



**41-43 Newbold Street,
Rochdale OL16 5AH**

Heritage Impact Assessment

Ref: 1524_001

February 2025

41-43 Newbold Street, Rochdale OL16 5AH

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Ref: 1524_001

NGR: SD 91319 13448

Sign-off history

issue no.	issue date	prepared by	reviewed by	approved by	reason for issue
1	05/02/2025	RL	MS	-	Draft
2	06/02/2025	-	RL	Client	Issue

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Figures

Figure 1: Site location, site outlined in red © Pennine Design 3

Note: Site outlines may appear differently on some figures owing to distortions in historic maps. North may not be up the page and is generally approximate on early maps.

Unless otherwise noted, figures are not shown to scale.

Photos

Plate 1: No. 39 with side extension © Client 9

Plate 2: No. 74 with 2 storey side extension © Client..... 9

Plate 3: No. 43, a garage door replaced the original window © Client 10

Plate 4: The site © Client 10

Executive Summary

We are instructed by clients to prepare a Heritage Impact Assessment in relation to development at 41-43 Newbold Street, Rochdale OL16 5AH.

This desk-based study assesses the possible impacts of the proposed development on built and other heritage assets in the area.

Heritage assets which may be affected comprise:

- The site is considered a Non-Designated Heritage Asset.

Conclusions

- The site is a Non-designated Heritage Asset (NDA) and is within the vicinity of other NDAs.
- The proposed development is for alterations to convert existing 4 bed dwelling to 2no' 3 bed dwellings including demolition of existing single storey rear extension and construction of new two storey rear extension.
- The limited remaining historic fabric is predominantly external, with the interior having undergone several changes over its lifetime. The building derives most of its significance from its vernacular charm and historic values.
- An examination of OS maps shows that the existing single storey rear extension is a modern addition and is of no historic value, therefore its loss will not impact the significance of the building.
- Aspects of the proposal such as repairs, making good of existing fabric etc, will result in a positive impact as currently, the site is in dire need of upgrading and maintenance. Replacement of like-for-like materials and the extension will result in a neutral impact, through use of materials which complement the host building and the character of the area.
- In its current condition, the site is causing a negative impact on the significance of the NDAs within the immediate vicinity. Through the use of considered design and complementary materials, it is determined that there will be a positive impact on the NDAs and the development will preserve and enhance their significances.
- The proposed development would not detract from the character and appearance of the street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants.
- By virtue of intervening suburban forms and natural environment, relative disposition, and lack of inter-visibility, it is considered that the setting of other designated and non-designated assets in the wider vicinity will be materially unaffected by the scheme and there will be no harm to significance.
- The design does not constitute an over development and is determined that the works are necessary to ensure the optimum viable use for the site.
- The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

Recommendations

No further heritage reporting is required at this stage.

Rhiannon Lightfoot BA (Hons) MA AssocIHBC

Director of Heritage and Archaeology
Aurora Heritage Planning Ltd

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 We are instructed by clients to prepare a Heritage Impact Assessment in relation to development at 41-43 Newbold Street, Rochdale OL16 5AH within the Rochdale Metropolitan Borough Council administration (the site).
- 1.1.2 The subject site is a Non-Designated Heritage Asset (NDA).
- 1.1.3 The proposed development is for alterations to convert existing 4 bed dwelling to 2no' 3 bed dwellings including demolition of existing single storey rear extension and construction of new two storey rear extension.
- 1.1.4 This desk-based study assesses the impact of the scheme on built heritage assets (standing buildings). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or potential heritage assets. These are parts of the historic environment which are considered to be significant because of their archaeological, architectural, artistic or historic interests.
- 1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2023) and to standards specified by the Institute for Archaeologists (ClfA Oct 2012/Nov 2012), English Heritage (2008, 2011), Historic England (2015) and the Institute of Historic Building Conservation (IHBC 2009). The LPA has referred the applicant to the HER database.
- 1.1.6 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author, correct at the time of writing.
- 1.1.7 Archaeology is scoped out of this report.

1.2 Designated Heritage Assets

- 1.2.1 The term "immediate vicinity" relates to the asset's distance to the site, its relative proximity, and key views to the site, therefore any heritage assets which do not meet these criteria are scoped out of consideration as there will be no impact on their setting or significance.
- 1.2.2 There are no designated heritage assets within the immediate vicinity of the site.

1.3 Conservation Area

- 1.3.1 The site is not situated within a Conservation Area.

1.4 Nearby Designated Assets

- 1.4.1 There are other listed buildings (LBs) in the wider vicinity.

1.5 Non-designated assets (NDA)

- 1.5.1 The site is identified as a NDA. There are several other NDAs within the immediate vicinity.
- 1.5.2 Other NDAs within the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

1.6 Setting

1.6.1 There is nothing to suggest that appropriate change will be harmful, as a principle.

1.7 Aims and objectives

- Identify the presence of any built heritage assets that may be affected by the proposals;
- describe the significance of such assets, as required by national planning policy;
- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon heritage assets and/or their setting.



Figure 1: Site location, site outlined in red © Pennine Design

2 Site and Environs

2.1 Site

- 2.1.1 The site comprises two terraced houses along a residential street. The site abuts Nos. 39 and 47 to the south and north elevations, respectfully. To the east, the site opens up onto Newbold St and backs onto new build residential gardens to the west. The site is surrounded by residential dwellings (including new builds) and is situated c. 2.5km northeast from Rochdale's centre.
- 2.1.2 The site has been identified as an NDA through the planning process, although it does not currently appear on the Rochdale list of non-designated heritage assets, last updated on Friday, 8 December 2023 at the time of writing.

2.2 Designated Heritage Assets

- 2.2.1 There are no designated heritage assets within the immediate vicinity.

2.3 Conservation Area

- 2.3.1 The site is not situated within a Conservation Area.

2.4 Archaeology

- 2.4.1 Archaeology is scoped out of this report.

2.5 Other Non-Designated Assets (NDAs)

- 2.5.1 There are other NDAs within the immediate vicinity. NDAs in the wider vicinity have been scoped out of consideration as there will be no potential for permanent impact on the setting of these assets.

2.6 Setting

- 2.6.1 Setting is generally taken to mean the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2023 Glossary).
- 2.6.2 A setting is not an asset in its own right, nor does it have significance unless part of another heritage designation.
- 2.6.3 The contribution of setting is generally considered with reference to the Historic England document Good Practice Advice in *Planning Note 3 The setting of heritage assets* (3rd edition 2020) (GPA3).

3 Significance

3.1 Planning History

- 3.1.1 A review of the LPA website reveals no previous planning applications for the site.

3.2 Change

- 3.2.1 Taking the area as a whole, there has been a pattern of change. Organic and incremental changes are likely to continue and also indicates that appropriate change is acceptable.

3.3 Statement of Significance

- 3.3.1 Significance, as described in the National Planning Policy Framework (NPPF), is “the value of a heritage asset to this and future generations because of its heritage interest”. According to the NPPF “heritage interest” may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.
- **Archaeological interest:** *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
 - **Architectural and artistic interest:** *these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*
 - **Historic interest:** *an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

Archaeological Interest

- 3.3.2 Due to the level of development in and around the site, it is unlikely that should below ground works be undertaken, there will be finds uncovered of archaeological interest.

Architectural and Artistic Interest

- 3.3.3 The architectural interest of the site predominantly lies in its vernacular charm and use of traditional, local building materials. The building is included with other similar buildings within the terrace to form part of a conscious, planned design. Overall, the architectural interest is largely derived from its age and the intactness of its historic fabric.
- 3.3.4 The building has group value with other similar structures within the terrace.

Historic Interest

- 3.3.5 The historic interest in the building is largely associated to its historic connections, having been built prior to the first edition of the OS maps, demonstrating historic building techniques. It therefore contributes to the collective experience of the area.
- 3.3.6 Considering the above interests and in accordance with Table 1 (see Section 8), the building is determined to be of **low significance**.

4 Impact of Development

4.1 Proposed Development

- 4.1.1 The proposed development is for alterations to convert existing 4 bed dwelling to 2no' 3 bed dwellings including demolition of existing single storey rear extension and construction of new two storey rear extension.

4.2 Impact on the Site

- 4.2.1 The limited remaining historic fabric is predominantly external, with the interior having undergone several changes over its lifetime. The building derives most of its significance from its vernacular charm and historic values.
- 4.2.2 An examination of OS maps shows that the existing single storey rear extension is a modern addition and is of no historic value, therefore its loss will not impact the significance of the building.
- 4.2.3 Aspects of the proposal such as repairs, making good of existing fabric etc, will result in a **positive impact** as currently, the site is in dire need of upgrading and maintenance. Replacement of like-for-like materials and the extension will result in a **neutral impact**, through use of materials which complement the host building and the character of the area.
- 4.2.4 The design does not constitute an over development and is determined that the works are necessary to ensure the optimum viable use for the site.

4.3 Impact on Other Non-Designated Assets (NDAs)

- 4.3.1 In its current condition, the site is causing a negative impact on the significance of the NDAs within the immediate vicinity. Through the use of considered design and complementary materials, it is determined that there will be a **positive impact** on the NDAs and the development will preserve and enhance their significances.
- 4.3.2 By virtue of lack of intervisibility, relative disposition and intervening suburban forms, the development will not be within and therefore have no material impact on the setting of any other NDAs in the wider vicinity. The development also won't feature in any long distance or key views, resulting in a **visually neutral impact**.

4.4 Setting

- 4.4.1 Through the use of considered design and complementary materials, it is determined that there will be a **neutral** impact on setting and the development will preserve its character.

4.5 Commentary

- 4.5.1 The proposed development remains in keeping with the ongoing evolution of the area and does not exceed an appropriate threshold of change. Notably, several surrounding vernacular buildings have received approval for extensions, some incorporating materials that differ from the traditional character of the area.
- 4.5.2 Change is part of the character of most long-standing heritage assets, as is the case here.

4.6 Harm

- 4.6.1 The NPPF, at paras 212-220 refers to harm to the significance of designated and non-designated heritage assets.
- 4.6.2 It is considered that the proposal will cause no harm to the significance of any asset;

there will be change, but overall that change will be in the positive and better reveal the significance of the affected assets. As there is no harm there is no duty to prove public benefit, etc.

- 4.6.3 Overall, the proposal will represent an enhancement through use of complementary materials and considered design.

5 Photos

5.1 Photos

- 5.1.1 This section contains photographs to provide context, they are not extensive. Please refer to the supporting documents for additional photos.



Plate 1: No. 39 with side extension © Client



Plate 2: No. 74 with 2 storey side extension © Client



Plate 3: No. 43, a garage door replaced the original window © Client



Plate 4: The site © Client

6 Conclusions and Recommendations

6.1 Conclusions

- 6.1.1 The site is a Non-designated Heritage Asset (NDA) and is within the vicinity of other NDAs.
- 6.1.2 The proposed development is for alterations to convert existing 4 bed dwelling to 2no' 3 bed dwellings including demolition of existing single storey rear extension and construction of new two storey rear extension.
- 6.1.3 The limited remaining historic fabric is predominantly external, with the interior having undergone several changes over its lifetime. The building derives most of its significance from its vernacular charm and historic values.
- 6.1.4 An examination of OS maps shows that the existing single storey rear extension is a modern addition and is of no historic value, therefore its loss will not impact the significance of the building.
- 6.1.5 Aspects of the proposal such as repairs, making good of existing fabric etc, will result in a **positive impact** as currently, the site is in dire need of upgrading and maintenance. Replacement of like-for-like materials and the extension will result in a **neutral impact**, through use of materials which complement the host building and the character of the area.
- 6.1.6 In its current condition, the site is causing a **negative impact** on the significance of the NDAs within the immediate vicinity. Through the use of considered design and complementary materials, it is determined that there will be a **positive impact** on the NDAs and the development will preserve and enhance their significances.
- 6.1.7 The proposed development would not detract from the character and appearance of the street scene and area in a wider context, nor would it unduly impact upon the residential amenity of neighbouring occupants.
- 6.1.8 By virtue of intervening suburban forms and natural environment, relative disposition, and lack of inter-visibility, it is considered that the setting of other designated and non-designated assets in the wider vicinity will be materially unaffected by the scheme and there will be no harm to significance.
- 6.1.9 The design does not constitute an over development and is determined that the works are necessary to ensure the optimum viable use for the site.
- 6.1.10 The proposal is considered to accord in full with legislation, national and local heritage policy and advice.

6.2 Recommendations

- 6.2.1 No further heritage reporting is required at this stage.

Rhiannon Lightfoot BA (Hons) MA AssocIHBC

Director of Heritage and Archaeology
Aurora Heritage Planning Ltd

7 Planning and Heritage Framework

7.1 Statutory protection

Listed Buildings and Conservation Areas

- 7.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* 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.

7.2 National Planning Policy Framework

- 7.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). This advice was updated in 2023 and again in December 2024.
- 7.2.2 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.*' It recognises that heritage assets are an irreplaceable resource 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 be considered.
- 7.2.3 Section 16: Conserving and Enhancing the Historic Environment sets out the heritage-related consent regimes for which local planning authorities are responsible under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as to plan-making and decision-making.
- 7.2.4 Paras 202-221 inclusive refer:
202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷³. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- d) the desirability of sustaining and enhancing the significance of heritage assets,
and putting them to viable uses consistent with their conservation;
 - e) the wider social, cultural, economic and environmental benefits that conservation
of the historic environment can bring;
 - f) the desirability of new development making a positive contribution to local
character and distinctiveness; and
 - g) opportunities to draw on the contribution made by the historic
environment to the character of a place.

204. 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.
205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
- a) assess the significance of heritage assets and the contribution they make to their environment; and
 - b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. 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.

208. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. 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.

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

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

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should

have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) 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.

214. 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 total 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; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, 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.

215. 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, where appropriate, securing its optimum viable use.

216. 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 directly or indirectly affect 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.

217. Local planning authorities should not permit the 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.

218. Local planning authorities should 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.

219. 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 the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site 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 214 or less than substantial harm under paragraph 215, 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.

221. 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.

7.3 Local Policy

Rochdale Adopted Core Strategy 2016

- 7.3.1 The Rochdale Adopted Core Strategy 2016 was adopted in October 2016 and sets out the long-term spatial strategy for future development of Rochdale Borough. Of relevance to this report are the following policies.

P2 - Protecting and enhancing character, landscape and heritage

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:

- a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;
- b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;
- c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;
- d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and
- e. Conserving and enhancing townscape character.

2. We will protect the borough's heritage by:

a. Conserving, enhancing and promoting key heritage assets, both statutory and nonstatutory, including consideration of their wider settings. Key heritage assets of the borough include:

i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;

ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;

iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;

iv. The Edgar Wood and J. H. Sellers cultural heritage; v. The heritage of the seventeenth and eighteenth century vernacular tradition; and v

i. The engineering heritage, including mills, canals and railways.

b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;

c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and

d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

8 Methodology

8.1.1 Significance, as described in the National Planning Policy Framework (NPPF), is “the value of a heritage asset to this and future generations because of its heritage interest”. According to the NPPF “heritage interest” may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

- **Archaeological interest:** *there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

- **Architectural and artistic interest:** *these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*

- **Historic interest:** *an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

8.1.2 The tables below are used throughout this report to determine significance and impacts. Table 1 is used to assess significance, with magnitude of impact determined using Table 2. Table 3 consolidates the results from both Tables 1 and 2 to determine overall heritage impact.

VERY HIGH	· World Heritage Sites · Other buildings of recognised international importance
HIGH	· Scheduled Ancient Monuments with standing remains · All Grade I and all Grade II* Listed Buildings · Some Grade II listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade · Conservation Areas containing very important buildings · Undesignated structures of clear national importance
MEDIUM	· Some 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 · Historic townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
LOW	· Locally listed buildings · Historic (unlisted) buildings of modest quality in their fabric or historical association · Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g., including street furniture and other structures)
NEGLIGIBLE	· Buildings of no architectural or historical note

Table 1: Assessment of Significance. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features' physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g., a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

Table 2: Magnitude of Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

MAGNITUDE OF IMPACT	SIGNIFICANCE OF HERITAGE ASSET				
	VERY HIGH	HIGH	MEDIUM	LOW	NEGLIGIBLE
No Change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Low	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Medium	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
High	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

Table 3: Heritage Impact. Adapted from Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (2007)

