheet of paper if necessary)

The site is located on Greenbelt Land. Previously used as agricultural land however, not for the last 40 years. Mostly grassed area with remaining concrete foundations and block structure. Currently in disrepair.

(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)

Located off Clarkes Hill from Ringley Road, Whitefield. The applicant owns said land which leads to Copper Lane. The development site runs adjacent to Clarkes Hill Lane and 1A Copper Lane. This is separated by wired fences. Previous farm land, very unlikely for archaeological remains of any significance.

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

Local Historic Environment Record	
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.

(Please continue on separate sheet if necessary)

The Land until 40 years ago was used as farm/ agricultural Land. Due to the buildings remains it is likely there was a farm house which has since been demolished. The land has fell into disrepair over time due to no maintenance and there is now significant weed growth.

(c) What is important about the affected heritage asset(s) (what is the significance)?

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)

The significance of the development site is it is located on Green belt Land. The openness of such Land should ideally remain open to allow the separation of towns / villages. However, the Bungalow at 1A Copper Lane is located between the site and remaining Land.

3. DESIGN CONCEPT

(a) Pre-application Advice

Have you consulted the relevant 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.

(Please continue on a separate sheet if necessary)

Demolition of existing/remaining structures and the erection of 1 NO. dwelling house. The bungalow will mirror the existing Bungalow at Copper Lane. This will be an in-fill Development. As consulted with NPPF allows such development.

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)

The proposal will not impact historical assets, the remaining structures are concrete foundations. We will ensure no trees will be removed as part of the development.

(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)

Location of the development located away from historic tree growth, no preservation to orders. Use of carbon neutral materials used in building fabric.