

Heritage Impact Assessment Template

How to use this Template

The template is a guide only. The level of detail within your statement will depend on the size and nature of proposals and the significance of the heritage assets affected but should be detailed enough to understand the potential impact of proposed works on significance.

For very small-scale works and proposals you can enter information directly into this template. If a more extensive and professionally produced heritage statement is required, we recommend the use of a heritage specialist to prepare the Heritage Impact Assessment Statement on your behalf.

A Glossary of Terms can be found in the National Planning Policy Framework (NPPF) and in the Appendix at the end of this document, along with sources of further advice and information.

PAS Reference		
Property / Site Address		
	470 Leymoor Road HD7 4QF	
	Proposed measure(s) identified as having an impact on an aspect of a building identified as significant in accordance with BS 7913.	☐
	A listed building (Grade II, Grade II* or Grade I)	☐
	Within a conservation area	☐
	A non-designated heritage asset	☐
	Other (please specify):	☐

1. Heritage Asset Identification

In each case where you have answered “yes” above, please identify the asset and its heritage designation (i.e. the grade of listed building conservation area name etc.)

This dwelling was constructed 1900-1929, and is listed as Grade II listed status.

2. Significance of Heritage Asset(s)

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

as Grade II listed

3. Pre-Application Advice

Has pre-application conservation advice from the relevant local planning authority? Yes ☐ No ☒ N/A ☐

Has pre-application heritage advice from the relevant local planning authority? Yes ☐ No ☒ N/A ☐

Has pre-application heritage advice from Historic England? Yes ☐ No ☒ N/A ☐

If yes to any of the above, please provide a copy of any correspondence with reference and contact details.

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4. Asset History

4.1 Provide a summary of the history of the dwelling obtained through research

Please add a summary history of the dwelling including, specifically the parts that will be impacted by the installation including information on past impacts – e.g. modern extension, drainage, former footings, remedial works etc.

It has been used continuously as a private residential home.

4.2 What Research has been undertaken to understand the significance of the dwelling?

Local Authority Planning Resources	☐
Local Authority Conservation Area Resources	☐
Historic England sources	☐
Listed Buildings Local Register	☐
Other (please specify): No heritage designation found.	☐

5. Schedule of Works

Please state the type of EEM installation proposed e.g. Installation of external wall insulation to all external walls. For listed buildings, please include both internal and external works, if relevant.

Installation of Boiler and heating controls.

Please list the works proposed to facilitate the installation of the EEM e.g. extension of roofline, additional background ventilation to be installed in windows, new extract ventilation to be added etc.

No alterations made to external or internal historic fabric.

6. Impact on Significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Where harm is identified, what is the level of harm (substantial or less than substantial)?

There is no impact on architectural significance or setting. No historic fabric has been removed or obscured.

7. Impact Mitigation

Explain how any harmful impacts have been avoided or mitigated, including alternative options considered.

No visual changes were made externally or to architectural features.

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8. Further Information

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

No planning history relevant to heritage.

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Glossary of Terms

Heritage Asset

A building, statues, monuments, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets as well as non-designated assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing). **Designated Heritage Asset**

- Listed Building;
- Registered Park and Garden;
- Conservation Area;
- World Heritage Site;
- Scheduled Monument.

Non-Designated Heritage Assets

Non-designated heritage assets are other buildings, statues, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

Unlisted Buildings of merit which contribute to the character of conservation area are identified in the relevant conservation area audit. These are not designated heritage assets but proposals affecting unlisted buildings in conservation areas are assessed in term of their impact on the designated heritage asset (conservation area).

Significance

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Setting

The setting is the surroundings in which a heritage asset is experienced or is visible from. Its extent is not fixed and may change as the asset and its surroundings evolve and does not relate to views only. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. For advice on whether setting is affected you should seek specialist advice or use our preapplication advice service.

Mitigation

Steps should be taken to avoid, minimise or mitigate any harm to the significance of the heritage asset(s) and should consider the following:

- Minimal intervention and reversible works: Are all the works absolutely required for the proposed use or function? Can new work be designed so that it can easily be installed and removed at some later date without causing damage to significant building fabric or archaeological deposits?
- Alternative methods of development: examining whether other options exist to meet the applicant's objectives. Could a less sensitive part of the building be used to accommodate a proposed use or function?
- Sensitive design: examples include the installation of new services in a discreet manner so as not to compromise the qualities of a room, or skilfully designing an extension that takes account of the physical massing and scale in both the old and new work.
- Choice of materials: the careful selection of construction materials for new and repair works can avoid both visual and longer-term structural harm to a building.
- Recording: a programme for investigation and recording of architectural or archaeological features that would be obscured, damaged or destroyed.

References and Sources of Further Information

Further information on how to assess significance and potential impact of a proposal on that significance, including setting, can be found here:

- BS 7913:2013 Guide to the conservation of historic buildings <https://knowledge.bsigroup.com/products/guide-to-the-conservation-of-historic-buildings?version=standard>
- Institute of Historic Building Conservation Register for lists of specialist conservation architects, engineers and consultants.

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- [Historic England Note 2 Managing Significance in Decision Taking in the Historic Environment](#)
- [Historic England \(Note 3 The Setting of Heritage Assets](#)
- [Conservation Principles Policies and Guidance](#)
- [Historic England Advice Note 12 \(Statements of Heritage Significance\)](#)
- [Historic England Advice Note 16 \(Listed Building Consent\)](#)
- [Guide for Owners of Listed Buildings](#)
- [The Setting of Heritage Assets](#)

Further technical advice can be found on the [Historic England A-Z Guidance and Advice webpage](#), [The Society for the Protection of Ancient Buildings \(SPAB\) website](#).