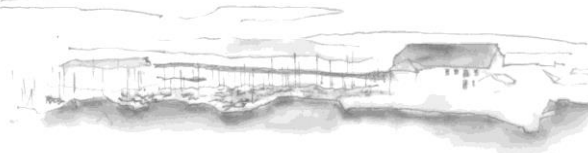


HERITAGE IMPACT ASSESSMENT

Jan. 2024

Martin Richards Design

Principal: Martin Richards B.A. (Hons) Dip. Arch.



email. mail@martinrichardsdesign.co.uk



Contents

1. Introduction
2. Description of the Site/ Building
3. Significance of the Heritage Asset
4. Description of the Proposed Development
5. Non-Technical Summary

1. Introduction

1.1 Aims of the report.

This assessment accompanies a Planning and Listed Building Application and aims to explain and justify the design proposals and to explain their impact on the Heritage Asset.

Paragraph 189 of the National Planning Policy Framework states:-

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”

1.2 Method.

This assessment includes reference to historic maps, photographs of the site, and photographs of the buildings within its context.

1.3 Sources.

Cornwall Council Historic OS Mapping

Historic England Records

Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document

ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties

heritagegateway.org.uk

Wikipedia

National Planning Policy Framework

2. Description of the Site/ Building

2.1 Designations.

The site is within the Wendron Mining District World Heritage Site.

2.2 Contribution to the Outstanding Universal Value (OUV) of the World Heritage Site.

The Value of the Asset has been established with reference to the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage properties; Appendix 3A: Example Guide for Assessing Value of Heritage Assets and is as follows:-

Negligible

3. Significance of the Heritage Asset

3.1 Statement of Significance.

Paragraph 207 of the National Planning Policy Framework states:-

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties states:-

“World Heritage sites are single heritage assets with an international value that has been clearly articulated. Not everything within them contributes to OUV, but those attributes that do must be appropriately protected.”

This building has been altered and extended over its lifetime and so parts of the building as it stands can be attributed different levels of historical significance.

4. Description of the Proposed Development

4.1 Proposed Works.

Alterations and extension of a dwelling.

4.2 Impact on the Asset.

The magnitude of the impact of these proposals have been assessed with reference to the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage properties; Appendix 3B: Example Guide for assessing magnitude of impact and is as follows:-

No Change

4.3 Preservation, Enhancement and Mitigation.

Preservation – The majority of the host building has been retained

Enhancement – The proposed works will be of a high quality, both in terms of design and construction.

Mitigation – The works do not affect the principal elevation of the dwelling.

4.4 Appropriateness of Materials.

Materials are to match existing or to be in keeping with the local vernacular.

5. Non-Technical Summary

It is acknowledged that the proposed development would alter the character and appearance of the heritage asset but it is considered that any harm would be less than substantial. The proposal would provide a significant benefit to the host building and as such any harm to the heritage asset would be outweighed.