

## Heritage Statements and Heritage Impact Assessments

The Heritage Statement or Heritage Impact Assessment is to ensure that the heritage asset(s) that are or have the potential to be affected by the proposals and their setting are identified.

The Heritage Statement/Impact Assessment should identify all heritage assets potentially affected and their settings; Specifically, it must describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

In some cases, it will be necessary to use appropriate expertise to undertake the Heritage Impact Assessment.

The NPPF and PPG include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

(NPPF Annex 2: Glossary)

For applications affecting a heritage asset such as a World Heritage Site, Conservation Area or Listed Building a Heritage Statement or Heritage Impact Assessment will be required. The level of information required will depend on the scale and nature of the development. The statement should consider and describe the Heritage Asset and demonstrate that the asset has been assessed and understood. As a minimum, the Historic Environmental Record (HER) should have been consulted.

**National Planning Policy Framework (NPPF)**

*The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 194 states that: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*

**National Planning Policy Framework:**

[National Planning Policy Framework - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

# Heritage Statement and Impact Assessment

**SITE NAME** Replacement of garage with Art Studio and store

**ADDRESS OF SITE  
(INCLUDING POSTCODE)** 11 Albany Place, Falmouth TR11 3BZ

**GRID REFERENCE** 180322, 32365

**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**

Demolition of existing garage and replacement with single storey art studio with bicycle store

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.

Existing garage is a single skin blockwork structure with mono pitch fibre cement roof which is to be demolished.

In its place it is proposed to construct a blockwork art studio with a duo-pitched fibre cement slate roof.

Access to the studio will be from the rear garden of 11 Albany Place and access to the bicycle store will be from the rear access road.

### 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.

#### **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.**

11 Albany Place was built circa late 19th to early 20th century and the garage was probably built circa late 20th century but contributes little to the conservation area in historical or visual terms.

## 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 )

Albany Place itself is significant within the Falmouth conservation area by its historical and architectural quality of the buildings in its vicinity.

## 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 proposal seeks to demolish a poor quality garage which has no historical or architectural significance and replace it with an art studio that will provide a building more in keeping with the conservation area general aesthetic.

**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.)**

The proposed demolition itself will have a positive impact on the conservation area and it is considered that the replacement building will also have a positive impact with its use of a more traditional aesthetic.

**Contact Details:**

Historic England: [www.historicengland.org.uk](http://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/>