

25 OCT 2023

Information Classification: CONTROLLED

Ref PA 23/08258

Heritage Statement and Impact Assessment

SITE NAME THE OLD POST OFFICE

ADDRESS OF THE OLD POST OFFICE
SITE LONGHARDS WAY
(INCLUDING BURRATON BOULDS
POSTCODE) SALFORD
CORNWALL
PL 12 4 0D

GRID REFERENCE SX 41261 58546

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

1. Scheduled Monument (SM)	
2. World Heritage Site (WHS)	
3. Listed Building (LB)	
4. Conservation Area (CA)	✓
5. Registered Park and Garden (RPG)	
6. Historic Battlefield (HB)	
7. Locally Listed Heritage Asset (LLHA)	
8. Archaeological Notification Area (ANA)	
9. Other Non-Designated Heritage Asset (including below ground archaeology)	

2. Proposed Works

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

REPLACEMENT OF SINGLE GLAZED WINDOWS WITH HARDWOOD DOUBLE GLAZED WINDOWS EXCLUDING FRONT ELEVATION WINDOWS

3. Pre Application Advice

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

Yes No

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

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

Yes No

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

Please list the works proposed including specific materials e.g. replacement single glazed timber windows, reroofing, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

REPLACEMENT OF EXISTING GEORGIAN STYLE SOFTWOOD SINGLE GLAZED WINDOWS INSTALLED IN THE 1980'S. WITH STYLE HARDWOOD DOUBLE GLAZED WINDOWS WITH 16mm DOUBLE GLAZED UNITS. THE WINDOWS TO HAVE A SINGLE TRANSOM ACROSS THE MIDDLE OF EACH SASH. THE WINDOWS TO BE FINISHED WITH A GREY OUTER FRAME WITH WHITE SASHES. THIS IS TO MATCH IN WITH THE FRONT SASH AND CASSEMENT WINDOWS THAT ARE REMAINING UNCHANGED. THE BOUNCE WINDOW ON LOWER ELEVATION TO BE REPLACED WITH A PAIR OF HARDWOOD FRENCH DOORS.

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

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.

The property is believed to have been constructed around 1880 as a detached property. Stone & cob under a thatch. In 1726 a row of almshouses was attached to the east of the property. Further alterations included new slate roof and extension to the west elevation to provide a kitchen. A second extension to the south. 2 stories to provide first floor bathroom bedroom ground floor lounge, a double garage and driveway were also added. It is believed this was in the 1950's.

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)

THE PRIMARY SIGNIFICANCE OF THE PROPERTY IS THE FRONT OR NORTH ELEVATION THAT DISPLAYS THE STONE CONSTRUCTION OF THE PROPERTY ALONG WITH THE TRADITIONAL GEORGIAN CASHEMINT WINDOWS TO THE FIRST FLOOR AND THE VICTORIAN BASH WINDOWS TO THE LIHOOO FLOOR.

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

Please identify and explain 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).

THE PROPOSED REPLACEMENT WINDOWS ARE PRIMARILY IN THE NEW EXTENSIONS AND ONLY ONE IS VISIBLE FROM THE FRONT OF THE PROPERTY. THAT WINDOW BEING OF A MORE MODERN DESIGN THAN THE PROPOSED REPLACEMENT. AS THE NORTH ELEVATION IS TO REMAIN UNCHANGED, IT IS BELIEVED THAT THE IMPACT WILL BE MINIMAL.

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 minimized. 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.)

I HAVE COME TO GREAT HEED TO FIND AN EXPERIENCED JOINER WHO CAN PROVIDE A SUITABLE DESIGNED WINDOW TO WORK WITH THE PROPERTY. A SINGLE TRANSOM THROUGH THE CASEMENTS IS MORE AUTHENTIC THAN THE SURFACE APPLIED GEORGIAN STYLE PARTS AVAILABLE IN "MANUFACTURED" WOODEN WINDOWS.

THE DETAIL HARDWARE PROVIDES LONGEVITY AND THE FINISH ON THE WINDOW WILL MATCH UP WITH THE EXISTING TWO CORNER WINDOWS PRESENT ON THE FRONT ELEVATION.

IT IS MY BELIEF THAT THE PROPOSED WINDOW WILL BE A SIGNIFICANT IMPROVEMENT ON THE PREVIOUSLY FITTED SASHWOOD STAINED WINDOW.

Contact Details:

Historic England: www.historicengland.org.uk

Local Planning Authority:

Cornwall Council: <https://www.cornwall.gov.uk/>

Cornwall Council Planning Pages: <https://www.cornwall.gov.uk/planning-and-building-control/>