

117B WITHINGTON ROAD



April 2021

Heritage Statement

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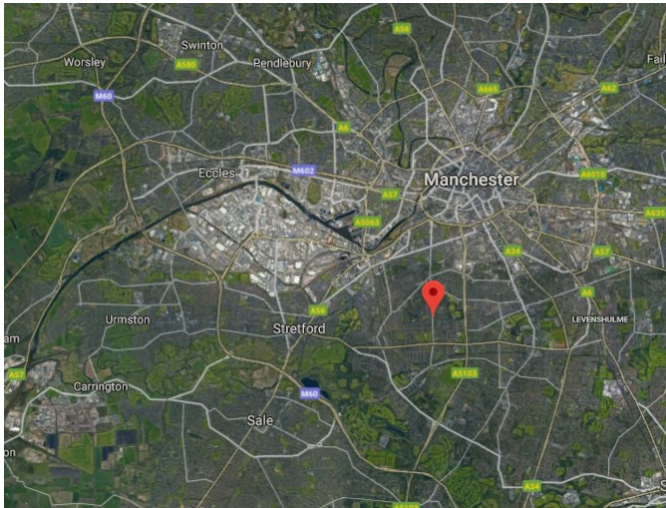
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INTRODUCTION

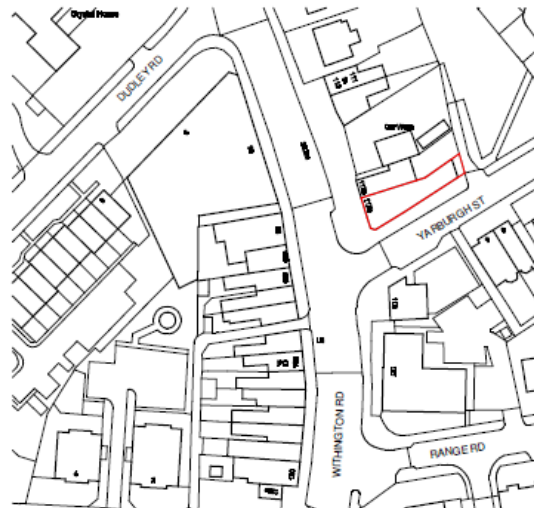
117b Withington Road is situated within the Whalley Range Conservation Area. The structure is currently in use as a chemist with residential accommodation to the first floor, and has been subject to alterations to facilitate this commercial use, including the addition of a single storey extension to the southern elevation.

LOCATION

117b Withington Road is located in Whalley Range, to the southwest of Manchester City Centre. The structure is located to the east side of Withington Road, which extends along a north-south alignment. Directly to the south of the site is Yarbrough Street, which extends the northeast. The site is surrounded by a mixture of modern, 19th and 20th century residential and commercial development.



Location of Whalley Range



Location of Proposal Site

PLANNING BACKGROUND

117b Withington Road is not a listed building, but it is situated within the Whalley Range Conservation Area, towards the eastern boundary. As the Conservation Area is a designated heritage asset, both national and local planning policies and guidance affect the planning policy context for the site as outlined below. There have been three planning applications associated with the site in the past 30 years. In the 1970s permission was granted for a new shop front (Ref: F04566). In 2013, permission was granted for the single storey extension to the side and rear of the property (Ref: 102276/FO/2013/S1) and in 2014 permission was granted for the Installation of 3.2 metre high free standing internally-illuminated totem sign (Ref: 106169/AO/2014/S1).

Relevant Regional and Local Policies

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 protecting 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. The following guidance is relevant to the application site.

189. 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.

190. 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.

192. 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.

193. 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.

194. 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.

195. 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.

196. 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.

198. 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.

199. 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.

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). Guidance relating to Conservation areas includes *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (2016).

DESCRIPTION OF THE SITE AND SURROUNDING AREA

The Proposal Site

N.b. The proposal site is currently in use as a vaccination centre and internal access was not possible at the time of survey.

117b Withington Road is situated to the east side of Withington Road and the north of Yarburg Street. The primary façade, which incorporates the shop front, faces onto Withington Road. The proposal site is a semidetached property and both properties are currently in commercial use. The western and southern elevations are of red brick with buff brick banding. To the west elevation there are matching gabled dormers with mock timber frame detail to the gable and moulded decorative eaves course to the roof. At first floor level are timber framed oriel windows to both the western and southern elevations. The ground floor is occupied by a shop front, presumably added in 1976, as indicated by a successful planning application submitted in that year. To the rear of the property is a red and brown brick extension of two bays, contemporary to the original property. The rear, eastern elevation is now partially obscured by the single storey extension with single pitch roof that was added to the site c2013.



West elevation



South elevation



South elevation



East elevation

The Setting of the Site

Directly to the west of the proposal site is the commercial and residential area of Withington Road, which extends along a north-south alignment. Historically this was predominantly a residential area, but over the 20th century residences have been converted for commercial use and new commercial development has been added, resulting in a mixed character. The buildings along Withington Road range from 19th century single residences now partitioned for multiple occupancy; large modern complexes of flats; 20th century commercial development and more modest 19th century residences now partially converted for commercial use. To the east of the proposal site is a large 20th / 21st century residential housing estate.



The west side of Withington Road



The west side of Withington Road



Along Yarburg Street



Withington Road facing south

HISTORY OF THE AREA AND PROPOSAL SITE

Historic Development of Whalley Range

Today there is no surviving untouched mossland in Manchester, but historically there were several mosses in the district. These lowland mosses were probably enclosed at a relatively late date, and Hough Moss was formally one of three of the main areas of mossland in Manchester. Today, the area of Hough Moss is occupied by Moss Side and Whalley Range. In the 18th and 19th centuries, the landscape surrounding the city centre of Manchester was extensively rural. As industry increased and the population expanded, the city grew, subsuming the existing township and establishing new residential areas. There was plenty of space available for the development of low-density suburban housing to please the growing middle and upper classes. Large detached and semidetached higher status houses were a common feature of the area surrounding the bustling city centre. Whalley Range was one such area of 19th century development, one of the earliest suburbs of Manchester, it was separated from the industrial urban form of the city by expanses of fields.

The area was developed by Samuel Brooks, a banker and business man who originated from Whalley in Lancashire. In 1834, Brooks bought 39 Acres of land in Moss Side from Robert Fielden and a further 42 from the Egerton Estate to form the new suburb. Locally, this area was known as Jackson's Plants or Woodall's Moss, an indication of the former mossland in the area.

Brooks aimed to develop "a desirable estate for gentlemen and their families". Roads were laid out and the original estate occupied the area between two former farm tracks, which later became Withington Road and Upper Chorlton Road, later Dudley Road, Whalley Road and Chorlton Road were added. The building plots were sold with specific conditions to ensure that development was appropriate for a higher-class area. Brooks clearly believed in this vision of the peaceful middle-class suburb with tree lined streets as he built his own grand residence to the south end of Whalley Road. His home was demolished in the 1930s and a modern development of flats was erected in the site. The eastern side of the area was developed in the later half of the 19th century, on the land that was purchased from Lord Egerton. An aquarium, twice the size of any before it, was opened in 1874 but proved to be a commercial failure and subsequently closed. The building was later incorporated into Saint Bede's College and later with St. Bede's School in All Saints in the City.

By 1845, large houses in substantial grounds had already been established in between Upper Chorlton Road and Whalley Street and along Withington Road. A later map of the 1870s, shows that development in this area of the suburb was still quite sparse and limited to larger houses. It was not until the 1880s that area became more densely developed with semi detached houses and some rows of terraced properties.

As transport links evolved, people moved further away from the city to achieve the suburban ideal of large houses and spacious tree lined streets that had previously typified Whalley Range. By the early 20th

century, an article in the Manchester Guardian entitled, 'Transformation of the Suburb' told that the large houses at the end of their leases were now hard to let and were often becoming institutional in character as opposed to residential. "The social character of the district undergoes a change, a life which was severely detached becomes semi-detached and numbers become much more convenient than names.....There are some districts which have become full to congestion of what one might call the small salaried man. Moss Side is one of them and people who know Manchester well will understand what is known as the Mossification of Whalley Range". Although the layout of the area, as Brooks intended it, is reflected in the tree lined streets and some larger houses which remain, infill development on a dense grain dating from the early 20th century onwards has altered the overall character.

The area entered a period of decline after the Second World War and for some years to follow. A number of the larger houses were vacated and left to decay. Sadly, some were also converted into bedsits for multiple occupation. Recent financial investment in the area has seen the upgrading of some properties to form self-contained flats, nursing homes and residential institutions. Housing associations have also been involved with property development, both of existing properties and vacant sites.

Historic Development of the Proposal Site

NB. The historic maps referred to below have not been reproduced here, but links to view them online are included in the sources.

The Greater Manchester Spatial Framework map held on the Mapping Greater Manchester website records the Urban Historic Landscape Survey data for area. The proposal site and an immediate area around the site is classed as commercial, while the wider setting along Withington Road is classed as residential.¹

Historic OS maps of the area dating to 1888 and 1908 show the proposal site as vacant. However, Slater's Directory of Manchester and Salford for the year 1911 records the 117b was extant by this year and that the building was occupied by Miss Jayne Mosley, who was a Stationer. 117a was also recorded as being in commercial use, indicating that the pair of semidetached properties were built as shops with rooms above. The structure first appears on historic map dating to 1915, which shows the site with the property facing onto Withington Road with the rear extension. An image from the 1960s held by the Manchester Archive shows that the proposal site was in use as a newsagent at this time. The structure has continued in commercial use and is currently occupied by Everest Chemist.

¹ [GMSF Consultation 2019 Map | MappingGM](#)

ASSESSMENT OF SIGNIFICANCE OF THE HERITAGE ASSETS

The following is an assessment of the significance of the designated heritage assets that are potentially affected by the proposed works. A review of the data held by Mapping Greater Manchester shows that there are no listed structures within the setting of the proposal site. As the proposal site itself is not listed, the only identified designated heritage asset is the Whalley Range Conservation Area. This assessment of significance is based upon a review of the historic development of the area and information relating to the Conservation Area provided by Manchester City Council.

The Character and Special Interest of the Whalley Range Conservation Area

The character and special interest of the Whalley Range Conservation Area has been assessed with reference to the Historic England Guidance, *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2016)*. This guidance states that the special interest and character of a conservation area can be assessed by looking at the following attributes;

- Location and setting
- Historic development
- Architectural quality and built form,
- Positive contributors
- Locally important buildings

Whalley Range Conservation Area was designated in October 1991. A full Conservation Area Appraisal is not accessible at this time, but Manchester City Council provides information relating to the area on their website. The below summary has used this information and a brief site survey to further understand the significance of the area by considering the above attributes.

Location and Setting

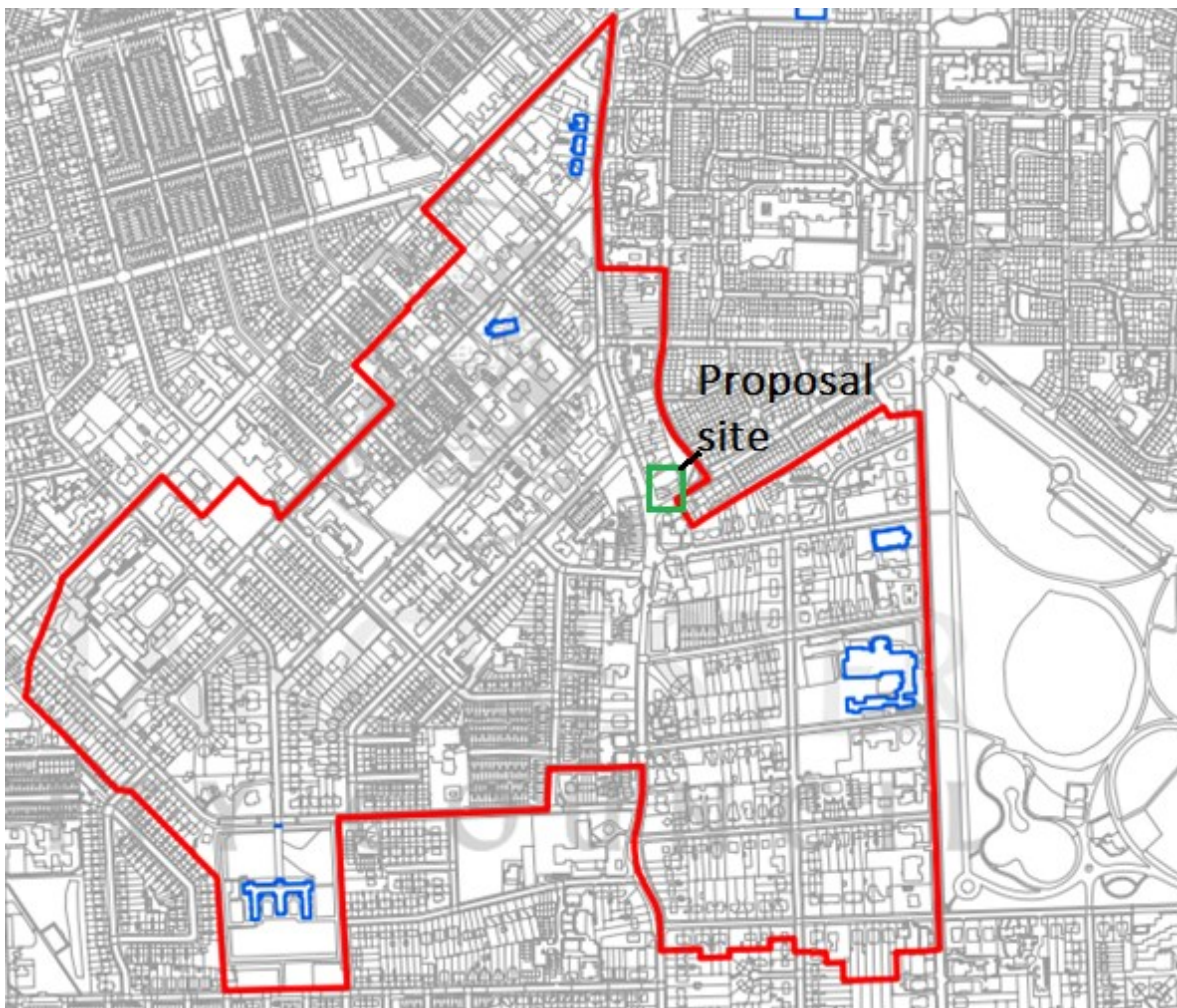
The Whalley Range Conservation Area is situated approximately two miles south of Manchester City Centre. The area is predominately residential and extends to 63 acres and is roughly triangular in plan, extending to Alexandra Road to the east and Upper Chorlton Road to the west. Topographically the area is flat and is not within the vicinity of any notable landscape features.

Historic Development

Whalley Range was one of the first suburbs of Manchester. The area of land covered by the Conservation Area was purchased by Samuel Brooks in 1832 for a sum £9,600.00, with the intention of creating , "a desirable estate for gentlemen and their families". The above section on the development of Whalley Range provides further information on the historic development of the area.

Architectural Quality and Built Form

Many of the original houses built when the suburb was being established remain within the Conservation Area. These vary in design and there are examples of large detached and semi-detached Victorian villas with elements of both Gothic and Classical revival design. Larger houses are set back from the street line, along tree lined avenues. A number of the houses have clearly been sub-divided for multiple living arrangement or to support a change of use. Modern infill development has taken place on sites where houses have been demolished. Where land was not developed in the initial phase, there are examples of early 20th century development, such as the terraced housing along Railton Avenue and Whalley Avenue. There are a number of listed buildings in Whalley Range, as outlined on the below plan provided by Manchester City Council.



Map of the Conservation Area: Listed Buildings Outlined in Blue, Proposal Site in Green

Positive Contributors and Locally Important Buildings

There is no defined list of positive contributors or locally listed assets within the Conservation Area.

Contribution of the site to the Special Interest of the Conservation Area

117b Withington Road was not built as part of the original development of the area by Samuel Brookes. The semi-detached property was built between 1908 and 1911, seemingly as a pair of commercial premises with rooms above. The structure is not highly decorative, but details such as the use of buff brick banding, dormer windows with timber detailing and decorative eaves course add interest to the west elevation and make positive contribution to the views along Withington Road. The southern elevation facing onto Yarburg Street makes little contribution to the special interest of the Conservation Area. There are no key views along Yarburg Street.

PROPOSED WORKS

Proposed Alterations and Extension



2 Proposed Rear View

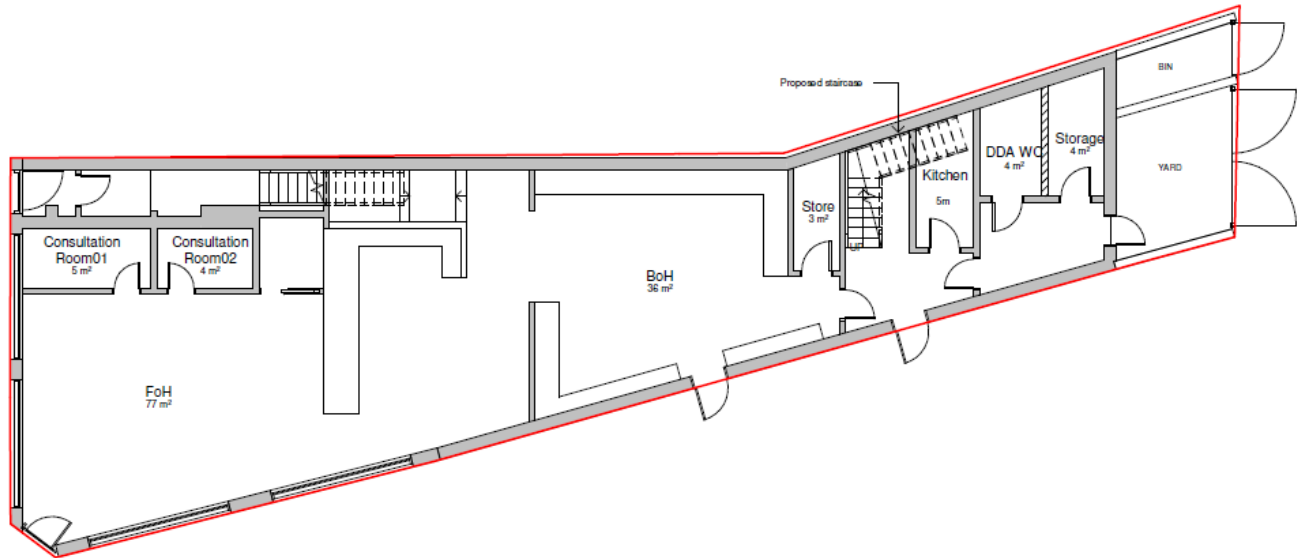


3 Proposed Front View

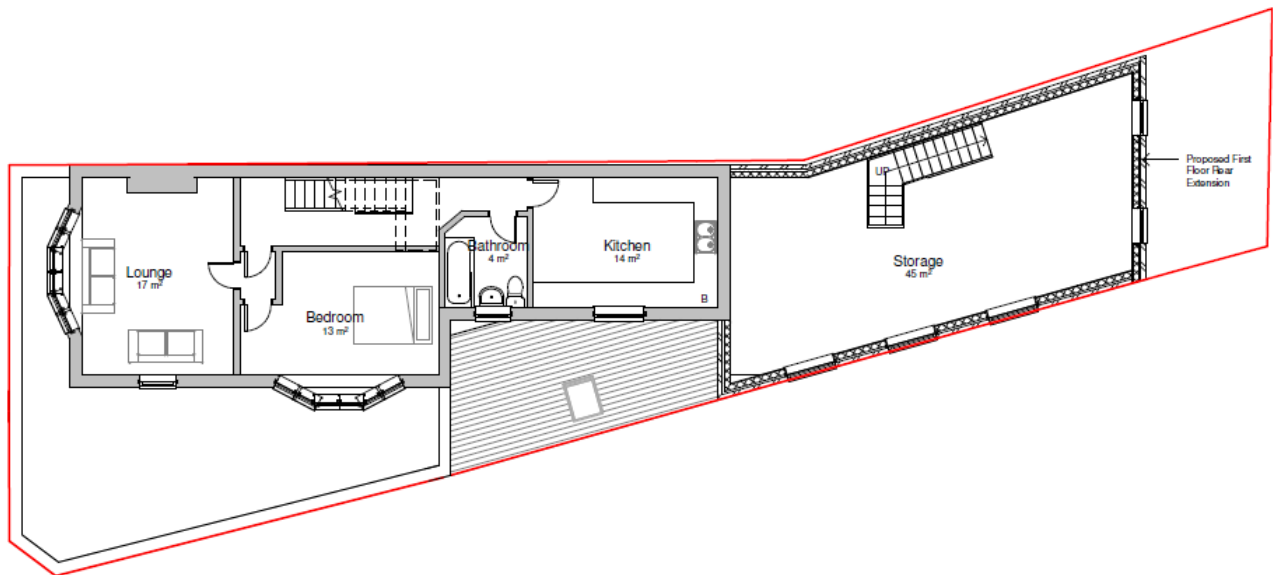
In brief, the proposals are to add a first floor to the modern rear extension and reconfigure the ground floor space to accommodate a staircase. The first floor extension will provide a necessary storage space for the chemist that occupies the ground floor.

The first floor extension will be of red brick to match the existing structure. The massing of the extension will be broken up by evenly spaced windows, three to the southern elevation and a further two to the eastern gable end.

The extension will follow the current footprint of the development on the site, the current yard to the rear will remain unchanged.



Proposed ground floor



Proposed first floor

IMPACT OF THE PROPOSED WORKS ON THE HERITAGE ASSETS

Impact of the Proposed Works on the Whalley Range Conservation Area

The following assessment identifies the impact of the proposals for 117b Withington Road on the significance of the Conservation Area. This is achieved by considering the effects of the proposals on the elements that constitute special interest within the Conservation Area, as laid out in the Historic England Guidance, and the ICOMOS guidance on Heritage Impact Assessment.

The proposed extension to 117b Withington Road will not affect the setting, architectural quality or built form of the Conservation Area. The proposed extension uses appropriate materials for the proposal site and the wider area, sticks to the existing footprint of development and will be inconspicuous when viewed from Withington Road. The extension will not impact upon any significant views of the primary façade of the proposal site from Withington Road, and there are no key views from Withington Road along Yarburg Street, as views from this location look out towards a large modern residential development.

The historic special interest of the Conservation Area is based upon the fact that the area was one of the first suburbs of Manchester and retains a high level of evidential value relating to the evolution of the industry and the population of the city. The area was also developed with a design intent, evidenced by the rules and regulations set in place by Samuel Brooks. Houses were to be of a certain quality and level of aesthetic value. The proposal site was not part of this initial phase of development, but dates to a period of later infill development. The site retains some historic architectural details that reflect the structures from the earlier phase of development, such as the use of buff brick banding and the black and white timber detailing. These details will not be affected by the proposed development. The historic directories for the area indicate that 117a and 117b were built as commercial premises, and this tradition of commercial use is being sustained by the current use of the site as a chemist.

The proposed works will not impact upon the special interest of the Conservation Area. The Conservation Area is assessed as having a *medium* level of value in line with the ICOMOS guidance. The proposed works would constitute a *negligible* level of change to the Conservation Area, as the changes would not happen to the historic building elements and would only be slight changes to the exterior of the building. This would result in an overall *neutral* impact upon the Conservation Area.

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Maps and Plans

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[View map: Lancashire CIV.14 \(Manchester; Stretford\) - Ordnance Survey 25 inch England and Wales, 1841-1952 \(nls.uk\)](#)
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[1908 OS Map](#)
- Lancashire CIV.14 (Manchester; Stretford) Revised: 1915, Published: 1922
[View map: Lancashire CIV.14 \(Manchester; Stretford\) - Ordnance Survey 25 inch England and Wales, 1841-1952 \(nls.uk\)](#)
- Lancashire CIV.14 (Manchester; Stretford) Revised: 1932, Published: 1934
[View map: Lancashire CIV.14 \(Manchester; Stretford\) - Ordnance Survey 25 inch England and Wales, 1841-1952 \(nls.uk\)](#)

APPENDIX 1: 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.

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.

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

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)