

SITE INTELLIGENCE

Heritage Impact Assessment

Proportionate Heritage Assessment Prepared in accordance with NPPF Paragraph 212 and HEAN 12

14 Oakfield Road, Guildford, Surrey GU2 4EH



PREPARED FOR

Sample Client

DOCUMENT REFERENCE

SAMPLE-PFCO-REP-Heritage-R00

DATE

1 March 2026

PREPARED BY

Site Intelligence

CLASSIFICATION

Client Confidential

	TABLE OF CONTENTS	
	TABLE OF CONTENTS	2
	ABBREVIATIONS	4
	HOW TO READ THIS REPORT	5
	Significance Assessment	5
	Harm Levels.....	5
	Heritage Balance Tests.....	5
	Significance Grading Scale	6
	Proportionality	6
	1. INTRODUCTION.....	7
	1.1 Methodology and Sources	7
	1.2 Scope of Assessment.....	7
	2. HERITAGE POLICY FRAMEWORK.....	8
	2.1 National Policy — NPPF December 2024.....	8
	2.2 Statutory Duties	8
	2.3 Historic England Guidance.....	8
	2.4 Local Plan Heritage Policies.....	8
	3. SITE HISTORY	9
	3.1 Historic Mapping Analysis.....	9
	3.2 Archaeological Potential	9
	4. HERITAGE ASSET IDENTIFICATION	10
	4.1 Search Area	10
	4.2 Designated Heritage Assets Identified.....	10
	4.3 Non-Designated Heritage Assets	10
	5. ASSESSMENT OF HERITAGE SIGNIFICANCE.....	11
	5.1 Sample Conservation Area	11
	5.2 Sample Listed Building A (Grade II).....	11
	5.3 Sample Listed Building B (Grade II).....	11
	5.4 Sample Church (Grade I)	12

	6. THE PROPOSED DEVELOPMENT.....	13
	6.1 Key Physical Changes	13
	6.2 Materials	13
	7. IMPACT ASSESSMENT	14
	7.1 Impact on Conservation Area	14
	7.2 Impact on Listed Building A (Grade II, ~25m)	14
	7.3 Impact on Listed Building B (Grade II, ~40m)	14
	7.4 Impact on Sample Church (Grade I, ~80m).....	14
	7.5 Impact Summary	15
	8. MITIGATION & ENHANCEMENT.....	16
	8.1 Design Mitigation.....	16
	8.2 Potential Enhancement Opportunities	16
	9. HERITAGE BALANCE	17
	10. CONCLUSION.....	18
	APPENDIX A — HERITAGE ASSET REGISTER.....	19
	Important: Limitations, Disclaimers and Conditions of Use	20
	SAMPLE REPORT DISCLAIMER.....	26

SAMPLE REPORT



ABBREVIATIONS

Abbreviation	Full Term
C3	Use Class C3 (Dwelling house)
CA	Conservation Area
GPA 3	Good Practice Advice Note 3 (The Setting of Heritage Assets)
HEAN 2	Historic England Advice Note 2 (Making Changes to Heritage Assets)
HEAN 12	Historic England Advice Note 12 (Statements of Heritage Significance)
LPA	Local Planning Authority
NHLE	National Heritage List for England
NLS	National Library of Scotland
NPPF	National Planning Policy Framework
SM	Scheduled Monument
uPVC	Unplasticised Polyvinyl Chloride

SAMPLE
REPORT

HOW TO READ THIS REPORT

This Heritage Impact Assessment assesses the impact of the proposed development on heritage assets in the vicinity of the application site. It follows the methodology set out in Historic England Advice Note 12: Statements of Heritage Significance (HEAN 12, 2019) and the guidance in The Setting of Heritage Assets (GPA 3, 2017).

Significance Assessment

Heritage significance is assessed using the four-interest framework established by HEAN 12:

- **Archaeological Interest** — Does the asset hold evidence of past human activity?
- **Architectural Interest** — Does the asset demonstrate important design, craftsmanship, or construction?
- **Historic Interest** — Does the asset illustrate important aspects of social, economic, or cultural history?
- **Artistic Interest** — Does the asset demonstrate creative skill or artistic achievement?

Setting — how the surroundings contribute to the significance of the asset — is assessed per GPA 3.

Harm Levels

Impact on heritage significance is classified using the NPPF (December 2024) framework:

Harm Level	Definition
Substantial harm	Total destruction or fundamental alteration such that significance is substantially or totally lost
Less than substantial harm	Some harm to significance, but the asset retains the majority of its interest. A spectrum from very minor to significant
No harm	The proposal preserves the significance of the asset (including its setting)
Enhancement	The proposal actively contributes to the conservation or better reveals the significance of the asset

Heritage Balance Tests

The correct policy test depends on the level of harm identified:

- **Substantial harm** (NPPF para 214): Public benefits must be substantial to outweigh the harm
- **Less than substantial harm** (NPPF para 215): Harm weighed against public benefits of the proposal
- **Non-designated assets** (NPPF para 216): A balanced judgement having regard to the scale of harm and significance

Significance Grading Scale

Level	Typical Designation
Exceptional	Grade I listed, Scheduled Monuments
Very High	Grade II* listed
High	Grade II listed
Moderate	Locally listed, non-designated (regional significance)
Low	Non-designated (local significance only)
Negligible	Limited or no heritage interest

Proportionality

NPPF Paragraph 212 requires that the level of detail in a heritage assessment should be proportionate to the importance of the asset and no more than sufficient to understand the potential impact. The physical works proposed — a two-storey rear extension and loft conversion to an unlisted building — do not directly affect any designated heritage asset. This Heritage Impact Assessment provides a proportionate level of assessment appropriate to the nature and scale of the proposed works and their relationship to the surrounding heritage assets.

SAMPLE
REPORT



1. INTRODUCTION

This Heritage Impact Assessment has been prepared by Site Intelligence™ (a service of PF & Co Construction Ltd) in support of a planning application for Proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision at 14 Oakfield Road, Guildford, Surrey GU2 4EH.

1.1 Methodology and Sources

This statement has been prepared using the following sources:

- National Heritage List for England (NHLE) — listing descriptions and designations
- Published archaeological records and heritage databases
- Historic England Advice Note 12: Statements of Heritage Significance (2019)
- Historic England GPA 3: The Setting of Heritage Assets (2017)
- Guildford Borough Council Conservation Area Character Appraisals (where applicable)
- National Library of Scotland historic mapping
- Site Feasibility Report heritage screening data

1.2 Scope of Assessment

The assessment considers all designated heritage assets within approximately 100 metres of the application site. The detailed significance and impact assessment focuses on those assets most likely to be affected by the proposal — principally the immediately adjacent and opposite buildings and any conservation area within which the site may be located.

The physical works proposed — proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision — are moderate in scale and do not directly affect any designated heritage asset. In accordance with NPPF Paragraph 212, this Heritage Impact Assessment provides a proportionate level of assessment appropriate to the nature and location of the works.

2. HERITAGE POLICY FRAMEWORK

2.1 National Policy — NPPF December 2024

The National Planning Policy Framework (NPPF, December 2024), Chapter 16 — Conserving and enhancing the historic environment, sets out the national policy framework for heritage. Key paragraphs:

Paragraph	Requirement
Para 207	Applicants must describe the significance of any heritage assets affected, including any contribution made by their setting, proportionate to the asset’s importance
Para 212	Great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be
Para 213	Any harm to, or loss of, significance should require clear and convincing justification
Para 214	Where substantial harm would result, consent should be refused unless substantial public benefits outweigh that harm
Para 215	Where less than substantial harm would result, this should be weighed against the public benefits of the proposal
Para 216	For non-designated assets, a balanced judgement is required having regard to the scale of harm or loss and the significance of the heritage asset

2.2 Statutory Duties

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty to have special regard to the desirability of preserving listed buildings, their settings, and any features of special architectural or historic interest which they possess.

Section 72 of the same Act imposes a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

2.3 Historic England Guidance

- HEAN 12: Statements of Heritage Significance (2019) — four-interest significance framework
- GPA 3: The Setting of Heritage Assets (2017) — setting assessment methodology
- HEAN 2: Making Changes to Heritage Assets (2016) — assessment of proposals

2.4 Local Plan Heritage Policies

Guildford Borough Council’s adopted Local Plan includes policies for the protection of listed buildings, conservation areas, and non-designated heritage assets. Specific policy references are assessed in the accompanying Planning Statement (SAMPLE-PFCO-REP-PlanningStatement-R00).



3. SITE HISTORY

3.1 Historic Mapping Analysis

A review of historic Ordnance Survey mapping from the National Library of Scotland historic map viewer has been undertaken to trace the development of the site and its surroundings.

Map Date	Key Observations
1870s 1:2,500	Area largely undeveloped. Agricultural land with scattered farmsteads
1890s 1:2,500	Early residential development beginning along main road frontages
1910s 1:2,500	Continued residential expansion. The subject property plot is identifiable
1930s 1:2,500	The subject property appears on mapping. Inter-war suburban development established
1960s 1:1,250	Street fully developed. Extensions and alterations visible to some properties
Present day	Mature suburban residential area with many properties extended or altered

3.2 Archaeological Potential

A review of publicly available archaeological records indicates no significant archaeological remains have been recorded at or immediately adjacent to the application site. The site lies within a suburban residential area developed in the early-to-mid 20th century. The archaeological potential is considered LOW.

SAMPLE REPORT



4. HERITAGE ASSET IDENTIFICATION

4.1 Search Area

A heritage asset search has been conducted within approximately 100 metres of 14 Oakfield Road, Guildford, Surrey GU2 4EH using the National Heritage List for England (NHLE), Guildford Borough Council’s heritage records, and publicly available archaeological databases.

4.2 Designated Heritage Assets Identified

The following designated heritage assets have been identified within the search area. This is fictional/illustrative data for demonstration purposes only.

Asset	Designation	Grade	Distance from Site	Direction
Sample Conservation Area	Conservation Area	N/A	Adjacent	N/A (site is within CA boundary in this sample)
Sample Listed Building A	Listed Building	II	~25m	South
Sample Listed Building B	Listed Building	II	~40m	North-West
Sample Church	Listed Building	I	~80m	East
Sample War Memorial	Listed Building	II	~60m	South-East

4.3 Non-Designated Heritage Assets

The application property at 14 Oakfield Road, Guildford, Surrey GU2 4EH is not listed and is not on any local heritage list. It is a mid-20th century semi-detached dwelling of no particular architectural distinction. The building is assessed as having NEGLIGIBLE heritage significance in its own right.



5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 Sample Conservation Area

Significance Assessment:

Interest	Assessment
Archaeological	Not primary. The CA designation is based on architectural and historic character, not archaeological significance
Architectural	Moderate. The CA derives significance from the collective architectural character of its historic buildings
Historic	Moderate. The CA illustrates patterns of settlement and development over several centuries
Artistic	Low. Individual artistic achievement is limited, but the ensemble has aesthetic quality

The conservation area’s significance derives primarily from its historic townscape character, the variety of architectural styles and periods represented, and the contribution of individual listed buildings. The application site is within the CA boundary but the subject property — a mid-20th century dwelling — makes a NEUTRAL contribution to its character.

5.2 Sample Listed Building A (Grade II)

Significance Assessment:

Interest	Assessment
Archaeological	Low. Potential for below-ground deposits, but not the primary interest
Architectural	High. A well-preserved example of its period with characteristic features including original sash windows, brick detailing, and chimney stacks
Historic	Moderate. Illustrates the residential development pattern of the area
Artistic	Low. No specific artistic features identified

Setting: The listed building’s setting includes the residential street and its plot. The application site is approximately 25 metres away and is visible from the listed building, but the proposed works would be at the rear and would not be visible from the principal elevation or approach to the listed building.

5.3 Sample Listed Building B (Grade II)

A Grade II listed building approximately 40 metres to the north-west. Its significance derives primarily from its architectural and historic interest as a well-preserved example of early residential development in the area. The proposed works at the application site would not be visible from this building’s principal elevation due to intervening built form.

5.4 Sample Church (Grade I)

Significance Assessment:

Interest	Assessment
Archaeological	Exceptional. Significant archaeological potential beneath and around the church
Architectural	Exceptional. A fine example of medieval ecclesiastical architecture with later additions
Historic	Exceptional. Continuous use as a place of worship for several centuries
Artistic	High. Notable stained glass, carved stonework, and memorial monuments

Setting: The church's primary setting is its churchyard and approach from the main road. The application site is approximately 80 metres away and is not within the immediate setting of the church. The proposed rear extension and loft conversion would be screened by intervening buildings and would have NO impact on the setting of this Grade I listed building.

SAMPLE
REPORT



6. THE PROPOSED DEVELOPMENT

The proposed development comprises: Proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision.

6.1 Key Physical Changes

Element	Description	Heritage Relevance
Two-storey rear extension	Extension to the rear of the existing dwelling	Not visible from the street. Located at the rear, away from heritage assets
Loft conversion	Dormer to rear roof slope	Rear dormer not visible from the principal street frontage
Landscaping	Rear garden and boundary treatment	Domestic landscaping within existing curtilage
Off-street parking	Driveway adaptation at front	Minor change within existing residential curtilage

6.2 Materials

The proposed extension would use materials to match the existing building — facing brickwork to match existing, concrete plain tiles to match existing roof, and timber or aluminium windows. The use of matching materials is intended to ensure the extension reads as a natural addition to the existing building rather than an incongruous alteration.



7. IMPACT ASSESSMENT

7.1 Impact on Conservation Area

The proposed works are at the rear of the property and would not be visible from the public realm within the conservation area. The front elevation of the property remains unchanged. The application site itself (a mid-20th century dwelling) makes a NEUTRAL contribution to the conservation area's character.

Impact on conservation area: **NO HARM**

The proposal preserves the character and appearance of the conservation area. Section 72 duty is satisfied.

7.2 Impact on Listed Building A (Grade II, ~25m)

The proposed rear extension and loft conversion would be at the rear of the application property, facing away from the listed building. The works would not be visible from the principal elevation or main approach to the listed building.

Impact on Listed Building A: **NO HARM**

The proposal preserves the setting of the listed building. Section 66 duty is satisfied.

7.3 Impact on Listed Building B (Grade II, ~40m)

Impact on Listed Building B: **NO HARM**

Intervening built form screens the proposed works from this listed building. No change to its setting.

7.4 Impact on Sample Church (Grade I, ~80m)

Impact on Sample Church: **NO HARM**

The application site is not within the immediate setting of the church. Intervening buildings provide complete screening. No impact on the setting of this Grade I listed building.

7.5 Impact Summary

Heritage Asset	Significance	Harm Level	Policy Test
Conservation Area	Moderate	No harm	S.72 — Preserved
Listed Building A (Grade II)	High	No harm	S.66 — Preserved
Listed Building B (Grade II)	High	No harm	S.66 — Preserved
Sample Church (Grade I)	Exceptional	No harm	S.66 — Preserved
War Memorial (Grade II)	High	No harm	S.66 — Preserved
Application property	Negligible	N/A	No heritage significance



Key Finding

No harm is identified to any designated heritage asset. The proposal preserves the significance of all identified heritage assets and their settings.

The NPPF heritage balance tests (paras 214–216) are not engaged because no harm is identified.

SAMPLE
REPORT

8. MITIGATION & ENHANCEMENT

Although no harm to heritage assets has been identified, the following design measures are incorporated to ensure the proposal makes a positive contribution to the conservation area:

8.1 Design Mitigation

- **Materials:** Facing brickwork and roof tiles to match existing building, ensuring visual continuity
- **Scale:** The extension is subordinate to the main building and does not exceed the ridge height
- **Position:** Works concentrated at the rear, minimising visibility from the public realm
- **Windows:** Window proportions and detailing to complement the existing building
- **Boundary treatment:** Existing boundary walls retained where possible

8.2 Potential Enhancement Opportunities

- Removal of any unsympathetic alterations (e.g. replacement of uPVC windows with timber)
- Improvement of the front boundary treatment if currently in poor condition
- Use of high-quality materials that enhance the streetscape

SAMPLE
REPORT



9. HERITAGE BALANCE

As no harm to any designated heritage asset has been identified, the NPPF heritage balance tests (paragraphs 214–216) are not engaged. The proposal preserves the significance of all identified heritage assets and their settings.

The statutory duties under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are satisfied — the proposal preserves the setting of listed buildings and preserves the character and appearance of the conservation area.



Heritage Balance Conclusion

No harm to any designated or non-designated heritage asset. The heritage balance does not require engagement of the NPPF harm tests. The proposal accords with Chapter 16 of the NPPF and the relevant Local Plan heritage policies.

SAMPLE
REPORT

10. CONCLUSION

This Heritage Impact Assessment has been prepared in support of a planning application for proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision at 14 Oakfield Road, Guildford, Surrey GU2 4EH.

The key conclusions are:

- The application site is at 14 Oakfield Road, Guildford, Surrey GU2 4EH. The property is not listed and is not on any local heritage list
- The site is within (or adjacent to) a conservation area, and several listed buildings are within the 100-metre search area
- No harm to any designated heritage asset has been identified. The proposed works are at the rear of the property and would not be visible from the public realm
- The proposal preserves the character and appearance of the conservation area (Section 72 duty satisfied)
- The proposal preserves the setting of all nearby listed buildings (Section 66 duty satisfied)
- The NPPF heritage balance tests (paragraphs 214–216) are not engaged because no harm is identified
- The proposal accords with Chapter 16 of the NPPF and relevant Local Plan heritage policies

It is respectfully submitted that there are no heritage grounds to refuse this application. The heritage impact assessment supports the granting of planning permission.

APPENDIX A — HERITAGE ASSET REGISTER

The following table records all heritage assets identified within the 100-metre search area. All data in this sample is fictional and for illustrative purposes only.

Asset	Type	Grade	NHLE Ref	Distance	Harm Assessment
Conservation Area	Conservation Area	N/A	N/A	Within	No harm
Listed Building A	Listed Building	II	SAMPLE-001	~25m	No harm
Listed Building B	Listed Building	II	SAMPLE-002	~40m	No harm
Sample Church	Listed Building	I	SAMPLE-003	~80m	No harm
War Memorial	Listed Building	II	SAMPLE-004	~60m	No harm

SAMPLE
REPORT



Important: Limitations, Disclaimers and Conditions of Use

Clause 1: Named Client and Reliance Restriction

This report has been prepared by PF & Co Construction Ltd (trading as "Site Intelligence") for the sole and exclusive use of Sample Client ("the Client") in connection with proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision at 14 Oakfield Road, Guildford, Surrey GU2 4EH at 14 Oakfield Road, Guildford, Surrey GU2 4EH ("the Site").

This report has been prepared for the Client only. No other person or entity may use or rely upon this report, or any part of it, without the prior written consent of PF & Co Construction Ltd. Any such consent, if given, may be subject to conditions including the payment of additional fees and the execution of a formal reliance letter or collateral warranty.

Any party other than the Client who obtains access to this report, or any part of it, does so entirely at their own risk. PF & Co Construction Ltd owes no duty of care to any such party and accepts no responsibility or liability whatsoever, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, to any person or entity other than the Client in respect of the contents of this report.

Clause 2: Purpose Limitation

This report has been prepared for the specific purpose described herein and should not be used for any other purpose. PF & Co Construction Ltd accepts no responsibility for the use of this report, or any information contained within it, for a purpose other than that for which it was commissioned.

Without limitation, this report should not be used in connection with any transaction, valuation, investment decision, or insurance assessment unless PF & Co Construction Ltd has given its prior written consent and has been provided with relevant details of the intended use.

Clause 3: Third-Party Exclusion

The rights of any third party to rely upon or enforce any term of this report, or any benefit arising from it, are expressly excluded under the Contracts (Rights of Third Parties) Act 1999.

No term of this report is intended to be enforceable by any person who is not a party to the engagement under which this report was prepared. Should any third party wish to rely upon the contents of this report, they must first obtain written confirmation from PF & Co Construction Ltd, which may be subject to conditions and additional fees.

Clause 4: Information Reliance

In preparing this report, PF & Co Construction Ltd has relied upon information provided by the Client and/or obtained from publicly available sources, including but not limited to government databases, local authority records, statutory registers, and mapping services. PF & Co Construction Ltd has not independently verified the accuracy, completeness, or currency of such information unless expressly stated otherwise.

PF & Co Construction Ltd accepts no liability for any inaccuracy, omission, or error in information provided by the Client or obtained from third-party sources. Where this report identifies specific data sources, the data confidence and any known limitations are noted.

Clause 5: Limitations of Investigation

This report is based on desktop heritage assessment carried out on or before 1 March 2026. The scope of investigation is described in the body of this report and should be read in full.

Ground conditions, environmental factors, regulatory requirements, planning policy, and site circumstances may change over time. The findings, opinions, and recommendations contained in this report reflect the conditions and information available at the date of issue and may not remain valid indefinitely.

This report must be read in its entirety. No individual section, extract, table, or figure should be taken in isolation or relied upon without reference to the report as a whole, including all caveats, qualifications, and limitations stated herein.

Clause 6: Professional Advice Caveat

This report provides professional assessment and guidance based on the information available at the time of preparation. Every project and every site is unique. The Client should obtain advice specific to their circumstances before making decisions that may have financial, legal, structural, or safety implications.

PF & Co Construction Ltd is a qualified structural engineering and construction consultancy. The opinions expressed in this report represent the professional judgment of qualified engineers exercising reasonable skill and care. They do not constitute legal advice, financial advice, insurance advice, or advice from any other regulated profession.

Where this report identifies matters outside the expertise of PF & Co Construction Ltd (including but not limited to specialist heritage impact assessment, ecological survey, full hydraulic modeling, or contaminated land assessment), the Client should engage appropriately qualified specialists.

Clause 7: No Guarantee of Outcome

The assessments, opinions, and recommendations contained in this report represent the professional judgment of the author based on the information available at the date of issue. They do not constitute a guarantee or warranty of any particular outcome, whether in respect of planning permission, Building Control approval, structural performance, ground conditions, flood risk, or any other matter.

Where this report expresses a view on the likelihood of a particular outcome (for example, the prospect of obtaining planning permission or the probability of flooding), such views are professional opinions based on available evidence and experience. They are not predictions and should not be treated as such.

Clause 8: AI Assistance Disclosure

PF & Co Construction Ltd uses a range of professional tools and technologies in the preparation of its reports. These may include artificial intelligence (AI) software to assist with data gathering, research, analysis, and document preparation.

All outputs from any AI-assisted processes are reviewed, verified, and approved by a qualified engineer before inclusion in this report. The professional opinions, conclusions, and recommendations expressed herein are those of PF & Co Construction Ltd, not of any software system or AI tool.

The use of AI-assisted tools does not diminish or alter the standard of reasonable skill and care applied by PF & Co Construction Ltd in the preparation of this report. PF & Co Construction Ltd retains full professional responsibility for the contents of this report, and no responsibility is transferred to any technology provider.

Clause 9: Data Completeness Caveat

This report draws upon publicly available data from government agencies, statutory bodies, and other sources. Public datasets may contain gaps in coverage, may not be updated in real time, and may not capture all relevant local conditions.

Where data limitations or gaps have been identified during the preparation of this report, they are noted in the relevant sections. The absence of a recorded constraint, hazard, or designation does not confirm that no such constraint, hazard, or designation exists. It confirms only that no record was found in the sources consulted at the date of access.

Data access dates are recorded in this report. Where significant time has elapsed since the data was accessed, the Client should consider whether updated information may be available.

Clause 10: Limitation of Liability

(a) PF & Co Construction Ltd has exercised reasonable skill and care in the preparation of this report in accordance with the standards reasonably to be expected of a competent structural engineering consultancy undertaking work of a similar scope and nature.

(b) Nothing in this clause or in this report shall exclude or limit the liability of PF & Co Construction Ltd for death or personal injury caused by its negligence, or for fraud or fraudulent misrepresentation.

(c) Subject to sub-clause (b), the liability of PF & Co Construction Ltd arising out of or in connection with this report, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall not exceed £10,000,000 (ten million pounds sterling) in respect of any one claim or series of claims arising out of any one event or related series of events. This cap is not reduced by any excess or deductible applicable under the Consultant's professional indemnity insurance policy.

(d) Subject to sub-clause (b), PF & Co Construction Ltd shall not be liable for any of the following, whether arising in contract, tort (including negligence), breach of statutory duty, or otherwise:

- loss of profit;
- loss of revenue;
- loss of anticipated savings;
- loss of business or business opportunity;
- loss of goodwill;
- loss of use of any property or asset;
- increased cost of working;
- wasted expenditure (other than fees paid directly to PF & Co Construction Ltd for this report);
- any other indirect, special, or consequential loss or damage.

(e) The liability of PF & Co Construction Ltd shall be limited to such sum as is just and equitable having regard to the extent of PF & Co Construction Ltd's responsibility for the loss or damage in question, on the assumption that all other consultants, contractors, sub-contractors, and advisers involved in the project have provided contractual undertakings to the Client on terms no less onerous than those set out herein and have paid to the Client such sums as they are liable to pay.

(f) Sub-clauses (c), (d) and (e) shall not apply to any liability arising under section 1 of the Defective Premises Act 1972, to the extent that such liability cannot lawfully be excluded or restricted by virtue of section 6(3) of that Act. PF & Co Construction Ltd reserves all rights to seek contribution from any other person responsible for the loss or damage under the Civil Liability (Contribution) Act 1978.

(g) This report should not be the sole basis for any property purchase, investment, or development decision. The Client should obtain independent legal, valuation, and environmental advice as appropriate to the nature of the decision being made.

Clause 11: Copyright and Intellectual Property

(a) Copyright and all other intellectual property rights in this report, including but not limited to the text, calculations, drawings, diagrams, maps, tables, scoring methodologies, and report templates, are and shall remain the property of PF & Co Construction Ltd.

(b) PF & Co Construction Ltd grants to the Client a non-exclusive, non-transferable licence to use this report for the specific purpose for which it was commissioned, including:

- reproducing the report for the purposes of obtaining planning permission, Building Control approval, and construction of the project described herein;
- sharing the report with the Client's other appointed consultants, contractors, and statutory authorities in connection with the project.

(c) This licence is conditional upon the full payment of all fees due to PF & Co Construction Ltd in connection with this report. If fees remain outstanding, the licence shall not come into effect, and the Client shall have no right to use, reproduce, or distribute this report.

(d) The Client shall not, without the prior written consent of PF & Co Construction Ltd:

- modify, adapt, or alter this report or any part of it;
- use this report for any project other than that for which it was commissioned;
- assign, transfer, or sub-license the right to use this report to any third party (including a subsequent purchaser or tenant of the property);
- remove or obscure any copyright notice, branding, or attribution contained in this report.

(e) PF & Co Construction Ltd's background intellectual property (including proprietary methodologies, scoring systems, report templates, and software tools) remains the exclusive property of PF & Co Construction Ltd and is not transferred or licensed to the Client.

Clause 12: Statutory Authority Submission Note

Where this report is submitted to a Local Planning Authority, Building Control body, the Environment Agency, a Lead Local Flood Authority, or any other statutory or regulatory authority, it is provided for that authority's information and independent assessment.

PF & Co Construction Ltd does not warrant that any statutory authority will accept the findings of this report. Each authority is responsible for making its own professional judgment and for determining compliance with applicable legislation, policy, and standards. The submission of this report to a statutory authority does not confer any right of reliance upon PF & Co Construction Ltd by that authority, its officers, or its agents.

The statutory authority may require additional information, investigation, modelling, or assessment beyond the scope of this report. PF & Co Construction Ltd accepts no responsibility for any additional requirements imposed by a statutory authority.

Clause 13: Mortgage, Valuation and Subsequent Purchaser Exclusion

This report has not been prepared for the purpose of mortgage valuation, property valuation, insurance assessment, or any transaction involving the purchase, sale, or financing of the property.

This report is not suitable for use as, or as a substitute for, a mortgage valuation, Home Buyer Report, Building Survey, or any other valuation or survey product. PF & Co Construction Ltd accepts no liability to any mortgage lender, valuer, insurer, subsequent purchaser, tenant, or other party who may use or rely upon this report in connection with a property transaction.

Any subsequent purchaser or new owner of the property should commission their own independent assessment. Findings contained in this report may not remain valid or applicable to changed circumstances, altered proposals, or the passage of time.

Clause 14: Report Validity Period

The findings, opinions, and recommendations contained in this report are based on the conditions and information available at the date of issue. Unless otherwise stated in the body of this report, the findings should be considered valid for a period of twelve (12) months from the date of issue.

After the expiry of this period, or where material changes to the site, the proposal, the regulatory framework, or the available data have occurred, PF & Co Construction Ltd recommends that the Client commission an updated assessment. PF & Co Construction Ltd accepts no liability for reliance on this report after the expiry of its validity period or following material changes in circumstances.

Clause 15: Governing Law and Jurisdiction

This report, and any dispute or claim arising out of or in connection with it (including non-contractual disputes or claims), shall be governed by and construed in accordance with the laws of England and Wales.

The courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this report.

Additional Limitations Specific to This Heritage Statement

HS.1 — Proportionate Assessment. This Heritage Statement provides a proportionate level of heritage assessment in accordance with NPPF Paragraph 212, appropriate to the importance of the heritage assets identified and the nature and scale of the proposed works. It is a desk-based assessment using published sources including the National Heritage List for England (NHLE), county Historic Environment Records, published conservation area appraisals, and historic mapping.

HS.2 — Not a Specialist Heritage Impact Assessment. Where the proposed works directly and physically affect a heritage asset of the highest significance (Grade I listed buildings, Grade II* listed buildings, Scheduled Monuments), this report identifies where a specialist Heritage Impact Assessment by a conservation accredited professional may be appropriate. Where this report assesses impact on the setting of heritage assets (as distinct from direct physical impact), the assessment follows the methodology set out in Historic England Good Practice Advice Note 3 (GPA 3) to the extent achievable from desk-based sources.

HS.3 — Setting Assessment Limitations. Assessment of the setting of heritage assets from desktop sources has inherent limitations. A full setting assessment under GPA 3 (Steps 2–5) requires site visits, verified photography, and assessment of experiential qualities that cannot be fully replicated from mapping and published sources alone. Where this report identifies that setting may be affected, the Client should consider whether a site-based setting assessment is warranted.

HS.4 — Heritage Data Currency. Heritage designations, listing descriptions, and conservation area boundaries are subject to change. Historic England maintains the NHLE and periodically updates listing descriptions and grades. Conservation area appraisals may be revised by the local authority. The data referenced in this report was accessed on the dates stated and may not reflect subsequent changes.

Prepared by:

Site Intelligence, PF & Co Construction Ltd

Sample Report

For and on behalf of:

Site Intelligence

A PF & Co Construction Ltd service

Date of issue: 1 March 2026

Document reference: SAMPLE-PFCO-REP-Heritage-R00

Revision: R00

PF & Co Construction Ltd | Registered in England & Wales | Registered Office: Plymouth, Devon

This report has been prepared for the sole use of the Client named herein. It is issued subject to the limitations, disclaimers, and conditions set out above.

SAMPLE
REPORT

SAMPLE REPORT DISCLAIMER

This document is a sample report produced for illustrative purposes only. All site data, assessments, and recommendations contained herein are entirely fictional and relate to a hypothetical project at a fictional address. This report must not be relied upon for any planning, design, construction, or investment decision. PF & Co Construction Ltd accepts no liability arising from the use of this sample document. For a genuine site-specific report, please visit www.pfandcoconstruction.co.uk or contact us directly.

To order a genuine, site-specific version of this report, visit www.pfandcoconstruction.co.uk/site-intelligence

SAMPLE
REPORT