

HERITAGE IMPACT ASSESSMENT

The Application Site

Site address: Bridge End Cottage, Twelveheads, Truro TR4 8SH

Is the development site (please tick relevant boxes):

- A listed building _____
A building of local interest _____
A scheduled monument _____
A site of archaeological interest _____
Within a designated conservation area X
Within a registered historic park or garden _____
Within a registered battlefield _____
In the setting of/adjacent to one of the above _____
A non-designated heritage asset _____

The Nature of the Asset

Please describe the history, character and appearance of the heritage asset, e.g. listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

The property is located within the Gwennap Mining District – World Heritage District

The Extent of the Asset

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

The existing garage is located away from the highway and is only visible from with the application site, The existing building has no architectural or historical merit and is constructed from Blockwork and corrugated sheet roofing. The proposed replacement and enlargement of the proposed garage will have no affect on the existing World Heritage Site.

The Significance of the Asset

Please describe the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains. For further assistance please refer to Historic England's "Conservation Principles" 2008.

World Heritage Site

The Proposed Works

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

The proposed works involve the demolition of the existing garage and construction of a new enlarged garage overlapping the existing footprint, The materials are similar to the existing build, with Blockwork walls, and low pitch corrugated sheet metal roofing. The building is located to the rear of the existing dwelling and outbuildings, and sits within an existing landscaped boundary, The construction of an adjacent detached dwelling to the rear of the garage by others is well established, and is likely to be completed prior to any building works being carried out under this application.

Relevant Planning History

Please discuss any relevant planning history which has influenced the heritage asset

The adjacent plot has permission for a new build residential dwelling by Others, which is currently being constructed.

The Impact on the Asset

Please describe the impact the proposals will have on the significance of the asset or its setting. This may include example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

The proposed works will have no negative impact on the World Heritage Site, with the new garage being of a similar size and construction to the original in the same location.

Applications for demolition

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

N/A

Preserve, Enhance and Mitigate

How does the proposal preserve or enhance the heritage asset or better reveal its significance? What steps have been taken to mitigate any harm?

The proposed new garage will sit within the same area, overlapping the existing footprint of the original garage, and will not affect the heritage asset.