



**DALCOUR  
MACLAREN**



# **Design, Heritage and Access Statement for works at Priory Lodge, 109 Priory Road**

Client: Cadent Gas Ltd

Project: LS-10585 - EP - Priory Lodge, 109 Priory Road, NW6  
3NP 24002498

Date: June 2024



## Project Details

Project Name	LS-10585 - EP - Priory Lodge, 109 Priory Road, NW6 3NP
Scheme Number	24002498
Report Number	001

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## **1 Introduction**

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework to Priory Lodge, (National Grid Reference: TQ 25678 84545).
- 1.1.2 Priory Lodge is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).
- 1.1.3 Priory Lodge is not a listed building but is located within the South 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 Statement 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 Cadent Gas Ltd are a statutory undertaker with the responsibility to develop and maintain an efficient, co-ordinated, economical and safe system of gas supply to their customers, as stated in the Gas Act 1986. The development was therefore needed to ensure that the residents, and customers, at Priory Lodge have a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to Priory Lodge was switched off to prevent risk to life and property, leaving residents, a number vulnerable and also a number with young families, without a gas supply for heating, hot water or cooking. Cadent undertook the design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage Team advised as on the design to ensure that it represented the minimum amount of works required to secure a safe and reliable gas supply and also resulted in the minimum level of visual intrusion to the building. Once satisfied that the scheme was the minimal level of intervention and the least harmful solution in providing gas to the residents, works proceeded to reconnect the supply.
- 1.2.3 The following application is for retrospective planning permission for the installation of gas pipework to Priory Lodge.

### **1.3 Site Location and Topography**

1.3.1 The Site is located at Priory Lodge, 109 (flats 1-7) Priory Road, Camden, London, NW6 3NP (NGR: TQ 25678 84545) and is bound by:

- Residential dwellings along Priory Road to the north, with Broadhurst Gardens beyond;
- Priory Road to the east, with residential dwellings and a park beyond;
- Residential dwellings along Priory Road to the south, with Compayne Gardens beyond;
- A back garden to the west, with an MOT service centre and West Hampstead Mews beyond

1.3.2 The topography of the Site is 54.5m/178.6ft Above Ordnance Datum (AOD).

### **1.4 Access**

1.4.1 The Site was accessed via Priory Road. The works did not impede access along the road.

### **1.5 Description of the Development**

#### **Existing Internal Gas Riser and Route**

1.5.1 Under legislation and regulatory obligations, Cadent Gas must ensure that their gas carrying assets remain fit for purpose and that they continue to maintain, upgrade and repair their network. Cadent's gas main replacement programme is driven by a policy that is underpinned by Regulation 13 of the Pipelines Safety Regulations 1996 (as amended) and subsequently the Health and Safety at Work Act 1974. In addition to this, paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended) puts an additional duty on Cadent as a gas transporter to carry out the necessary work to repair, replace or renew any service pipe installed in a dwelling.

1.5.2 The Institution of Gas Engineers and Managers (IGEM) are responsible for setting the standards and guidance and health & safety for gas installations. IGEM/G/5 Edition 3 addresses Gas installations in Multiple Occupancy Buildings (MOBS) and states that gas pipework can no longer be installed in communal fire escapes, e.g., entrance and exit hallways / corridors within MOBS. This is because in the event of a fire, there would be a significant fire and explosion risk placed within the sole means of fire escape, which would cause further threat to life and could lead to the compromise of the sole means of emergency exit. There are also additional restrictions regarding having enough venting and avoiding voids, e.g. cavities in walls and below floorboards, when installing gas pipework, as the accumulation of gas in

these spaces in the event of a leak would also be an extreme explosion risk in the event of a fire. Therefore, reusing the existing internal route was not possible as it does not meet the current IGEM G5 legislation.

- 1.5.3 While sometimes harmful to heritage assets, the benefits of having an external gas system allows easy access for maintenance, repair and refurbishment works and did not result in any loss of internal historic fabric or access into residents' homes for extended periods of time to facilitate works.

#### **Below Ground Works**

- 1.5.4 The development involved installing a 63mm pipe inground, connecting to the existing gas mains. These works involved disconnecting 2 existing gas mains, one which was feeding all seven flats, and one which was feeding the u6 communal gas meter located within the roof space on the top floor. As these works were contained entirely below ground, they were permitted development under Part 15 Class A (a) of the Town and Country Planning (General Permitted Development) Order (England) 2015.

#### **Above Ground Riser & Internal Works**

- 1.5.5 The works involved installing 1no. new gas riser to the side elevations of the Priory Lodge to feed 7no. flats. The new gas risers were fitted according to the GW10 design, with a total of 8 riser entries. 7 riser entries were positioned back to their original meter positions, whilst the riser in Flat 7 was installed in the adjacent kitchen cupboard. All external risers were painted black. The location of the riser is shown in the images below:





Figure 1 - Indicative Design for the New Riser (Cadent Gas, 2024)



Figure 2 - Indicative Design for the New Riser (Cadent Gas, 2024)

## **1.6 Definition of Terms**

- 1.6.1 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’.
- 1.6.2 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. 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.
- 1.6.3 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’.
- 1.6.4 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 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 2<sup>nd</sup> 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 satisfied 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).

##### *Designated heritage assets*

- 3.1.3 Designed 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:
- a. the nature of the heritage asset prevents all reasonable uses of the site;
  - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
  - c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
  - d. the harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.1.4 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.

##### *Conservation areas*

- 3.1.5 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:



- a. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- b. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- c. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- d. 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.

### *Listed Buildings*

3.1.6 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:

- i. resist the total or substantial demolition of a listed building;
- 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
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

## **3.2 Compliance**

3.2.1 The development complies with Policy HC1 of the London Plan, Policy D1 and D2 of the Camden Local Plan (2017) and Policy DM2 of the DMP, as the development was contained to below ground and the side elevations of the building to ensure it was as inconspicuous as possible. Furthermore, the works did not impact upon the significance of the South Hampstead Conservation Area through visual changes to its character and setting.

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

## 4 Methodology

- 4.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the 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) was 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 South Hampstead Conservation Area**

- 5.1.1 The South Hampstead Conservation Area (CA), previously known as the Swiss Cottage CA until February 2011, was first designated in 1995.
- 5.1.2 The Swiss Cottage area remained as undeveloped farm or meadow land until it was first developed in the late 19th century. The land was split between two medieval manors: the Manor of Hamestede and the Kilburn Priory Estate. The central section, once part of Hamestede Manor, was later divided, changing hands among various owners. The eastern part, linked to Kilburn Priory Estate, underwent multiple ownerships following the dissolution of monasteries.
- 5.1.3 Significant development occurred from 1874, with Priory Road marking the boundary between Maryon Wilson and Colonel Cotton's estates. Notable early residents and diverse architectural influences contribute to the conservation area's historical significance. Limited development since the 19th century includes residential blocks and infill developments, preserving its character.
- 5.1.4 The area is distinguished by large, late-Victorian semi-detached and terraced properties, the buildings feature red or gault (white/cream) brick exteriors, creating a visually striking roofscape adorned with turrets, gables, and tall chimneys.
- 5.1.5 The Conservation Area has both architectural and historic interest based on it being a good example of late Victorian residential expansion with a mix of houses styles with varying degrees of architectural treatment. It is of medium heritage significance.

#### **Contribution of Setting to Significance**

- 5.1.6 The CA is derived from the substantial semi-detached villas and the street and garden which are abundant. This creates a satisfying and ordered sense around the Victorian suburban character.

#### **Impact**

- 5.1.7 The proposal included the installation of 1 no. new gas riser affixed to the elevation of the building to feed seven flats. It also involved associated in-ground works. The pipework was painted black where installed on exposed brickwork to minimise the visible impact, and all fittings were drilled into the mortar, rather than bricks themselves to minimise physical damage. All areas impacted by in-ground works were reinstated on a like-for-like basis. The proposals are entirely reversible upon the decommission and removal of the gas riser.



- 5.1.8 When using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The installation of 1no. new gas riser to the building 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.

## **5.2 Priory Lodge**

- 5.2.1 Priory Lodge comprises a red brick building which was built in mid C20th.
- 5.2.2 It is 4-storey with 3-light bays to the ground and first floors. Comprises 7 Flats (1-7), with balconies on the first floor. It has white PVC casement windows in a uniform order, with 3 windows on each floor.
- 5.2.3 Small front paved garden comprising a low brick wall and several trees. There is minimal existing visual clutter to the front and side elevations of the house.

### **Contribution of Setting to Significance**

- 5.2.4 Priory Lodge and its setting can be defined by the residential context of Priory Road, which can be further defined by its quiet setting, wide road, tree lined streets, and wide pavements.

### **Impact**

- 5.2.5 The installation of new gas riser pipework was entirely contained to the side elevations, and was painted appropriately to minimise the visual impact. The pipework is not visible from the street, and due to the severe corrosion identified within the pipework and risk of this project becoming a gas off, the works were essential. All works were carried out sensitively and do not detract from the significance of the CA and is not deemed to have an impact upon the character or setting of the area as a whole.
- 5.2.6 When using the ICOMOS assessment methodology (see Appendix 1), a historic (unlisted) building of modest quality is awarded a significance of low. The installation of 1no. gas risers to the side elevation of the building is considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral impact.
- 5.2.7 The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to substantially outweigh the limited visual and limited physical impacts to the building.

## 6 Conclusions and Mitigation

- 6.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new gas pipework to Priory Lodge (National Grid Reference: TQ 25678 84545).
- 6.1.2 The development complies with the IGEM/G/5 Edition 3, which addresses the standards and guidance and health & safety for gas installations within Multiple Occupancy Buildings (MOBS), which Cadent Gas is required to adhere to, as well as Regulation 13 of the Pipelines Safety Regulations 1996 (as amended), the Health and Safety at Work Act 1974 and paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended).
- 6.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the works on Priory Lodge and South Hampstead Conservation Area. It has been established that the installation of a new gas riser had a limited physical impact upon Priory Lodge and a no visual impact upon the Conservation Area as a whole.
- 6.1.4 The development was the minimal amount of pipework required to restore gas to the property and the proposals are also entirely reversible upon the decommissioning and removal of the gas riser. The works did not result in substantial harm to the asset or the Conservation Area and so the proposals are compliant with the NPPF (2023), Policy HC1 and the London Plan and Policies D1 and D2 of the Camden Local Plan (2017).
- 6.1.5 By providing a safe, efficient and reliable supply of gas to the property, Policy D12 of the London Plan has also been satisfied by ensuring that the property can benefit from the highest standards of fire safety.
- 6.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following was recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
  - Paint the pipework black where installed on exposed brickwork
  - Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
  - Produce a photographic record of condition before and after the works to cover liability.

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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>Average 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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