

**16 Cleveland Street
London Borough of Camden**

Heritage Statement
WC Block

1st July 2014



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London Borough of Camden
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WC Block

NGR 529334 181697

Sign-off history:

Issue No.	Date:	Prepared by:	Checked by	Approved by:	Reason for Issue:
1	17.06.2014	Mark Strawbridge Lead Consultant	Mark Strawbridge Lead Consultant	Chris Thomas Director	Draft
2	26.06.2014	Mark Strawbridge Lead Consultant	Mark Strawbridge Lead Consultant	Chris Thomas Director	Comments Issue
3	01.07.2014	Mark Strawbridge Lead Consultant	Mark Strawbridge Lead Consultant	Chris Thomas Director	Issue

P code:0314

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1	Executive Summary	2
2	Building Development	3
2.1	Map regression	3
2.2	16 Cleveland Street	6
2.3	Charlotte Street Conservation Area	7
3	Condition and Significance	8
3.1	Statement of significance	8
3.2	Discussion of key elements	8
4	Proposed Development	9
4.1	Proposed development and Impact	9
5	Conclusion and Recommendations	10
5.1	Conclusions	10
5.2	Recommendations	10
6	Planning Framework	11
6.1	Statutory protection	11
6.2	National Planning Policy Framework and Planning Practice Guidance 2014	11
6.3	Greater London regional policy	13
6.4	Local planning policy	14
7	Determining Significance	16

1 Executive Summary

Lipton Plant Architects on behalf of clients have commissioned MOLA to produce a heritage statement in advance of a proposed development at 16 Cleveland Street, London Borough of Camden.

The proposal is to remove the (much) later 2 storey brick WC block and associated paraphernalia from the rear light-well area and make good, including reinstatement of the half landing window.

The building is Listed grade II and is therefore of HIGH significance overall. Changes through time, especially to the internal arrangements, have reduced the heritage value of the internal spaces throughout. The majority of internal details and features have been removed, but principal elements of character remaining are broadly the plan form and the columnar staircase. Externally, the later WC block compromises both the appearance and functionality of the original light-well.

The building is within The Charlotte Street Conservation Area and therefore of HIGH significance. This status will remain unaffected as demolition of the later block and reinstatement of the original window format is considered to be in the best interest of the heritage asset and therefore represents an enhancement.

Inspection by MOLA built heritage specialists concludes that the proposal will not harm the significance or character of the listed building in its own right and within the Conservation Area. It is recommended therefore that the demolition be approved.

It is recommended that the WC block and access arrangements be recorded to Level 2 prior to demolition works taking place.

2 Building Development

2.1 Map regression

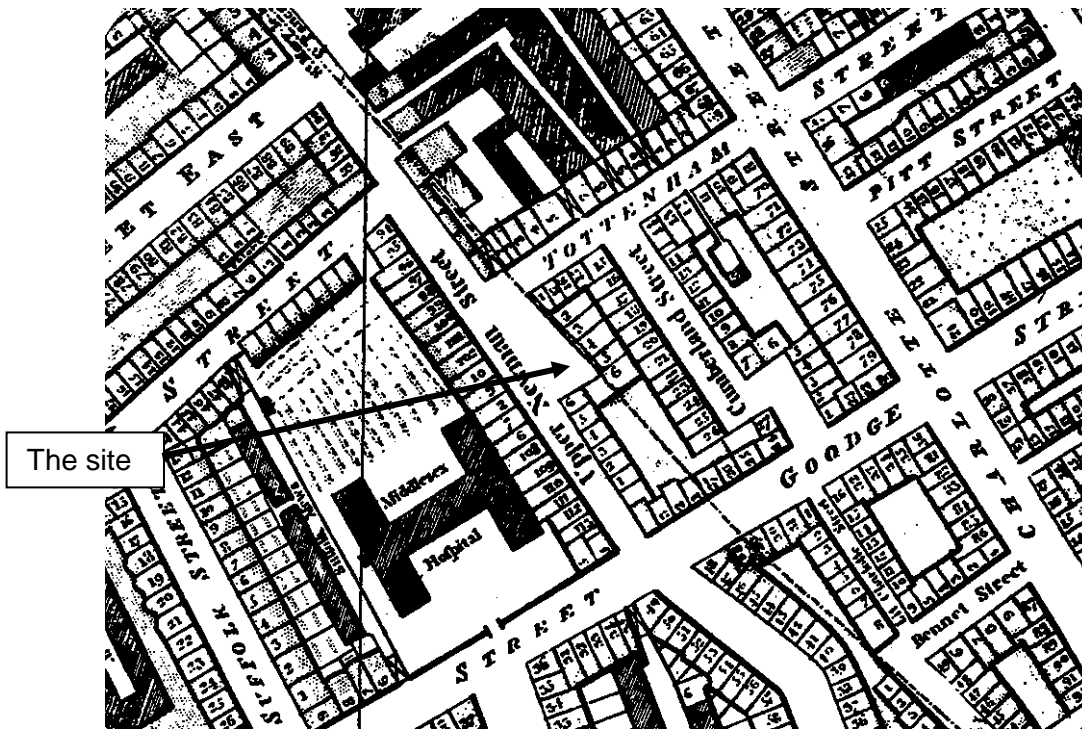


Fig 1: Horwood map, 1799 (1813)

- 2.1.1 Development in the vicinity of the site started in the early 18th century. The 111 year lease for the northern part of Crab Tree and Walnut Tree Fields, bounded approximately by Chitty Street to the north, Percy Street to the south, Tottenham Court Road to the east and Cleveland Street on the west passed to the Godge family c 1718 who proceeded to develop the area¹. Cleveland Street, the southern end of which is named Upper Newman Street on Horwood's map of 1799 (revised 1813), was developed gradually from south to north and as a residential street² (Camden Civic Society 1997) though Horwood's map indicates non-residential buildings to the north of the site. The site has yet to be built on, and lies just to the west of the parish boundary, within the parish of Marylebone.

¹ Survey of London. 1949. Volume 21: The parish of St Pancras, Part 3: Tottenham Court Road & neighbourhood, pp1–6

² Camden Civic Society. 1997. *The Streets of Bloomsbury and Fitzrovia*

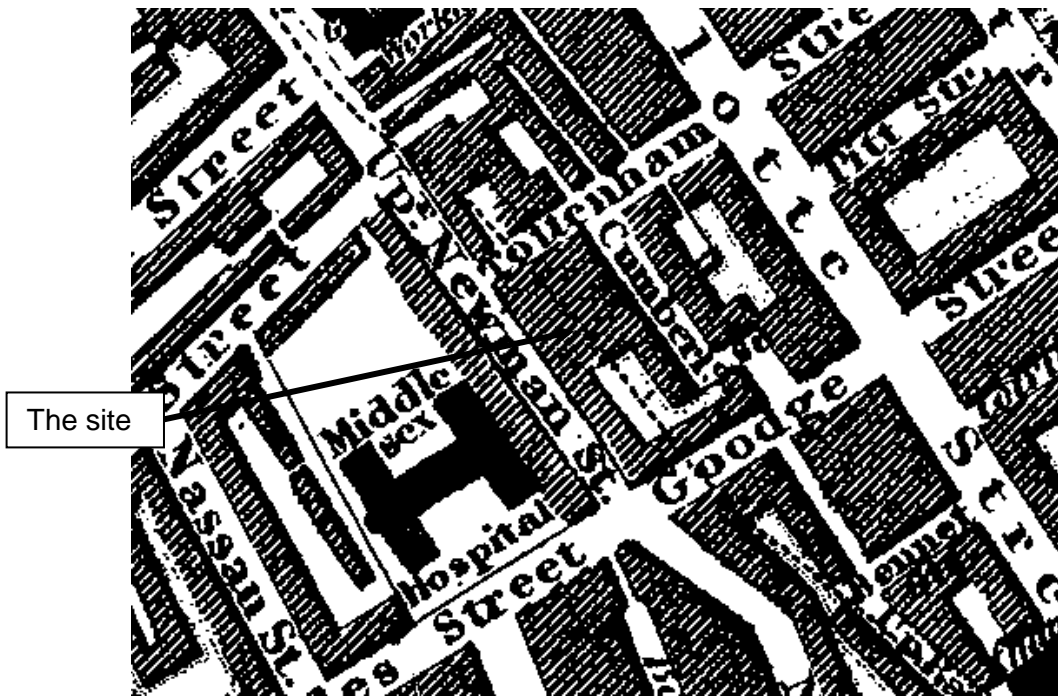


Fig 2: Greenwood, 1824-6

2.1.2 By the time of Greenwood's survey, 11 years later, no. 16 Cleveland Street has been constructed, along with nos. 18–22. Though still named Upper Newman Street on the map, it was apparently known as Norfolk Street by 1815, when Charles Dickens moved with his family to no. 10 (22 Cleveland Street today). Though the Camden Civic Society (1997) suggest that Cleveland Street was developed as a residential street nos. 16, 19 and 20 all have good examples of early 19th century shop fronts.

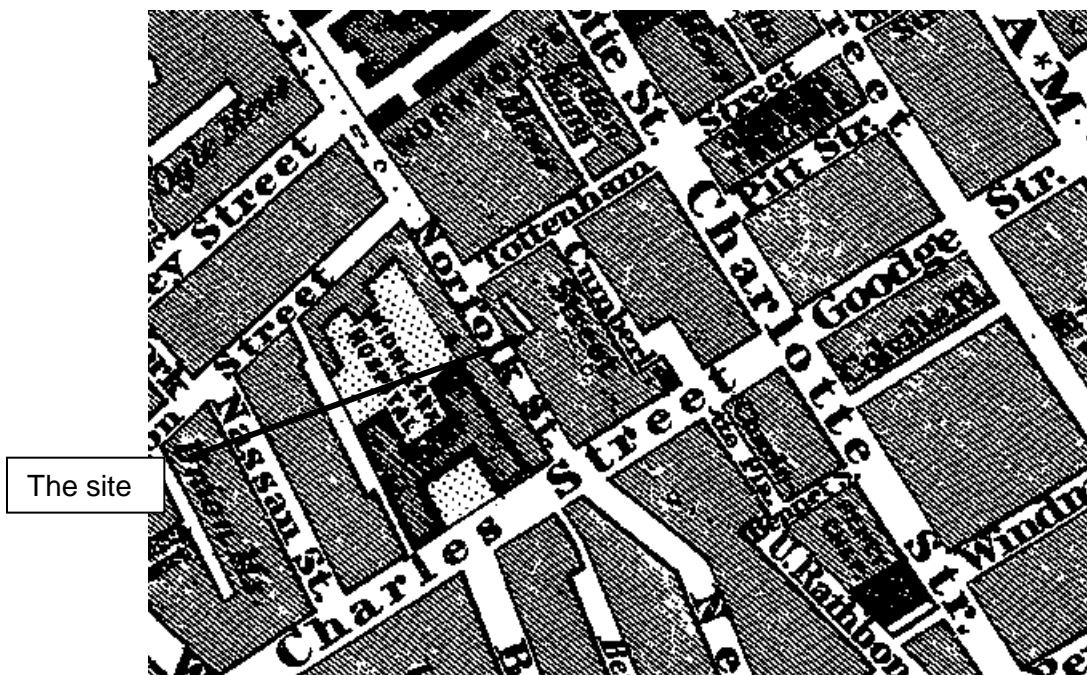


Fig 3: Stanford, 1862

2.1.3 Stanford's map of 1862 shows the southern end of Cleveland Street named as Norfolk Street. A small courtyard, shown more clearly in relation to the properties on later maps, lies to the rear of the nos. 16-20 Cleveland Street, though outside the

site.

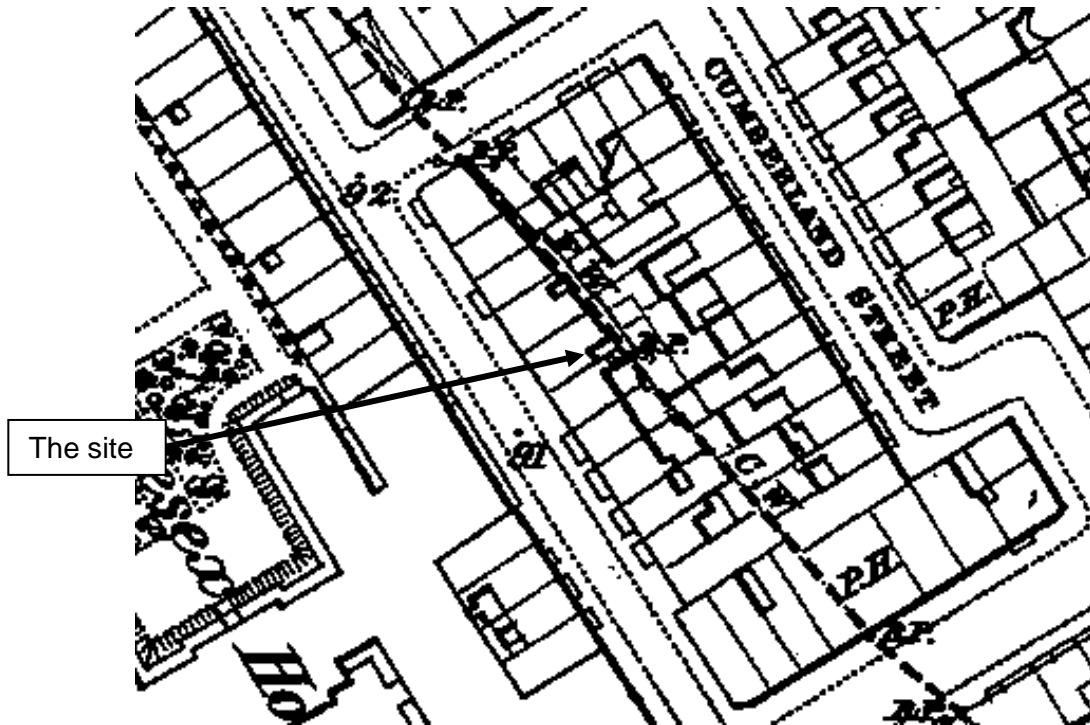


Fig 4: Ordnance Survey 1st edition 25": 1 mile map, 1870

2.1.4 On the Ordnance Survey 1st edition 25": 1 mile map of 1870 Norfolk Street has become part of Cleveland Street. The map shows the site, and surrounding area, in greater detail and shows no. 16 with a similar footprint as today.



Fig 5: The Ordnance Survey 2nd Edition 25": 1 mile map, 1894

2.1.5 The Ordnance Survey 2nd Edition 25": 1 mile map shows no changes to the building's footprint, though it appears that the yard to the rear of no. 16–20 has been covered over. Subsequent OS mapping shows no changes to the foot print of the

building. The Post Office Directory of 1950 shows that the building was in commercial use in the mid-20th century, occupied by Amalgamated Window Cleaners Ltd; Warings, Withers and Chadwick - Electrical Engineers and 2 ladies' tailors – Kasher A. and Raphael J. By the late 20th century or early 21st century, along with other buildings in Cleveland Street it was owned by the NHS and, most recently, used as an Alcohol Services drop in centre.

2.2 16 Cleveland Street

2.2.1 The listing description for No 16 is as follows:

TQ2981NW CLEVELAND STREET 798-1/98/263 (East side) 14/05/74 No. 16 and attached railings

GV II

Terraced house with later shop. Late C18. Darkened stock brick. 4 storeys and cellars. 3 windows. Early C19 wooden shopfront with enriched entablature with added projecting hood. Shop window altered. Square-headed house and shop doorways with consoles supporting the entablature; fanlights and panelled doors. Gauged brick flat arches to recessed sash windows some with original glazing bars. Parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.

- 2.2.2 The building has been much altered throughout its life; there are few if any original details and most of the fittings, including parts of the staircase, have been modified to suit later uses. Most of the window units have been replaced or at least heavily restored, there are no remaining cornices, dados or skirtings, floors have been substantially repaired, fire-places most probably removed for use elsewhere and most other decorative elements either removed or glossed over. Ceilings have been cloaked for fire protection and a range of mid-late C20th 'improvements' have been inserted, presumably to facilitate the use of the place as offices etc. for the Health Authority in its various guises since the early 1970s. From preliminary inspection it would appear that even a significant amount of the timber in the roof structure has been replaced.
- 2.2.3 Excluding the ground floor, however, the format of the floors remains largely as original, particularly in the relationship of the stair/landing arrangement to the upper floors, and this is important in terms of the remnant character and integrity of the heritage asset.
- 2.2.4 It is not entirely clear that the building was in use for long as one dwelling, if at all - the frontage is a 'good example of early 1800s shop-front design'³ and there was certainly a commercial use in the building at the time of the 'scandal' in the early-mid 1800s. Even if residential to start off with, No16 has been in a mixture of uses for significantly longer than it was a single unit. It was listed as being significant in its current form – i.e. not as one house.
- 2.2.5 The toilet block in the rear light well is not original, dating probably from the early to mid C20th, and is a blunt and uncomplimentary addition which intervenes into the space of the light-well in a less than satisfactory fashion. It is, in itself, not significant as a heritage asset. Its contribution is mostly to do with facilitating the former business and/or institutional use of the premises; a situation that was overtaken by events long before the current proposals were conceived. It is far from attractive, lacking even a utilitarian charm and its contribution to the character of the listed building is virtually nil. Also, at the time, its installation caused significant loss of what we would now recognise as the heritage fabric and it impacted physically therefore on the integrity of the building, and on the functionality of the light-well in which it sits. The wall to which it is fixed appears to have been extended upwards. Something more akin to an original level will be restated.

³ Camden Civic Society 1997

2.3 Charlotte Street Conservation Area

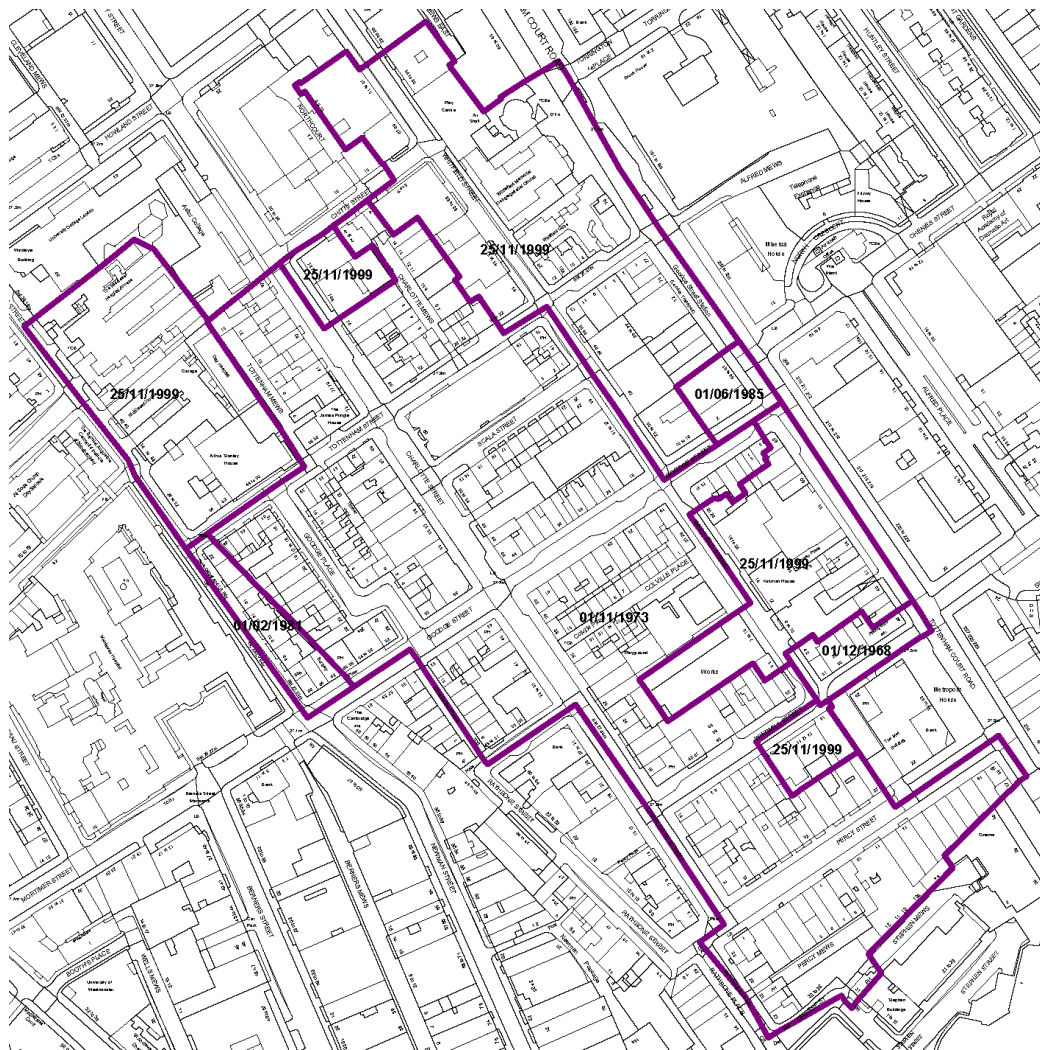


Fig 6: Conservation Area (LBoC)

- 2.3.1 The Charlotte Street Conservation Area was initially designated in 1974. There were subsequent extensions in 1981 (including the site), 1985 and 1999.
- 2.3.2 The area was originally a wealthy suburb, developed speculatively as a primarily residential area in the mid-18th century. Through the later 18th and 19th centuries, it became more mixed with artists, craftspeople and immigrant communities moving to the area. Commercial premises were developed or inserted into older buildings, and a mix of residential use, cafes and small businesses established at ground floor levels, giving it a mixed use character it retains today⁴. Fitzrovia was described as the ‘*suburb of engineers*’ by one commentator.
- 2.3.3 Works proposed will not affect the Conservation Area in the main. Alterations to the façade to 16 Cleveland Street are the same as those approved in the 2013 consents.

⁴ London Borough of Camden. 2008. Charlotte Street Conservation Area Appraisal and Management Plan

3 Condition and Significance

3.1 Statement of significance

- 3.1.1 No. 16 Cleveland Street is Grade II listed and is therefore of HIGH significance overall.
- 3.1.2 Changes through time, especially to the internal arrangements have reduced the heritage value of the internal spaces throughout. The WC block and attendant elements have compromised both the appearance and functionality of the light-well at the rear.
- 3.1.3 The building is within The Charlotte Street Conservation Area and therefore of HIGH significance. This status will remain unaffected by the proposed demolition and

3.2 Key elements

- 3.2.1 The light-well is an integral part of the original design; the floor plan and the utility of rooms at the rear are dependent on this feature.
- 3.2.2 All the upper floors are served off a common stair and corridor arrangement and constitute effectively 3 rooms (2 larger, one a sort of 'ante-room off) off each floor; many of these are lit in the main by the light-well.
- 3.2.3 To respect the integrity of the form of the building, the light-well should ideally remain unimpeded.

4 Proposed Development

4.1 Proposed development and Impact

- 4.1.1 This application is to demolish the later WC/privvy extension and attendant paraphernalia, and to reinstate both the function and form of the light well.



Fig7: Photo of WC/privvy block from above (LP Architects 2014)

- 4.1.2 The building has been much altered throughout its life; there are few if any original details and most of the fittings, including parts of the staircase, have been modified to suit later uses. The WC block is an addition made as part of a later modification and as such contributes little to the integrity of the listed asset.

5 Conclusion and Recommendations

5.1 Conclusions

- 5.1.1 The proposal is to remove the (much) later 2 storey brick WC block and associated paraphernalia from the rear light-well area and make good, including reinstatement of the half landing window.
- 5.1.2 The building is Listed grade II and is therefore of HIGH significance overall. Changes through time, especially to the internal arrangements, have reduced the heritage value of the internal spaces throughout. The majority of internal details and features have been removed, but principal elements of character remaining are broadly the plan form and the columnar staircase. Externally, the later WC block compromises both the appearance and functionality of the original light-well.
- 5.1.3 The building is within The Charlotte Street Conservation Area and therefore of HIGH significance. This status will remain unaffected as demolition of the later block and reinstatement of the original window format is considered to be in the best interest of the heritage asset and therefore represents an enhancement.
- 5.1.4 Inspection by MOLA built heritage specialists concludes that the proposal will not harm the significance or character of the listed building in its own right and within the Conservation Area.

5.2 Recommendations

- 5.2.1 It is recommended therefore that the demolition be approved.
- 5.2.2 It is recommended that the WC block and access arrangements be recorded to Level 2 prior to demolition works taking place.

6 Planning Framework

6.1 Statutory protection

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.1.1 The Act sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

6.2 National Planning Policy Framework and Planning Practice Guidance 2014

- 6.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to ‘conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’ (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to take into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).
- 6.2.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to

submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, 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:

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

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the

setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

- 6.2.3 Conserving cultural heritage within National Parks, the Broads, and Areas of Outstanding Natural Beauty is an important consideration (para 115), along with preserving the setting and special character of historic towns, with particular reference to Green Belt land (para 80). NPPF states that planning permission should be refused for 'development resulting in the loss or deterioration or irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss' (para 118). Adverse impacts on the historic environment are also a consideration in mineral extraction (paras 143; 144).

6.3 Greater London regional policy

The London Plan

- 6.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA July 2011). Policy 7.8 relates to Heritage Assets and Archaeology:

Strategic

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

- 6.3.2 As part of the *Revised Early Minor Alterations to the London Plan* (GLA Oct 2013), amended paragraph 7.31 supporting Policy 7.8 'Heritage Assets and Archaeology' adds that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Enabling development that would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.' It further adds 'Where there is evidence of deliberate neglect of and or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 6.3.3 The Draft Further Alterations to the London Plan (GLA Jan 2014), incorporate the changes made to paragraph 7.31 but add no further revisions to the elements of the London Plan relating to archaeology and heritage.

6.4 Local planning policy

- 6.4.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.
- 6.4.2 The London Borough of Camden's Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010.
- 6.4.3 Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

Policy CS14 - Promotion High Quality Places and Conserving our Heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;

e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

7 Determining Significance

- 7.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains.
- 7.1.2 Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):
- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
 - *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
 - *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
 - *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.
- 7.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International / national)
English Heritage Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

- 7.1.4 Unless the nature and exact extent of buried archaeological remains within any

given area has been determined through prior investigation, the significance of heritage assets which comprise below ground archaeological remains is often uncertain.

- 7.1.5 Built heritage and above ground archaeological remains (eg earthworks and landscapes) are visible and tangible and, where appropriate, significance is considered in more detail. 'Built heritage' refers to those aspects of the buildings visible on the site that possess noteworthy architectural or historic interest. These aspects of the buildings have been identified and their interest has been rated very broadly, using the published criteria for statutory listing of buildings for their special architectural or historic interest, in English Heritage 'conservation principles' (EH 2008) and applicable guidance published by English Heritage on selecting buildings for listing (or designation as heritage assets) (2007) and on investigating and recording buildings archaeologically (2006). Criteria for listing includes:
- 'architectural interest:... of importance to the nation for... their architectural design, decoration and craftsmanship; ...important examples of particular building types and techniques... and significant plan forms;
 - 'historic interest: ... illustrate important aspects of the nation's social, economic, cultural or military history;
 - 'close historical association with nationally important people or events;
 - 'group value, especially where buildings comprise an important architectural or historic unity or a fine example of planning...'

- 7.1.6 Evidential and aesthetic values correspond most closely to architectural interest, in terms of the published criteria for listing, while historical and communal values correspond to historic interest. These values emphasise national importance as being necessary for statutory listing, but are also useful in considering the particular architectural or historic interest of any building or structure.