**HERITAGE ASSESSMENT**

**PROPOSED STUDIO APARTMENT**

**FOR**

**MR ANDREW ASHDOWN**

**AT**

**TREMANSE CARE HOME**

**BEACON HILL**

**BODMIN**

**CORNWALL**

**PL31 1JA**

This Heritage Assessment has been compiled in accordance with the National Planning Policy Framework especially under section 12, Conserving and Enhancing the Historic Environment.

My clients Care Home is located in an Area of Great Landscape Value. My client intends to extend an existing single storey double garage to form a One Bedroom Studio Apartment for residence use. It is situated on the North-West side boundary of the site and in a non-elevated position which cannot be seen from the road.

The topographic and characteristics of the area is that surrounding properties are all of varying ridge heights as they drop down the hill. The properties in Beacon Hill are all two storey in height and the Care Home is also a large two/ three storey building. The actual Studio Apartment is single storey with all surrounding buildings having a much higher ridge line. It therefore has low impact on its surroundings.

The property is constructed in rendered concrete block painted white or cream under a natural slate roof. It is my clients’ intentions to replace the old existing original rotted wood windows and doors with high performance Upvc double glazed units to make the property more energy efficient and to also make it become maintenance free, with the exception of routine cleaning.

Please see drawing 2266/1 which shows the windows and doors as existing and as proposed. The design is to be unobtrusive and to maintaining low impact on this Area of Great Landscape Value.