



Welsh Government

Consultation on proposals for secondary legislation to support the Historic Environment (Wales) Act 2016 and various best-practice guidance documents

Annex 1

Draft

Heritage Impact Assessment in Wales

The Historic Environment (Wales) Act 2016 was enacted to make important improvements to the existing systems for the protection and management of the Welsh historic environment. It also stands at the centre of an integrated package of secondary legislation, new and updated planning policy and advice, and best-practice guidance on a wide range of topics. Taken together, these will support and promote the careful management of change in the historic environment in accordance with current conservation philosophy and practice.

This draft document has been published as part of a twelve-week consultation on proposals for secondary legislation and draft guidance documents that complement the Historic Environment (Wales) Act 2016. It will close on 3 October 2016. The consultation document, the response form and all of the associated draft guidance documents are available from the Welsh Government's consultation web pages (<http://gov.wales/consultations/cultureandsport/?lang=en>).

This document has been prepared alongside a revised chapter 6, 'The Historic Environment', of *Planning Policy Wales* and the new *Technical Advice Note 24: The Historic Environment*. It can profitably be read in conjunction with them.

A public consultation on chapter 6 of *Planning Policy Wales* closed on 13 June 2016 and the responses are now being analysed. The chapter is still available on the consultation web page (<http://gov.wales/consultations/planning/proposed-changes-to-planning-policy-wales-chapter-6-the-historic-environment/?lang=en>) but changes may be made following the publication of the consultation results later this year. Any citations of *Planning Policy Wales* in the current document refer to this version.

In parallel with the present consultation, the Welsh Government's Planning Division is seeking views on *Technical Advice Note 24*. The twelve-week consultation will also close on 3 October 2016 and any views that you might care to offer would be gratefully received. Visit the Welsh Government's consultation pages (<http://gov.wales/consultations/planning/?lang=en>) to download *Technical Advice Note 24*, the consultation document and the response form. Any citations of *Technical Advice Note 24* in the current document refer to this version.

11 July 2016

Mae'r ddogfen yma hefyd ar gael yn Gymraeg.
This document is also available in Welsh.

11 July 2016

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Heritage Impact Assessment in Wales

Heritage Impact Assessment in Wales

Statement of Purpose

Heritage Impact Assessment in Wales sets out the general principles to consider when planning changes to historic assets and applying for listed building, scheduled monument or conservation area consent.

This best-practice guide is aimed principally at owners, occupiers and agents of historic assets to help them understand why, when and how to use the heritage impact assessment process and write heritage impact statements. It should also help them to take account of Cadw's *Conservation Principles for the Sustainable Management of the Historic Environment in Wales* (*Conservation Principles*)¹ to achieve high-quality sensitive change.

Decision-making authorities should also use this guidance alongside *Planning Policy Wales* — Chapter 6: The Historic Environment,² *Technical Advice Note 24: The Historic Environment*³ and *Conservation Principles* to inform their own policies and when considering individual applications for planning permission and listed building, scheduled monument and conservation area consent, including pre-application discussions.

¹ Cadw is the Welsh Government's Historic Environment Service; [Conservation Principles for the Sustainable Management of the Historic Environment in Wales](#), Cadw, Welsh Assembly Government, 2011

² *Planning Policy Wales* — Chapter 6: The Historic Environment

³ *Technical Advice Note 24: The Historic Environment*

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Fast Facts

- Heritage impact assessment can help you to make positive changes to your historic asset.
- Understanding the significance of your historic asset is the key to effective heritage impact assessment.
- Heritage impact assessment helps highlight opportunities for innovative design.
- Heritage impact assessment can help you to write effective heritage impact statements, which saves you time and money by avoiding costly revision.
- Heritage impact statements help decision makers to make robust and timely decisions.
- If your proposed work affects the access arrangements to or within a historic asset, you will need to include an access statement in your heritage impact statement.
- Heritage impact statements must accompany applications for designated historic asset consent; elsewhere, they are good practice when you are planning change to any historic asset.

Introduction

Conservation is about the careful management of change. This means that it is vital to understand the implications of any proposed change — from deciding what to do and how to do it, to deciding whether or not to give consent.

Understanding your historic asset and its significance is the foundation for sound decision making. Once you understand its significance, you can assess the potential impact of any changes that you propose and adapt your proposals to arrive at the best solution. Heritage impact assessment is a process designed to help you do this. At the end of the process, you will be able to write a heritage impact statement. Decision makers also need to be able to understand and assess the impact of any proposals when considering an application for listed building, scheduled monument or conservation area consent: your heritage impact statement will help them to make an informed decision.

Your historic asset may be a listed building, a scheduled monument, or a building in a conservation area. It may be a registered historic park or garden, part of a World Heritage Site or in its buffer zone, or a historic asset of special

local interest.⁴ There is a separate process for considering the impact of development in registered historic landscapes.⁵

All of these historic assets make up the historic environment which is central to Wales's cultural heritage and sense of identity. It is a resource that we need to cherish and protect for future generations. Protection, however, need not prevent change which can increase the long-term sustainability and economic viability of historic assets. Positive change can bring improvements to our understanding and appreciation of the historic environment, as well as social and economic benefits through increased regeneration and tourism. Together, these benefits will help create the Wales we want in the future by meeting the well-being goals set out in the Well-being of Future Generations (Wales) Act.⁶ But change to the historic environment needs to be managed, which is why it important to consider its potential impact on the significance of historic assets.

1. What is Heritage Impact Assessment?

Heritage impact assessment is a structured process to make sure that you take the significance of your historic asset into account when you are developing and designing proposals for change. It is a core part of the design process, which tests whether your proposals for change to a historic asset are appropriate by assessing their impact on its significance. It helps to ensure that any changes minimise harm and maximise benefits.

The results of your heritage impact assessment should be summarised in a heritage impact statement. This will give decision makers the information they need to understand the reasons for your proposal and to weigh up the risks and benefits. Good information, available from the outset, can speed up decisions, reduce costs and lead to better overall design.

2. When is Heritage Impact Assessment Needed?

2.1 Preparing Proposals

It is a good idea to begin your heritage impact assessment before you start planning proposals for change to your historic asset. Change can include repair, renewal, restoration and reconstruction, new work or alteration, and demolition.

The assessment process can help you to develop your proposals, identify alternative approaches and lead to improvements in planning and design. This means being clear from the outset about what you want the proposed change to achieve. Once your goal is clear, you can use the assessment process to help you understand the significance of your historic asset and

⁴ Historic assets of special local interest are explained in *Planning Policy Wales* — Chapter 6: The Historic Environment, para. 6.4.8

⁵ [Guide to Good Practice on Using the Register of Landscapes in the Planning and Development Process, Revised \(2nd\)](#) edition including revisions to the assessment process (ASIDOHL2), Cadw, Welsh Assembly Government and Countryside Council for Wales, 2007

⁶ [Well-being of Future Generations \(Wales\) Act 2015](#)

identify the most appropriate way to implement your proposal so that you minimise harm and maximise benefits.

Don't make your plans before carrying out your heritage impact assessment — use the process to help you identify the best solution, and to save time and money.

2.2 Applications for Listed Building, Scheduled Monument and Conservation Area Consent

You must submit the results of your assessment as a heritage impact statement with applications for:

- scheduled monument consent (unless otherwise agreed with the Welsh Government — Cadw)
- listed building consent (local planning authority)
- conservation area consent (local planning authority).⁷

2.3 Planning Permission

Heritage impact statements are not formally required when applying for planning permission for development:

- within the setting of a listed building
- within the setting of a scheduled monument
- in a registered park and garden or its setting
- in a conservation area
- in a World Heritage Site.

Some planning applications for development, however, may require a design and access statement (DAS).⁸ Further information on these requirements is available in [Technical Advice Note 12: Design](#).⁹

Nevertheless, it is good practice to adopt the principles of the heritage impact assessment process to help you identify the most appropriate way to accommodate change.

Occasionally, however, the local planning authority may ask for more information to be able to determine a planning application.¹⁰ This may include a heritage impact statement if the proposed development is likely to have an impact on a designated historic asset. It is a good idea to have an early discussion with your local planning authority to find out if you will need to

⁷ New regulations forthcoming

⁸ [Article 7 Town and Country Planning \(Development Management Procedure\) \(Wales\) Order 2012/801](#) as amended by [article 9 of the Town and Country Planning \(Development Management Procedure\) \(Wales\) Amendment Order 2016](#)

⁹ [Technical Advice Note 12: Design](#), Welsh Government, 2016

¹⁰ [Town and Country Planning Act 1990, section 62\(3\)](#)

submit a heritage impact statement to support your application for planning permission.¹¹

Local planning authorities are expected to consider the desirability of preserving the setting of designated historic assets when assessing the potential impact of a development proposal.¹² The principles of heritage impact assessment may be helpful in the preparation and consideration of development proposals that might affect the setting of designated and non-designated assets. *Setting of Historic Assets in Wales* explains how to assess setting.¹³

3. What Should you Include in your Heritage Impact Assessment?

Your heritage impact assessment should take into account sufficient information to enable both the significance of the asset and the impact of change to be understood. It should be proportionate both to the significance of the historic asset and to the degree of change proposed.

If you want to make a small change that is likely to have only minimal impact, then a short assessment which focuses on the part of the historic asset that will be affected, with a brief explanation of how it relates to the asset as a whole, will be sufficient. In such a case, the heritage impact statement submitted with the application is likely to be no more than a couple of paragraphs or a page or two at most.

If you propose more extensive change, or your historic asset is especially important, you will need to make a more detailed assessment. This will need to include detailed information about the significance of the asset as a whole and a thorough explanation of the impact of the proposed changes. In cases which propose potentially damaging changes to complex historic assets of high significance, the heritage impact statement submitted with the application will need to be more comprehensive and may need additional reports.

In such a case, it is advisable to engage a qualified and competent expert to conduct the heritage impact assessment and write the heritage impact statement.

Your local planning authority (or Cadw in the case of a scheduled monument) should be able to advise you on the scope of your heritage impact assessment and statement.

¹¹ Developers must consult Cadw before submitting certain planning applications for major development: see [article 2D Town and Country Planning \(Development Management Procedure\) \(Wales\) Order 2012](#) as amended by [article 4 of the Town and Country Planning \(Development Management Procedure\) \(Wales\) Amendment Order 2016](#); *Realising the Potential of Pre-application Discussions*, Welsh Government Practice Guide, May 2012

¹² *Planning Policy Wales* — Chapter 6: The Historic Environment; *Technical Advice Note 24: The Historic Environment*, paras 1.20–1.27

¹³ *Setting of Historic Assets in Wales*, Welsh Government, Cadw, forthcoming

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Early discussions will also help to identify whether you need to investigate further to establish the significance of the historic asset and understand the impact of change, for example, through:

- detailed historical research, recording or archaeological investigation
- surveys on condition, performance and ecology, for example
- a method statement for repairs or demolition
- details of protection to be given to special features during work.

It is also important to remember that when considering any changes to a historic asset your proposals should encourage a culture of inclusion and provide access to the widest possible range of people. This means that it is good practice to think about access issues early in your heritage impact assessment and consider what may be necessary to achieve an acceptable level of access — especially where the public visit the historic asset and services are provided.¹⁴

The basic stages of heritage impact assessment, whatever the size and scope of the project, are:

- a statement that explains your objective
- a statement of significance
- your justification for the work
- a summary of the proposed work
- an assessment of the impact of your proposals
- your mitigation strategies.

These are also the main elements of the heritage impact statement that you should submit with your application.

3.1 A Statement that Explains your Objective

It is a good idea to be clear about what you are trying to achieve before thinking about how to do it. This will help you to think about different ways to achieve your objective rather than focus on one solution from the outset which may not be the most appropriate. For example, suppose you are thinking about making your listed building more energy efficient. Instead of deciding that you need external or internal wall insulation, you would look at alternatives such as getting the building into a good state of repair, introducing secondary glazing, or changing the boiler, all of which may have less impact on the fabric and historic character.

3.2 A Statement of Significance

Understanding the significance of your historic asset will help you to shape your proposals from the outset. You will also need to show that you have taken the significance of your asset into account when you submit your application for consent.

¹⁴ See protected characteristics and prohibited conduct set out in the [Equality Act 2010](#)

Your statement of significance should include a brief description of your historic asset and set out an understanding of its heritage values. It should make specific reference to those aspects of its values that will be most directly affected by your proposals and their contribution to the whole. It is therefore worth focusing on the heritage values of your historic asset:

- evidential value: the extent to which the physical fabric tells how and when your historic asset was made, how it was used and how it has changed over time
- historical value: your historic asset may illustrate a particular past way of life or be associated with a specific person or event; there may be physical evidence for these connections which it could be important to retain
- aesthetic value: the design, construction and craftsmanship of your historic asset. This can also include setting and views to and from the historic asset, which may have changed through time
- communal value: your historic asset may have particular significance to people for its commemorative, symbolic or spiritual value, or for the part it has played in local cultural or public life. This will be important in the case of buildings in public use or sites where public access must be maintained or improved.

You can find out more about heritage values in *Conservation Principles*.¹⁵

If your historic asset is a World Heritage Site you will need to understand its Outstanding Universal Value, which is the reason why it has been inscribed on the World Heritage List. *Managing Change in World Heritage Sites in Wales* provides more information.¹⁶

As well as your own knowledge and experience, there are lots of sources of information to help you understand your historic asset and compile your statement of significance:

- [Cof Cymru](#) — Cadw's online record of the national historic assets of Wales is a good starting point for records of listed buildings, scheduled monuments and World Heritage Sites in Wales¹⁷
- conservation area appraisals, which are held by your local planning authority, explain why an area has been designated and what makes it special
- your local historic environment record, local archive office and the National Monuments Record of Wales may hold useful documentary evidence about your historic asset

¹⁵ [Conservation Principles for the Sustainable Management of the Historic Environment in Wales](#), Cadw, Welsh Assembly Government, 2011

¹⁶ *Managing Change in World Heritage Sites in Wales*, Welsh Government, Cadw, forthcoming

¹⁷ Registered historic parks and gardens will be added to [Cof Cymru](#) during 2017

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- old photographs and historic maps may provide evidence about how your historic asset has changed through time
- your local authority conservation officer, the historic environment record officer and Welsh archaeological trust curatorial services may also be able to advise you.

For more information about understanding significance see *Conservation Principles, Managing Change to Listed Buildings in Wales, Managing Change to Scheduled Monuments in Wales* and *Managing Conservation Areas in Wales*.¹⁸

3.3 Your Justification for the Work

You will need to be clear about the purpose of any proposed change from the outset so that you can identify the different ways in which the outcome could be met and find your preferred option.

When you submit your application, your heritage impact statement will need to explain what the proposed works are intended to achieve, why they are needed and why your preferred option has been chosen.

3.4 A Summary of your Proposed Work

The heritage impact statement that you submit with your application should explain your design proposals and include a brief schedule of works, which gives enough information about the proposed work to enable an informed decision to be made.

The plans, elevations and other drawings provided as part of the application for consent will provide useful supporting information, illustrating the existing situation and showing how the proposals will change it. There is more information about submitting an application for consent in *Managing Change to Listed Buildings in Wales, Managing Change to Scheduled Monuments in Wales* and *Managing Conservation Areas in Wales*.¹⁹ *Technical Advice Note 24: The Historic Environment* contains information if you are considering the historic environment as part of a planning application.²⁰

3.5 An Assessment of the Impact of your Proposals

When you are thinking about your proposals, considering the effect that your

¹⁸ [Conservation Principles for the Sustainable Management of the Historic Environment in Wales](#), Welsh Government, Cadw, 2011; *Managing Change to Listed Buildings in Wales*, Welsh Government, Cadw, forthcoming; *Managing Change in Scheduled Monuments in Wales*, Welsh Government, Cadw, forthcoming and *Managing Conservation Areas in Wales*, Welsh Government, Cadw, forthcoming

¹⁹ *Managing Change to Listed Buildings in Wales*, Welsh Government, Cadw, forthcoming; *Managing Change in Scheduled Monuments in Wales*, Welsh Government, Cadw, forthcoming and *Managing Conservation Areas in Wales*, Welsh Government, Cadw, forthcoming

²⁰ *Technical Advice Note 24: The Historic Environment*

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proposed changes may have on your historic asset can help you to identify the most appropriate way to make those changes.

When you submit your application, you will need to demonstrate that you have considered the potential impact of your preferred approach. This will help the decision maker reach a balanced view.

When considering the impact of your proposals, you may find it helpful to frame the assessment by asking:

- how would your proposals affect the evidential value of the historic asset? Will they result in the loss of historic fabric, including archaeological deposits, or make it harder to appreciate the way in which the building or site was used in the past, and how it has changed over time?
- how would the proposals affect the aesthetic or design qualities of the historic asset? Will they compromise its historical design principles — such as its layout, scale and proportion — or result in the loss of historic detail or craftsmanship?
- how do the proposals affect communal value? Do they make it easier for people to access and appreciate the building or site?
- are there any other risks or benefits? For example, risks might include increased maintenance and management liabilities, or compromised performance through the use of incompatible materials; benefits might include the introduction of a sustainable new use.
- if your historic asset is within or part of a World Heritage Site, what would be the impact of your proposals on its Outstanding Universal Value?

You may find that you do not have enough information to make an assessment of impact. In these circumstances, further research or investigation may be necessary. This should be proportionate to the significance of the asset and the scale of impact.

Most proposals will have a range of impacts which may be:

- positive — such as the repair of damage, the removal of intrusive elements or bringing a building back into beneficial use so that it is no longer at risk
- neutral — such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive
- negative — such as when important fabric or significant aspects of the original design are removed or altered. If the decision maker deems that the level of damage is unacceptable and there are few compensatory benefits, the application may be refused.

For example, converting a former chapel for use as a library will involve some loss of internal fabric which reflects its historic purpose and is part of its design. Although this will compromise its evidential and aesthetic value, these

changes are likely to enhance its communal value by enabling continued public access. Converting the chapel for domestic use would probably involve even greater loss of fabric and may also reduce its communal value by limiting access. If there are no realistic alternatives, however, the benefits of maintaining the building in use may outweigh the losses.

4. Mitigation

Mitigation is the action you take to avoid or minimise any harm to the significance of the asset.

One of the most important ways you can do this is to consider alternatives at an early stage when developing your proposals and identify an approach that causes least harm. For example, could an extension be repositioned to be less disruptive to the original design of a historic building or any buried archaeological remains, or could a feature be repaired rather than replaced?

When you submit your application, you will need to show that you have considered a range of options to meet your requirements. You will need to set out your alternatives and explain why you have chosen your preferred approach.

You can mitigate potential harm through the way your proposal is designed and managed, for example, you can make sure that:

- your intervention is the minimum necessary and that new work is designed to be installed, or even removed, without damage to significant fabric or archaeological deposits
- your design is sensitive, in terms of scale, materials, location and form. The design of your proposals should consider all aspects of the site and its context as well as the significance of the historic asset. High-quality design can make a positive contribution to the heritage values of your historic asset and its setting.²¹ The Design Commission for Wales can provide further guidance about good design and offers a free design review service to assess proposals²²
- your timing is sensitive, for example, by timing roof repairs to avoid affecting colonies of bats, or avoiding peak periods of community use.
- your methods for carrying out the proposed works, including, for example, the protection of significant features, avoidance of mechanical tools and hot works.

5. Offsetting

In some circumstances, where damage is unavoidable, there may be opportunities to introduce compensatory measures. Although these will not

²¹ [Technical Advice Note 12: Design](#)

²² The Design Commission for Wales <http://dcfw.org/>

reduce the direct impact of change on the significance of the historic asset, they may help offset the harm.

Offsetting measures could include, for example, creating public access, improving understanding through detailed investigation, providing interpretation, or (as a last resort) recording any features that would be damaged, obscured or even destroyed by the proposed works.

Your proposals for offsetting should be presented to your local planning authority or Cadw so that the benefits of the scheme, including the compensatory measures, can be weighed against the impact of the development on the significance of the historic asset.

6. Access Statement

In certain circumstances, you will need to include a formal statement on access in your heritage impact statement. This will only be necessary when the works for which you are seeking consent affect the access arrangements to and within your historic asset. If this applies to your historic asset (usually a building), you will need to show that you have taken all reasonable steps to provide full access, whilst recognising that the significance of your asset may sometimes constrain the options for doing so.

Overcoming the Barriers: Providing Physical Access to Historic Buildings is a good source of helpful advice about inclusive design.²³ A satisfactory solution can almost always be found so long as imaginative and innovative approaches are fully explored. You will need to examine all viable alternatives as part of your heritage impact assessment so that you can identify the option that best provides reasonable access and has the least detrimental impact on the significance of your historic asset.

Your access statement should make clear how your approach to inclusive design has balanced any duties imposed by the Equality Act 2010 with the historical and architectural significance of the building.²⁴ Your statement should record any specific issues that arise from the building being listed and the range of options you have considered. It should also explain where inclusive design has not been fully provided and an explanation of why this was not possible. Where alterations to existing historic assets are proposed, but the fabric of the structure means that you cannot meet minimum levels of accessibility, you could specify other adaptations or procedures that will allow you to meet duties imposed by the Equality Act 2010. These might include, for example, the use of portable equipment or changes to management practices.²⁵

²³ [Overcoming the Barriers: Providing Physical Access to Historic Buildings](#), Cadw, Welsh Historic Monuments, 2002

²⁴ [Equality Act 2010](#)

²⁵ [Technical Advice Note 12: Design](#)

7. How Should you Present your Heritage Impact Statement?

The results of your heritage impact assessment should be set out in a heritage impact statement submitted with your application for consent. It should explain:

- your proposed work, including reference to any photographs, plans and drawings that support your consent application
- your justification for the proposed works, which explains what you intend to achieve as identified in your statement of objectives
- the significance of the part of the historic asset that will be affected by your proposals as identified in your statement of significance
- an assessment of the impact of the proposed work, including potential benefits and harm
- a summary of any mitigation measures, including your choice of approach, relevant aspects of its design and implementation, and any proposals for offsetting damage
- an access statement, if required.

In addition to a written statement, you may find it helpful to summarise your heritage impact statement in a table. Some examples are shown in the accompanying table.

Remember, your heritage impact statement needs to be proportionate to the significance of your historic asset and the degree of change that you propose.

Simple cases generally require short statements. More complex situations will need longer reports and are usefully prefaced by a summary statement of significance and the impact of your proposals.

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Example Summary Heritage Impact Statements

Proposed Work	Justification	Significance of affected fabric	Potential heritage benefits of work	Potential harmful impact of work	Mitigation strategy
Reroofing an early nineteenth-century vernacular dwelling using similar slates but introducing insulation.	To make good a severely defective roof and improve the energy efficiency of the house.	The roof is part of the original building.	Ensures the building is sustained in use.	Loss of some original material; minor change in external appearance associated with the introduction of new slate.	Design work to minimise impact, reuse existing slates where possible and ensure best match for new ones. Accommodate insulation material within existing eaves profile.
Building an extension to a small vernacular cottage.	To make the building more suitable for twenty-first-century living by creating additional living and utility space.	The building retains original layout and detail including distinctive bedded slate roof.	Enables the building to have a viable use.	Design of extension in line with existing roof is visually intrusive and compromises plan of building.	Extend to rear of building and connect by a single doorway so original plan and detail will not be affected. Keep new roofline lower so that extension is not visible from front.
Installing solar panels on the front roof slope of a nineteenth-century village house.	To improve energy efficiency.	The building survives substantially as built around 1850.	Enhances the sustainability of the property.	Solar panels will be an intrusive element in the overall design.	Site solar panels on an outbuilding, or mount an array in the grounds.
Replace severely damaged wooden sash windows with UPVC replicas in a nineteenth-century terraced house.	To reduce drafts, improve energy efficiency and restore original appearance of house.	The windows are part of the original design and construction of the house.	None	Loss of original detail and fabric. UPVC cannot replicate delicate timber details. Change to character and appearance of building.	Repair original timber window frames if possible or introduce draft-free like-for-like replacement timber window frames. Consider secondary glazing if necessary.
Demolition of a disused cinema in a conservation area.	To enable redevelopment for housing.	The building is not listed and does not make a positive contribution to the character of the	Removes an eye-sore from the conservation area; redevelopment will enhance its appearance and improve its vibrancy.	Loss of a building with significant communal value.	Ensure design of replacement buildings respects building lines and plot boundaries; record prior to

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		conservation area.			demolition.
Creation of a new access route on farmland.	To suit the needs of the farmer who uses the field for livestock grazing.	The land is part of the parkland of a registered historic park and garden.	Potential to reopen a historic route through the parkland and enhance the historic character.	A poorly located route could fragment the historic parkland and result in loss of historic character.	Reopen a historic route through the parkland to minimise adverse impact and enhance historic character.
Creation of new intertidal habitat through managed realignment or withdrawal of coastal flood protection.	Economic justification or sustainability flood protection in face of sea-level rise. Compliance with Shoreline Management Plan for coastal area. Creation of compensation habitat for the Natura 2000 series or offset for coastal project, such as a tidal lagoon.	The new intertidal area may contain known and potentially unknown historic assets formerly on dry land.	Opportunity to record and investigate historic assets as a requirement of planning (managed realignment) mitigation. This may not be appropriate for withdrawal of flood protection.	Loss of access to or destruction of historic assets.	Duties for mitigation will depend on whether tidal flooding is through withdrawal of flood protection or purposeful managed realignment. Develop strategies.
Build new brick garage in garden.	Allow householder to garage car securely.	The proposed location is the site of a scheduled monument.	None	Destruction of nationally important archaeological remains.	Locate garage outside area of scheduled monument if possible. Consider lightweight construction, such as timber or a carport. May still require archaeological excavation or watching brief.

Further Information

Planning Policy and Guidance

[Planning Policy Wales](#)

Planning Policy Wales: Chapter 6 — The Historic Environment

[Technical Advice Note 12: Design](#)

Technical Advice Note 24: The Historic Environment

Best-practice Guidance

[Conservation Principles for the Sustainable Management of the Historic Environment in Wales](#), Cadw, Welsh Assembly Government, 2011

[Guide to Good Practice on Using the Register of Landscapes in the Planning and Development Process](#), Revised (2nd) edition including revisions to the assessment process (ASIDOHL2), Cadw, Welsh Assembly Government and Countryside Council for Wales, 2007

Managing Change to Listed Buildings Wales, Welsh Government, Cadw, forthcoming

Managing Change to Scheduled Monuments Wales, Welsh Government, Cadw, forthcoming

Managing Change in World Heritage Sites in Wales, Welsh Government, Cadw, forthcoming

Managing Conservation Areas in Wales, Welsh Government, Cadw, forthcoming

Managing Lists of Local Historic Assets of Special Interest in Wales, Welsh Government, Cadw, forthcoming

[Overcoming the Barriers: Providing Physical Access to Historic Buildings](#), Cadw, Welsh Historic Monuments, 2002

[Realising the Potential of Pre-application Discussions](#), Welsh Government Practice Guide, May 2012

Setting of Historic Assets in Wales, Welsh Government, Cadw, forthcoming

Understanding Listing in Wales, Welsh Government, Cadw, forthcoming

Understanding Scheduling in Wales, Welsh Government, Cadw, forthcoming

Conservation Guidance

[BS7913 Guide to the Conservation of Historic Buildings](#)

Institute of Historic Building Conservation www.ihbc.org.uk/MaintenanceMatters!

Historical Information

[Archives Wales](#) — An online catalogue that allows you to search information in more than 7,000 collections of historical records in the holdings of 21 archives in Wales.

[Archwilio](#) — The historic environment records of the Welsh archaeological trusts.

[Coflein](#) — The online index for the National Monuments Record of Wales (NMRW), the national collection of information about the historic environment of Wales.

[Cof Cymru](#) — Cadw's online record of the national historic assets of Wales, which includes listed buildings, scheduled monuments, protected wrecks, World Heritage Sites and registered historic landscapes.²⁶

Historic Wales portal www.historicwales.gov.uk

²⁶ Registered historic parks and gardens will be added to Cof Cymru during 2017.

Contacts

Welsh Government

Historic Environment Service (Cadw)
Plas Carew, Unit 5/7 Cefn Coed, Parc Nantgarw, Cardiff CF15 7QQ
Tel. 01443 336000
cadw@wales.gsi.gov.uk
gov.wales/cadw

Local Planning Authorities

Local planning authorities' conservation officers can be contacted via the relevant local authority website.

Royal Commission on the Ancient and Historical Monuments of Wales

Ffordd Penglais, Aberystwyth, SY23 3BU
Tel. 01970 621200
nmr.wales@rcahmw.gov.uk
www.rcahmw.gov.uk

National Monuments Record of Wales

nmr.wales@rcahmw.gov.uk
www.coflein.gov.uk

You can arrange to visit the public search room in Aberystwyth where staff will explain the resources available in the National Monuments Record of Wales for researching historic character, including historic maps, drawings, photographs and survey records.

Welsh Archaeological Trusts

Clwyd-Powys Archaeological Trust
41 Broad Street, Welshpool SY21 7RR
Tel. 01938 553670
trust@cpat.org.uk
www.cpat.org.uk

Dyfed Archaeological Trust
Corner House, 6 Carmarthen Street, Llandeilo SA19 6AE
Tel. 01558 823121
info@dyfedarchaeology.org.uk
www.dyfedarchaeology.org.uk

Glamorgan-Gwent Archaeological Trust
Heathfield House, Heathfield, Swansea SA1 6EL
Tel. 01792 655208
enquiries@ggat.org.uk
www.ggat.org.uk

DRAFT Heritage Impact Assessment in Wales

Gwynedd Archaeological Trust
Craig Beuno, Garth Road, Bangor LL57 2RT
Tel. 01248 352535
gat@heneb.co.uk
www.heneb.co.uk

Design Commission for Wales

4th Floor, Cambrian Buildings, Mount Stuart Square, Cardiff CF10 5FL
Tel: 029 2045 1964
connect@dcfw.org
<http://dcfw.org>