

## Heritage Statement and Impact Assessment

**SITE NAME**

**ADDRESS OF  
SITE  
(INCLUDING  
POSTCODE)**

74 West Street, Peryn Cornwall  
TR10 8EU

**GRID REFERENCE**

SW 78146 34616

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

internal alterations.  
changing the bathroom into a 2nd Bedroom  
Using a stud wall to make a bathroom in the 1st  
Bedroom.

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.

install a new shed wall, new door way to create a new bathroom in existing bedroom. There will be a new door into the bedroom. Tiles on the shed wall and back wall of the new bathroom. Put a bath and shower in, electric lights in the ceiling. Move the loft hatch as its currently where the door will be. Put water tank in the loft. Cover the existing floor to preserve.

The existing bathroom - convert to bedroom, plaster walls, remove bathroom suite. put in 3 double electric sockets carpet room.

**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.**

Originally number 72/74 West street where one large farmhouse. This got changed into a house and a cottage. My cottage number 74 is a one bedroomed cottage. At some point around 60/70's a modern extension was added to the rear, making it a 2 up, 2 down. The front room is the original structure the kitchen is in the extension. Upstairs the Bedroom is in the original structure, the bathroom is in the extension. The property was a council owned property until 12 years ago when I purchased it. The impact will not be to any external part of the cottage and will only effect the internal space upstairs.

**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)

72 and 74 (my property) was originally a Jamhouse  
(later converted to a house and cottage (my property))  
The exterior of the property remains unchanged as listed  
in the Heritage Gateway website, and none of the  
proposed works will alter the register

**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).

There will be no impact on the significance of  
the heritage asset or settings as all works are  
internal and in no way impact the registered  
features

**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.)**

Proposed works is all internal not affecting the registered features of the property. with the inclusion of flooring to protect the original floor

**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/>