

Guide to the range of information required for consultations with English Heritage on proposals affecting nationally important heritage assets

The type and amount of information needed may vary according to the kind of development proposed. The following checklist is intended as the basis for assessing the particular requirements in each case.

- ❑ A **plan** showing the site, its location, extent and context.
- ❑ **Photographs**, dated, numbered and cross-referenced to a plan, showing the site and its context in general and the area of proposed change in detail.
- ❑ A **statement of significance** which demonstrates an understanding of the historical, archaeological and architectural interests of the site.

Measured drawings as existing and as proposed to show, where appropriate:

- ❑ all floor **plans**
- ❑ any external and internal **elevations** affected by the works
- ❑ **sections** through floor, roof and wall structures, where these are affected by the works
- ❑ **perspectives or photomontages**, models or computer visualisations, to show the impact of new works on the heritage asset and its setting
- ❑ **landscape** works, to include contours and planting schemes
- ❑ other material necessary to provide a full understanding of the impact of the works on the significance of the heritage asset and its setting

Drawings should be at a sufficient scale to show the impact of the proposals on the asset and its setting, usually 1:50. Plans, elevations and sections as existing should be hatched to show areas proposed for demolition.

A **written explanation** of the proposed works to include:

- ❑ an **assessment of the impact** of the works on the significance of the asset
- ❑ a **statement of justification** explaining why the works are desirable or necessary (this should include development appraisal where appropriate)
- ❑ an **archaeological assessment or field evaluation** and a **mitigation strategy**, where important archaeological remains may exist
- ❑ a **structural report** by an engineer familiar with heritage assets, which identifies defects and proposes remedies, when works include significant elements of demolition or rebuilding

When proposed works include the total or substantial demolition of a listed building, or any significant part of it, the **statement of justification** should be framed around the following criteria, as set out in detail at 3.19, PPG15:

- ❑ the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from continued use

- the adequacy of efforts made to retain the building in use, including evidence that the building has been offered on the open market at a realistic price
- the merits of alternative proposals for the site.