

Heritage Statement

Site name

1 St. Michael's Reach

Address of site
(including postcode)

1 St. Michael's Reach, Oates Road
Marazion
Cornwall
TR17 0AB

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

The subject property lies within the Marazion Conservation Area but is a modern property built in 2011. The proposal is for the removal of a downstairs cloakroom/WC and an outside storage cupboard in order to facilitate a kitchen/diner rather than the existing kitchen. The only exterior alteration is the replacement of an existing cupboard door with a new wooden window to match the other existing windows in the house.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

1. Removal of downstairs cloakroom and cupboard currently accessed from outside the property. This will involve removing 2x studwork walls and then re-plastering as necessary. The walls to be removed are not structural.
2. Removal of existing cupboard door. Block up to level of new window. Fit new window 830mm wide. Render wall below window to match existing finish; Paint with Dulux Weathershield or similar to match existing finish.

2. Pre Application Advice

Have you consulted the Historic Environment Record?

☐ No

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

☐ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

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Have you sought pre-application heritage advice from Historic England?

☐ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

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3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input type="checkbox"/>
3. Conservation Area (CA)	<input type="checkbox"/> Yes
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please add any research material as an appendix to this report after Appendix 1.**

The property was built in 2011 by Linden Homes in the Marazion Conservation Area.

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	<input type="checkbox"/>
	<input type="checkbox"/>
Map regression (historic maps)	<input type="checkbox"/>
Local Planning Authority sources	<input type="checkbox"/> Yes
Historic England sources	<input type="checkbox"/>
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

(Please add any research material as an appendix to this report after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) and their setting (including below ground archaeology) identified in Section 3. Please see the guidance under 'further information' on page 1 on what a heritage asset is and how to define significance.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

The Marazion Conservation Area preserves the historic integrity of the area.

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)**

This proposal will have little or no impact on the Conservation Area.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on separate sheet of paper if further space is required and attach as an appendix to this report after Appendix 1.)

The proposal will have little or no impact on the Conservation Area.

