

THE MOUNT, WYTHENSHAW ROAD, NORTHENDEN



THE MOUNT 1976/77

September 2021

Heritage Statement

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INTRODUCTION

The Mount is a Grade II listed building (NHLE1255037) erected in the early 19th century, and visible on the Bryant map published in 1831. The structure was formerly a single residence but was converted to form two flats in the 1970s. The current owners plan to make alterations to the building to return the building to a single residence and reinstate a plan form that is closer to the original form of the structure.

LOCATION AND SURROUNDINGS

The Mount is located in Northenden, to the south of Manchester City Centre. The building is situated to the north side of Wythenshawe Road, with Wythenshawe Park (a Registered Park and Garden) to the south side of the road. The proposal site is surrounded by residential development. To the west and northwest are two-storey private residences erected c2007 (Planning ref: 084622/FO/2007/S2). To the north is Hallas Grove, a housing estate which was developed in the 1980s. The wider setting is formed by Wythenshawe Park to the south, and a mixture of 19th, 20th and 21st century residential development.

PLANNING BACKGROUND

A review of the information held by Manchester City Council shows that a number of planning applications have been made for the proposal site. In 1976 an application was made and permission granted for the conversion of the site into two flats (Ref: F04954/LA/LB). This was a large scale change to the structure, the plan form was altered and it is thought that a number of historic features such as sash windows, doors, plasterwork and timber panelling were removed at this time. In 2014, permission was granted for some works to the property to alter the layout of the building (Ref:101078/LO/2012/S2) but these works were not carried out.

Relevant Regional and Local Policies

As The Mount is a designated heritage asset, both national and local planning policies and guidance affect the planning policy context for the site as outlined below.

Manchester Unitary Development Plan 1995 (Extant Policies)

One of the objectives of this plan was 'to protect and enhance Manchester's Victorian, Edwardian and Georgian architectural and historic heritage.' Policy DC18 on Conservation Areas and Policy DC19 on Listed Buildings within the citywide Developmental Control Policies remain valid.

DC18. 1: The Council will give particularly careful consideration to development proposals within Conservation Areas. It will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;

- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);
- iv) the effect of signs and advertisements;
- v) any further guidance on specific areas which has been approved by the Council.

DC19.1: In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protect their general setting. In giving effect to this policy, the Council will not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character, nor permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

National Planning Policy

Section 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. Paragraphs 189-199 of the guidance are relevant to the application site.

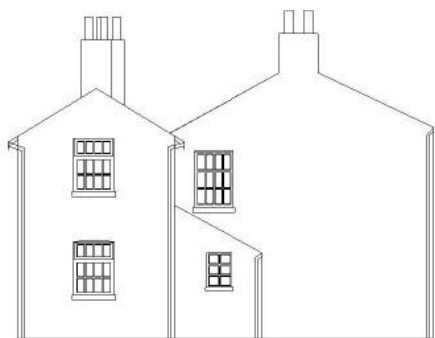
Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *Conservation Principles: Policies and Guidance For The Sustainable Management of the Historic Environment* (2008) and *Managing Significance in Decision-Taking in the Historic Environment* (2015).

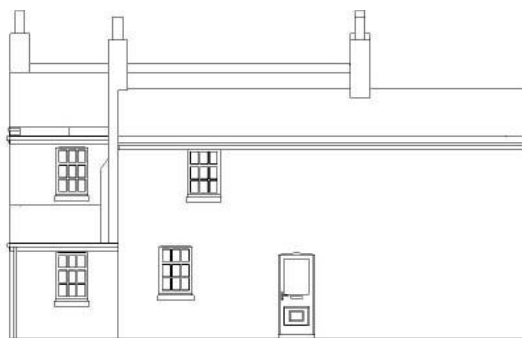
DESCRIPTION OF THE PROPOSAL SITE

Although the primary façade of The Mount faces towards Wythenshawe Road to the south, the proposal site is accessed from Hallas Grove to the northeast.

The proposal site is a red brick structure with slate roof. The plan form is a staggered double pile plan, formed by an older southern range with later northern range, which was added to the rear and offset slightly to the left. The southern elevation of the older southern range has three sash windows to the ground and first floors, which are all of 18 panes, with the exception of the centre top window which has 12. The glazing bars have a square profile and are thicker than would be expected, indicating that they are later replacements and not original. It is thought that the original sash window boxes were retained, but that the windows were replaced as part of the scheme of alterations in the 1970s. The north elevation of the southern range is partially obscured by the later parallel range. To the eastern end is a single sash window to first floor level, with a small lean-to extension below.



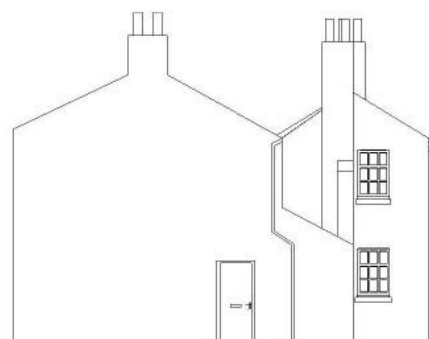
Current West Elevation



Current North Elevation



Current South Elevation



Current East Elevation

Current Elevations

The east and west elevations of the southern range are gable ends, with chimneys to the roofline. There is a doorway at ground floor level to the eastern gable end. To the western gable end there is a single window to first floor level at the northern side of the elevation, situated above a small lean-to extension attached to the northern range.

The north elevation of the later northern range has a central door at ground floor level set under a segmental brick arch. To the eastern end of the elevation at ground and first floor level are top-hung casements in the style of sashes, set under segmental brick arches. To the eastern and western gable ends of the northern range are casement windows in the same style, at ground and first floor levels.



The south elevation



The east elevation



The east elevation



The north elevation



The south and west elevations



The west elevation

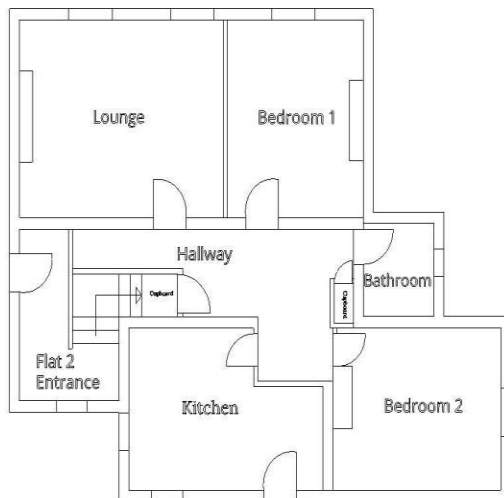


Replacement sash window to south elevation

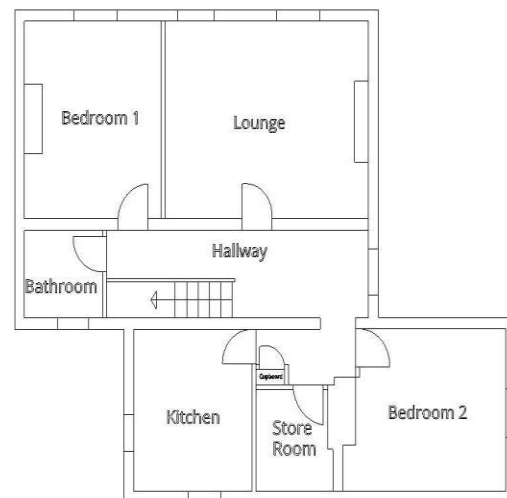


uPVC door to north elevation

Internal survey was not possible, but the client has supplied a number of survey images, and the current layout can be seen in the 'as existing' plans below. The structure is currently divided into two flats. The clients have stipulated that no original doors remain within the property and there are a variety of modern replacements including mock panel plywood veneered doors, solid pine panelled doors and multi-pane glazed doors. The exterior doors are plywood veneer and uPVC. The skirting is also all modern replacement and is in a variety of profiles, the coving is also a later replacement.



Current Ground Floor Plan



Current First Floor Plan

The grounds are a combination of hardscaped and grassed areas. The driveway is tarmac, which slopes towards the north elevation of the house. There is brick paving installed around the perimeter of the property; in some areas, this increases the ground level against the base of the property, causing potential issues with damp.



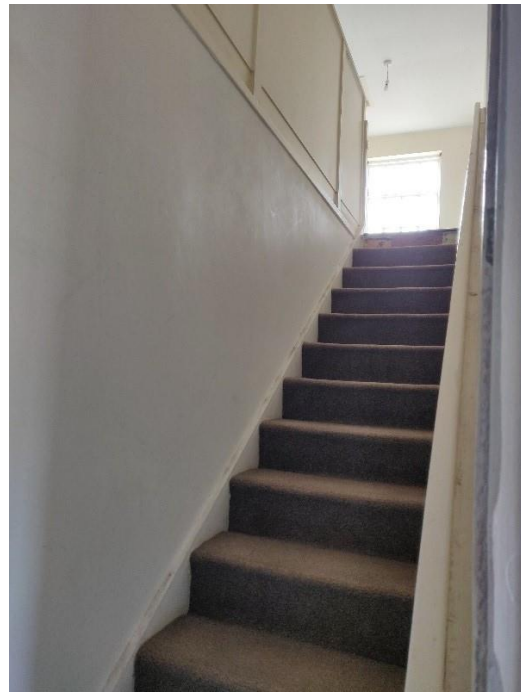
Ground floor hallway



Ground floor hallway



Door in ground floor hallway



Stair to flat 2

HISTORY OF THE PROPOSAL SITE

Nb. None of the maps are reproduced here as the archives are currently closed and digital versions cannot be reproduced due to copyright restrictions. Links to view the maps online are included within the sources section.

The Mount was built in the early 19th Century, and is visible on the A. Bryant Map of the county palatine of Chester, which was surveyed from 1829-1831 and published in 1831.



Map of the county palatine of Chester. A. Bryant, 1831.

The Bryant map shows the site was just the single southern range with outbuildings to the north. The 1839 tithe map of the area shows the site in the same form. The tithe records that the site was owned and occupied by the Tatton Family, the owners of Wythenshawe Hall and notable local land owners. The census dating to 1851 records that the house was occupied by Mr George Richardson, his wife Fanny, their niece Elizabeth and one domestic servant. Mr Richardson was described as a Land Agent, presumably for the Tatton estate. The Tithe shows the building as just the southern range, with small extension to the west.

By 1861, the house was occupied by Thomas Worthington, his wife Ann, their three children and single domestic servant. Thomas was recorded in the census as a Land Steward. By 1877, the house had been extended to the north, with the addition of the northern range and outbuildings arranged in a courtyard plan. The proposal site remained in this form until the mid 20th century. By 1901 Thomas Worthington was no longer in residence and the house was occupied by Mr John Scott and his family. John was registered as the 'Resident Land Agent' at this time. In 1947, the Manchester Evening News featured a birth announcement for a baby boy, being born to George Alfred Williams, residing at The Mount, Northenden.

At some point after this, the building was left vacant and fell into a state of disrepair. Historic maps show that the building remained in the same form from 1877 until the OS map dating to 1966-1967, which shows that the extensions and outbuildings to the north had been demolished. In the 1970's the building was bought by the local council following a compulsory purchase order. It was converted into flats in 1976/77, at which time the plan form was altered, original features were removed, the windows were altered or bricked up, the roof and chimneys were subject to structural alterations and the redundant outbuildings were demolished. The deep bargeboard and decorative timber finial to the west gable of the north range were also removed. These were shown in detail on an image taken just prior to the conversions. For the following thirty years it was occupied by social housing tenants. Over this time it again fell into a state of disrepair. It was purchased by Mr Paul Lavelle, in 2005 and was renovated but remained as two apartments.

ASSESSMENT OF SIGNIFICANCE FOR THE MOUNT

Methodology

The statement of significance of The Mount has been drawn up with reference to Historic England's headings for understanding value and assessing significance from *Conservation Principles, Policies and Guidance*.¹ The framework for assessing the level of significance of the structure was taken from the ICOMOS guidance on Heritage Impact Assessments².

Evidential Value

- The house and its grounds provide evidence of the form and evolution of the wider settlement of the Northenden and Wythenshawe areas of Manchester
- The house provides evidence of the extent and form of the Tatton's estates.
- The remaining historic fabric provides evidence of historic building techniques.
- The symmetrical character of the southern façade, with evenly spaced sash windows, provides evidence of late Georgian design intention.

Historical: Illustrative Value

- The Mount was originally a substantial house with outbuildings and moderate grounds. The size of the original site is illustrative of the stature associated with the position of Land Agent for the Tatton family estate.
- The change in use of the property from a private residence to apartments charts the changing nature of the wider area, and the changing relationship between the Tatton family and the wider area.

Aesthetic: Design Value

- The southern elevation has retained a level of design value, although the original windows have been lost. Views of the southern elevation from within the grounds should be classed as a significant view of the property.

¹ English Heritage. *Conservation Principles: Policies and Guidance for The Sustainable Management of the Historic Environment* (London: English Heritage, 2008)

² ICOMOS. *Heritage Impact Assessments for Cultural World Heritage Properties* (A publication of the International Council on Monuments and Sites, January 2011)

Summary

The building retains a level of evidential and illustrative value relating to the evidence the building provides about the wider evolution and expansion of the local settlement, the relationship of the Tatton family to the wider area, as well as late Georgian style and building techniques. Due to the current state of the structure, and the amount of alteration to the plan form and loss of historic features, the building does not hold a high level of aesthetic value. In line with the ICOMOS guidance for assessing the significance and impact of works upon heritage assets, The Mount is assessed as having an overall medium level of significance.

PROPOSED WORKS

The proposed plans for The Mount aim to restore the structure back into a single residence and return the building closer to its original plan form

Internal Alterations

- New staircase - Relocation of the stairs back to their position prior to 1970s conversion, at the west side of the hall. The staircase will be U shaped in plan, with a half landing, open tread spindles, curved bottom step and curved handrail.
- Reconfiguration of plan form- The wall separating the current kitchen for Flat 1, and the hallway will be moved back to its original position. To facilitate this change, the doorway to the 2nd bedroom in Flat 1 will be relocated to the position of the current cupboard. The existing stairs and stud walls separating the flats will be removed to form a hallway.
- New bathroom- A new family bathroom will be inserted into the position of the current storeroom for Flat 2. Stud walls will be reconfigured to accommodate this and the stud wall separating the current storeroom and the hallway will be moved back to its original position. The waste for the bathroom will be unintrusive, pipework will be through the floor or boxed in and will join the existing waste stack to flat 2 and no waste pipes will be added to the north elevation.
- Restoration of bedroom- The current kitchen to flat 2 upstairs will be removed and the space restored to a bedroom.
- Replacement of internal doors- internal doors will be replaced with 6 panel pitched pine reclaimed doors, as indicated on the proposal plan. New architrave will be fitted, that more closely matches that shown in evidence dating to before the conversion.
- New coving- current polymer coving to be removed and replaced with uniform plaster coving throughout.
- Reinstate panelling- Reinstate the panelling underneath the 3 south facing windows on the ground floor, as shown on the 1970s pre-conversion plans. Panelling/wall beading to also be installed in the lounge, dining room, and in the hallway leading up the stairs.
- Boiler- The proposal is to remove the boiler in the kitchen of Flat 1, and replace the boiler that currently serves Flat 2 with a system boiler to service the whole property. A hot water tank will be installed in the hallway outside the current bathroom of Flat 2.
- Chimney breasts- The proposal is to open up the fireplaces that have been bricked up in the current lounge of Flat 1, bedroom 1 of Flat 1, and bedroom 2 of Flat 1. Wood burning stoves to be installed in the fireplaces of the current lounge of Flat 1, and bedroom 2 of Flat 1. An extractor fan will be installed into the chimney breast in the kitchen of Flat 1.

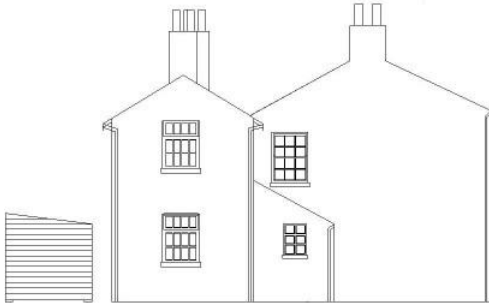


Proposed Layout

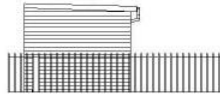
External Alterations:

- Doors - The proposal is to replace the main entrance door with a 6 panel door with slimline double glazing units fitted to the top 2 panels and a Georgian door surround. The existing concrete slab leading up to the property will be replaced with a stone step. The uPVC external door will be replaced with a 4 panel slimline double glazed door with 2 timber panels at the bottom, to reflect the door that was present on the site prior to the 1970s conversion.
- Windows- There are 6 sash windows to the south elevation of the property, which are all 8 over 8, with the exception of the centre top window which is a 6 over 6. It is proposed that the window boxes are retained, and replacement sashes are installed that are more historically accurate in design. These will have no horns, and thinner more decorative glazing bars. It is proposed that slimline double glazing units are installed as part of this. To the south elevation of the northern range at ground floor level, a bricked up window will be reinstated. To the West elevation, the proposal is to replace the three existing windows. A 6 over 6 sash will be reinstated to the first floor of the southern range, and 3 over 6 casement windows to ground and first floor level of the northern range. Slimline double glazing units will be used throughout. To the North elevation, the proposal is to install a window in the proposed family bathroom, in line with the external door on the ground floor to create a more symmetrical appearance.
- Lime pointing- The whole property has been repointed with a very thin layer of cement pointing (1mm-5mm), which is coming away in several places. The proposal is to remove this pointing by hand and re-point using an appropriate lime mortar.
- Guttering- All current guttering will be removed and replaced with cast-iron half round guttering and downpipes to reflect the guttering present prior to the 1970s conversion.

- Removal of satellite dish/aerials- Two of the three current satellite dishes will be removed. There are currently six TV aerials installed to the roof of the property, five of these will be removed, and a single aerial retained.



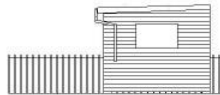
Proposed West Elevation with proposed outhouse positions



Proposed North Elevation with proposed outhouse positions



Proposed South Elevation with proposed outhouse positions



Proposed East Elevation with proposed outhouse positions

Proposed Elevations and Outbuildings

Works to the grounds and outbuildings:

- Outbuildings- An outhouse with timber frame and cladding and flat roof will be sited to the east side of the property. It will be built on concrete block foundations and have double timber doors to the east elevation and a window to the north. This has been positioned to minimise the impact of the view of the outhouse from Hallas Grove. A timber built shed will be erected to the north of the property. Due to its positioning, this will barely be visible from any elevation. Again, this will be a timber built structure resting on concrete block foundations.
- Driveway- The proposal is to remove the tarmac and replace this with a 20mm golden gravel. The tarmac currently directs rainwater towards the house in places. The use of gravel will allow for a permeable solution.
- Paving- The proposal is to remove the tarmac to the south of the site and install a paved patio and a raised bed vegetable patch.

IMPACT OF THE PROPOSED WORKS ON THE MOUNT

The Mount has not been a single residence for many years, and the building has undergone numerous alterations that have adversely impacted the historic fabric and significance of the structure. 20th century alterations and additions such as cementitious pointing to the exterior, modern staircases, poor quality modern joinery, removal of original plaster elements and joinery and the insertion of poor quality replica sash windows have had a negative impact upon the aesthetic value and historic significance of the structure. The below assessment reviews how the proposed works affect the elements that contribute to the significance of the historic building. The assessment also uses the ICOMOS guidance for assessing impact upon heritage assets to produce a summary of impact, taking into account the detailed assessment and ICOMOS guidance.

Impact Upon the Evidential Value of the Site

Following the proposed alterations and repair work, The Mount will once again be clearly legible as a single residence built in the first half of the 19th century. The proposals will not impact upon the evidence the house provides of the evolution of the wider settlement or the relationship between the Tatton's Wythenshawe Hall estate and the proposal site. The remaining historic fabric will be repaired wherever possible, retaining the evidence of historic building techniques and elements of late Georgian style. Internally, historic sash boxes will remain and new sash windows of a more appropriate design will be installed. Bricked up windows will be opened up to provide evidence of the original design intention. Significant elements of the historic plan form will be reinstated, such as the location of the stairs, some partition walls and the reversal of the kitchen in flat 2 back to a bedroom. Overall, little historic fabric is affected by the proposed development scheme.

Impact Upon the Historical Illustrative Value of the Site

The house retains a level of illustrative value. It was originally a substantial house with outbuildings and moderate grounds. The size of the original site is illustrative of the stature of the person who held the position of Land Agent for the Tatton family estate. It also charts the changing nature of the wider area, and the changing relationship between the Tatton family and the wider area. This illustrative value will remain unaffected by the alterations to the building.

Impact Upon the Aesthetic Design Value

The elements that contribute to the design value of the property will be retained and repaired. Where internal elements such as historic doors, windows, plaster cornices and timber skirtings and architraves have been removed, they will be replaced with appropriate examples. This will be a marked improvement and will have a positive impact upon the aesthetic value of the property.

Effect of the New Outbuildings on the Setting of The Mount

The proposed erection of two timber outbuildings have the potential to affect the setting of the listed structure. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets.

The Location and Siting of the Development

The proposed garden buildings have been situated to the east and to the northwest of the house. Neither building impacts upon the significant view of the southern elevation of the building. The outhouse has been placed to reduce its visibility from Hallas Grove.

The Form and Appearance of the Development

The form of the garden outbuildings are of an appropriate scale for the site and use appropriate materials that will not detract from the historic house or have a negative impact upon the site. The proposed landscaping will remove the current low quality tarmac and not only improve the aesthetic quality of the site with the use of gravel, but also improve the water management on the site with the use of French drains.

The Permanence, Longer Term or Consequential Effects of the Development

The addition of two appropriate garden buildings to the site and a scheme of landscaping will not constitute a permanent alteration to the setting of the site, as these are changes that are easily reversed.

Summary of Impact

The proposed works have been designed to return the house back into a single residence, based upon a survey undertaken in the 1970s, prior to the conversion of the house into two apartments. The scheme has been designed to retain the maximum amount of historic fabric, incur the minimum amount of alteration to services and undertake informed restoration where needed. The proposals outlined in this document are considered to constitute a beneficial impact upon the property overall. Following the ICOMOS guidance, the works to the property would be viewed as a *minor* magnitude of change, as the works will alter the historic building so that it is slightly, but not significantly modified from its current form. Works of a *minor* nature to a heritage asset of *medium* value result in a *slight impact* upon the asset. Due to the amount of restoration work proposed, this assessment concludes that the proposed works will have an overall *slight beneficial impact* upon the listed building.

With regards to impact upon the setting of the building, the proposed addition of two garden buildings and the scheme of landscaping will not affect the significant elements of the listed building. Due to the location of the proposed garden rooms, they will not visually isolate the listed house or dominate key views of the primary façade to the south from within the grounds.

The Mount is assessed as having a *medium* level of significance. The proposed addition of garden buildings and scheme of landscaping can be categorised as slight changes to the setting of the heritage asset that hardly affect it, which is assessed as a *negligible* magnitude of change or impact. A *negligible* change to a heritage asset of *medium* value constitutes a *neutral/slight* significance of impact. In this case, it is assessed that the proposed development would have a *slight beneficial* impact upon the setting of the listed building as the overall quality and character of the setting will be improved.

CONCLUSIONS

Significance of The Mount

The building retains a level of evidential and illustrative value relating to the evidence the building provides about the wider evolution and expansion of the local settlement, the relationship of the Tatton family to the wider area, as well as late Georgian style and building techniques. Due to the current state of the structure, and the amount of alteration to the plan form and loss of historic features the building does not hold a high level of aesthetic value. The building should be assigned a *medium* level of significance overall when assessed against the framework outlined by ICOMOS, as it is a listed structure, but does not have exceptional qualities in its fabric or associations.

Impact of the Proposed Works on The Mount

Following the ICOMOS guidance, the works to the property would be viewed as a *minor* or *negligible* magnitude of change. Works of a *minor/negligible* nature to a heritage asset of *medium* value result in a *slight impact* upon the asset. Due to the amount of restoration work proposed, this assessment concludes that the proposed works outlined above will have an overall *slight beneficial impact* upon the listed building and its setting.

SOURCES

Secretary of State for Ministry of Housing, Communities and Local Government. National Planning Policy Framework. London: 2018.

English Heritage. Conservation Principles: Policies and Guidance For The Sustainable Management of the Historic Environment. London: English Heritage, 2008.

Hartwell, Clare. Manchester, Pevsner Architectural Guides. London: Penguin Group, 2001.

Historic England. Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2. London: Historic England, 2015.

Historic England. The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3. London: Historic England, 2015.

International Council on Monuments and Sites. *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. 2011

Maps and Plans

A. Bryant. Map of the county palatine of Chester, which was surveyed from 1829-1831 and published in 1831. Accessed via the National Libraries Scotland.

Tithe Map for Northenden, Map ref EDT 303/2. 1839

[Cheshire Tithe Maps Online \(cheshireeast.gov.uk\)](http://cheshireeast.gov.uk)

OS County Series, Cheshire. 1:2,500. 1877

[Old-Maps - the online repository of historic maps - Map 382500 390500 12 100093 \(old-maps.co.uk\)](http://old-maps.co.uk)

OS Map. Cheshire IX.16 (Manchester; Sale) Revised: 1897, Published: 1898

[View map: Cheshire IX.16 \(Manchester; Sale\)- Ordnance Survey 25 inch England and Wales, 1841-1952 \(nls.uk\)](http://nls.uk)

OS Map. Cheshire IX.16 (Manchester; Sale) Revised: 1908, Published: 1935

[View map: Cheshire IX.16 \(Manchester; Sale\)- Ordnance Survey 25 inch England and Wales, 1841-1952 \(nls.uk\)](http://nls.uk)

OS Map. Lancashire CXI.13 (Altrincham; Manchester) Revised: 1916, Published: 1922

[View map: Lancashire CXI.13 \(Altrincham; Manchester\) - Ordnance Survey 25 inch England and Wales, 1841-1952 \(nls.uk\)](http://nls.uk)

Lancashire CXI.13 (Altrincham; Manchester) Revised: 1935, Published: 1936

[View map: Lancashire CXI.13 \(Altrincham; Manchester\) - Ordnance Survey 25 inch England and Wales, 1841-1952 \(nls.uk\)](http://nls.uk)

OS County Series, Cheshire. 1:10,560. 1966-1967

[Old-Maps - the online repository of historic maps - Map 382500 390500 10 101325 \(old-maps.co.uk\)](http://old-maps.co.uk)

Census Data Consulted

1851,1861,1871,1891,1901

APPENDIX 1: LISTING DESCRIPTION

Grade: II

List Entry Number: 1255037

Date first listed: 03-Oct-1974

Statutory Address:

THE MOUNT, WYTHENSHAW ROAD

House, now 2 flats. Early C19, extended and altered. Red brick, slate roof. Staggered double-pile plan formed by addition of parallel range to rear and offset left. Two-storey 3-window south front has 3 sashed windows to each floor, all of 16 panes except that in centre at 1st floor which has 12 panes. Gable chimneys. Entrance in right-hand gable wall, now covered by C20 porch. Rear: lean-to in angle of rear range, segmental-headed door and segmental-headed top-hung casements imitating sashes in rear wall of this. Interior not inspected.

Listing NGR: SJ8174890113

APPENDIX 2: ICOMOS HERITAGE IMPACT ASSESSMENT METHODOLOGY

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.

The Mount, Northenden: Heritage Statement

High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.
Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low	Designated or undesignated assets of local importance. 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.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated 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.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Change or Impact

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 areas that affect the ICH activities or associations or visual links and cultural appreciation.

No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.
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Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 132-133. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 134.

Table 3: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	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
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Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)