

Design and Access Statements accompanying an application for Listed Building Consent & advice on Heritage Statements

Design and access statements are also required for listed building consent. They are similar to design and access statements for planning applications, especially in respect of the need for a proportionate approach, although there are some differences in content because of the differing nature of the application.

Where a planning application is submitted in parallel with an application for listed building consent, a single, combined statement should address the requirements of both. The combined statement should address the elements required in relation to a planning application in the normal way and the additional requirements in relation to listed building consent (see below).

The design and access statement should explain the design principles and concepts that have been applied to the scale, layout and appearance characteristics of a proposal. Scale, layout and appearance are broadly the same as outlined under the link: ***What should be included in a Design and Access Statement?*** (Information on use, amount and landscaping is not required for listed building consent application design and access statements that do not also accompany a planning permission.)

In addition to following the broad approach described above, a design and access statement relating to listed building consent should take account of the content of national planning policy HE6 of Planning Policy Statement 5 (Planning for the Historic Environment), and in particular:

- the historic and special architectural importance of the building/heritage asset
- the particular physical features of the building/heritage asset that justify its designation as a listed building; and
- the building/asset's setting.

The statement will need to explain the approach to ensuring that the historic and special architectural importance of the listed building is preserved or enhanced. Where an aspect of the design has the potential to affect this adversely, the statement should explain why it is necessary, and what measures have been taken to minimize its impact.

The access component is broadly the same as for design and access statements accompanying applications for planning permission.

The statement should make clear how the approach to access has balanced the duties imposed by the Disability Discrimination Act, where the proposal is subject to those, and the particular historical and architectural significance of the building. The statement should detail any specific issues that arise particularly with regard to the fact that the building is listed, the range of options considered and, where inclusive design has not been provided, the statement should explain why.

For alterations to existing buildings where the fabric of the structure restricts the ability to meet minimum levels of accessibility, details should be provided of the solutions that will be put in place to minimize the impact on disabled people and ensure that any services provided within the building are made available in other ways.

Applications for **listed building consent** or **conservation area consent** will also be required to be accompanied by a Heritage Statement.

Heritage Statements

A Heritage Statement is required for application proposals that are either:

- Affecting any listed building or known heritage asset;
- Located within or adjacent to a Conservation Area;
- New building or ground disturbance on or adjoining a site of archaeological interest;
- Affecting any Scheduled Ancient Monument.

The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application, however, general guidance is provided below.

For applications for **listed building consent**, a written statement supported by appropriate plans and photographs should be submitted that includes:

- a schedule of works to the listed building(s), its site and setting;
- an analysis of the significance of archaeology, history, character and development of the building;
- an assessment of the impact of the proposals on the significance of the asset together with any justification or mitigation;
- the justification may need to be supported by an independent structural report and marketing report when demolition is proposed on the grounds that the building is structurally unsound or that it is uneconomic;
- a landscape plan that takes into account the setting of any designated asset and any adjacent assets.

For applications for **conservation area consent**, a written statement supported by appropriate plans and photographs should be submitted that includes:

- an analysis of the significance of archaeology, history, character and development of the building;
- an assessment of the impact on the special character of the area;
- the justification for the proposed demolition, which may need to be supported by an independent structural report and marketing report when demolition is proposed on the grounds that the building is structurally unsound or that it is uneconomic;
- an outline of any proposals for redevelopment or after care of the site.

For **all other applications, such as planning applications**, either related to or impacting on heritage assets or their settings, a written statement, supported by appropriate plans and photographs should be submitted that includes:

- plans showing historic features that exist on or adjacent to the application site;
- an analysis of the significance of the archaeology, history and character of the heritage asset;
- an assessment of the impact on the special character of the heritage asset.

For applications affecting **archaeological assets**, the statement should include:

- a desk-based archaeological assessment and an archaeological investigation of the site initially based on existing published material and the preservation and/or recording of historic or archaeological importance.

In some cases there may be a requirement for the submission of a written Scheme of Investigation or even investigative works prior to submission. Applicants are therefore advised to discuss what is required with the Council's Conservation Officer or with Heritage Lincolnshire on 0152

Advice on heritage assets and further information requirements for applications is provided in PPS 5: Planning for the Historic Environment and the supporting English Heritage Planning Practice Guide.