

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

The Chandlery

**Address of site
(including postcode)**

The Thorofare
St Mary's
Isles of Scilly
TR21 0LN

Grid Reference

Easting 90272 Northing 10567

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)	<input checked="" type="checkbox"/>
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

Please expand box or attach additional sheets

Change of use of first floor to create one bedroom flat including replacements/alterations to fenestration at gable ends, plus replacing single wooden doors with composite doors at ground floor level.

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.

Please expand box or attach additional sheets

- 1) Replacing existing wooden blue single doors at the north elevation with new composite single blue doors (with single opaque glazed top panel to eastern end door) and removing single glazed panes above both existing door frames.
- 2) Renewing all ground floor white wooden framed 6-pane design (single glazed panes) windows with new white wooden framed 6-pane design (double glazed panes) along both north and south elevations.
- 3) Replacing large eastern gable end white wooden framed window (6 x single glazed panes) with significantly reduced white framed UPVC double glazed single pane window at first floor height.
- 4) Replacing existing plywood door at western gable end first floor level with white framed UPVC double glazed double doors and stainless steel/glass Juliet balcony over.
- 5) Converting first floor vacant internal space to provide a residential one bedroomed flat.

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.

Emails exchanged with Chief Planning Officer, Lisa Walton,

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.

Copy email received below:

From: Peter Dudley <peter.dudley@cau.org.uk>
Subject: RE: HIA Enquiry Re: Planning Application for The Chandlery, Isles of Scilly TR21 0LN
Date: 16 February 2023 at 08:39:13 GMT
To: "georgewilliamtf@gmail.com" <georgewilliamtf@gmail.com>

Information Classification: PUBLIC

Dear Mr Farrington,

The HER team passed on your email to us. Until the end of February 2023 we are contracted in as the archaeological advisor to the Council for the Isles of Scilly (the Local Planning Authority).

In answer to your questions –

To find a potential heritage contractor to undertake an HIA, you can go to the Chartered Institute for Archaeologists' website - Find a registered organisation | Chartered Institute for Archaeologists. Alternatively you can undertake an internet search using terms like 'heritage statement Cornwall' or 'historic building specialist Cornwall' or if you need to expand the geographical search add 'South West' and/or 'archaeological contractor'.

Cornwall Council's Historic Environment Planning team has produced a helpful document to help householders undertake a heritage statement by themselves - Microsoft Word - New Heritage Statement Template Jan 2018.1.docx (cornwall.gov.uk) If you chose to do this yourself, try and understand the date and character of your building (it might be a modern rebuild on the footprint of an earlier building or incorporate elements from different periods), attempt to explain its heritage significance and to then outline how the proposals will conserve, enhance or potentially negatively impact upon the building's significance and the quality and character of the conservation area.

From our understanding, the LPA will also want the application to clearly explain how the proposed detailing (for example the windows and other joinery) will improve (and/or be sympathetic to) or impact upon the building and Conservation Area. This can be explained in the Heritage Impact Assessment (an HIA is essentially a heritage statement within an impact assessment bolted on). An HIA should explain the building's date and historic character, describe its surroundings, resulting in a statement of significance, followed by an explanation of the proposals (and the potential impacts good and bad, with a mitigation strategy if required). An HIA need not be a lengthy document.

To this end, it is worth reading more about what is a Conservation Area and the legislation behind it - Living in a Conservation Area | Historic England. The Council for the Isles of Scilly also have a web page - Heritage, Conservation & Environment | Council of the ISLES OF SCILLY

And if you want to learn more about the history of Hugh Town and the different materials used in old buildings it is worth reading and referencing the following –

Hugh Town Urban Survey 2003.pdf (scilly.gov.uk)

Traditional buildings (scilly.gov.uk)

Regards,

Peter

Peter Dudley BA, MA, MCIfA
Senior Archaeologist | Cornwall Archaeological Unit
Cornwall Council
Pydar House, Truro, TR1 1EB
Tel: 01872 322222 and say my name | peter.dudley@cau.org.uk

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 building is located in the Thorofare, which is a cul de sac, acting as a service road (and running parallel) to the main street, Hugh Street. Surrounding occupiers include offices, houses and flats, a café, hotel and the service entrance to the Co Op.

Originally used as a carpenter's workshop, and more recently as a retail chandlery, the premises are now used for storage at ground floor level, with the first floor space vacant. The building comprises a detached commercial building, with concrete forecourt to the west gable end.

The building is of single skin concrete block construction, with block buttresses, having a white painted exterior finish, and white timber framed single glazed windows to the north, east and south elevations at ground floor level.

There are blue painted wooden single doors to the north elevation, plus two large blue painted wooden double doors and a white UPVC single door at ground floor level, and a plywood door at first floor level, all at the west gable end.

The roof, which was replaced in 2001 with a timber trussed "room in roof" structure, is natural slate covered, with 4 Velux roof lights along the north facing pitch.

There will be no significant impact to the external appearance of the building at ground floor level, as the proposed replacement windows will remain as white painted wooden framed units in the same glazing arrangement, albeit double glazed versus current single glazed panes. The two single pedestrian access doors will remain blue in colour and similar in appearance, save for being of composite material versus current timber and the east end door having a top half single, double glazed opaque pane. The single glazed small panes above both of these doorways will be in-filled with complementary concrete block with the same white finish as the existing exterior, continuing the commercial appearance of the building.

At first floor level, the existing large 6-pane, single glazed timber framed window to the east gable end, will be significantly reduced, with a replacement single pane, double glazed UPVC window, to maintain daylight over the internal stairwell access to the first floor, whilst also improving privacy to the neighbouring residential building, with just a pedestrian access pathway between their property and this gable end of the Chandlery. The in-fill will be in complementary block work, and white external finish, thus maintaining the commercial nature of the building.

The only notable external alteration will be the introduction of double glazed, white framed, UPVC double doors, with stainless steel/glass Juliet balcony over, as a replacement to the large plywood door at first floor level of the west gable end.

Given the extensive presence of residential white UPVC double glazed windows and pedestrian access doors at first floor level (plus some at second floor level) to the majority of the properties neighbouring/surrounding the Chandlery building, it is felt that the proposed alteration is not detrimental to the building and in fact more complementary to its locality.

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)

Being of relatively modern construction and appearance, and having a relatively short existence, this building is, arguably, of lower significance and poor architectural quality, versus many of the notably older neighbouring properties, and so considered a non-heritage asset in my humble opinion. Furthermore, earlier planning approvals have already been granted for the introduction of a white framed UPVC pedestrian access door to the west gable end in 2021, in addition to the significant raising/design of the roof around 2001, providing the wooden trussed room in roof structure and the addition of four Velux roof lights. Nonetheless, it is recognised the property sits within a Conservation Area, and the west gable end is viewable from the harbour and parts of Hugh Town beach.

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).**

Considering the most significant change proposed to this non-heritage asset is internal, with only the proposed introduction of glazed double doors (with the required Juliet balcony) at first floor level at the west gable end, there is considered to be NO IMPACT on the setting of the non-heritage asset. Whilst the all/one of the proposed doorways can be viewed from the Thorofare, neighbouring properties, or from across the harbour, given the design and proposed materials, the impact on the setting/appearance of the non-heritage asset is considered to be positive.

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.)

As noted above, the most significant proposals impact the internal space of the building, which are not visible. The two ground floor replacement single doors and new first floor, double doors facing onto the Thorofare/ laneway to the west are considered to improve the aesthetic of the building, in addition to being much more in keeping with surrounding properties, rather than the current dilapidated doorways/presentation. Furthermore, with the first floor of the west gable end also being viewed from across the harbour, the proposal/ materials also better fit in with other neighbouring properties visible from there.

In conclusion, it is felt there is no detrimental impact in relation to the Thorofare/pedestrian lane ways, and a positive impact on this non-heritage asset when viewed from neighbouring properties and/or from the Harbour/Hugh Town Beach.

Contact details:

Historic England: www.historicengland.org.uk

Planning Practice Guidance – [Historic environment - GOV.UK](https://www.gov.uk/guidance/historic-environment)
(www.gov.uk)

Local Planning Authority

Cornwall Council: [Home Page - Cornwall Council](http://www.cornwallcouncil.gov.uk)

Cornwall Council Planning Pages: [Planning and Building Control - Cornwall Council](http://www.cornwallcouncil.gov.uk/planning-and-building-control)