

Heritage Statement

Urbis - New Heat Rejection Units

May 2021

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Client
Conlon Construction

Our reference
CONH3008

May 2021

1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Conlon Construction in connection with a full planning application for two new heat rejection units and screening (the 'Proposed Development') at the Urbis Building, Cathedral Gardens, Manchester (the 'Site').
- 1.2 The Urbis Building is within the Cathedral Conservation Area, close to the grade II listed Victoria Station and opposite the grade II listed City Buildings. Due to the siting, nature and extent of the Proposed Development and mitigation measures, it is not considered that the significance of any additional heritage assets will be affected.
- 1.3 In determining the application for planning permission, Manchester City Council has statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') to have special regard to the desirability of preserving the special interest and setting of listed buildings¹ and pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.²
- 1.4 The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 189 sets out that:

*"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."*³

- 1.5 The purpose of this Heritage Statement is to meet the requirement of NPPF Paragraph 189 by proportionately assessing:
- The significance of the heritage assets identified above; and
 - The nature and extent of any effects of the Proposed Development on that significance in light of the statutory duties of s66(1) and s72(1) of the Act, national and local planning policy for the historic environment and relevant guidance including Historic England guidance on 'Managing Significance in Decision Taking in the Historic Environment',⁴ 'The Setting of Heritage Assets',⁵ and 'Statements of Heritage Significance'.⁶

¹ s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

² s72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

³ MHCLG (2019) National Planning Policy Framework (NPPF), Paragraph 189

⁴ Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

⁵ Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2nd edition)

⁶ Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12.

2. Heritage Assets

2.1 The NPPF defines a heritage asset 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.”⁷

Designated Heritage Assets

2.2 Designated heritage assets are those assets which possess a level of heritage interest that justifies designation under the relevant legislation and are then subject to particular procedures in planning decisions that involve them.

Conservation Areas

2.3 Urbis is within **Cathedral Conservation Area** which was designated in 1972. There is no conservation area appraisal, however Manchester City Council has published a summary of the conservation area’s history on its website⁸.

Listed Buildings

2.4 There are a number of listed buildings near the Application Site. Two have been identified as having potential to be affected by the Proposed Development, these are identified in Table 2.1 below:

Table 2.1: Listed Buildings with potential to be affected by the Proposed Development

List entry no.	Name	Grade	Designation Date
1254725	Victoria Station including concourse to rear with restaurant and booking hall ('Victoria Station')	II	20 June 1988 (amended 6 June 1994)
1380200	City Buildings	II	6 April 2000

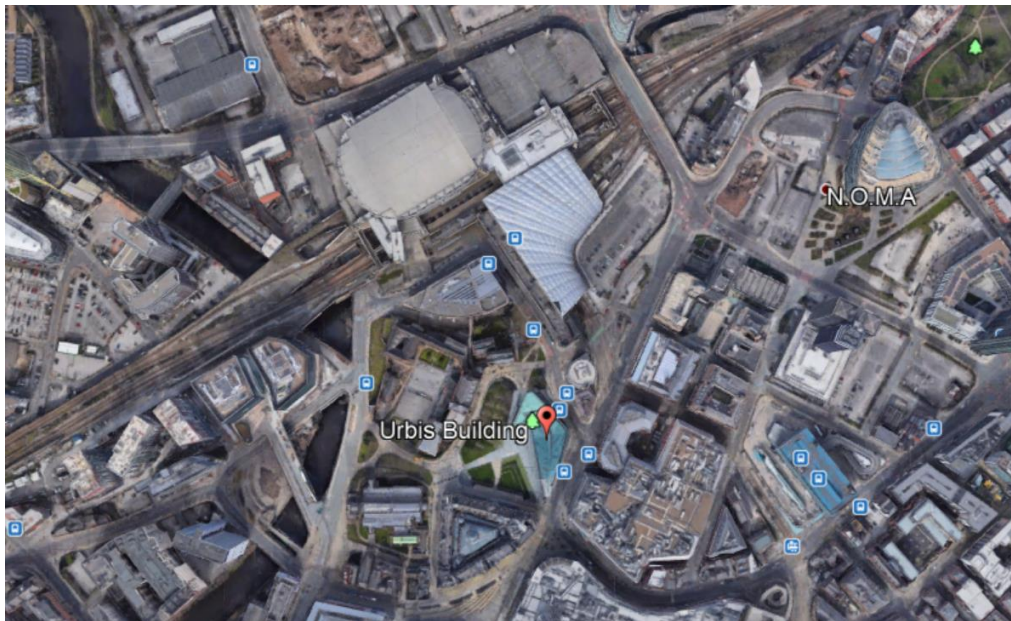
⁷ MHCLG(2019) National Planning Policy Framework (NPPF) Annex 2: Glossary

⁸ www.manchester.gov.uk

3. Summary of Site Context and Historic Development

- 3.1 The Site is located in one of the most historic surviving areas in Manchester, the built form of which illustrates most of the major states of change and development in the city from the Anglo Saxon church on the site of the present Manchester Cathedral to the west of the site, to the present day.

Figure 3.1: Aerial image of the Urbis Building and surrounding context



- 3.2 The Urbis Building was designed by Ian Simpson as part of the redevelopment of Exchange Square known as the Millennium Quarter within the city centre. It opened in 2002 as a museum and in 2012 re-opened as the National Football Museum. It has fully glazed elevations and a distinctive sloping wedge-shaped form. The Site encloses the eastern side of Cathedral Gardens; an area of public realm and landscaped pedestrianised walkways around the Cathedral and Chetham's School.
- 3.3 To the north is the frontage of Victoria Station along Victoria Station Approach, Chetham's School and Library encloses Cathedral Gardens from the north around to the west where the Corn Exchange and Cathedral are situated. Despite the differing age of these buildings, there is some visual unity due to their common use of sandstone and/or red brick. To the east of the Site, on the opposite side of the Urbis Building to Cathedral Gardens, is Corporation Street, which is lined with buildings of differing dates, styles and materiality including (proximate to the Site); the Arndale Centre, the Printworks and City Buildings (grade II listed, late 19th century). The wider, varied, city centre context is experienced from within Cathedral Gardens and on Corporation Street.

4. Assessment of Significance

Introduction

- 4.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁹

- 4.2 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (revised 2018) are published by the Department for Digital, Culture, Media and Sport (DCMS) and are supported by Historic England’s Listing Selection Guides for each building type.

Setting

- 4.3 The NPPF defines the setting of a heritage asset as:

“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.”¹⁰

- 4.4 Historic England has published guidance in respect of the setting of heritage assets,¹¹ providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms at paragraph 9 that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.
- 4.5 Further guidance on the definition of setting and how it should be taken into account is set out in national Planning Practice Guidance (PPG). In assessing the contribution of setting to the significance of the following identified assets, the role of the Site has been considered.

Cathedral Conservation Area

- 4.6 Cathedral Conservation Area is the historic centre of Manchester and the ecclesiastical and scholastic focus of development since the Medieval period. The Cathedral and Chetham’s Hospital embody the medieval origins of the city and remain a focal point for the northern part of the city centre. Alongside the two principal buildings, the origins of the area are legible in the surviving medieval street pattern. Beyond this area are a group of important Victorian commercial buildings including the Corn Exchange and buildings to Cateaton Street and Victoria Station.

⁹ MHCLG(2019) National Planning Policy Framework (NPPF) Annex 2: Glossary

¹⁰ MHCLG(2019) National Planning Policy Framework (NPPF) Annex 2: Glossary

¹¹ Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3

- 4.7 The area was initially developed in the Saxon period when a wooden bridge crossed the river and a small church stood on higher ground above the river. During the Medieval period the area prospered through the woollen trade and by the 17th century the area had grown into a large town; by this time many of the principal streets were established. During the Industrial Revolution Manchester grew rapidly and the area was densely developed. A key change came during the mid- late 19th century when Victoria Station was opened and Victoria and Corporation Streets were opened up, to be later developed with the first commercial buildings in the area.
- 4.8 Key buildings within the designated area include the perpendicular Gothic cathedral, originally dating to the 15th century but later heavily reconstructed and Chetham's Hospital School originally founded in 1656 but constructed on the site of a 12th and 13th century court, now in use as a school. These buildings have medieval origins, but the area also contains notable Victorian buildings such as the Corn Exchange, constructed 1890-1903 and notable for its glass and steel roofed market hall.
- 4.9 The area extends to include the 20th century Cathedral Gardens, which is a hard and soft landscaped square to the north east of the Cathedral and the modern Urbis building beyond. To the west the designated area includes the three bridges over the River Irwell and parts of the north bank of the river. The combination of open spaces and buildings of differing scales and periods results in an area rich in contrast and variety.

Contribution made by the Site

- 4.10 Urbis is a distinctive modern building within the conservation area and encloses Cathedral Gardens which forms the modern setting to key buildings within the conservation area including the Cathedral. Whilst distinctive, the simple form of the building and its fully glazed elevations juxtapose the highly decorative elevations of the surrounding historic buildings.
- 4.11 As a high quality modern building, the Site complements but does not contribute to the historic character of the conservation area and forms part of the varied city centre townscape rich in contrast and variety.

Victoria Station (grade II listed building)

- 4.12 Victoria Station is a substantial railway station dating from 1844 (original block in an Italianate style to Hunt's Bank) which was built for the Manchester and Leeds Railway Company. It was greatly enlarged by William Dawes for the Lancashire and Yorkshire Railway Company in 1909. In summary, the significance of the station lies in:
- Its age; dating from 1844;
 - The architectural quality and high degree of survival of the 1909 enlargement including features and details such as the panelled booking hall, restaurant with stained glass dome and mosaic lettering, bookstall with mosaic decoration and map of Lancashire and Yorkshire railway system in tile work;
 - Its association with the Manchester and Leeds Railway Company and the Lancashire and Yorkshire Railway Company; and

- Its extensive frontage primarily comprised of the 31 bay 1909 neo-Baroque block with curved corner and upstands with clock and delicate iron and glass canopy displaying names of destinations in Art Nouveau lettering.

Contribution made by setting and the Site

- 4.13 Victoria Station is situated within Manchester City Centre, to the north of the Site and west of Cathedral Gardens as previously described. The architectural interest of the principal façade of the listed building is experienced on approach from Todd Street or Hunts Bank. Here an appreciation of the importance of the railway to city in the early 20th century can be gained through the scale and grandeur of the building. Its function is understood from the lettering along the elevation and its canopies, which are read in closer proximity to the building. The aforementioned features such as panelling, tile work, shops and mosaics are internal.
- 4.14 The Urbis Building sweeps down in height towards Victoria Station and its curved corners and repetitive bays echo the architecture of the Station in a modern and subtle way. There is a ‘back of house’ servicing area and goods access along this elevation which are largely concealed by a change in levels. Whilst the building is proximate to the Station and contributes to the varied city centre context surrounding the building, it does not contribute to the significance of the asset.

City Buildings (grade II listed building)

- 4.15 City Buildings is a former warehouse (now hotel) with associated shops and offices which was built between 1865 and 1875. It has a sandstone ashlar frontage with red brick to the rear. Attached to the north is a cylindrical tower on an ashlar podium which was added as part of the hotel conversion (consented 2012). In summary, its significance arises principally from:

- Its age, dating from the late 19th century; combined with
- It being a good example of a well conserved late 19th century warehouse;
- Its Italianate style and architectural detailing including high quality stonework such as the ground floor pilasters with foliated capitals;
- Its high townscape value, arising partly from its wedge-shaped floorplan; and
- Its group value in illustrating the development of the Manchester warehouse typology.

Contribution made by setting and the Site

- 4.16 City Buildings occupies a prominent position by virtue of its wedge-shaped plot and forms part of a group of late 19th and early 20th century buildings which are juxtaposed by modern additions to create the previously described rich and contrasting city centre townscape. It is separated from Victoria Station by the cylindrical form of new-build element of the hotel; though there remains a synergy between the two in their common use of ashlar and the architectural proportions and rhythm of their primary elevations.

- 4.17 As previously described, the height of Urbis slopes down towards Victoria Station and is lower than City Buildings on Todd Street and the area of 'back of house' servicing and goods access at this side of the Urbis Building is largely concealed by the change in levels. Whilst the Site forms part of the varied and high quality city centre townscape surrounding the building, it does not contribute to the significance of the asset.

5. Impact Assessment

Introduction

- 5.1 In determining the submitted application for full planning permission, Manchester City Council has statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings¹² and pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.¹³ Case law has established that ‘considerable importance and weight’ should be given to these duties.
- 5.2 In accordance with paragraph 189 of the NPPF, the significance of the identified designated heritage assets and the contribution made by setting to that significance (including the role of the Site), has been assessed at **Section 4** of this Heritage Statement.
- 5.3 Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.4 Paragraph 193 confirms that great weight should be given to the asset’s conservation and the more important the asset, the greater the weight should be. Conservation is defined as follows:
- “The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*
- 5.5 Paragraphs 194 to 196 advise on the addressing and balancing of ‘harm’ where it arises and Paragraph 200 states that local planning authorities should look for opportunities for new development within conservation areas and 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.
- 5.6 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is also set out in full in **Appendix 1**.

The Proposed Development

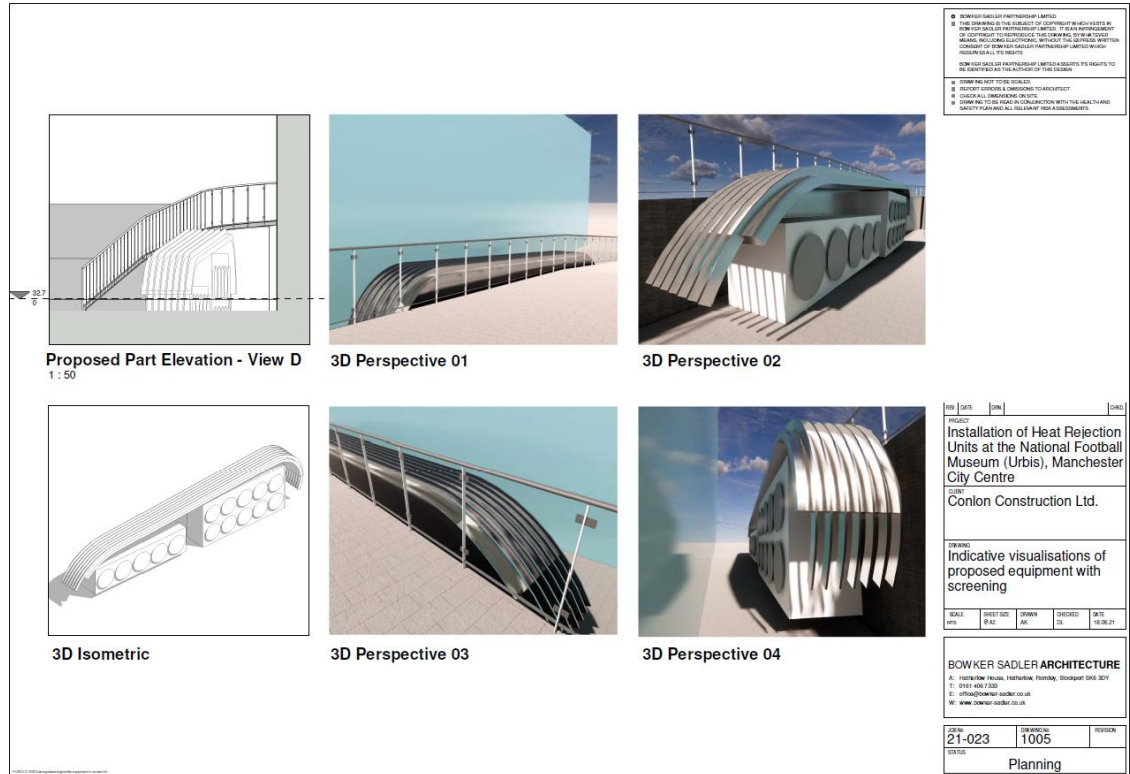
- 5.7 Full planning permission is being sought for the installation of two new heat rejection units on the north east elevation of the Urbis Building. The units would be situated largely below street level behind an existing glazed balustrade within a service area which runs along this elevation. The equipment would be screened by a bespoke

¹² S66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

¹³ S72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

curved metal screen, as shown in Figure 5.1 below, and the area enclosed by a sliding metal gate and fence.

Figure 5.1: Indicative Visualisations of Screening Design, prepared by Bowker Sadler Architecture



Assessment

- 5.8 The Proposed Development is limited in scope and extent to two new heat rejection units and screening within a service area at the rear of the Urbis Building, largely below street level. Accordingly, the visibility of the Proposed Development from the surrounding townscape will be limited to the metal screen above the units and the top section of the metal gate and fence. The siting of the units is on the opposite side of the Urbis Building to key buildings within the Cathedral Conservation Area such as the Cathedral and Chetham's. The colour palette of the Proposed Development and the curve of the screen reflects the materiality and form of the Urbis Building and does not introduce alien materials and forms within the context. Whilst some noise may be perceived from the units, this will be experienced within a busy city centre context.
- 5.9 As such the Proposed Development will sustain the varied city centre townscape which characterises the Cathedral Conservation Area and the setting of Victoria Station and City Buildings. The ability to appreciate the architectural and historic interest of Victorian Station and City Buildings will be unaffected by the Proposed Development for the reasons set out above, and their significance will be sustained.

Statutory Duty and NPPF

- 5.10 The Proposed Development will constitute a very minor change within Cathedral Conservation Area and the setting of Victoria Station and City Buildings. The positioning of the Proposed Development and the design of screening mitigates against any harm to the significance of the assets.
- 5.11 It is therefore concluded that the requirement of s66(1) and s72(1) of the Act can be satisfied if Manchester City Council grants planning permission.
- 5.12 In accordance with Paragraphs 192 and 193 of the National Planning Policy Framework (NPPF), the Proposed Development will sustain the significance of the heritage assets identified in this report and will make a positive contribution to local distinctiveness. In relation to Paragraph 200 of the NPPF, the Proposed Development will preserve those aspects of setting that make a positive contribution to the listed buildings.

Local Planning Policy

- 5.13 In accordance with Policies EN2 and EN3 of the Manchester Core Strategy and Policy DC18.1 of the saved Citywide Development Control Policies, the Proposed Development will sustain the significance of the historic environment, including nearby listed buildings. It complies with Policy DC19 by preserving those elements of setting that contribute to the significance of the identified listed buildings.

6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Conlon Construction in connection with a full planning application for two new heat rejection units and screening at the Urbis Building, Cathedral Gardens, Manchester.
- 6.2 The Urbis Building is within the Cathedral Conservation Area, close to the grade II listed Victoria Station and opposite the grade II listed City Buildings. Due to the nature and extent of the Proposed Development and mitigation measures, it is not considered that the significance of any additional heritage assets will be affected.
- 6.3 The Site is located in one of the most historic surviving areas in Manchester, the built form of which illustrates most of the major states of change and development in the city from the Anglo Saxon church on the site of the present Manchester Cathedral to the west of the site, to the present day. The Urbis Building was designed by Ian Simpson as part of the redevelopment of Exchange Square known as the Millennium Quarter within the city centre. As a high quality modern building, the Site forms part of the varied city centre townscape rich in contrast and variety.
- 6.4 The Proposed Development will constitute a very minor change within Cathedral Conservation Area and the setting of Victoria Station and City Buildings. The positioning of the units and the design of screening mitigates against any harm to the significance of the assets.
- 6.5 It is therefore concluded that the requirements of s66(1) and s72(1) of the Act can be satisfied if Manchester City Council grants planning permission.
- 6.6 In accordance with Paragraphs 192 and 193 of the National Planning Policy Framework (NPPF), the Proposed Development will sustain the significance of the heritage assets identified in this report and will make a positive contribution to local distinctiveness. In relation to Paragraph 200 of the NPPF, the Proposed Development will preserve those aspects of setting that make a positive contribution to the listed buildings.
- 6.7 In accordance with Policies EN2 and EN3 of the Manchester Core Strategy and Policy DC18.1 of the saved Citywide Development Control Policies, the Proposed Development will sustain the significance of the historic environment, including nearby listed buildings. It complies with Policy DC19 by preserving those elements of setting that contribute to the significance of the identified listed buildings.

Appendix 1: Legislation, National and Local Planning Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This 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” (s66(1))

The concept of ‘preserve’ has been interpreted through case law to mean ‘to cause no harm’.

Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 defines Conservation Areas as *“areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”*

There is a statutory duty in the Listed Building and Conservation Areas Act (1990) under Section 72 (2) to require that *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

National Planning Policy

National Planning Policy Framework, 2019

The National Planning Policy Framework (NPPF) is the full statement of Government planning policies. Chapter 16 outlines the Government’s guidance regarding the conservation and enhancement of the historic environment.

Paragraph 189 of the NPPF outlines the information required to support planning applications affecting heritage assets, stating that applicants should 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.

Paragraph 192 of the NPPF states that planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that 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. Conservation is defined as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

Paragraph 194 confirms that 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.

Paragraph 195 states that 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:

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

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 200 states that local planning authorities should look for opportunities for new development 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.

In weighing applications that directly or indirectly affect non-designated heritage assets, Paragraph 197 of the NPPF states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy

Manchester Core Strategy (2012-2027)

Manchester Local Plan

The Manchester Local Plan is formed of the Core Strategy 2012-2027 and Proposals Map, the extant Unitary Development Plan (UDP) Policies and relevant Development Plan Documents (DPDs).

Policy EN 2 of the Core Strategy relates to tall buildings, which are defined as ‘buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline’. It further states that proposals for tall buildings will be supported where it is demonstrated that they:

- *“Are of excellent design quality,*
- *Are appropriately located,*
- *Contribute positively to sustainability,*
- *Contribute positively to place making, for example as a landmark, terminating a view, or by signposting a facility of significance, and*
- *Will bring significant regeneration benefits.”*

Policy EN 3 (Heritage) of the Core Strategy states that:

‘Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains...’

Policy DC18.1 confirms that the Council will give particularly careful consideration to development proposals within Conservation Areas. It states the following:

“a) The Council 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.

b) The Council will not normally grant outline planning permission for development within Conservation Areas.

c) Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.

d) Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas.”

Policy DC19 of the UDP relates to the determination of planning applications for development which involve or have an impact on buildings of Special Architectural or Historic Interest. It states that the Council will have regard to protecting their general setting. In giving effect to this policy, the Council will:

“d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features...”

Guidance

National Planning Practice Guidance

Whilst not planning policy the Planning Practice Guidance provides a clear indication of the Government’s approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Guidance: Historic England Good Practice Advice in Planning Note 3 (Second Edition) (December 2017) ‘The Setting of Heritage Assets’

Historic England has recently published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in

which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as 'change over time', 'cumulative change', 'access and setting', 'buried assets and setting', 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations.
- Those with cultural associations.
- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- The asset's intangible associations with its surroundings, and patterns of use;
- The contribution made by noise, smells etc to significance; and
- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and

‘Experience of the asset’. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the ‘Location and siting of development’, the ‘Form and appearance of development’, ‘Wider effects of the development’ and ‘Permanence of the development’.

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