



# Heritage Consultancy

Navigating the planning requirements for the repair, redevelopment, or refurbishment of a heritage asset can be a complex process. Similarly, when working with a site that neighbours a significant building, is adjacent to a Scheduled Monument, or located within a conservation area or Registered Park & Garden, the impact of the project on the surrounding heritage needs to be carefully considered to ensure design and planning success.

A heritage consultant is a professional with specific expertise and knowledge of built heritage and of planning legislation relating to historic buildings or heritage sites.

They can help unlock the potential of heritage assets by working with building owners, developers, and stakeholders to explore a building or site's history, context and significance to support planning applications or to bids to funding bodies, such as the Heritage Lottery Fund. They also work with architectural teams to identify solutions for schemes in difficult contexts and can prepare documents that help building owners and managers develop sustainable strategies for long-term repair or maintenance.

Buttress has 30 years' experience working to preserve and enhance some of the country's most significant historic buildings. The practice's in-house heritage consultants include architectural historians and architects who work as both an integrated part of a design team or provide a stand-alone service to help clients move their projects from conception to reality.

Our team of heritage experts can tailor a scope of services, incorporating a range of services to suit clients specific needs. See overleaf for a full list of services or contact a member of the team below.



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**Heritage Impact Assessments (HIA):** to comply with Paragraph 128 of the National Planning Policy Framework (NPPF), applicants are required to provide a description of the significance of the heritage asset and/or its setting. This can be presented in the form of a HIA.

This can be a stand-alone document or form part of a Design and Access statement. Generally, a HIA will include an outline of the building or site's history, an assessment of the significance and will evaluate the impact of proposed works and, if necessary, provide a mitigation strategy.

It may also include a Justification Statement to explain why proposed works should be permitted.

**Statement of Significance:** this document defines what makes the heritage asset valuable in either evidential, historical, aesthetic, or communal terms. It can form part of a planning or funding application to help articulate the level of impact on a building or site's significance or can be used to ensure that potential or future developments are sympathetic to a building's heritage.

**Design Reviews:** heritage consultants work alongside the architectural team to review schemes in difficult contexts. This helps to establish the justification and mitigation of design choices that can be incorporated into the planning submission.

**Conservation Plans:** this is a document that helps people manage heritage assets both now and in the future. It includes policies and action points that will help protect a building's significance and is intended to inform decisions relating to the care of a heritage asset. A conservation plan is often required as part of a grant funding application.

**Conservation Area Appraisals:** this report is used to define what contributes to a conservation area's special character or sense of place. It helps improve understanding of the history and historic context, and highlights what should be preserved or enhanced.

**Conservation Area Management Plan:** this report usually accompanies a Conservation Area Appraisal and makes recommendations for the preservation and enhancement of a conservation area.

**Grant funding application support:** applications to funding bodies such as the HLF often require detailed reports alongside financial information. Our heritage team can work with grant applications to guide them through the application process as well as producing the high-quality documents expected for a successful application.

**Condition Survey:** this is a tool used to understand the condition of a building. It enables building owners and managers identify areas in need or immediate or urgent repair and can help in the development of long-term maintenance plans.