

# HERITAGE STATEMENT

## Conservation Area

XXXX  
XXX  
XXX  
YO19 XX



For

Ms X

Prepared by:

XXXXX

INDEPENDENT CHARTERED SURVEYORS



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## **INTRODUCTION**

### **QUALIFICATIONS AND EXPERIENCE OF THE PERSON PREPARING THE REPORT**

XXXX

BSc. (Hons.) Cert. Historic Building Conservation (University of Cambridge)

The company has Membership of VAG (Vernacular Architecture Group) and Membership of SPAB (Society for the Protection of Ancient Buildings).

## **SYNOPSIS**

In the National Policy Planning Framework Section 12. Conserving and enhancing the historic environment, there is a requirement for applicants to include a heritage statement as part of their application for works affecting a heritage asset. The relevant paragraph is reproduced below.

*128. 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.*

A heritage impact statement is the product of a structured heritage impact assessment process. This makes sure that the significance of the historic asset is taken into account in the development of proposals for change. It is a core part of the design process, which tests whether the proposals for change are appropriate by assessing their impact on significance.

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XXXX is a village and parish predominantly within the XXXX district of North Yorkshire but also with a small extent of its most northern limits falling within the City of York unitary authority boundary. The village lies six miles south of York, the original settlement being established on a moraine, a legacy of the ice-age.

Whilst having ancient origins and mentioned in the Domesday Book 1086, XXXX has been an estate village since enclosure in the c.18th. The present landscape was created following removal of the old church and much of the housing, the park being laid out around the hall and new roads created. Estates were recorded in XXXX in 1086 and a manor house mentioned in 1323, the present layout is from the late c18th.

Unlike most ancient parishes in England, XXXX does not have any buildings of great age remaining. The Hall and its associated coach house and stables are late c.17th; the present St XXX's church, built from sandstone ashlar, is from 1857. It replaced an earlier brick-built church, 1783, on the same site which in turn was constructed following the removal of the medieval church in another part of the village.

Reference to the North Yorkshire Historic Environment Record (HER) produced 240 results for the parish, chiefly earthworks, ponds, field systems and mounds. However, a search within 100 metres of the property did not produce any records. The nearby listed buildings and any effect the proposals may have on them are considered in the report.

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## **SITUATION AND DESCRIPTION**

- 1.0) The subject building, XXX Street, is situated in the northern end of the parish at the junction of the XXX (AX) and XXXX roads. The property is of two storeys with a ground floor extension to the left and contemporary to the house is a detached red-brick outhouse in the garden to the side. The property forms part of what is three dwellings and appears to be the last part of the group constructed, sometime in the late c.19th presumably to house a family dependent on the estate for their employment and housing. The brick is from local fired clay dug locally and most likely on estate land.

Much of the estate built housing throughout the village is from this red brick; interestingly the choice of slate for the outhouse roof rather than cheaper pan-tiles, more typical of an outbuilding, may have been owing to its position near the main road and thus open to public view. Contrast with the re-roofed houses further along the road which have pan-tiled roofs and are thus incongruous. Much of the built area of the village is relatively recent, late c.20th and after, comprising mainly detached houses. Aside from a few early c.20th houses near the hall gates, the older stock is c.18th and then late c.19th. There appears to have been no discernible development for much of the c.20th.

The proposed works are to a building not included on the list of buildings of special architectural or historic interest. As such it is not afforded the additional protections when changes to the building are proposed. The protected asset is, therefore, the Conservation Area and as explained fully in the following text, changes to all buildings contained within a designated conservation area are subject to scrutiny by the local planning authority. The LPA has a statutory duty to pay special attention to preserving or enhancing the character or appearance of a Conservation Area when considering new proposals for development. There being an Article 4 Direction in place the works need to be in accord with the requirements of that direction.

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## **REPORT FORMAT**

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

### **GENERAL/HISTORICAL INFORMATION**

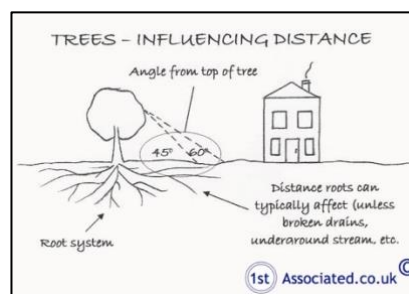
*This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.*

### **TECHNICAL TERMS DEFINED**

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

### **A PICTURE IS WORTH A THOUSAND WORDS**

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate, they are to convey or emphasise a point. We certainly would not expect you to carry out work based upon the sketches alone.



Influencing distance of trees

### **ORIENTATION**

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

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## EXTERNAL PHOTOGRAPHS



(Fig.1) 1 XXXX (Left)  
(North Side)



(Fig. 2) XXXX  
(Facing West)



(Fig. 3) XXXX  
(South Side)



(Fig.4) 1 XXXX  
(Wash-house/Store)

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## LOCATION PLANS



(Fig.5)



(Fig.6)



(Fig.7)

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## **HERITAGE STATEMENT**

### **2.0) Name of property and its Listing**

1 XXXX, Main Street, XXXX, YORK. YO19 XXXX.

Not listed but within the XXXX Conservation Area administrative district of XXXX, North Yorkshire.

### **2.1) Map Resources**

The report forms two parts, the first of which is the Heritage Statement. In this we identify the significance and any areas of special interest of the subject building. We carry this out by way of an historic evaluation, where we:

2.1.1) Carry out a visual inspection of the property and its environs, especially for proposals within conservation areas

2.1.2) Research records:

- 2.1.2.1) Ordnance Survey Maps – Second edition onwards
- 2.1.2.2) Tithe maps
- 2.1.2.3) Estate maps
- 2.1.2.4) NLS online map resource

Research undertaken at University of Cambridge Library and Map Room

### **2.2) Historic information resources investigated**

2.2.1) Local records by way of public domain Internet search

2.2.2) VCH (Victoria County History)

2.2.3) Pevsner's Buildings of England, Yorkshire: York & The East Riding.

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2.3) **Local Authority Research**

- 2.3.1) Local Council Consortium Policy
- 2.3.2) Local Planning Authority Planning Portal
- 2.3.3) HER (Historic Environment Record)
- 2.3.4) Planning History
- 2.3.5) Conservation Area in which property is situated

2.4) **Specialist Information**

See appendix for bibliography

2.5) **National policies taken into consideration**

- 2.5.1) Planning (Listed Buildings and Conservation Areas) Act 1990
- 2.5.2) Historic England Advice Conservation Area Designation, Appraisal and Management

2.6) **Visit to Local Authority**

Not undertaken, e-mail contact with Conservation Officer

2.7) **County Council Resources**

Consulted for Historic Environment Record  
County Archives department consulted

2.8) **Scope of work and limitations**

These are set out within the Limitations Section at the rear of the report.

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## **HISTORIC BACKGROUND – MAPS RESEARCH**

### **3.0) Maps**



(Fig.8)

#### **3.1) Ordnance Survey Map: Six inch 1851**



(Fig.9)

#### **3.2) Ordnance Survey Map: 25" 1892**

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(Fig. 10)

3.3) Ordnance Survey Map: 25" 1910



(Fig. 11)

3.4) Ordnance Survey Map: Six inch 1910

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(Fig. 12)

3.5) Ordnance Survey Map: Six inch 1952



(Fig. 13)

3.6) Ordnance Survey Map: 1:25000 1954

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(Fig. 14)

### 3.7) Ordnance Survey Maps 1975 1:25000



(Fig. 15)

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### 3.8) Go View Ordnance Survey Maps

We have looked at OS maps taken from Go View Ordnance Survey database, reference:



(Fig. 16)

Finally, we would advise the quality of Ordnance Survey maps do vary to some degree and their availability in different areas has limited our research.

### 3.8) Other Maps

#### 3.8.1) **Deed maps**

None found

#### 3.8.2) **Estate maps**

None found

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### 3.9) **Conclusion from survey map research**

- 3.9.1) The series of Ordnance survey maps show how between 1851 and 1954 there was very little change to the area as shown on the maps, a section of the area including St XXX Church and XXXX in the early maps show much open space, woodland and gardens.
- 3.9.2) During the latter part of the c.20<sup>th</sup> much of the open land was developed, chiefly with private housing. The 1975 map shows some open land remaining but by 1998, reference to OS on-line map data, was further developed with housing.
- 3.9.3) What the maps indicate is that for some 100 years there was little discernible change to the built environment of XXXX, much of the earlier housing having been replaced by the time of the 1851 map.

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## **LOCAL AUTHORITY AND COUNTY COUNCIL SEARCH**

**4.0)** The local planning authority for this area is XXXX District Council who are responsible for matters relating to development and planning within the borough. We have contacted Anne Simms, Conservation officer for the borough. Other sources consulted as follows:

- 4.1) The Local Council Conservation Policy
- 4.2) The Historic Environment Record
- 4.3) Conservation Area
- 4.4) Planning History (shown below)

### **4.1) Planning History 1 XXXX Main St. XXXX**

No previous planning applications for the property were found, however the XXXX planning portal shows two applications for number 3 XXXX; one in 1984 for construction of three houses, XXXXX and one in 2002 for a conservatory, XXXXX. Both applications were permitted.

XXXX District Council in its local plan consultation designated XXXX as a 'Service Village'; much of the parish and all of the Conservation Area is within the York Green Belt, there is an un-designated Historic Park/Garden mentioned in ENV16 (XXXX District Council) and several areas of open recreational space.

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## **PUBLIC DOMAIN INFORMATION**

5.0) Online desk research included visits to the following sites:

[www.archaeologydataservice.ac.uk](http://www.archaeologydataservice.ac.uk)  
[www.pastscape.org.uk](http://www.pastscape.org.uk)  
[www.XXXX.com](http://www.XXXX.com)  
[www.yas.org.uk](http://www.yas.org.uk)  
[www.yorkshiregardenstrust.org.uk](http://www.yorkshiregardenstrust.org.uk)  
[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)  
[www.buildingconservation.com](http://www.buildingconservation.com)  
[www.british-history.ac.uk](http://www.british-history.ac.uk)  
<https://maps.nls.uk>  
[www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)  
[www.nomisweb.co.uk](http://www.nomisweb.co.uk)  
[www.britainfromabove.org.uk](http://www.britainfromabove.org.uk)

Information relevant to this report obtained from the above included:

- 5.1) History and development of XXXX Parish
- 5.2) Information relating to the Heritage Environment Record
- 5.3) Legal aspects of Conservation Areas
- 5.4) Conservation Areas in XXXX district
- 5.5) Development of the XXXX Park Estate

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## **CONSERVATION AREAS INFORMATION**

### **6.0) Conservation areas within England**

Conservation areas were set up originally in response to the destruction of whole areas of the built environment, rather than individual significant buildings. The concept was developed by the Civic Trust, a group inaugurated in 1957 to oversee the activities of local amenity societies, themselves developed after the second world war as a response to the destruction wrought and the subsequent urban renewal. Enacted in legislation in the 1967 Civic Amenities Act buildings in Conservation Areas were further protected in the 1968 as part of the Town and Country Planning Act in which the scope for protection was extended to include external changes to buildings in Conservation Areas.

Presently in England there are c.10,000 Conservation Area, designated by local planning authorities following appraisals of their individual areas of responsibility.

Whilst the original legislation has been updated, conservation area designation essentially controls the demolition of unlisted buildings and any work to certain trees, restricts permitted development rights on dwelling houses and tightens regulations on advertising. There exists a statutory duty on local planning authorities to preserve and enhance conservation areas while undertaking their planning duties.

The official definition of Conservation Areas is provided in Section 69 of the *Planning (Listed Building and Conservation Areas) Act 1990* and is reproduced below:

*Conservation Areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.*

They will vary in character, size and comprise differing features each considered important in their locality. Listed buildings may form a constituent part of Conservation Areas, but it is often purely the sense of place created by different components including unlisted traditional buildings, historic street patterns, open spaces, trees, boundary walls or views which combine to provide special character.

From the perspective of applicants applying for consent to make changes to a building within a Conservation Area, the Local Planning Authority needs to be assured that applicants understand the character of their property's setting and in turn they shall determine whether or not the proposals are in keeping with that character and do not detract from it.

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Importantly XXXX District in its local plan, link below, details of its planning strategy affecting conservation area are stated in section XXXX and reproduced in part below.

<https://www.XXXX>

*Conservation areas are areas of special architectural or historic interest that have character or appearance of which it is desirable to preserve or enhance. They are designated to manage a change in a way that will preserve the character of the area. It is not only the buildings that contribute to the historic character of the areas. Other factors that contribute include:*

- *The form of the settlement.*
- *Boundaries.*
- *Spaces between buildings.*
- *Street surfacing.*
- *Green spaces, trees and other historic features all have a part to play.*

*Any new development should be designed with consideration for how it will reserve the historic character of the conservation area.*

XXXX District Council has in its Conservation areas applied Article 4 Directions. An extract from the council's text is shown below:

*Certain types of development can be undertaken without needing to apply for planning permission. These are called 'permitted development rights'.*

*An Article 4 direction is used to reduce the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the District. Where an article 4 direction is in effect, planning permission may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as conservation areas.*

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## 6.1) Conservation Areas in XXXX District

XXXX's conservation area was designated in 1992 and is one of twenty-three conservation areas in XXXX District. However, it is currently the next to last area in the district to have been afforded such protection. XXXX, or the authority prior to the 1974 local government re-organisation, was an early adopter of Conservation Areas and other parishes or areas of XXXX itself were designated as early as 1969.

It is a matter of conjecture as to why XXXX received such late designation but it may well have been that until the latter part of the c.20th that the historic management of land and development of the village was in the stewardship of the estate and the LPA was content that any development was sympathetic to the historic settlement.

A plan of the current XXXX Conservation Area can be found at the following web address:

<https://XXXXdc>.

An extract showing the whole area and another of the area where the property is situated are shown below, the location pins indicate listed buildings.



## 6.2) XXXX Conservation Area Described

The Conservation Area covers the whole of the historic settlement and is bounded approximately to the west by the XXXX trunk road, to the east by XXXX Road to the junction of Mill Hill, then south-west across country to the XXXX. Also included is the area where the Church and Old Rectory are situated west of the XXXX but exclude an area of recent housing on each side of XXXX Road, to the north-east of Main street.

1 XXXX forms part of a c.19th building which has been modified and enlarged over time. From the road, the it is apparent that the original house was sub-divided but what forms 1 XXXX was a later addition, the single storey extension is relatively

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modern. The building in the garden, built as a wash-house and coal-store presumably, is of interest from its social history, and does act as a physical screen when the property is viewed from the Church.

It is apparent that it is only in the late c.20th into the c.21st that the village developed from its origins as an estate village; the majority of recent houses forming small developments or in-fills are detached and fairly large. However, the village retains a quiet, notwithstanding traffic noise from the XXXX, charm with interesting back lanes and paths, and many of the c19th houses occupied originally for estate workers are extant. The village outside the park was described as one of the East Riding's first 'Cottage-Allotment' schemes in about 1823 and later as a hamlet 'not unpicturesque' and having something of the trimness of a model village'. (Ward, J pp 20-21)

References to the village's history are made in the naming roads such as Dower Park Chase, Farriers Close and XXXX Park Gardens, whilst buildings such as the Institute or club-house are notable as examples of c.19th benevolence by the owners of the estate. In 1823 Baines's Yorkshire recorded the population of XXXX as 548, of whom the majority if not all were dependent on the estate for employment directly or indirectly. In the 2011 Census the population was counted at over 1000 with only six engaged in agriculture.

Within the Conservation area is much green space, some historic parkland other space used for recreation. Historic England records seventeen listed buildings, with the exception of the Jubilee Fountain, Church and Old Rectory (Parsonage Hotel), they are situated in the environs of the Hall, since 1949 occupied by Queen XXX's School, or, in the case of XXXX Lodge, on XXXX Road.

Unfortunately, a character appraisal and management proposal of the area from XXXX District Council was not found which would provide a detailed analysis of the conservation area; however, the assessment carried out for this statement by way of a survey on-foot of the immediate area and a tour of other areas of the village informed the rationale for the statement.

A small part of the parish is within York Council's administrative area and includes the northern extremity of the conservation area. York Council's character appraisal of XXXX is described thus and is an extract from the following web address:

<http://www.york.gov.uk/XXX>

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*Character: The special character of XXXX comes from its history as an estate village, with individually important buildings complemented by buildings of more modest architecture consistent in design. The whole village is given added unity by its strong and mature landscaped setting. The northernmost part of the Conservation Area is valuable as an approach route to this distinctive village with its unique history. The character of this approach, with buildings in a mature landscaped setting, views of St XXXX Church and the anticipation of the village ahead, make this an integral part of the wider Conservation Area. The main elements of the character and appearance of the area are: (1) The value of the northernmost part of the Conservation Area as an approach route and prelude to the main section of the village.*

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## **OTHER SOURCES**

### **7.0) Vernacular Architecture Group**

### **7.1) Any special architecture groups, such as:**

#### **7.1.1) Victorian Society**

### **7.2) Historical Image Record**



(Fig.15) XX Avenue XXXX



(Fig.16) XXXX Institute



(Fig.17) c.19th XXX Street



(Fig.18) XXXX Hall



(Fig.19) XXX St. Entrance to Hall

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## **EXECUTIVE SUMMARY**

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so when considering the historic development of a property or area, it is important the Heritage Statement is read in full.

It is important to appreciate that the 'Asset' which is to be considered is not the property itself but the conservation area in which it is situated.

Over time several of the c.19th buildings have undergone changes, chiefly to enlarge the original building by side or rear extensions, the erection of conservatories, replacement windows and provision of parking areas. The work proposed for 1 XXXX is modest in scale and screened from the road in part by the existing outbuilding. If any of the new structure is visible from the churchyard it would not be intrusive. The housing behind and outside of the Conservation Area is more visually intrusive although more distant. The overall feel of the Conservation Area should not be compromised by the proposals and providing they meet the requirements of the Article 4 Direction there should be no detriment to the XXXX Conservation Area.

The following caveat, or similar, is common to applications approved by planning authorities for extensions to existing buildings:

The external finishes of the development permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building. Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with local policies.

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**Photographs of nearby listed structures in the conservation area**



(Fig.20) StXXXChurch  
Grade II\* (Listed in 1966)



(Fig.21) Lych Gate & wall,  
curtilage of St XXX's Church



(Fig.22) Jubilee  
Fountain  
Grade II (Listed in 1966)



(Fig.23) Old Rectory  
Grade II (Listed in 1986)



(Fig. 24) Old Rectory  
Now XXX Hotel





## **IMPACT ASSESSMENT**

It is for the planning authority to determine if a proposal meets the requirements of their policies and any Article 4 Directions where applicable.

From a survey of other properties in the road and on viewing the architect's drawings whilst at the house, the works proposed do not appear to be detrimental to the immediate area or the wider Conservation Area. The photographs below (Figs.25-26) show the property as seen from St XXX's Church, and from the XXXX travelling southwards towards the village. At the time of the survey the property was not visible from the XXXX Hotel.



(Fig. 25) View of property from north XXXX



(Fig. 26) View of property from St.XXXX Church

## **SUMMARY OF THE PROPOSALS**

Reference should be made to the architect's drawings and the planning application.

## **REASONS FOR OUR RECOMMENDATIONS**

It is not the purpose of a Heritage Statement to make specific recommendations; it is for the planning authority to determine the suitability of any application for works affecting any heritage asset or within a designated conservation area.

The Heritage Statement is prepared for an applicant as part of the planning process and helps the planning authority in that they are assured that due consideration of the setting of the subject property within the Conservation Area is given by the applicant and their advisers.

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## **SUMMARY UPON REFLECTION**

The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft when we have had time to reflect upon our research and thoughts on the property and proposals and we would add the following in this instance:

The proposals for works to 1 XXXX may have been considered permitted development (*The Town and Country Planning (General Permitted Development) (England) Order 2015*) providing the scale and footprint is not greater than that allowed in the legislation. That scheme does not apply for works to buildings within a conservation area and for the reasons explained in the report a full planning application along with Heritage Statement is required by the LPA which allows them to give due consideration to any detrimental affect the proposals may have on the Conservation Area, the asset designated as such by that authority.

The character and appeal of the XXXX Conservation Area should not be affected negatively by the proposals providing they comply with the Article 4 Direction which is applied within Conservation Areas in the district.

If you would like any further advice on any of the issues discussed then please do not hesitate to contact us on **0800 298 5424**.

XXX BSc. (Hons.) Cert. Historic building conservation (University of Cambridge).

For and on Behalf of  
XXX Limited  
Independent Chartered Surveyors  
XXXX

**This report is dated: XXX**

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## APPENDICES

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## **RESEARCH REFERENCES**

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- Pevsner, N., Neave, D., 2002. *The Buildings of England - Yorkshire: York and the East Riding*. London: Yale University Press

### **Image Credits**

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Fig. 2	Author
Fig. 3	Author
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Fig. 5	Go View Maps
Fig. 6	Go View Maps
Fig. 7	Go View Maps
Fig. 8	Author (Cambridge University Library Map Room)
Fig. 9	Author (Cambridge University Library Map Room)
Fig. 10	Author (Cambridge University Library Map Room)
Fig. 11	Author (Cambridge University Library Map Room)
Fig. 12	Author (Cambridge University Library Map Room)
Fig. 13	Author (Cambridge University Library Map Room)
Fig. 14	Author (Cambridge University Library Map Room)
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Fig. 16	Go View Maps
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Fig. 18	Postcard Images
Fig. 19	Postcard Images
Fig. 20	Postcard Images
Fig. 21	Postcard Images
Fig. 22	Author
Fig. 23	Author
Fig. 24	Author
Fig. 25	Author
Fig. 26	Author

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## **SCOPE OF WORK AND LIMITATIONS**

## **CONDITIONS OF ENGAGEMENT**

The report has been prepared in accordance with our Conditions of Engagement dated XXX and relates to the Heritage Statement and Impact Assessment.

## **ENGLISH LAW**

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

## **SOLE USE**

This report is for the sole use of the named Client and is confidential to the Client and their professional advisers. Any other persons rely on the Report at their own risk.

## **VISUAL INSPECTION**

When we carried out the visual inspection the property was unoccupied.

## **TIME LIMIT**

Our research has been time limited, due to:

1. Requirement to submit report in a timely manner to ensure no undue delay in the submission or re-submission of plans to the LPA.
2. We have not been able to access neighbouring properties, with the exception of a visit to St XXXX Church and the Parsonage Hotel

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