



**DALCOUR
MACLAREN**



7-18, WILLIAMS CLOSE,
CRESCENT ROAD, CROUCH END,
LONDON,
N8 8EN

Client: Cadent Gas Ltd
Project: 25003356
Date: October 2025



Project Details

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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 Williams Close (National Grid Reference: TQ 29757 88053).
- 1.1.2 Williams Close 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) (GPD0).
- 1.1.3 The Williams Close is not a Listed Building but is located within the Crouch End 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, 2020) 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 proposed development is therefore needed to ensure that the residents, and customers, at Williams Close have a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to Williams Close 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 Williams Close.

1.3 Site Location and Topography

- 1.3.1 The Site is located north of the junction of Coolhurst and Crescent Road (NGR: TQ 29757 88053) and is bound by:
 - The other wings of Williams Close to the east and west
 - Open private ground to the north

- A small lawn and garden to the south with Crescent Road beyond

1.3.2 The topography of the Site is 63.7m Above Ordnance Datum (AOD).

1.4 Access

1.4.1 The Site will be accessed via Crescent Road to the south. The works will not impede access along the road.

1.5 Description of the Proposed Development

Existing Internal Gas Riser and Route

- 1.5.1 Under legislation and regulatory obligations, Cadent Gas must ensure that their gas carrying assets remain fit for purpose and that they continue to maintain, upgrade and repair their network. Cadent's gas main replacement programme is driven by a policy that is underpinned by Regulation 13 of the Pipelines Safety Regulations 1996 (as amended) and subsequently the Health and Safety at Work Act 1974. In addition to this, paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended) puts an additional duty on Cadent as a gas transporter to carry out the necessary work to repair, replace or renew any service pipe installed in a dwelling.
- 1.5.2 The Institution of Gas Engineers and Managers (IGEM) are responsible for setting the standards and guidance and health & safety for gas installations. IGEM/G/5 Edition 3 addresses Gas installations in Multiple Occupancy Buildings (MOBS) and states that gas pipework can no longer be installed in communal fire escapes, e.g., entrance and exit hallways / corridors within MOBS. This is because in the event of a fire, there would be a significant fire and explosion risk placed within the sole means of fire escape, which would cause further threat to life and could lead to the compromise of the sole means of emergency exit. There are also additional restrictions regarding having enough venting and avoiding voids, e.g. cavities in walls and below floorboards, when installing gas pipework, as the accumulation of gas in these spaces in the event of a leak would also be an extreme explosion risk in the event of a fire. Therefore, reusing the existing internal route is not possible as it does not meet the current IGEM G5 legislation.
- 1.5.3 While sometimes harmful to heritage assets, the benefits of having an external gas system will allow easy access for maintenance, repair and refurbishment works and will not result in any loss of internal historic fabric or access into residents' homes for extended periods of time to facilitate works.

Below Ground Works

- 1.5.4 The development did not involve any inground works with the existing risers being extended and joining existing in ground works.

Above Ground Riser & Internal Works

- 1.5.5 Extended from existing Tailor Valve, install float and new risers. New lateral entries to be made into kitchen cupboards. Tailor Valve to be left on the end of the new float to feed, an extra 24m and 6 flats.

1.6 Definition of Terms

- 1.6.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2025) 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, 2025 paragraph 214).

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, 2025) 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’* (NPPF, 2025: para 213).
- 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, 2025: para 214). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2025: para 215).
- 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, 2025: para 216), 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, 2025: para 207).

3 London Borough of Haringey

3.1 Local Planning Policy

- 3.1.1 The Haringey Local Plan was adopted by Haringey Council in July of 2017 and provides an overview of the plan for Haringey up to 2026. Policy DM9 relates to heritage and the management of the Historic Environment outlined below.

Policy DM9: Management of the Historic Environment

Haringey's Heritage Assets

A *Development that conserves and enhances the significance of a heritage asset and its setting will be supported.*

B *Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting*

C *When considering the impact of proposals on the historic environment, the Council will have regard to:*

- a. The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
- b. Character appraisals and management plans or other guidance, where they are available;*
- c. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*
- d. The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*
- e. The desirability of securing a viable use for a heritage asset consistent with its conservation;*
- f. An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
- g. The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*

Conservation Areas

D *Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.*

***E** Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.*

Listed and Locally Listed Buildings

***F** In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:*

- a. Do not lead to substantial harm or total loss of their significance;*
- b. Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;*
- c. Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and*
- d. Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.*

***G** Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.*

Archaeology

***H** Proposals affecting a designated Archaeological Priority Area will be considered having regard to:*

- a. The significance of an archaeological asset and its setting;*
- b. The impact of the proposal on archaeological assets; and*
- c. The priority given to preserving and managing the archaeological asset and its setting in situ.*

***I** All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.*

Enabling development

***J** The Council will approve proposals for enabling development where it is demonstrated that:*

- a. It is the only viable means of securing the long term future of the asset affected; and*
- b. It is the optimum viable use, supported by an appropriate options appraisal; and*
- c. The proposals address relevant policies (A-I) above.*

4 Methodology

- 4.1.1 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.
- 4.1.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’ (NPPF 2024: pages 73-74).
- 4.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
 - Topography;
 - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
 - Historic materials and surfaces;
 - Green space, trees and vegetation; and
 - History and degree of change over time.
 - Experience:
 - Surrounding landscape or townscape character;
 - Views from, towards, through, across and including the asset; and
 - Intentional intervisibility with other historic assets and natural features.
- 4.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 4.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites, including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to Conservation Areas it allows flexibility in assigning either a ‘high’ or ‘medium’ importance.

5 Sustainability

- 5.1.1 The following statements outline how the development accords with the following applicable policies of the Haringey local Plan (September 2017):

Policy DM21: Sustainable Design, Layout and Construction The

- 5.1.2 The proposed development complies with the IGEM/G/5 Edition 3 legislation, 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 development is the minimal amount of pipework required to restore gas to the property and the works are also entirely reversible upon the decommissioning and removal of the gas riser. For this reason, the works will achieve sustainable development and are in accordance with policies S1, S2 and S3 which highlight the need for sustainable design, standards and construction.

Policy DM22: Decentralised Energy

- 5.1.4 This policy is not proportionate or applicable to the scale of development.

Policy DM23: Environmental Protection

- 5.1.6 This policy is not proportionate or applicable to the scale of development.

Policy DM23: Environmental Protection

- 5.1.7 The development will not impact upon the air quality on-site, therefore is in accordance with Policy DM23-A & B, as it will be air-quality neutral development.
- 5.1.8 Noise and vibration will kept to a minimum during the development and have a negligible impact on the area in accordance with Policy DM23-D & E
- 5.1.9 The development will not affect light pollution.

Policy DM25: Sustainable Drainage Systems

- 5.1.10 The development is not expected to impact upon the drainage system in any way, therefore the policy is not applicable to the development.

6 Statement of Significance

6.1 7-18 Williams Close

- 6.1.1 The site appears to have been unoccupied until the early 20th century with the 1937 Ordnance survey map showing two villas to the eastern side of the site now occupied by Williams Close. These appear to remain until around 1950 when Williams Close first appears on mapping.
- 6.1.2 The site comprises three near identical blocks of flats each three storey and attic, Flemish bond red brick built flats with a grey slate mansard roof with a single modern dormer window to the south side.
- 6.1.3 The main entrance to the south comprises a central doorway with awning in the south elevation. With the door comprising a modern double, timber glass panel door.
- 6.1.4 The fenestration of the south elevation building comprises modern uPVC casement windows throughout. The north elevation, where the risers will be installed features single, bipartite, tripartite and quadripartite modern uPVC windows. There is a single open section to the first floor level to the centre of the elevation.

Contribution of Setting to Significance

- 6.1.5 Williams close is an example of post war residential architecture being simple and practical in both its design and use of materials. Overall Williams close differs greatly from the surrounding buildings which are primarily late 19th and early 20th century villas. Whilst there are a number of post war buildings in the area Williams Close is still considered to detract from the character of the local area.

Impact

- 6.1.6 The installation of the gas riser is on an elevation not easily visible to the general public with existing visual clutter and services. Further, the riser have been painted black to minimise visual intrusion.
- 6.1.7 When using the ICOMOS assessment methodology (see Appendix 1), a historic (unlisted) building of modest quality is awarded a significance of low. The extension of existing gas risers to the north elevation of the building is considered to result in a negligible impact. When comparing this information with the significance matrix, it results in a neutral impact.
- 6.1.8 The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to substantially outweigh the extremely limited visual and limited physical impacts to the building.

6.2 The Crouch End Conservation area

- 6.2.1 The Crouch End Conservation area was designated in 1974 with its most recent review in 2010. It is one of 29 Conservation area set up by Haringey Council. It has been expanded three times in 1976, 1990 and 1994.

- 6.2.2 The Crouch End Conservation Area is centred on the suburban town centre that includes the Broadway and Tottenham Lane and contains the former Hornsey Town Hall, Hornsey Central Library and a range of primary and secondary retail frontages predominantly made up of small shops and restaurants. The clock tower provides the town centre with a notable and memorable landmark. This centre is surrounded by residential streets on the rising land to the west and south. These areas comprise a wide range of domestic styles of architecture prevalent in the latter years of the 19th Century and early 20th Century that represent a good quality residential environment (Haringey Council, 2010).
- 6.2.3 The character of Crouch End is one of a north London residential suburb around a shopping core, somewhat separated from the city by its location on the north facing slopes of the Hog's Back ridge (Ibid, 2010). The area began to urbanise in the late 18th century with some large villas constructed. But widespread urbanisation did not start until the mid-19th century.
- 6.2.4 The arrival of the railway in Hornsey acted as a stimulus for further development in Crouch End. Hornsey Station was opened in 1850, whilst Crouch End Hill station was developed in 1867-68 on the High Barnet Branch of the Great Northern Railway. The station on Crouch End Hill led to the development of Hornsey Lane and Crescent Road by Charles Scrase Dickens, who also donated the land for the construction of Christ Church in 1863 with the tower and stone spire added in 1873. During this period Crouch End Hill was a popular location for wealthy families and the Grade II listed church, designed by A. W. Blomfield, was surrounded by impressive properties on Crescent Road (Ibid. 2010).
- 6.2.5 The most intensive period of development in the evolution of Crouch End began in the 1880s, approximately 400 new houses being built during the decade between 1882 and 1892. In 1882 Crouch Hall and its 10 acre estate was sold to the Imperial Property Investment Company who demolished the Hall in 1884 and laid out Crouch Hall Road. During the 1880s twelve roads between Coolhurst Road and Park Road were laid out by the Imperial Property Investment Company and high quality two and three storey terraces were developed (Ibid, 2010). During the last decade of the 19th Century and early years of the 20th Century, Crouch End Broadway developed into a major high street and Crouch End became a major shopping centre.
- 6.2.6 Williams Close is located in Sub Area 5. Christ Church comprising the southern central section of the wider Conservation area. It is characterised by wide tree lined streets of large detached and semi-detached properties that are set within large mature gardens separated by regular gaps. St Aloysius' College Sports Ground is a large flat open space situated at the centre of the area that gives it a more suburban feel than areas to the east (Ibid, 2010).
- 6.2.7 The buildings within this area are a mix of late 19th and early 20th century villas with mature gardens behind many original boundary walls, interspersed with some 20th Century houses and apartment blocks. Williams Close is the latter being constructed sometime between 1946 and 1950.

Contribution of Setting to Significance

- 6.2.8 Williams Close is considered a detracting building in terms of the overall setting of the conservation area. It along with several other mid to late 20th century buildings within close proximity are at odds with the late 19th and early 20th century villas which define this subdivision of the Conservation area.

Impact

- 6.2.9 The installation of the new risers attaching to existing pipework will take place to the rear (north) elevation of the property with further mitigation techniques employed. This includes colour matching to the existing brick work and following the route of current services clutter. And therefore the installation will have little impact on the Crouch End Conservation Area.
- 6.2.10 When using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The extension of existing gas risers and to the building is considered to result in a negligible impact when considering the CA as a whole. When comparing this information with the significance matrix, it results in a neutral impact to the CA.

7 Conclusions and Mitigation

- 7.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new gas pipework to Williams Close (National Grid Reference: TQ 29757 88053).
- 7.1.2 The proposed development complies with the IGEN/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).
- 7.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on Williams Close and The Crouch End Conservation area. It has been established that the installation of a new gas riser will have a limited physical impact upon Williams Close and a no visual impact upon the Conservation Area as a whole.
- 7.1.4 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 (2025), Policy HC1 and the London Plan and all relevant policies of the local plan.
- 7.1.5 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.
- 7.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following was recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves;
 - Paint the pipework black
 - 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)	World Heritage Sites (including nominated Site) Assets of recognised international importance Assets that can contribute to acknowledged international research objectives Other buildings of recognised international importance Historic landscapes of international value, whether designated or not Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors
High (National Importance)	Scheduled monuments (including proposed Sites) Non-designated receptors of schedulable quality and importance Grade I and Grade II* Listed Buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade Grade I and Grade II* Registered Parks and Gardens Conservation Areas containing very important buildings Non-designated assets of clear national importance Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value. Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors Assets that contribute significantly to acknowledged national research agendas
Medium (Regional Importance)	Certain Grade II Listed Buildings Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations Conservation Areas containing buildings that contribute significantly to its historic character Designated or non-designated assets that contribute to regional research objectives Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).
Low (Local Importance)	Designated and non-designated assets of local importance

	Locally Listed Buildings Historic (unlisted) buildings of modest quality in their fabric or historic association Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Robust non-designated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Assets with little or no archaeological/historical interest Buildings of no architectural or historical note; buildings of intrusive character Historic landscapes with little or no significant historical interest
Unknown	The importance of the asset has not been ascertained from available evidence Buildings with some hidden (i.e., inaccessible) potential for historic significance

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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