



**DALCOUR
MACLAREN**



5 Holly Mount, Hampstead Heath, London, NW3 6SG Heritage Impact Assessment

Client: J Browne Construction Co Ltd

Project: 2359BJ – Holly Mount, Hampstead Heath, London,
NW3 6SG

Date: 08/05/2024



Project Details

Project Name	5 Holly Mount Hamp[stead Heath, NW3 6SG
Scheme Number	24003135
Report Number	001

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Appendix 1 ICOMOS Assessment Methodology

Drawings

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1 Introduction

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by J Browne Construction Co Ltd. (J Browne) to produce a Design, Access & Heritage Statement for the installation of new pipework to 5 Holly Mount, Hampstead Heath, London, NW3 6SG (National Grid Reference: TQ 26321 85875).
- 1.1.2 5 Holly Mount is a single-occupancy building and does not benefit from Permitted Development Rights due to its status as a listed building and its location within a conservation area.
- 1.1.3 5 Holly Mount is a Grade II Listed building and is located within the Hampstead Conservation Area. Despite being in a Conservation Area, the Site does not lie within any relevant Article 4 Directions as defined on the council's planning policy map.
- 1.1.4 This Heritage Impact Assessment has been produced to assess the potential for impacts and assess the degree of any impacts to the significance of the identified assets. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2014) and in accordance with terminology expressed within the National Planning Policy Framework.

1.2 Circumstances of the Scheme

- 1.2.1 J Browne are a Contractor working on behalf of Thames Water (the statutory undertaker) with the responsibility to develop and maintain efficient, co-ordinated, economical and safe systems of drainage and sewerage to their customers. The proposed development is therefore needed to ensure that the residents, and customers, at 5 Holly Mount have a reliable and safe means of expelling wastewater and sewerage.
- 1.2.2 Following a collapsed waste pipe there is currently no functioning waste water/sewerage pipework to 5 Holly Mount. The collapse of the existing pipework has caused flooding and health and safety risk within the property and forced it to be vacated.
- 1.2.3 J Browne's engineers have put forward a proposal for a replacement waste water system that connects into the mains sewer. This alters somewhat from the existing to comply with current regulation and includes the installation of a new inspection pit/manhole within the basement area.
- 1.2.4 The following application is for Listed Building Consent for the installation of the new drainage and associated works to 5 Holly Mount.

1.3 Site Location and Topography

1.3.1 The Site is located No.5 Holly Mount, Hampstead Heath, Camden, London, NW3 6SL (NGR: TQ 26321 85956) and is bound by:

- Holly Mount (road) to the west
- Private gardens to the east
- Neighbouring properties to the north and south forming a terrace

1.3.2 The topography of the Site is 121m Above Ordnance Datum (AOD).

1.4 Access

1.4.1 The Site will be accessed via Holly Mount. The works will not impede access along the road.

1.4.2 An area to the north on Hollybush Hill (NGR: TQ 26321 85956) will require closure for the works. Details of this have been submitted as part of this application.

1.5 Description of the Proposed Development

Modifications to existing waste plumbing and installation of new inspection manhole

1.5.1 The existing plumbing for the basement areas of 5 Holly Mount has suffered catastrophic failure. The main foul waste pipework has collapsed immediately beneath the basement and flooded the basement area with effluent.

1.5.2 The property has been vacated due to the health & safety risk and the lack of use of any wastewater systems.

1.5.3 Current regulations prevent the replacement of the existing pipe to be undertaken on a like for like basis.

1.5.4 New pipework will connect into the existing sewerage system beyond the external (front) wall of the property (see dwg no. 23M12-20002) circa three meters below the existing basement floor level.

1.5.5 To gain access for the installation of the new pipework a manhole will be created within the basement area of the property, dropping vertically down 3.8 meters before extending horizontally to meet the existing pipework.

1.5.6 The method of excavation and structural support has been designed by J Browne's engineering consultant (MWP) to ensure that there is no risk of subsidence or disturbance to No.5 Holly Mount, its neighbours or the public pavement/highway.

Access to the new chamber will be via a manhole cover within the basement of the property, replacing an older manhole and associated cover located within the lightwell to the front of No.5 that has historically (mid-late C20th)

Definition of Terms

- 1.5.7 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2023) as ‘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’.
- 1.5.8 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting.
- 1.5.9 The setting of a heritage asset is defined as ‘the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral’.
- 1.5.10 Where heritage assets are to be affected by development, ‘local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its 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’ (NPPF, 2023 paragraph 200).

2 Heritage Planning Policy Context

2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that *'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'* (section 66).

2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2023) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment'.
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional' whilst *'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional'*.
- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF, 2023: para 207). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2023: para 208).

- 2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2023: para 209), although non-designated assets which are of equivalent significance to designated assets will be considered as such. Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2023: para 200).

2.3 The London Plan 2021

- 2.3.1 Under the legislation establishing the Greater London Authority (GLA), the Mayor of London is required to publish a Spatial Development Strategy (SDS), also known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.
- 2.3.2 The London Plan was formerly published by the Mayor of London on the 2nd March 2021. The below is a section of Policy HC1 within Chapter 7 of the London Plan, Heritage and Culture. The full policy is available within the London Plan (2021).

Policy HC1: Heritage Conservation and Growth

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy D12: Fire Safety

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;*
- 3. are constructed in an appropriate way to minimise the risk of fire spread.*

- 2.3.3 By providing a safe, efficient and reliable supply of gas to the property will satisfy Policy D12 of the London Plan by ensuring that the property can benefit from the highest standards of fire safety.

3 London Borough of Camden

3.1 Local Planning Policy

3.1.1 The Camden Local Plan is the key strategic document in Camden's development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. The Local Plan was adopted on the 3rd of July 2017 and sets out the Council's vision for the borough up to 2031.

3.1.2 Policy D2 of the Local Plan outlines the council's plan to protect and enhance Camden's built and historic environment. The below has been summarized to include information relevant to the proposals. The full policy is available in the Local Plan (Camden Council, 2017).

3.1.3 ***Designated heritage assets***

3.1.4 *Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- 3.1.5 *a. the nature of the heritage asset prevents all reasonable uses of the site;*
- 3.1.6 *b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- 3.1.7 *c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- 3.1.8 *d. the harm or loss is outweighed by the benefit of bringing the site back into use.*
- 3.1.9 *The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

3.1.10 ***Conservation areas***

3.1.11 *Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:*

- 3.1.12 *e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*

- 3.1.13 *f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- 3.1.14 *g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- 3.1.15 *h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*
- 3.1.16 **Listed Buildings**
- 3.1.17 *Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*
- 3.1.18 *i. resist the total or substantial demolition of a listed building;*
- 3.1.19 *j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- 3.1.20 *k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

3.2 Historic Development of Camden & Hampstead

- 3.2.1 The earliest recorded settlement in the area now referred to as Camden was on the high lands of Hampstead Heath during the Mesolithic period (Camden Council, 2022).
- 3.2.2 During the Roman period, the principal location for activity in London is based beneath the City of London and focussed on the Roman bridging point at London Bridge. The towns prosperity peaked in the C2nd but by the C3rd, economic troubles of the Empire exposed the city to raids from Britons and London was finally abandoned in AD 407. (Land, 2018). During the Roman period it is likely that Roman Roads passed through Camden, but it is unlikely that Camden was inhabited during the Roman period (Camden Council, 2022).
- 3.2.3 The manors of Tothele [Tottenham Court], Rugmere, St Pancras, Hampstead, and Holborn (which are now incorporated within Camden) are recorded within the 1086 Domesday Survey as small hamlets, Hampstead being a corruption of the Anglo Saxon *Hamestead* (homestead) (Powell-Smith, 2022).

- 3.2.4 The land (manor) associated with the Hampstead was given to the monastery at Westminster by King Ethelred via charter in 986 however the presence of Monks living and working around the Hamstead area did not occur until 1349. (Camden Council, 2022).
- 3.2.5 Following the dissolution of the monasteries the ownership of the manor passed through various private ownerships with an arrival of well to do Londoners moving into the area from the 17th century onwards (Camden Council, 2022).
- 3.2.6 During the 18th century, expansion of the village took the population from circa 600, to 1,400 in 1746 and rapidly increasing to 4,300 in 1801. The parish church was rebuilt during this period to accommodate the rapid population growth along with the construction of a workhouse in New End, which was eventually developed into a hospital.
- 3.2.7 Throughout the 19th century the rapid population increase and need for accommodation meant a large number of slums were created around existing cottages and buildings. These were demolished and works to improve the condition for residents and also improve the layout of some of the more communal areas of Hampstead where finished in 1888.
- 3.2.8 The Victorian era saw the construction of municipal buildings including an infirmary, public baths and schools. The workhouse was also extended. Railway lines constructed in the middle of the century connected Hampstead with the rest of the railway network.
- 3.2.9 In April 1965 the former metropolitan boroughs of Hampstead, Holborn, and St Pancras were replaced by the London Borough of Camden, which was named after the first Earl of Camden who contributed to much of Camden Town's development in 1791, which became a major centre with the opening of Regent's Canal to traffic in 1820 (Camden Council, 2022). The construction of railway stations at Euston, King's Cross and St Pancras during the mid-19th century encouraged the development of Camden's local industry, which predominantly included furniture industries, light engineering and scientific and musical instruments. Although the borough has retained little of its industry it remains an important commercial centre (Camden Council, 2022).

4 Methodology

- 4.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 4.1.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. The 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 2023: page 70-71).
- 4.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
 - Topography;
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
 - Historic materials and surfaces;
 - Green space, trees and vegetation; and
 - History and degree of change over time.
 - Experience:
 - Surrounding landscape or townscape character;
 - Views from, towards, through, across and including the asset; and
 - Intentional intervisibility with other historic assets and natural features.
- 4.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 4.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites,

including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to variously graded Listed Buildings it allows flexibility in assigning either a 'very high', 'high' or 'medium' importance. However, in general it assigns Grade II Listed Buildings an importance of 'medium'.

5 Statement of Significance

5.1 5 Holly Mount

- 5.1.1 5 Holly Mount is a Mid C18 terraced house that has been listed as Grade II.
- 5.1.2 The property is constructed of multicoloured stock brick with red brick dressings rising over four storeys.
- 5.1.3 Historical alterations can be seen with the addition of a Mid C19 rendered door surround of classical style.
- 5.1.4 Further alterations appear to be visible with the enclosing of the lightwell with glass blocks set within concrete immediately adjacent to the front (East) entrance.
- 5.1.5 Internally the basement area has been altered historically to provide a W.C. This has been done by encapsulating what would have originally been a lightwell. This appears to have been undertaken in the mid C20 given the concrete roof that has been installed over.
- 5.1.6 A modern floor has been laid with stone coverings. It is presumed that the coverings have been laid on a levelling screed bedding to provide an even floor throughout.
- 5.1.7 The significance of the property lies in its historic nature as an example of pre-Victorian development within the Hampstead area. The nature of its location and setting within a terrace forms part of this significance.

Impact on Significance

- 5.1.8 The proposed works affect only modern materials within the property. The basement floor is of modern construction given the modern materials laid over.
- 5.1.9 The works proposed are limited to the basement and under the street to the front of the property. The engineers design proposal has been developed to ensure that there will be no risk of structural movement to the property, road or neighbouring properties.
- 5.1.10 When using the ICOMOS assessment methodology (see Appendix 1), a Grade II listed property is awarded a significance of medium. The installation of a new manhole access within the basement and alterations to the waste pipework are considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral impact, which is considered to be within the normal bounds of variation.
- 5.1.11 The benefits of ensuring the building has a safe and reliable means of expelling waste water and sewage to ensure the continued habitation of the building is considered to substantially outweigh the extremely limited visual

and limited physical impacts to the building. By enabling the building to be re-occupied it maintains its significance as a domestic dwelling.

5.2 Hampstead Conservation Area

- 5.2.1 Hampstead conservation area shows very clear development through the 18th, 19th and 20th centuries.
- 5.2.2 Holly Mount sits centrally within the conservation area and contains a mix of early and mid C18 properties as well as some C19th structures all of generally high quality.
- 5.2.3 The houses on the west side of the street including No.5 are all listed and take advantage of the natural topography with good views east.
- 5.2.4 The three or four storeys of most properties along with their terraced nature and narrow streets creates a rather dense neighbourhood.
- 5.2.5 The areas immediately around Holly Mount also appear to have been developed in the 18th century.
- 5.2.6 The road surfaces of Holly Mount have been covered with tarmac, presumably over the existing cobble stones. The pavement flag and kerbs are still in their original stonework.

Impact on Significance

- 5.2.7 The proposed works are taking place within the confines of a building within the conservation area and circa six meters below street level and as such are not visible from any publicly accessible areas of the conservation area.
- 5.2.8 Careful design and proposed methodology for the groundworks by the consultant engineer will ensure that there will be no risk of undermining the pavement and road surfaces.
- 5.2.9 When using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The installation of the new manhole access and connection to the existing mains sewer is considered to result in a negligible impact when considering the CA as a whole. When inputting this information into the significance matrix, it results in a neutral impact to the CA therefore not altering the significance.

6 Conclusions and Mitigation

- 6.1.1 DM has been commissioned by J Browne to produce a Design, Access & Heritage Statement for the installation of new manhole access and sewer pipe connection to 5 Holly Mount (National Grid Reference: TQ 26321 85875).
- 6.1.2 The proposed development complies with current building regulations.
- 6.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 5 Holly Mount and Hampstead Conservation Area. It has been established that the installation of a new manhole and sewerage connection will have a limited physical impact upon 5 Holly Mount with those areas affected being modern material and a no visual impact upon the Conservation Area as a whole.
- 6.1.4 Despite being quite involved the scale of development is the minimal amount of work required to install a new waste pipe connection to the mains sewer whilst ensuring compliance with current regulations. The new connection is required to restore a means of expelling wastewater and sewerage from the property where the original pipework has failed. The works will not result in substantial harm to the heritage asset or the Conservation Area and so the proposals are compliant with the NPPF (2023), Policy HC1 and the London Plan and policy D2 of Camden local plan.
- 6.1.5 By providing a safe, efficient and reliable means of expelling wastewater and sewerage from the property, Policies D2, D4 and D6 of the London Plan will also be satisfied.

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Appendix 1: ICOMOS Assessment Methodology

Table 1: Table of Significance

Significance	Factors Determining Significance
Very High (National or International Importance)	<p>World Heritage Sites (including nominated Site)</p> <p>Assets of recognised international importance</p> <p>Assets that can contribute to acknowledged international research objectives</p> <p>Other buildings of recognised international importance</p> <p>Historic landscapes of international value, whether designated or not</p> <p>Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors</p>
High (National Importance)	<p>Scheduled monuments (including proposed Sites)</p> <p>Non-designated receptors of schedulable quality and importance</p> <p>Grade I and Grade II* Listed Buildings</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade</p> <p>Grade I and Grade II* Registered Parks and Gardens</p> <p>Conservation Areas containing very important buildings</p> <p>Non-designated assets of clear national importance</p> <p>Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors</p> <p>Assets that contribute significantly to acknowledged national research agendas</p>
Medium (Regional Importance)	<p>Certain Grade II Listed Buildings</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character</p> <p>Designated or non-designated assets that contribute to regional research objectives</p> <p>Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value.</p> <p>Averagely well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).</p>

Low (Local Importance)	Designated and non-designated assets of local importance
	<p>Locally Listed Buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historic association</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations</p> <p>Assets of limited value, but with potential to contribute to local research objectives</p> <p>Robust non-designated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>
Negligible	<p>Assets with little or no archaeological/historical interest</p> <p>Buildings of no architectural or historical note; buildings of intrusive character</p> <p>Historic landscapes with little or no significant historical interest</p>
Unknown	<p>The importance of the asset has not been ascertained from available evidence</p> <p>Buildings with some hidden (i.e., inaccessible) potential for historic significance</p>

Table 2: Magnitude of Impact and Descriptions

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
No Change	No Change.	No Change to Setting or Fabric.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No Change.

Table 3: Significance Matrix

Significance	Magnitude of Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Large	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 4: Significance Categories and Typical Descriptions

Magnitude of Impact	Description
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.



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