



**DALCOUR  
MACLAREN**



# **Design Access and Heritage Statement for works at 6 Belsize Crescent, Camden, NW3 5QU**

Client: Cadent Gas Ltd

Project: 6 Belsize Crescent, Camden, NW3 5QU

Date: August 2024



# Project Details

Project Name	6 Belsize Crescent, Camden, NW3 5QU
Scheme Number	24004666
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 6 Belsize Crescent, Camden, NW3 5QU (National Grid Reference: TQ 26815 84995).
- 1.1.2 6 Belsize Crescent 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 6 Belsize Crescent is not a listed building but is located within the Belsize Park 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 is therefore needed to ensure that the residents, and customers, at 6 Belsize Crescent have a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to 6 Belsize Crescent 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 6 Belsize Crescent.

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

1.3.1 The Site is located at 6 Belsize Crescent, Swiss Cottage, Belsize Park, London, NW3 5QU (NGR: TQ 26794 84991) and is bound by:

- Residential properties along Belsize Crescent and Lyndhurst Gardens, with the Belsize Dental Care located directly next to (east) of no. 6 Belsize Crescent.

1.3.2 Further properties and shops along Belsize Lane, including a convenience shop, a launderette ('Belsize Lane Launderette') and a number of local restaurants.

- A large area of green space located 30m to the north of no. 6 Belsize Crescent serves as a central area amidst the surrounding residential buildings and flats.

1.3.3 The topography of the Site is 78m Above Ordnance Datum (AOD).

### **1.4 Access**

1.4.1 The Site was accessed via Belsize Crescent. The works ensured access along Belsize Crescent and the surrounding area was not impeded during works.

### **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 is 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 will allow easy access for maintenance, repair and refurbishment works and will 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 did not involve the installation of any below-ground works.

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

- 1.5.5 The works involved the installation of 1 x no. external gas riser which was installed alongside a white column at the basement lightwell and front elevation of the property (see Figure 1 and 2). This is located to the front (northeast) of the property (facing Belsize Crescent).
- 1.5.6 The gas pipework has been installed to run vertically through a core-drilled hole in the gate pier situated at the basement lightwell, positioned in front of the property. It then passes along the wall, immediately above the stucco. At the point that it reaches the entrance, the riser descends to floor level and connects to the existing meter boxes (Figure 2) .
- 1.5.7 It has been colour-matched white to blend seamlessly with the existing white gate pier and stairwell (see Figure 1). The gas riser provides connections to No. 6 Belsize Crescent. Any associated inground works have been reinstated on a like-for-like basis.
- 1.5.8 Efforts have been made to limit laterals and additional connections wherever possible. The pipework has been strategically placed to avoid interfering with window headers.





Figure 1 – Initial section of Gas Riser Pipework to be installed within the column located outside of the property, with connections to the handrail (painted white).

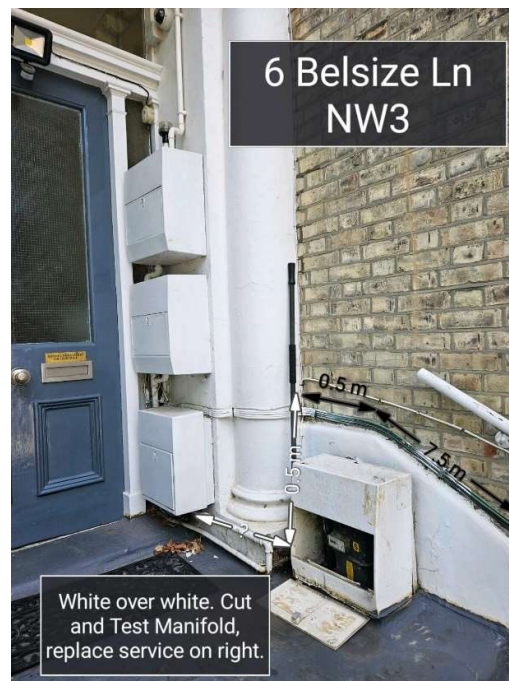
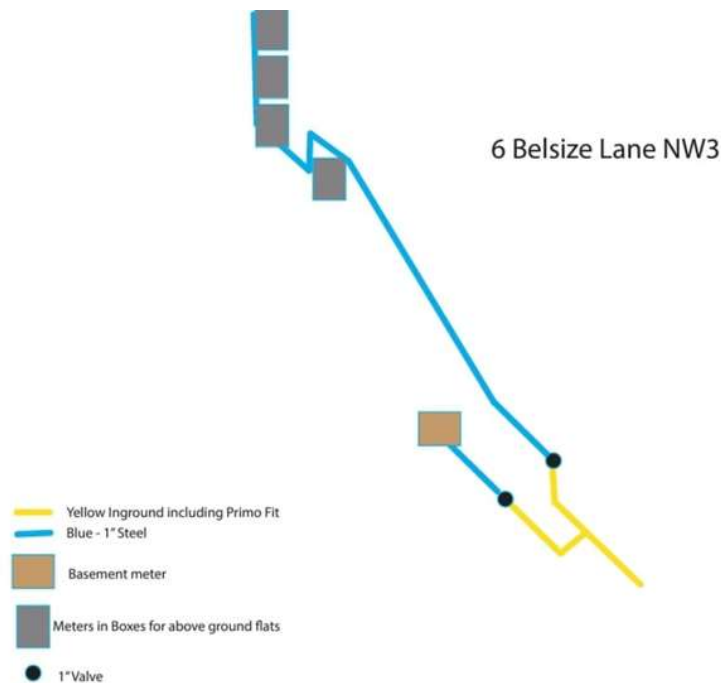


Figure 2 – Additional section of Riser Pipework to be installed the buildings front elevation (painted white)



*Figure 3 – Development including meters and gas riser pipework.*

## 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, 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 2<sup>nd</sup> of 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 Cadent 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 (2017) 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 3<sup>rd</sup> 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 councils plan to protect and enhance Camden's built and historic environment. The below provides a summary of 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:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- 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;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- 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.'*

### **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 works are in compliance with Policy D2 of the London Borough of Camden Local Plan as the new gas riser pipework was small in scale, has been painted to match the existing pipework/fabric of the building, and has been fixed symmetrically and in close proximity to each other, all of which have limited the physical and visual impact of the development upon the building in the conservation area.
- 3.2.2 Furthermore, by providing a safe, efficient, and reliable supply of gas to the property, these works have satisfied 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) 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 6 Belsize Crescent

- 5.1.1 6 Belsize Crescent comprises of a 3 storey over basement terrace with modern mansard. The building consists of white Stuccoed ground and basement floors and stock brick upper floors. Built in the Italianate style by William Willet in 1868 (Cherry and Pevsner 1998)
- 5.1.2 The frontage comprises a basement lightwell behind a balustrade with gate piers. The basement and first floor share a bay window of three lights, 1 over 1 sashed. The entrance is through a formerly gated entrance in the balustrade and up a short flight of steps to a porched entrance. The porch is supported on Tuscan columns. Meter boxes have been installed on the right hand side of the entrance. The porch has lost its first floor balustrade. Second floor windows have pediments, the large pediment being segmental. Upper floors are unornamented.

#### Contribution of Setting to Significance

- 5.1.3 Belsize Crescent, located within the London Borough of Camden, is a picturesque street that reflects the area's rich history. The name "Belsize" is derived from the French "bel assis," meaning "well situated," and the area has lived up to this name since its early development in the 17th century. The road and surrounding area are characterized by its elegant Georgian and Victorian villas, which contribute to its high architectural value. These structures, while not as grand as some of the neighbouring Hampstead properties, hold significant historical importance. They represent the suburban expansion of London during the 19th century, catering to the affluent middle class seeking a retreat from the main centralised area of London (The Belsize Society, 2024).
- 5.1.4 The street has evolved over time, showcasing a blend of architectural styles that reflect the changing tastes and practical needs of its residents. Notable landmarks in the vicinity include the Belsize Park tube station, which opened in 1907, and the Isokon building on Lawn Road, a Grade I listed modernist block of flats designed by Wells Coates. These landmarks, along with the charming local shops and cafes, contribute to the area's vibrant community atmosphere.
- 5.1.5 The property is well-integrated into the crescent's architectural fabric, maintaining the aesthetic continuity of the area. Its strategic location and historical significance make it a valuable part of the Belsize Crescent streetscape.

## Impact

- 5.1.6 The development included the installation of 1 no. new gas riser to replace the existing gas riser network, affixed to the basement lightwell and front elevation of the property. The location of the existing meter boxes dictated the riser design.
- 5.1.7 The riser passes through the gate pier and ascends the steps above the stucco course and connects with the existing meter boxes and has been sites to be as inconspicuous as possible.
- 5.1.8 The installation is considered to represent a slight change to the appearance of the building by way of introducing pipework along the steps; however this is viewed in the context of the existing conditions, where there are a number of meter boxes at the entrance to the property. This is considered to be a slight change to the appearance of the resulting in a neutral/slight impact adverse impact when considered in the current context of the entrance.
- 5.1.9 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 extremely limited visual and limited physical impacts to the building.

## 5.2 The Belsize Park Conservation Area

- 5.2.1 The Belsize Park Conservation Area (CA) was first designated in 1973, the boundaries of the CA have been altered many times with the latest alteration being made in 2002. In 1988 the CA was expanded to include Belsize Avenue (Camden Council, 2003).
- 5.2.2 Prior to its development during the 19th century, Belsize comprised of open land in agricultural use. During the 18th century Belsize house and its surrounding land was sub-let by the Earl of Chesterfield as a 'pleasure park', when this fell out of favour the estate was returned to private residence. In 1807 the Belsize estate was divided and sold, on which developers built semi-rural villas set within substantial grounds (Camden Council, 2003).
- 5.2.3 Development of the Belsize area as a London suburb began in the mid-19th century with the construction of semi-detached Italianate villas. During this time Belsize house was demolished for the construction of an exclusive estate. Daniel Tidey was the principal developer in the area during this period, which has in part resulted in the consistent architectural character identified across the CA. By the end of the 19th century there was a decline in the market for larger houses which prompted the development of smaller terraces and by the 1920s the estate had been largely developed, with development during the 20th century predominantly comprising

replacement and infill development and public buildings (Camden Council, 2003).

- 5.2.4 The CA is divided into six-character areas. 39 Belsize Avenue lies within the Belsize Park (including Belsize Avenue, Belsize Park, Belsize Square, Belsize Park Gardens, Belsize Grove, Buckland Crescent, Lancaster Drive, and the northern end of Lancaster Grove) character area, which comprises mid-19th century Italianate villas mainly three storeys in height with front gardens. This character area is further characterised by the wide, tree lined roads and grass verges which create a sense of openness (Camden Council, 2003).

More generally, the CA can be defined by the grand semi-detached Victorian villas which are predominantly in Italianate style. Although there is a lot of variation in architectural detail and material the scale and value of development provides the CA with a sense of consistency (Camden Council, 2003).

#### Contribution of Setting to Significance

- 5.2.5 The CA is predominantly characterised by the scale and form of the 18th and 19th century development, while the wide roads and hard landscaping provides a sense of openness which results in a satisfying and ordered suburban character.

#### Impact

- 5.2.6 The development involved installing a new gas riser to replace the existing network, attached to the basement lightwell and front elevation of 6 Belsize Crescent, it is therefore considered that the impact on the Belsize Park Conservation Area was minimal.
- 5.2.7 The pipework has been sited to be as minimally intrusive as possible and use the shortest length of pipework possible. There remains to be a minimal amount of visual clutter around the property and when viewing nearby properties, numerous properties also have visual clutter to their exteriors.
- 5.2.8 Nevertheless, when using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The installation of 1 no. new gas risers and to the building is considered to result in a minor 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.

## 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 6 Belsize Crescent (National Grid Reference: TQ 26794 84991).
- 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 6 Belsize Crescent and the Belsize Park Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 6 Belsize Crescent and a neutral visual impact upon the Conservation Area as a whole.
- 6.1.4 The development consisted of the minimal amount of pipework required to restore gas to the property and the development is also entirely reversible upon the decommissioning and removal of the gas riser. It is considered that the works did not result in substantial harm to the asset or the Conservation Area and so the development is compliant with the NPPF (2023), Policy HC1 and the London Plan and Policy D2 of the London Borough of Council local plan.
- 6.1.5 By providing a safe, efficient, and reliable supply of gas to the property, Policy D12 of the London Plan will also be 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 development, the following was recommended:
- Pipework to be painted white where installed on stucco and black where installed on brick to match surface it is installed upon;
  - 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)	<p>Designated and non-designated assets of local importance</p>

	<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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