

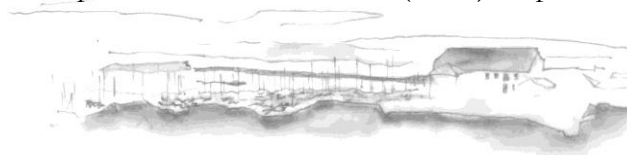
# HERITAGE IMPACT ASSESSMENT

Replacement Domestic Garage  
at  
Laramie, North Roskear Road, Camborne, TR14 8PX  
for  
Mr. & Mrs. MacDonald

Jan. 2021

## Martin Richards Design

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# 1. Introduction

## 1.1 Site Address.

Laramie, North Roskear Road, Camborne, TR14 8PX (see App. A; Plan 1)

## 1.2 Proposed Works.

Demolition of existing garage; Erection of replacement domestic garage

## 1.3 Aims of the report.

This assessment accompanies a Planning Application and aims to explain and justify the design proposals and to explain their impact on the Heritage Asset.

Paragraph 184 of the National Planning Policy Framework states:-

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”

## 1.4 Method.

This assessment includes reference to historic maps, photographs of the site, and photographs of the buildings within its context.

## 1.5 Sources.

Cornwall Council Historic OS Mapping

Historic England Records

Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document

ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties

[heritagegateway.org.uk](http://heritagegateway.org.uk)

Wikipedia

National Planning Policy Framework

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## 2. Description of the Site/ Building

### 2.1 Designations.

The site is adjacent to the Camborne and Redruth Mining District World Heritage Site.

### 2.2 Site Context.

The building to be demolished is set back from the street and the replacement building will be in a similar location.

### 2.3 History of the Heritage Asset

The buildings on this site make little contribution to the OUV of the Heritage asset

### 2.4 Character of the Heritage Asset.

The character of the heritage asset, being the WHS, will be unaffected by this proposal.

### 2.5 Building Detail.

The building to be demolished has rendered walls with a corrugated roof.

### 2.6 Planning History of the Site.

A new dwelling was recently built to the rear of the existing dwelling on the part of the site which is directly adjacent to the WHS.

### 2.7 Contribution to the Outstanding Universal Value (OUV) of the World Heritage Site.

The Value of the Asset has been established with reference to the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage properties; Appendix 3A: Example Guide for Assessing Value of Heritage Assets and is as follows:-

Negligible

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### 3. Significance of the Heritage Asset

#### 3.1 Statement of Significance.

Paragraph 201 of the National Planning Policy Framework states:-

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties states:-

“World Heritage sites are single heritage assets with an international value that has been clearly articulated. Not everything within them contributes to OUV, but those attributes that do must be appropriately protected.”

The building to be demolished has little merit and its removal and replacement will enhance the setting of the WHS.

### 4. Description of the Proposed Development

#### 4.1 Proposed Works.

Proposed works are described on the accompanying drawings.

#### 4.2 Impact on the Asset.

The magnitude of the impact of these proposals have been assessed with reference to the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage properties; Appendix 3B: Example Guide for assessing magnitude of impact and is as follows:-

No Change

#### 4.3 Preservation, Enhancement and Mitigation.

Not relevant

#### 4.4 Appropriateness of Materials.

Materials as chosen are appropriate to this site and its setting.

#### 4.5 Justification for Demolition Works.

Demolition of the existing garage will result in a visual improvement to this site.

### 5. Non-Technical Summary

It is considered that these proposals will result in an improvement to the setting of the heritage asset.

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## Appendix A – Plans

*(not to scale)*



**Plan 1**

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## Appendix B – Photographs



**Photo 1 – Existing garage**

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