STATEMENT OF SIGNIFICANCE & IMPACT: *ASSESSMENT TABLE*

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:**
Replacement of Modern UPVC window frames on front elevation of property and installation of Timber flush casement frames.	*The property (un-listed) is located in a Conservation area and dates from approximately 1850.* *The window surround is sandstone, however the original stone mullions have been removed at some point in the past. The existing frames are modern and are brown UPVC with faux leading in a diamond pattern to the glass.* *The window has been divided into 2 panes with a central vertical divide.*	**The re-instatement of a triple pane layout to the opening will bring the property in line with other traditional properties on the Island.** **Flush timber casements will enhance the appearance of the property and row.** **No historic fabric will be lost as a result of the proposed works.**

STATEMENT OF SIGNIFICANCE & IMPACT:

Guidance Note and Examples

In accordance with Policy HE6 an applicant will need to assess the significance of a heritage asset to an extent that the local planning authority can understand the potential impact on the fabric and setting of the asset. As such, applications relating to heritage assets will need to be accompanied by a Statement of Significance & Impact as part of the Council's application validation system. The Historic Environment Planning Practice Guide states that applicants should 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 visual and physical analysis of the heritage asset (and its setting & context) based on, and using, all the information as obtained in section 1, above.
3. Consider whether the nature of the affected significance requires an expert[1] 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).

Researching and producing the above information may be onerous. However the applicant need only submit information which is genuinely needed. In order to help applicants prepare these statements a table is included below. This includes several examples of a range of works.

These are examples only and are by no means exhaustive in their coverage. Inclusion in the table does not mean that approval for similar proposals would be forthcoming.

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[1] 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.

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.

Small-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:**
Replacement of modern front door and modern window frames, including the re-instatement of stone mullions to windows.	*The property is located 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 around 1840-50. The door itself was inserted in the 1960s (see photographic evidence) 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 was removed in the 1960's (see photographic evidence). The window frames are all modern and were replaced at the same time.*	*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 (see photographic evidence) is considered to be an enhancement of the listed building.* *The re-instatement of the lost mullion, based on the photographic evidence and existing examples will return the window to its original appearance. The insertion of new window frames, to an appropriate style/form and detailing to the window surrounds (and as shown on the photographic evidence) will be an enhancement of the listed building. No historic fabric will be lost as a result of the proposed works.*
Remove 1970s plasterboard partition to ground floor office and make good existing walls/ceiling once removed.	*The property is a listed building and dates from the early 19th century. It was originally a banking hall but now 3 commercial units. 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.*	*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.*
Single storey extension to rear of the existing building	*The property, although unlisted, is a site on the Derbyshire Historic Environment Record. The core of the house is a 16th century timber-framed building, with subsequent extension and*	*Strip foundations are proposed for the extension. This will necessitate excavation of a trench measuring (typically) 600mm wide and 900mm deep, around the perimeter of the extension. Existing services are to*

	alteration during the 17th, 19th and 20th centuries. Although the extension will run from the modern part of the house, there is potential on the site for below-ground archaeology relating to late-medieval and subsequent occupation.	*be used, so no additional service trenches will need to be excavated. There are existing modern drains and a manhole cover visible within the footprint of the proposed extension (photo attached), suggesting that the area has been subject to recent disturbance.*

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:**
Construction of a new two-storey extension to rear of listed building to provide new kitchen with bedroom and en-suite over.	*The property is a listed building (grade II) and is within a Conservation Area. The property is dated 1638 (carving on door lintel). The property has already been extended in the mid 19th century. The original farmhouse is constructed from coursed millstone grit with tooled ashlar dressing and stone roof. The extension is part stone part render with Welsh blue slate roof. The later extension retains its original staircase. The proposed extension is to be built off the later addition. The later addition retains its original windows openings but with modern frames. The elevation onto which the new extension will be built has three windows and a doorway – all with stone surrounds.*	*The new extension will involve the conversion of one of the ground floor windows to the later 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 later mid 19th century addition to both ground and first floors. The original staircase remains unaffected as too does the original farmhouse. The overall mass of the proposed new extension will cover/conceal approx. 75% of the elevation of the later addition.*
Removal of front boundary wall to create parking space for one car.	*The property (un-listed) is within a Conservation Area and subject to an Article 4 Direction. . The Conservation Area Appraisal undertaken by the Local Planning Authority in 2006 states that gritstone boundary walls within the Conservation Area are a distinctive characteristic of the area and are vulnerable through removal to create off street parking. The property itself dates from 1880's. The current wall is 1.2 meters high and runs for a length of 4.5 metres with a pedestrian gateway (with stone posts). It is constructed from coursed gritstone with large chamfered coping stones and decorative gatepost and original wrought iron gate. The boundary wall was constructed at the time of the house and remains unaltered in its appearance or form.*	*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 existing pedestrian access will be widened enough to accommodate car access onto an existing hard standing. The gatepost will be relocated in their new position. The original gate is unable to be utilised.*
Erection of four two-story dwelling houses with associated landscaping and access	*The proposal site is within the medieval core of the settlement, identified as an Area of Archaeological Interest in the Local Plan. A brief and targeted archaeological desk-based assessment of*	*Each proposed dwelling house will be built on strip foundations, typically 600mm wide and 1800mm deep. Installation of underfloor heating within each house will involve excavation of the interior ground*

	the site has been carried out by XYZ Archaeology Ltd (document attached). This shows that the proposal site was located to the rear of medieval buildings along Church Street, in a back plot location, and has subsequently remained undeveloped within rear gardens. Although there are unlikely to have been medieval buildings within the site, it is possible that archaeological remains of medieval back plot activity (evidence for small-scale industrial activity, rubbish pits, cess-pits, plot boundaries) survive below-ground.	*level to a depth of 600mm. Within the house footprints, therefore, archaeological impacts are likely to be severe, with destruction/truncation of any buried archaeology.* *Landscaping of the site will typically involve ground disturbance of no more than 300mm, with formation level of the access road 450mm below finished ground level. These groundworks are unlikely to impact archaeological remains, which should therefore be largely preserved in situ outside the house footprints. Service trenches to the proposed dwellings will typically measure 300mm wide and 900mm deep, and may therefore involve impacts to below-ground archaeology.*

Large-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:**
Demolition of un-listed building within a conservation area and replacement with residential development providing 7 apartments.	*The property is unlisted but lies within a conservation area and adjacent to a registered (grade II) historic park and garden. It is dated from approx 1850 with modern brick extension to the rear (1950's). It makes a positive contribution to the character of the conservation area as identified in the character appraisal. The house is constructed in coursed gritstone with dressed ashlar, Welsh slate roof with original stacks and dormers. All the original joinery details survive in terms of sash windows and panelled doors. The property has been subdivided into 8 flats and the original floor plan has been destroyed. Externally, the property retains its original stone boundary wall with access for one car width.* *The property is in a very poor state of repair internally and externally. A recent structural survey has identified some serious concerns over the structural stability of the property and as such the flats are not let able and the property is now vacant.*	*By virtue of its proposed demolition the loss of significance will be wholesale and irreversible.* *The site will be redeveloped on the same footprint as the original building. In addition it will be no wider or higher than the existing and the front elevation will be rebuilt to match the original in all aspects of appearance and detail. The side and rear elevations will be modified somewhat to allow for the construction of 6 units including one penthouse apartment. The front boundary wall will be altered to provide an additional (in/out access) and will be realigned to allow for the required visibility splays. The redevelopment will allow for an enhanced rear elevation. This is particularly important as this elevation lies adjacent to and is visible from the registered park.*
Erection of 74 apartments in 6 blocks, with associated landscaping and access	*Although the proposal area is not designated or on the HER, it is adjacent to a Scheduled Monument with evidence for Mesolithic and Neolithic occupation of international importance. Desk-based*	*Landscaping within the development has been configured to ensure preservation in situ of the two clusters of Mesolithic activity identified through field evaluation. Ground levels in these areas will be built up*

	assessment of the site by XYZ Archaeology Ltd (document attached) shows that the 4 hectare site has remained as undeveloped pasture land, and there is consequently potential for buried archaeology associated with the Scheduled Monument to continue within the proposal area. Archaeological field evaluation of the site (document attached) comprised geophysics, test pitting and trial trenching. Although the majority of the site appeared to be of low potential, two distinct areas of Mesolithic activity were identified, with subsoil lithic scatters associated with truncated pit features at the underlying gravel surface.	*by at least 500mm, and no archaeological impacts will therefore ensue from landscaping.* *The field evaluation shows that archaeological impacts from the foundations of the proposed apartment blocks will be negligible or low, although given the proximity of the Scheduled Monument it is proposed to implement a precautionary archaeological watching brief on the initial site stripping operations.*