

Heritage Statement – Cherry Tree Cottage – Five Oaks

This template has been prepared to guide applicants or their agents in the preparation of heritage statements required to support planning and listed building consent applications.

What is a heritage statement?

Your heritage statement should identify all heritage assets and their settings which may be affected. It should be produced early in the design process and demonstrate how an understanding of a heritage asset's significance has informed proposals. In all cases the following must be included:

- 1) Assessment of heritage significance
- 2) Details of the proposed works
- 3) Assessment of Impact

1. Site Address

Cherry Tree Cottage, Ingfield Manor Drive, Five Oaks, RH149AZ

2. Is the application site (identify all that are applicable):

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	☒
Within a conservation area	☐
A scheduled ancient monument	☐
A registered park or garden	☐
In the setting of or adjacent to one of the above?	☐
Within an archaeological priority area ¹	☐
A non-designated heritage asset	☐

3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

Cherry tree cottage is a grade two listed cottage in the hamlet of Five Oaks, West Sussex. It borders the A29 and Ingfield Manor Drive. It was listed on the 28th November 1980, it is two story and is brick built with timber windows and a tiled roof.

4. The [significance](#) of the heritage asset(s)

¹ In an Archaeological Priority Area development involving excavation is likely to require a separate Archaeological Assessment and a heritage statement is only required in addition to this where other heritage assets are affected.

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.

The property is special and is enriched with character including an inglenook fireplace and beams throughout the ground floor.

5. The proposed works

What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.

We are planning to remove the first layer of paint/varnish from the beams, porch and front door to restore them to their former glory. We are planning to use Sand Piper restoration to sand blast the timber within the property and have chosen to use this company based on our research to ensure they preserve the beams and are as sympathetic as possible. This company has been recommended by Nicola, a conservation officer for Horsham District Council.

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? Explain how have any harmful impacts been avoided or [mitigated](#), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

The proposal will create lighter rooms within the property and will bring the property back to its former glory.

7. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#) as a result of the works?

N/a

8. Other

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.

Click or tap here to enter text.

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).

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.

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. For further advice see, Historic England's "Historic Environment Good Practice Note 2: Managing Significance in Decision - Taking in the Historic Environment".

Public Benefit

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework. Public benefits should flow from the proposed development.

They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

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? Could a new building or extension be re-positioned so it is less detrimental to the setting of an archaeological feature or historic building?
- 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.

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:

- [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](#)