



**DALCOUR
MACLAREN**



Benham's Place, Hampstead, London, NW3 6QY – Design, Access and Heritage Statement

Client: Cadent Gas Ltd

Project: Benham's Place, Hampstead, NW3 6QY

Date: 31st October 2024



Project Details

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Scheme Number	24004873
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Drawings

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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 Benham's Place, Holly Walk, Hampstead, United Kingdom, NW3 6QX (National Grid Reference: TQ262857).
- 1.1.2 Benham's Place is a terraced building comprising nine individual properties and therefore benefits from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).
- 1.1.3 Benham's Place is a listed building (List Entry number: 1244496) protected under the Planning (Listed Building and Conservation Area) Act 1990. As such, the works will require Listed Building Consent. The Site also lies within the Hampstead Conservation Area. Further, the Site does lie within an area listed under an Article 4 Direction as defined on the council's planning policy map.
- 1.1.4 This Design, Access and Heritage Statement has been produced to identify impacts to the identified heritage assets and to 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 therefore was required to ensure that the residents, and customers, at Benham's Place have a reliable and safe supply of gas.
- 1.2.2 Following the identification of water ingress along Holly Walk, the gas supply to Benham's Place was disconnected to prevent risk to life and property, whilst urgent works were undertaken to rectify the water ingress. Cadent Gas undertook a design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage Team to advise 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 result 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 will proceed to reconnect the supply. The works were undertaken so as to reconnect the residents with gas at the earliest opportunity.
- 1.2.3 The following application is for Listed Building Consent for the installation of gas pipework to Benham's Place.

1.3 Site Location and Topography

- 1.3.1 The Site is located at Benham's Place, Holly Walk, Hampstead, NW3 6QX (NGR: TQ262857) and is bound by:
- 1.3.2 Nos. 1-4 Holly Place attached to the rear elevation
- 1.3.3 Prospect Place is a Grade II Listed Building to the south
- 1.3.4 Residential properties located to the east and west

The topography of the Site is 115m Above Ordnance Datum (AOD).

1.4 Access

- 1.4.1 The Site was accessed via Holly Walk. The works to Benham's Place 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 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 involved the installation of 6 no. below ground connections from the replaced gas main installed along Holly Walk. These were routed along the narrow path leading from Holly Walk where the properties are accessed at Benham's Place. Associated ground stabilisation works were completed prior to these works being undertaken. The works comprised the installation of 63mm P.E mains and services along the narrow access paths from Holly Walk to replace the existing damaged mains – this was in connection with the installation of 3in P.E mains along Holly Walk. As this section of the works will be contained entirely below ground, they are 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 the installation of new gas riser pipework to the front elevations of property Nos. 1-6 at Benham's Place. This comprised the routing of 300mm riser up the front elevation of these properties and drilled 25mm through the brickwork and ¾ inch steel pipework to the original meter position. Due to the Listed Building status of Benham's Place, the nature of these works warrants Listed Building Consent.

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 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.

2.4 London Borough of Camden Local Planning Policy

2.4.1 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.

- 2.4.2 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 summarised to include information relevant to the proposals. The full policy is available in the Local Plan (Camden Council, 2017).

Designated Heritage Assets

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:

- 2.4.3 *The nature of the heritage asset prevents all reasonable uses of the site*
- 2.4.4 *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation*
- 2.4.5 *Conservation by grant-funding or some form of charitable or public ownership is demonstratable not possible, and*
- 2.4.6 *The harm or loss it outweighed by the benefit of bringing the site back to use.*

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

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:

- 2.4.7 *Require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area*
- 2.4.8 *Resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area*
- 2.4.9 *Resist development outside of a conservation area that causes harm to the character or appearance of that conservation area, and*
- 2.4.10 *Preserve trees and garden spaces which contribute to the character and appearance of a conservation area of which provide a setting for Camden's architectural heritage.*

Listed Buildings

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:

- 2.4.11 Resist the total or substantial demolition of a listed building*
- 2.4.12 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*
- 2.4.13 Resist development that would cause harm to significance of a listed building through an effect on its setting.*
- 2.4.14 Benham's Place is located within a Tier 2 Archaeological Priority Area, designated by Camden Council in their Unitary Development Plan (adopted in March 2000). This Plan outlines the desire of the Council to protect, enhance and preserve sites of archaeological interest and their settings.

3 Methodology

- 3.1.1 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.
- 3.1.2 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).
- 3.1.3 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.
- 3.1.4 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.
- 3.1.5 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'.

4 Statement of Significance

4.1 Benham Place

- 4.1.1 Benham Place is a Grade II Listed Georgian terrace within the Hampstead Conservation Area. The building is situated on the eastern side of Holly Walk and comprises a terrace of nine houses. The building was constructed in 1813 for William Benham, a grocer and cheesemonger, as residential property.
- 4.1.2 The terrace comprises three storeys, with the ground storey extending to the attached to the east side of a Grade II Listed terrace along Holly Walk. Benham Place is to the north of 1-4 Prospect Place, a Grade II Listed Building. Further, one Grade II Listed lamps post c. 19th Century is located opposite Benham Place. The terrace is fronted by courtyards, separated from each property by railings attached to the front elevation.
- 4.1.3 The terrace is constructed from yellow stock brick with red brick dressings. Each property along the terrace is provided by gauged red brick flat arch to flush framed sliding sash window on each storey, as well as round-arched doorways with stuccoed tympani. Two windows are located on the side elevation to the west on the first storey.
- 4.1.4 Property nos. 4 and 5 were rebuilt in the mid 20th century, with ground floor bay windows and a penthouse roof extending over square-headed doorways. A parapet surrounding the roof is provided across the terrace, with each house characterised by various roof styles and pitches - nos. 1-3 and 6 comprise of pitched roofs, whereas nos. 4-9 (excl. 6) comprise flat roofs. Some of the properties have chimneys located on the rear elevation. Further, a stone plaque is inscribed with “Benham’s Place, 1813” on the corner of the front and side elevation of the property on the first storey.
- 4.1.5 Access to the building is from Holly Walk, with a narrow pathway parallel to the building allowing access to the individual properties. There is limited visual clutter on the front elevation, consisting of minimal cabling located between properties No.1-2 and shrubbery travelling up the elevation across the terrace. The rear elevation comprises of black downspouts across the terrace. Further, multiple aerial antennas are located on the roofs of Benham’s Place.

Contribution of Setting to Significance

- 4.1.6 The buildings along Holly Walk are generally of high architectural quality, particularly the multiple Grade II and II* Listed Buildings on the eastern side of the road. This has ensured that the character of the street has been retained.
- 4.1.7 However, modern development in this area has harmed the streetscape – this includes a modern 21st century building with a wide-open frontage located opposite to the Grade II* Listed Saint Mary’s Catholic Church and a garage court leading up to Benham’s Place constructed in the 20th century. Further,

development in the rear gardens of Frogmal Gardens has harmed the qualities of this lane.

Impact

- 4.1.8 The works entailed the installation of 300mm gas risers to the front elevation of property Nos. 1-6. These works represent the minimum length of riser required to meet the original meter position within the property.
- 4.1.9 The ICOMOS assessment methodology (see Appendix 1) ascribes a historic Grade II Listed Building as being of medium significance. A review of the buildings substantiates this classification.
- 4.1.10 The installation of 6 no. gas risers, each measuring 300mm in length, to the front elevation of the building is considered to result in a negligible impact to appearance of the properties overall and is a negligible impact to the property physically.
- 4.1.11 When considering the scale of the impact by the proposals, using the ICOMOS significance matrix as a framework, it results in a neutral/slight impact. In this instance it is considered to be a neutral impact on the significance of the listed asset.
- 4.1.12 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.

4.2 Hampstead Conservation Area

- 4.2.1 Hampstead Conservation Area was designated in 1968 as one of the first Conservation Areas under the Town & Country Planning Act. It benefits from a Conservation Area Statement, adopted in October 2001.
- 4.2.2 Hampstead was originally a village known as 'Hamstede'. With Palaeolithic remains and the presence of a Mesolithic site, the area saw significant growth in the 17th century resulting from an influx of wealthy residents from London drawn to the elevated position and absence of resident landed aristocracy. The Great Plague further increased movement to Hampstead. By 1746, the population had risen to over 1400 from approximately 600 the century prior. Further development in the 19th century saw the establishment of dense working-class cottages and the growth of Hampstead's hamlets. The opening of the Hampstead Junction Railway Station lines in 1860 further stimulated the urbanisation of Hampstead. By the late 19th century, Hampstead became an affluent suburb of London.
- 4.2.3 There are multiple Grade I, Grade II and Grade II* Listed Buildings within the Conservation Area, particularly Grade II and II* Listed Buildings along Holly Walk.

Contribution of Setting to Significance

- 4.2.4 The Conservation Area Statement states that Hampstead is an area of considerable quality and variety, offering many fine and interesting examples of the architectural development of London. The Conservation Area is characterised by its mixture of the dense urban heart of Hampstead and the spaciousness of the outer areas. Further, the area also demonstrates its historic development, with the 18th century village retaining its character whilst being integrated with Victorian and 20th century developments.
- 4.2.5 There is a mixture of Listed Buildings within Hampstead Conservation Area due to the varying building styles. Benham's place in particular is surrounded by Grade II and II* Listed Buildings which contribute significantly to the setting of the area.
- 4.2.6 Nos 1-9 Benham Place contributes positively to the character and appearance of the Hampstead Conservation Area.

Impact

- 4.2.7 The works whilst on the front elevations of the buildings are the minimum amount of pipework required to connect the safe and compliant gas supply to the existing internal meter locations.
- 4.2.8 The Conservation Area is a designated heritage asset of medium significance. The installation of 6 x new gas risers to the building is considered to result in a negligible impact when considering the CA as a whole, this impact is considered to result in a neutral effect on the significance to the CA.

5 Conclusions and Mitigation

- 5.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new gas pipework to Benham's Place (National Grid Reference: TQ262857).
- 5.1.2 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).
- 5.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the impact of the works on Benham Place and Hampstead Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon Benham's Place and a limited visual impact upon the Conservation Area as a whole.
- 5.1.4 The development is 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 will 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 the policies within Camden Local Plan
- 5.1.5 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.
- 5.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- 5.1.7 Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
- 5.1.8 Paint the services pipework to match the colour of the 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>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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