



**DALCOUR
MACLAREN**



Design, Access and Heritage Statement for works at 35 Gray's Inn Road, London WC1X 8PQ

Client: Cadent Gas Ltd

Project: 35 Gray's Inn Road London WC1X 8PQ

Date: August 2024



Project Details

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Scheme Number	24004736
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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 35 Gray's Inn Road, Camden WC1X 8PQ (National Grid Reference: TQ 30976 81983).
- 1.1.2 35 Gray's Inn Road 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 35 Gray's Inn Road is not a listed building but is located within the Bloomsbury 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 Design, Access and 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 35 Gray's Inn Road have a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to 35 Gray's Inn Road 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 35 Gray's Inn Road.

1.3 Site Location and Topography

- 1.3.1 The Site is located at 35 Gray's Inn Road, Gray's Inn, Holborn, London Borough of Camden, London, WC1X 8PG (NGR: TQ 30976 81983) and is bound by:
 - Convenience stores, cafes and shops along Gray's Inn Road (A5200) to the north
 - Restaurants and corner shops to the east, with residential units in the flats above

- Yorkshire Grey Pub and Kitchen to the south
- Restaurants and residential buildings to the west along Theobald's Road

1.3.2 The topography of the Site is 26.0m Above Ordnance Datum (AOD).

1.4 Access

1.4.1 The Site was accessed via Gray's Inn 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 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 allowed 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 the installation of 4m below ground connections from the existing gas main in the pavement to the front (east) of the building. As these works were 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 proposal involved the installation of 1no. gas riser to the external front elevation of the building. The pipework was installed on the right-hand side of the property front, and was boxed in and colour matched upon completion of the works.
- 1.5.6 The pipework was also installed inside the property as shown in Figure 2 below. The point of entry was from the right-hand side of the property and will connect into the existing riser.

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).



Figure 1 - Proposed Riser Route



Figure 2 - Internal Proposed Riser Route

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 satisfied 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 Plan

- 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 councils 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

- 2.4.3 *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.*

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:

- 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

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.*

2.5 Compliance

- 2.5.1 The development complied with Policy HC1 of the London Plan, Policy D2 of the Local Plan, as the riser was boxed and painted to match the surface of the building to ensure it was as inconspicuous as possible and did not impact upon the significance of the Conservation Area nor the building, through visual changes to its character and setting.
- 2.5.2 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.

3 Methodology

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 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

4.1.1 35 Gray's Inn Road

- 4.1.2 35 Gray's Inn Road comprises a 4-storey building with an additional attic storey. The ground floor features a retail frontage which retains some elements of its original frontage in the pilaster separating No85 from the Yorkshire Grey Public House to the south. The doorcase to the left is also original.
- 4.1.3 The first, second and third floors have tripartite windows; first floor windows with a wider central light and two narrow flanking lights, separated by brick pilasters topped with capitals. Second floor has a large projecting sill carried on scrolled brackets. Central second floor window has a pediment. Third floor has stuccoed heads and is below a deep cornice on scrolled brackets. Attic storey has a dormer with stuccoed pediment. The design is very similar to the adjacent Yorkshire Grey public house (Grade II).
- 4.1.4 The exterior had minimal visual clutter, with few unnecessary decorative elements.
- 4.1.5 Contribution of Setting to Significance
- 4.1.6 No35 Gray's Inn Road is part of an impressive corner plot to Gray's Inn Road and Theobald Road. Stylistically very similar to the Yorkshire Grey Public House it forms an impressive set piece. The relationship between No35 and the Yorkshire Gray contributes to their significance.
- 4.1.7 The adjacent property to the north is architecturally different and the contrast reflects the varied streetscape and the mix of dates and styles of the building stock.

Impact

- 4.1.8 The proposal involved the installation of 1no. external gas riser to the front elevation of the building to connect to the existing riser inside the building. It also included associated inground works. The new pipework was boxed painted to match the surface installed upon. The proposal is entirely reversible upon the decommission and removal of the gas riser.
- 4.1.9 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 front elevation of the building is considered to result in a minor impact due to the installation being on the frontage and at street level. This results in a neutral/slight impact, which is considered to be less than substantial harm, at the lower end of less than substantial scale.
- 4.1.10 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 physical impacts to the building. Furthermore, the works are entirely reversible on decommission.

4.2 Bloomsbury Conservation Area

- 4.2.1 The Bloomsbury Conservation Area (CA) was first designated in 1968 and only covered the areas of Georgian development. The CA was later expanded to include the later Victorian, Edwardian and 20th century developments as appreciation for them grew (Camden 2011).
- 4.2.2 The character of the CA is defined by the preserved original street layout, which employed the concept of formal landscaped squares and interrelated grid systems to create a pleasing and ordered residential environment. Bloomsbury is also defined by its association with culture, as the area is associated and defined by the hospitals, academic facilities, museums and special retailers that lie within it. Most notably, the CA is defined by the literary Bloomsbury Group who were based in Gordon Square during the 20th century (ibid).
- 4.2.3 Due to Bloomsbury's location between the historic settlements of the City of London and Westminster it was developed heavily from the 17th century onwards. Following on from the Fire of London in 1666 the series of Medieval Manors were replaced by a mixture of residential, commercial and cultural buildings focused on providing a grand residential district for wealthy families. Redevelopment of the area continued through to the 20th century with the change in architectural styles and need (ibid).
- 4.2.4 Buildings within the CA are predominantly three or four storey. This is contrasted by the two-storey mews set along narrow roads which are interspersed throughout the CA. Terraced townhouses form the predominant building type seen across the CA which reflects the speculative residential development during from the 17th century. From the 19th century housing blocks and mansion blocks were built as a new housing solution for the increasing lower and middle class population. There are also a number of examples of retrofitted ground floor commercial units and grand purpose-built commercial structures (ibid).
- 4.2.5 Brick comprises the predominant building material seen across the CA, however, stone is also used as a building material in the construction of churches and key institutional buildings. Stucco is seen used in residential buildings dating to the early 18th century while buildings dating to the late 19th century incorporate elements of glazed tiling, terracotta and faience. Buildings from the 20th and 21st centuries incorporate concrete, glazing and steel (ibid).

Contribution of Setting to Significance

- 4.2.6 The Bloomsbury Conservation Area is defined by its rich cultural associations and built character which is representative of London's residential expansion. The variety of building forms and types creates a rich and varied urban environment.

Impact

- 4.2.7 The proposed development was to install 1no. new gas riser to the front of the property to connect to the existing gas riser inside the property. The new riser was boxed and painted to match the surface installed upon and minimize any visual impact. Any in-ground works were reinstated the land like-for-like. The proposed works are anticipated to have a negligible impact upon the character and appearance of the Conservation Area.

- 4.2.8 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 impact negligible in scale when considering the CA as a whole: this is a neutral impact on the Conservation Area

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 35 Gray's Inn Road (National Grid Reference: TQ 30976 81983).
- 5.1.2 The proposed 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 potential impact of the proposed works on 35 Gray's Inn Road and Bloomsbury Conservation Area. It has been established that the installation of a new gas riser had a limited physical impact upon 35 Gray's Inn Road and a slight 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 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 Policy D2 of Camden's Local Plan.
- 5.1.5 By providing a safe, efficient and reliable supply of gas to the property, Policy D12 of the London Plan was also 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 was recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
 - Paint the pipework to match 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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