

LAND OFF ECCLES STREET RAMSBOTTOM

HERITAGE STATEMENT



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Section 1 Introduction

This Heritage Statement has been prepared in support of the proposed development at Land off Eccles Street, Ramsbottom. The proposal site is situated within the Ramsbottom Conservation Area. This Heritage Statement should be read in conjunction with the proposed plans and elevations, the specification and other information submitted with the application.

This Heritage Statement has been prepared in accordance with the NPPF and the NPPG. It has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. This Heritage Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. To this end the statement provides: a summary of the history and development of the local area, the history of the site and a description of the site. It assesses the significance of the proposal site, the special interest of the Ramsbottom Conservation Area and the contribution that the proposal site makes to this special interest. The Statement also describes the proposed works, sets out the desirability of the proposed works and assesses the impact of the proposed works upon the character and appearance of the Conservation Area.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Bury Unitary Development Plan, Draft Places for Everyone – Joint Development Plan (August 2021), the Ramsbottom Conservation Area Appraisal, the NPPF Chapter 16, the NPPG, and guidance from Historic England.

2.2 Bury Unitary Development Plan (Adopted 1997)

The current Bury UDP was adopted by the Council on 29 August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions. Relevant extracts from the plan include:

EN1 - BUILT ENVIRONMENT

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

EN1/1 - Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on:

- public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

EN1/2 - Townscape and Built Design

The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;
- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision;
- landscaping, including the use of natural landscape features, and open space provision;
- the use of lighting.

EN2 - CONSERVATION AND LISTED BUILDINGS

The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.

EN2/1 - Character of Conservation Areas

The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas.

The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- retain, replace and restore features of historical and architectural interest;
- retain and enhance existing landscape features including trees, parks and gardens;

- initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;
- remove dereliction and bring unused land or buildings back into beneficial use;
- prepare and promote design guidelines to ensure sympathetic development.

EN2/2 - Conservation Area Control

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.

In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;
- in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

2.3 Places For Everyone – Joint Development Plan (Submission Plan, August 2021)

Places for Everyone is a long-term plan of nine of the Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts. The plan is a joint development plan of the nine districts which will determine the kind of development that takes place in their boroughs, maximising the use of brownfield land and urban spaces while protecting Green Belt land from the risk of unplanned development. The Plan is in its final stages and was submitted to the Secretary of State for examination on 14 February 2022. Relevant policy includes:

Policy JP-P 2

Heritage

Through this Plan we will proactively manage and work with partners to positively conserve, sustain and enhance its historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future, and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Utilising the heritage significance of a site or area in the planning and design process, providing opportunities for interpretation and local engagement;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, architectural, artistic and historic value.

Development proposals affecting a designated heritage asset (or an archaeological site of national importance) and a conservation area should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal.

Development proposals should identify assets of archaeological interest and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

2.4 The Ramsbottom Conservation Area Appraisal

The Ramsbottom Conservation Area Appraisal dates to 2011. The Conservation Area was designated in May 1977 and extended in 1988 and again 2004. In 2007 further extensions along with the amalgamation with Tanners and Bury New Road Conservation Areas formed the present Ramsbottom Conservation Area. Relevant policies from the Appraisal include:

Policy 1

All proposals for demolition, re-development, re-building, change of use or other alteration of land and premises in the conservation area have to be considered in the light of the statutory duty to preserve and enhance the conservation area. With this duty in mind, there will be a presumption against the demolition of all listed buildings and those referred to within the management plan as significant or making a positive contribution to the area's character.

Policy 2

Proposals for the change of use of residential property, for the development of open land, for the over-development of land and garden areas, and for the unnecessary removal of trees, will be resisted.

Policy 7

Planning and conservation area consent applications will only be acceptable if the submitted information is clear, complete and comprehensive and includes full drawings of the proposals and a thorough design and access statement. The Council will expect any proposal for a development within the Conservation Area to include an analysis of the surrounding area and justification of why the proposals are appropriate in the context of the area's character. Proposals should respond to the surrounding development in terms of scale, height, massing, detail and

materials. All proposals should protect or enhance the character and appearance of the Conservation Area.

Policy 10

Important views, vistas, and glimpses of the area between buildings, and controlled by important features, should be protected from damage by development.

2.5 The Planning (Listed Building and Conservation Areas) Act

The Planning (Listed Building and Conservation Areas) Act 1990 provides legislation for the protection of conservation areas. The following provisions are relevant to the site:

Section 72: 'General duty as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

2.6 National Planning Policy Framework and National Planning Practice Guidance

Chapter 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.

Proposals affecting heritage assets

194. 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.

195. 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.

197. 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.

Considering potential impacts

199. 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.

200. 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.

201. 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.

202. 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.

204. 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.

205. 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.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

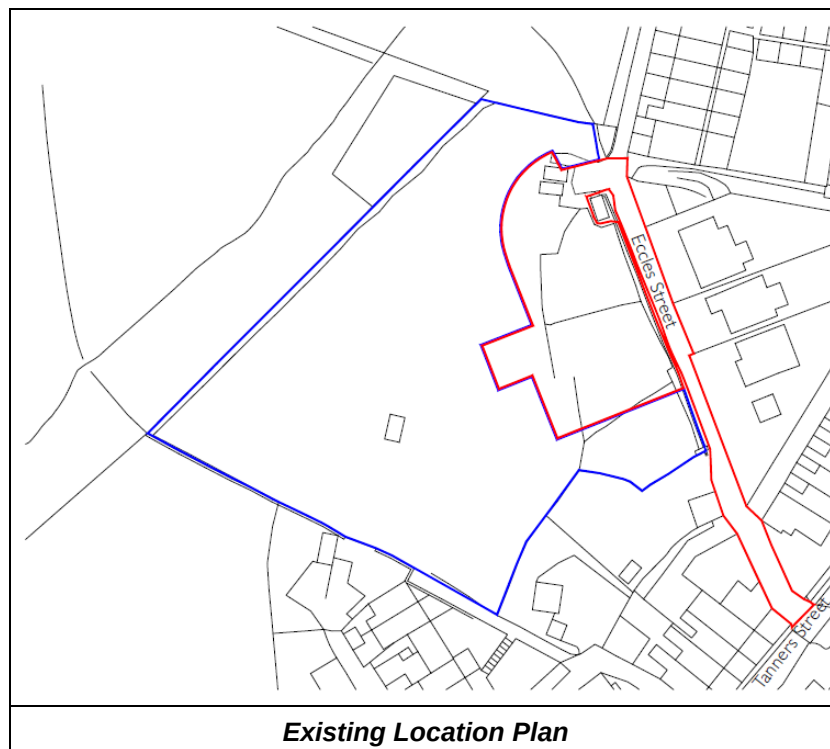
2.7 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *Conservation Area Designation, Appraisal and Management* (2019) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (2019).

Section 3 Description of the Site

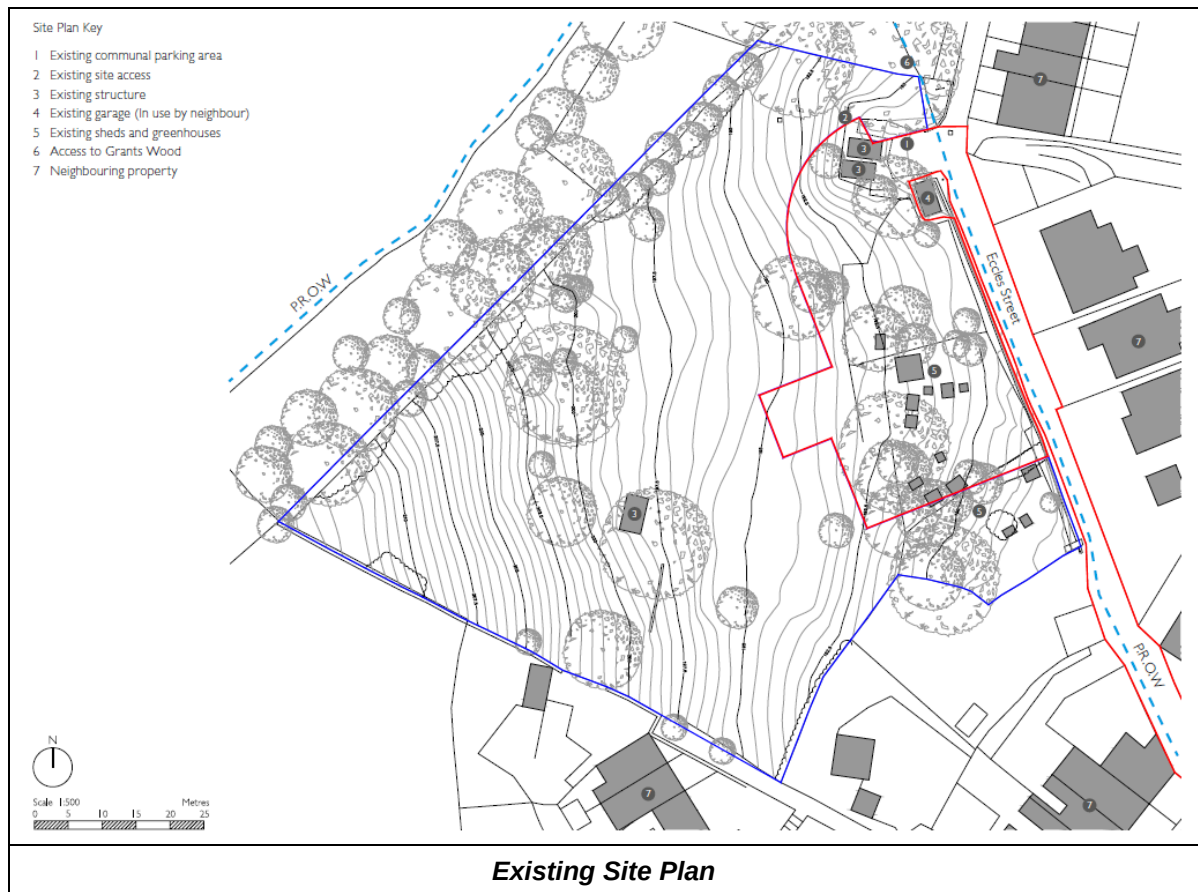
3.1 Location and Setting

The proposal site is situated within the Tanners and Carr Character Area of the Ramsbottom Conservation Area and is located to the west of Eccles Street, Ramsbottom. Ramsbottom is a market town located in the Metropolitan Borough of Bury, Manchester. located on the River Irwell, in the west Pennine Moors. Historically, the town was in Lancashire. Ramsbottom is located 3.9 miles northwest of Bury and 12 miles northwest of Manchester. The proposal site is located at a higher level than Eccles Street and currently comprises of overgrown grassland, dilapidated sheds and garages. There is a public right of way (56 Ram) which runs along Eccles Street.



3.2 The Site, Boundaries and Context

The proposal site is predominantly a paddock with mature trees and shrubs but has a number of small existing structures located at the centre, north and east of the site off Eccles Street. The proposal site is surrounded on three sides by existing properties on Douglas Street, Eccles Street and Tanners Street. The proposal site is irregular in plan with a stone boundary wall that runs along Eccles Street and Douglas Street. The boundary to the northwest adjoins a wooded area reaching Helmshore Road. To the north, where Eccles Street becomes Coulthurst Street, is the entrance to Grant's Wood, known in the mid nineteenth century as Grant's Nursery.



Boundary to the East Looking North



Retaining Dry Stone Walling to Eccles Street



Dry Stone Walling to Houses on Douglas Street



Mature Hedging Along the South Boundary



Proposal Site Looking West



Proposal Site Looking East



Proposal Site Looking North Toward Grant's Woods



Parking Area and Entrance to Grant's Wood



Timber Shed



Greenhouse



Remnant of Building Foundations



Looking North Along Eccles Street Towards Coulthurst Road (Proposal Site to the Left)



Looking South Along Eccles Street Towards Tanners Street

Section 4 History of Ramsbottom and Proposal Site

4.1 History and Development of Ramsbottom

Ramsbottom is considered to be largely a nineteenth century creation, however the surrounding area has a long history of human habitation. On the surrounding moors Bronze Age burial sites and artefacts have been discovered, some dating back 6,000 years. To the southwest of the study site an early bronze axe hammer was discovered (HER 3817.1.0) in Holcombe Village.

Its earliest written form in 1324 was *Romesbothum*. According to David Mills in his book *The Place Names of Lancashire*, Ramsbottom is old English for 'rams valley or valley where the wild garlic grow'¹. The early settlement at Ramsbottom remained located well above the valley floor. In the medieval period the area was part of the Manor of Tottington, a large manorial estate established soon after the Norman Conquest, part of the de Lacy family's Lancashire holdings, laying within the Duchy of Lancaster; at this time the landscape appears to have comprised of areas of woodland and pasture. In a bequest, dated 1225, Roger de Montbegon gave 'the whole Forest of Holcombe and the pasture within the bounds' to Monk Bretton Monastery, which lay east of Barnsley in Yorkshire. Two inventory records held by the Diocese of Chester dated 1296 and 1305 ('Computus terrari') refer to two separate herds of cattle of over 40 animals in each herd.

A chapel of ease was in existence by the beginning of the 16th century; in 1509 records from the manorial court refer to a fine being exacted following an affray in the chapel. The mother church was Bury. The chapel of ease was located on the site of the current church and suggests the presence of a number of households in the area. Tradition maintains that the chapel of ease was partly used as prison by the Lord of the Manor of Tottington although the land continued to be owned by the Monk Bretton Monastery. In 1539 the monastery surrendered as part of the dissolution of the monasteries under Henry VIII and the land was acquired by John Bradyll of Whalley.²

The existence of the manor court and Tudor chapel of ease in Holcombe indicates the village's importance as the Medieval population centre of the Ramsbottom area. In addition, there are two very ancient north south routes located along the edges of the moor land which flank the Irwell Valley north of Bury. It is considered that by avoiding local challenging local terrain such as the wet valley bottom and the misty, bog-ridden tops these medieval routes linked moor-edge settlements with religious and economic centres to the north and south. Their routes may have been influenced by the late medieval growth of the domestic woollen industry.³ There is further evidence of Medieval routes in the town's modern street pattern and in Medieval times the area was a royal hunting forest and farming was discouraged. However, in 1507 deforestation took the area into Forest Law increasing the population in the hamlets such as Holcombe and Carr, as well as in small folds such as Rake Fold. The woollen trade offered people the opportunity to increase their income and loomshops were integrated into farmhouses throughout the sixteenth and seventeenth centuries. Recent research has uncovered the existence of early industrial remains at Nuttall and Kibboth Crew at least as early as 1627.⁴ Water powered fulling mills provided the opportunity for local farmer-weavers to cleanse the cloth of impurities and finish the product which could not be undertaken in their farmhouses.

Yates' 1786 map of Lancaster does not name the settlement but indicates a sparse scatter along the present Tanner's Street and Carr Street. Yates' map below shows the area and how the roads split at Foot of the Rake, the northern branch represented by modern Carr Street, upper Bridge Street, Crow Lane and Stubbins Lane, crossing the Irwell at Stubbins before finally running up to the old Bury – Rawtenstall Road as Gincroft Lane in Edenfield village. The southern branch ran down what is now Dundee Lane and Nuttall Lane, through Nuttall village, across the Irwell and up Shipperbottom Lane

¹ David Mills, *The Place Names of Lancashire*. 1976. Harper Collins, UK. 124

² Kenneth Fields. *Holcombe: discovering Lancashire*. Lancashire Life, June 1982. 117.

³ Ramsbottom Conservation Area Appraisal & Management Plan. Bury Council. Nov 2011.

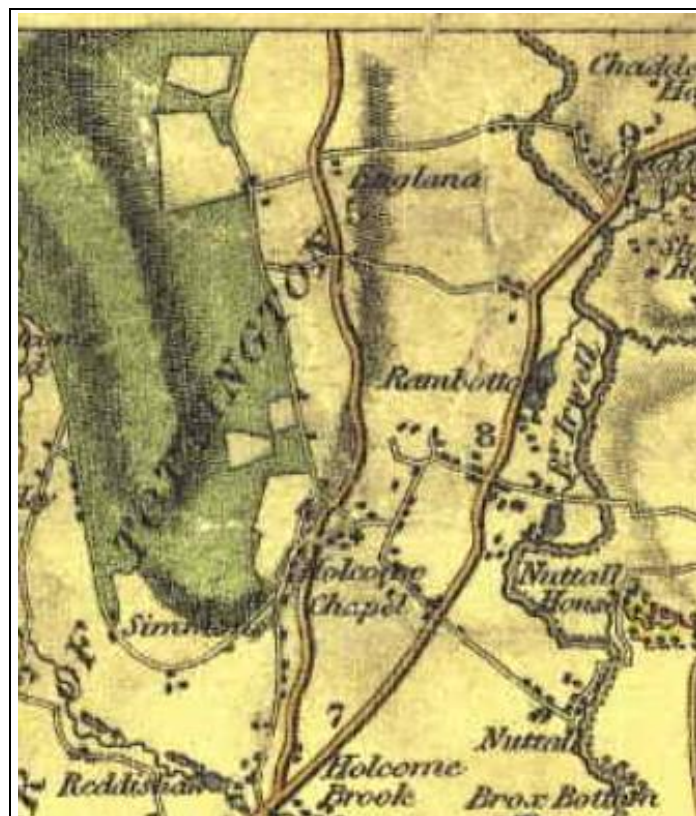
⁴ Ramsbottom Conservation Area Appraisal & Management Plan. Bury Council. Nov 2011.

towards Shuttleworth. The De Notogh family lived in Nuttall from the 13th Century and built an impressive Hall there c1429.⁵



Yates 1786 The County of Palatine of Lancaster

Greenwood's map in 1818 has Ramsbottom noted.



Greenwood's Map of Lancashire 1818

Ramsbottom remained a rural area until the late eighteenth century. There were several farmsteads, a corn mill and a tannery now occupied by the town centre.

⁵ Ramsbottom Conservation Area Appraisal & Management Plan. Bury Council. Nov 2011.

During the second half of the eighteenth century the textile industry was becoming established in the area, with the establishment of mills in Edenfield and Ramsbottom. Other local influential families included the Grants and the Peels.

In 1783 Peel & Yates factory in Ramsbottom was originally built for printing cloth. The firm expanded to include calico bleaching and dyeing facilities in new offices and factories. Headed by Sir Robert Peel, the father of the future Prime Minister, took a lease on the Old Ground, in the area of the present Smithy Street, Square Street, Bolton Street and Bridge Street. Ramsbottom offered a plentiful supply of pure water which was essential for bleaching and dyeing. At around 1789 Peel and Yates built Peel Bridge over the Irwell to connect their works to the new Bury, Haslingden, Blackburn and Whalley turnpike road (on the line of the A56) to the east of Ramsbottom. In 1852 Peel Tower was erected on the moorland southwest of Holcombe in tribute to Robert Peel's son Sir Robert Peel and his achievements. Sir Robert Peel is considered as one of Bury's famous sons.



Peel Tower

The Grant's came to the Manchester area from Scotland in 1783. They acquired the Old Ground Site from Peel and Yates and took up residence in Top o' th' Brow which became an inn in 1828 and is now the Grant Arms Hotel. By 1812 the Grant's has acquired the Alsop mill at Nuttall and added other mills, turning Nuttall Hall into a farm of some international renown. They also built a new Nuttall Hall, in what is now Nuttall Park. A riverside park with leisure facilities and forms part of the Irwell Sculpture Trail.



***Nuttall Hall in the 1970s
(Courtesy of Ramsbottom CAA)***

The earliest housing was built up the western slopes of the valley. Whilst it is considered that Holcombe Village was the Medieval centre, Tanners and Carr Fold and Foot o' th' Rake appeared as

small and loosely grouped settlements during the eighteenth century. At around 1850 with the arrival of the railway to Ramsbottom, these small settlements were absorbed into larger groups and terraces.

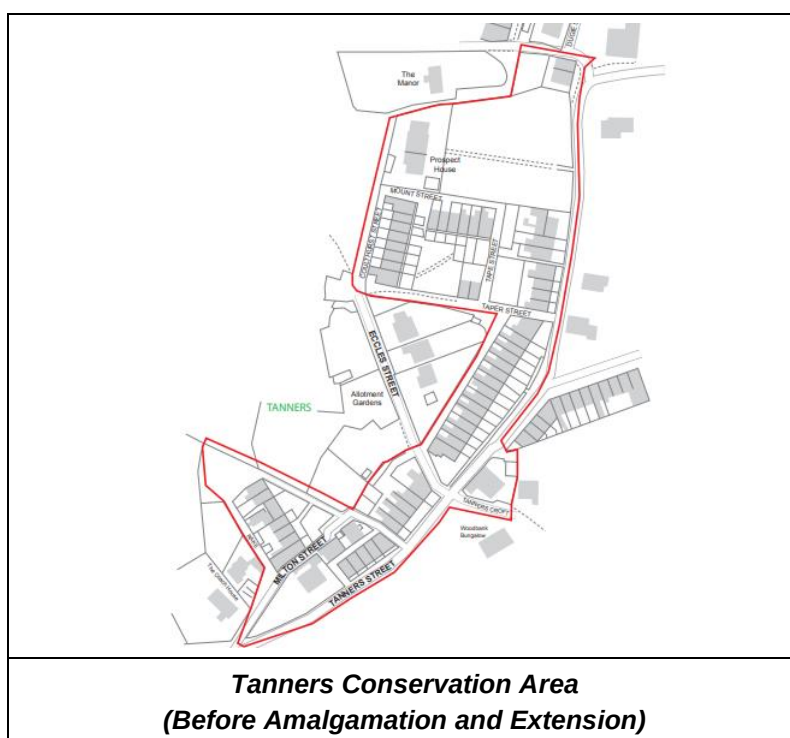
In John Marius Wilson's *Imperial Gazetteer of England and Wales 1870-72* Ramsbottom is described as a 'small town and chapelry in a Bury parish in Lancashire'.⁶ The Gazetteer goes on to list a post office under Manchester, a railway station with telegraph, a commodious inn, a police station, a church, four dissenting chapels, a Roman Catholic Chapel, a public school, an athenaeum, a public library, and an Old Fellow's Hall.

The eastern side of Rawson's Rake, Tanners Street and Carr Street the areas were developed into residential cottages and terraces. In the mid-1930s Ramsbottom was subjected to clearance orders, although primarily dealing with town centre streets, the area saw the removal of Carr Fold and possibly Gutter Lane. It is suggested that it was not until the mid-twentieth century when the mills and farmstead were cleared.

The cotton industry suffered a decline in the 20th century, although Ramsbottom Mills continued to produce cotton from waste into the 1980s and some mills were adapted into other industries. The railway closed in 1972. Ramsbottom today has become a tourist shopping destination assisted by the re-opening of the railway by the East Lancashire Railway in 1987. The railway is part of the heritage network from Heywood to Bury and Ramsbottom to Rawtenstall.

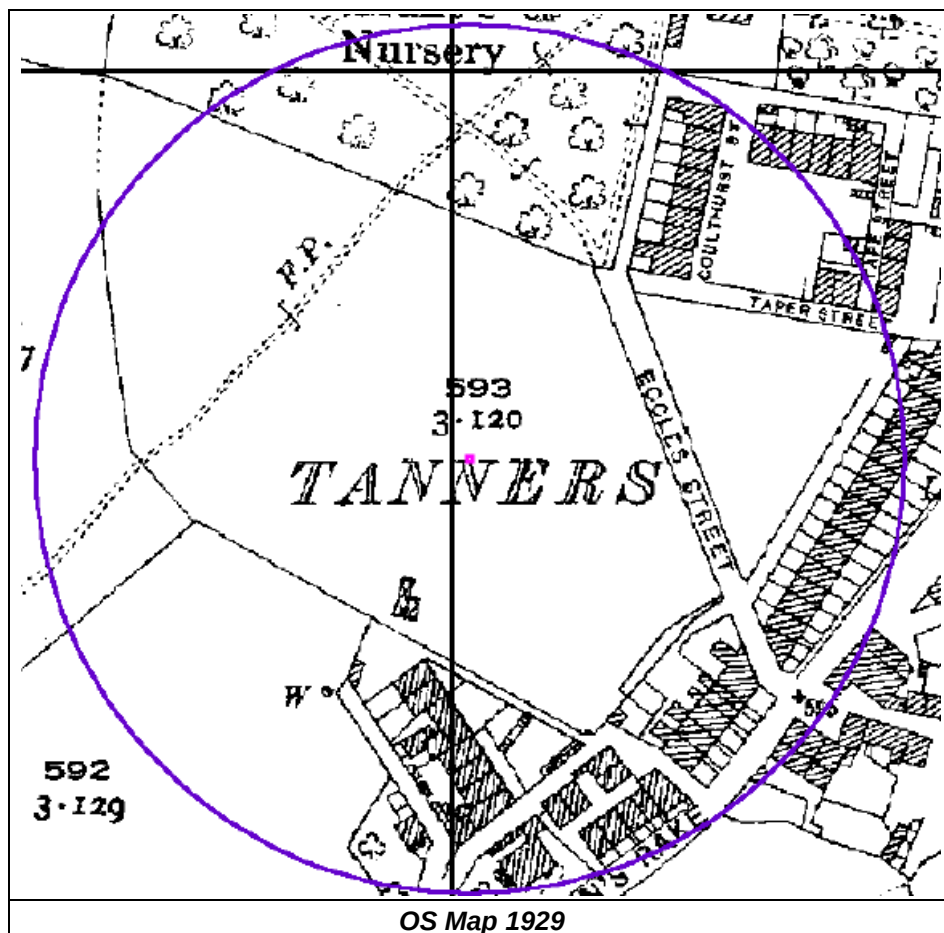
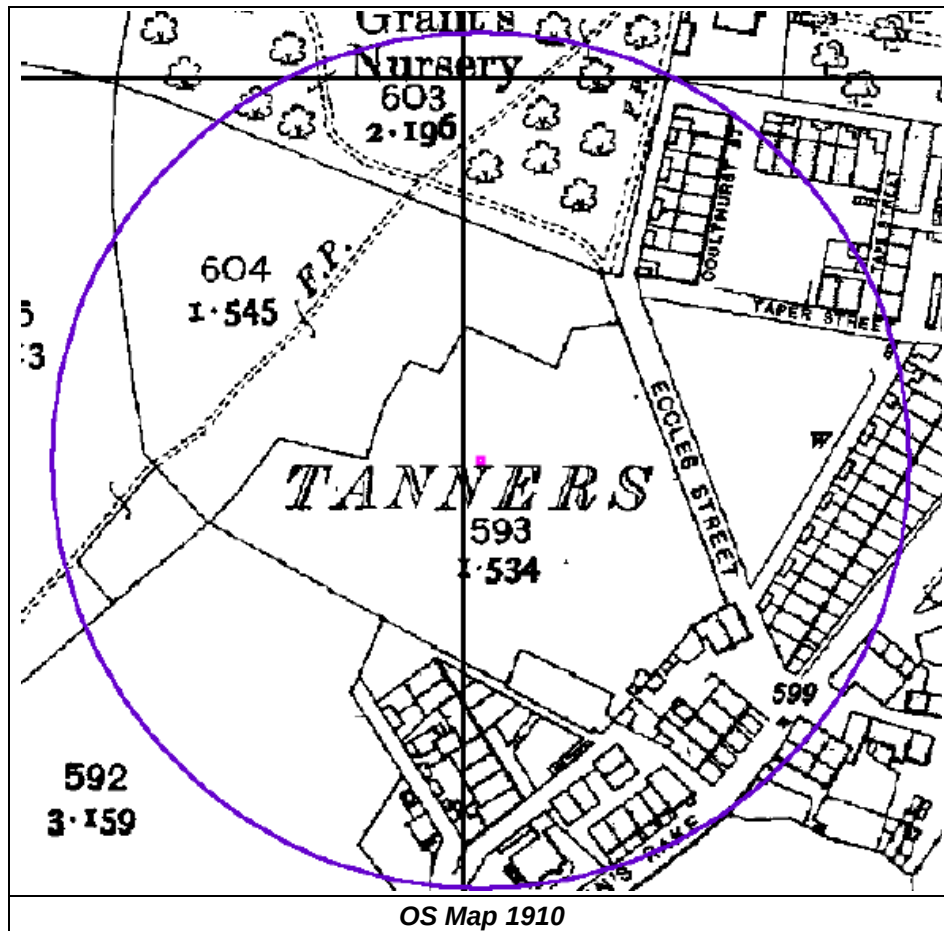
4.2 History and Development of the Proposal Site (Land off Eccles Street)

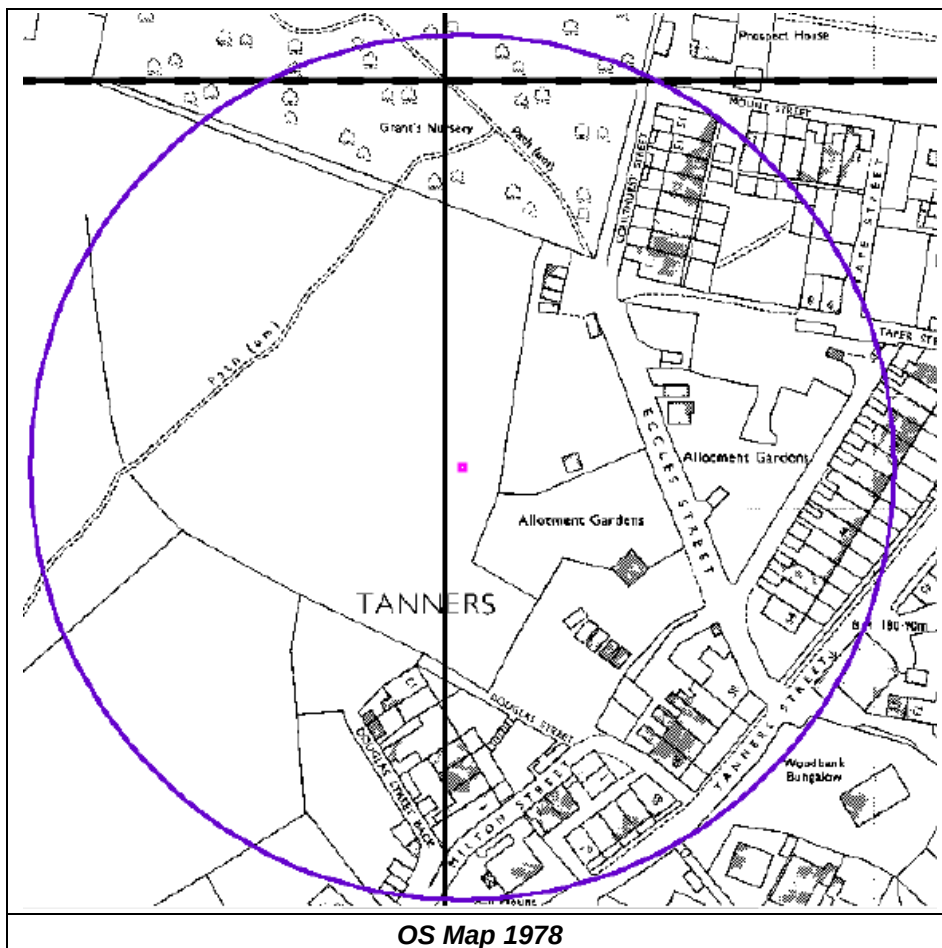
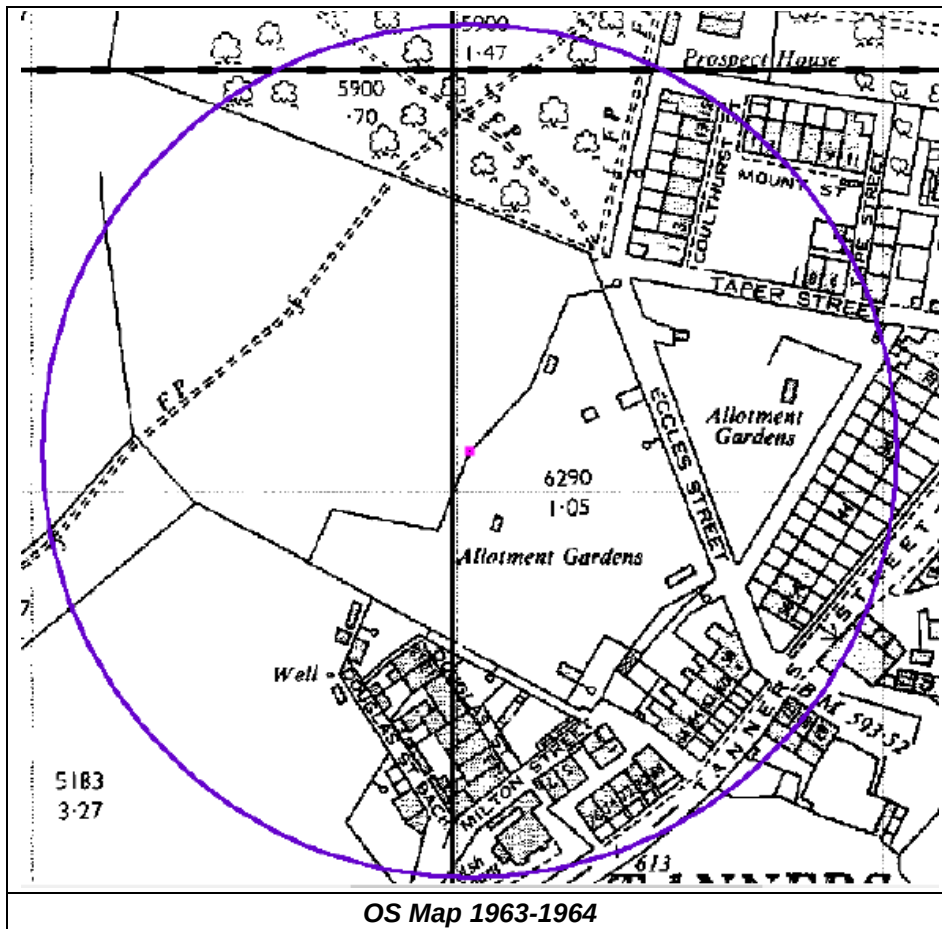
There is no evidence of prehistoric, Roman or early English settlement on the proposal site. The proposal site is located in the Ramsbottom Conservation Area formerly the Tanners Conservation Area which was amalgamated into a larger area in 2007. The site was not originally included in the Tanners Conservation Area but was included as part of the amalgamation and extension of Ramsbottom, Tanners and Bury New Road Conservation Areas to form a larger Ramsbottom Conservation Area in 2007.

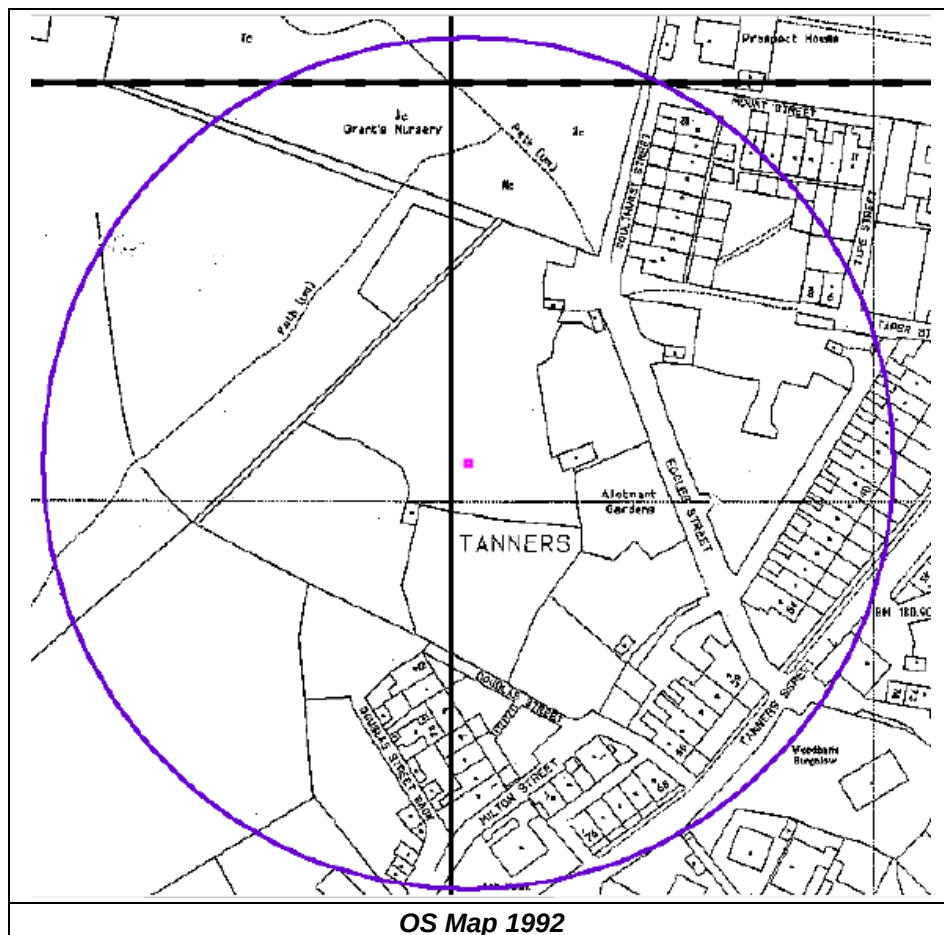
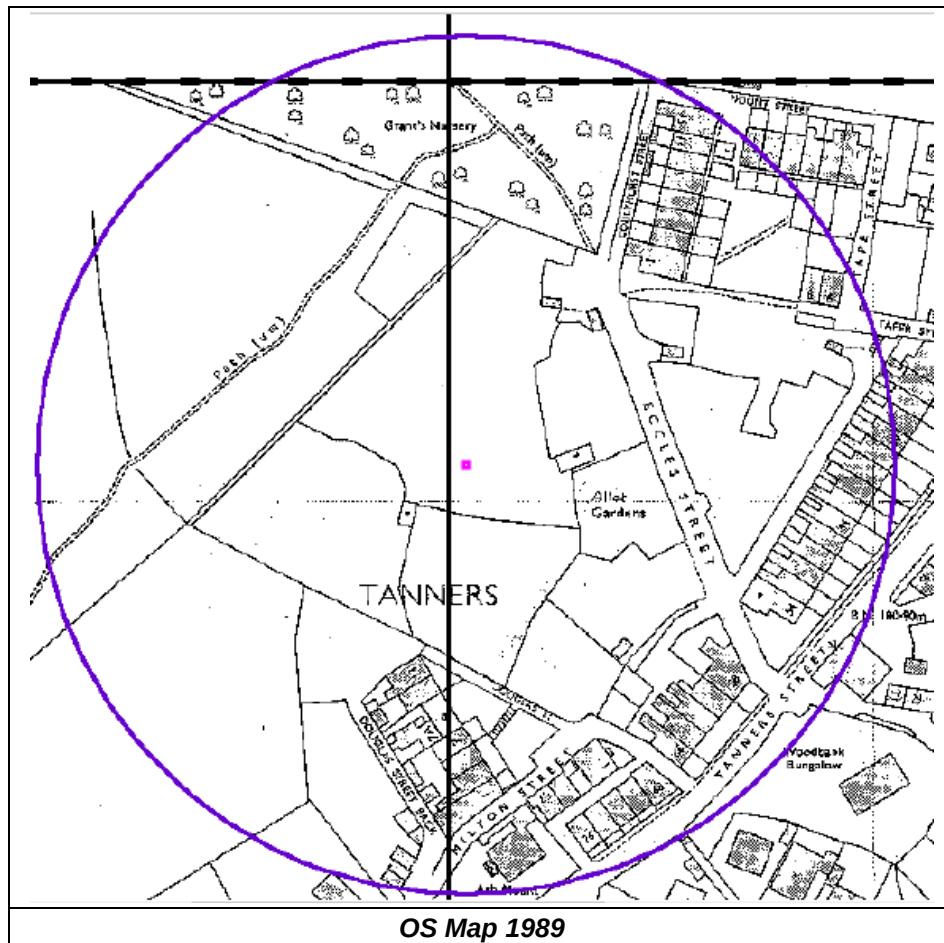


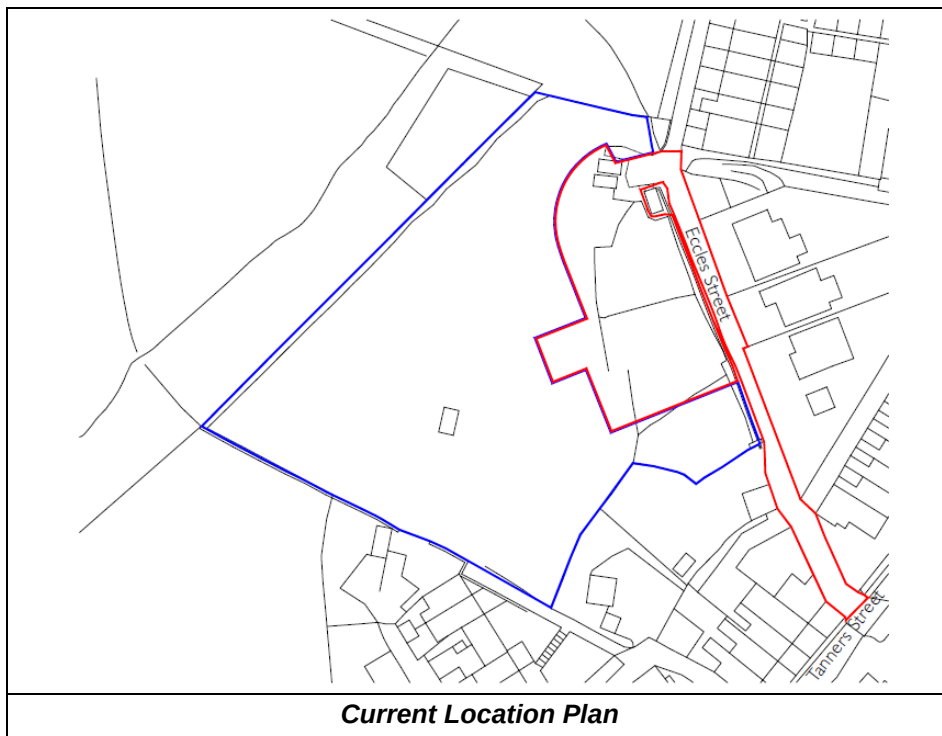
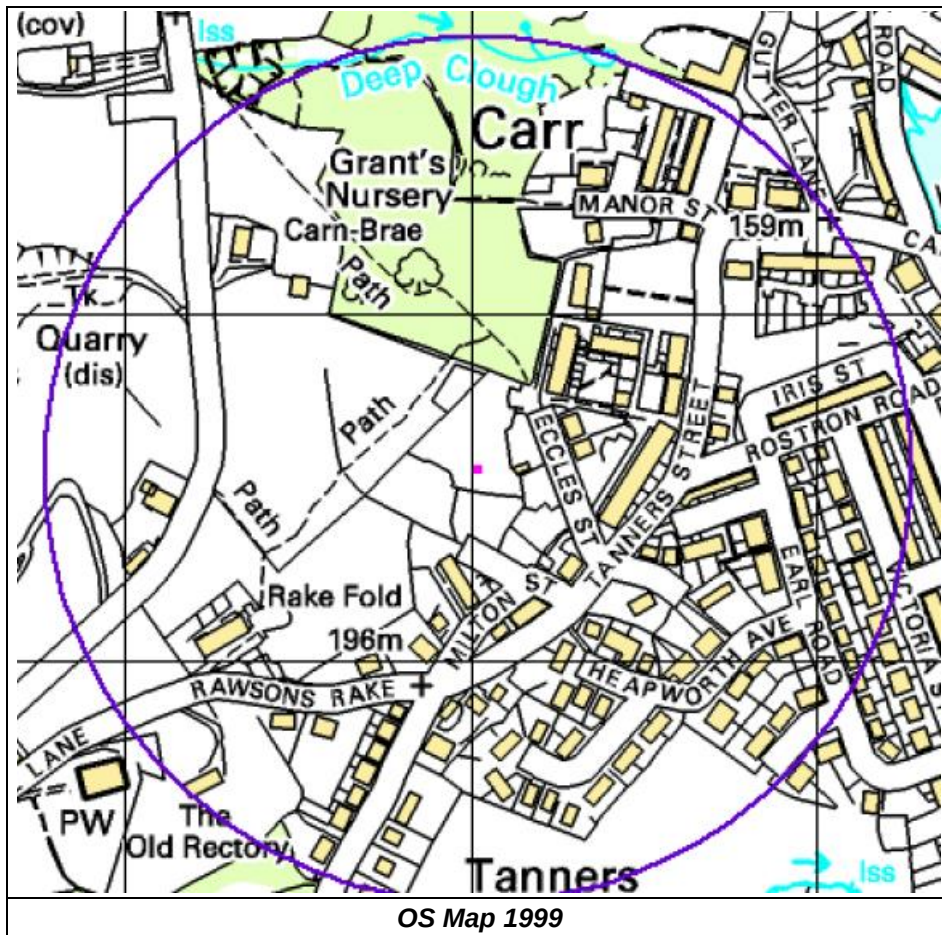
⁶ G.B Historical GIS/University of Portsmouth, History of Ramsbottom, in Bury and Lancashire/Map and Description, A Vision of Britain Through Time.

The surrounding area is dominated by twentieth century housing. The privately owned proposal site remained undeveloped expect for a number of outbuildings including sheds and greenhouses, with derelict garages to one corner along Eccles Street. The buildings however are now in a derelict state and the land, previously used as a paddock and allotment gardens has been abandoned. The first indication on the historic maps of allotment gardens at the site can be seen on the OS Map of 1963-1964. The OS Map of 1978 shows the site has been divided with the allotments only on part of the land. By 1898, there is further division of the land and the section labelled allotments is smaller. It should be noted that the allotments were sited at the east side of the site bordered by Eccles Street. It is understood that the central and west side of the proposal site was a paddock for horses as there are the remnants of a stable to the west of the site.









The Ramsbottom Conservation Area has eleven-character areas:

- Albert Street Area
- Bolton Street (south)
- Bridge Street and Square Street
- Bury New Road and Peel Brow
- Dundee Lane and Nuttal Lane
- Garnett Street and Spring Street
- Grant's Lane
- Irwell Bridge Area
- Market Place and Bolton Street (north)
- Paradise Street and Crow Lane
- Tanners and Carr

The proposal site lies within the Tanners and Carr Character Area. The Ramsbottom Conservation Area Appraisal identifies the special interest of the Tanners and Carr character area as:

5.1.2 Brief Description of Ramsbottom Conservation Area

Ramsbottom Conservation Area lies on the lower slopes of the Irwell Valley, five miles north of Bury. The surrounding landscape shaped its historical development and physical character. The Irwell valley, rivers and streams provided the power for the industrial development. This in turn contributed to the local economy. The East Lancashire Railway allowed the area to become the retail hub for tourists as well making Ramsbottom a commuter town to Manchester.

The sloping topography of the town allowed for terraced streets built in the late 19th century both along and across the contours as well as a densely constructed area around the market place. Most of the houses are constructed in buff grey sandstone with stone decorative details. Sloping stone steps with some original handrails, alleyways and footpaths link the streets at the different levels, these allow for views of the town at different levels. Some original railings are also situated at the top the retaining wall, steep drops, and some garden walls. Another feature of the conservation area are the chimneys which are generally built of coarse stone with weathering courses. Although the domestic chimneys are important, the more prominent ones are the those of the mills.

The Ramsbottom Conservation Area Appraisal and Management Plan of 2011 identifies 7 listed buildings/structures which are significant and contribute to the special character of the area. There are also several significant buildings that make a positive contribution to the character of the conservation area. There are significant green spaces and areas of mature planting within the Conservation Area. The green spaces tend to increase in size and number towards the edges of the town. The private gardens with mature trees and vegetation also add to the character of the Conservation Area. The sloping topography of the area provides fine views into and out of the Conservation Area. There are also views upriver along the River Irwell, as well views of the moors and hills.



East Lancashire Heritage Railway Station



Railway Signal Box



Cast Iron Footbridge Over the Railway



Railway Hotel



27 Crow Lane



Church of St Paul



Numbers 50-58 Bridge Street



5.2 Tanners and Carr Character Area

5.2.1 General Character, Location and Uses

Tanners and Carr Character Area is located at the northwestern edge of the Ramsbottom Conservation Area. The Character Area lies on a steep climbing slope with Grant's Nursery, a wooded mid-19th century area to the west. The area is semi-rural in character with the buildings constructed on the steep topography and accessed by stone steps and steep alleyways. Ramsbottom has become a commuter town for the city of Manchester. There is also a growing market for residential conversion in former public, industrial and commercial buildings.

5.2.2 Historic Interest

The Tanners and Carr Character Area was mostly open countryside until the early 19th century, though at the north end of the character area are earlier buildings. The Rose and Crown is illustrated on the 1842 tithe map, while the former Rising Sun beerhouse and now 2 Tanner Street date back to 1794. By 1893, houses were built for the workers of the water-powered textile mills in Kib o' th' Crew and Carr.

5.2.3 Architectural Interest and Built Form

By 1893 the Character Area had a pattern of narrow streets and stone terraced houses, accessed by stone steps and alleyways many of which still retain original handrails. The two to four storeys terraced houses interspersed with gardens were tightly constructed on the rising ground. There are a few larger houses with larger gardens such as Prospect House and Ash Mount. Some of the terraces are constructed from massive blocks of sandstone with decorative details such as raised quoins, string courses and moulded stone cornices. The 19th century terraced cottages on Springwood Street have some interesting stone details, such as plat bands and raised lozenges.'

5.2.4 Positive Contributors and Locally Important Buildings

The Ramsbottom Conservation Area Appraisal and Management Plan of 2011 identifies 7 listed buildings/structures which are significant and contribute to the special character of the area. There are no listed buildings in the Tanner and Carr Character Area. There are also several significant buildings that make a positive contribution to the character of the Conservation Area. Listed below are the positive contributors in the Tanner and Carr Character Area:

Carr Street

- The Rose and Crown Public House, Bowling Green behind the pub perimeter wall

Tanners Street

- Numbers 2, and 1 Manor Street
- Ash Mount
- Numbers 28-54, terrace on raised bank with front gardens and railings

5.2.5 Spatial Analysis

The wider Carr street runs from the east and curves into the narrower Tanners Road which runs north to south. Smaller and narrow roads off shoot from the two principal roads. The roads are steep with densely constructed houses. Some of the narrow pavements on Tanners Road are bounded by stone garden wall. The gardens and houses at the top of Carr Street are larger.

5.2.6 Streets and Open Space, Parks and Gardens and Trees

There are some green spaces and areas of mature planting within the Conservation Area. The front gardens make an important contribution to the character of the area. The allotments off the north side of Carr Street and off Eccles Street provide green open space. Devil Hole Lodge off Carr Street, now serves a local angling club and is an attractive amenity for local residents. There is also a bowling green behind the Rose and Crown on Carr Street is built on impressive retaining walls 18ft tall at the highest corner.

5.2.7 Setting and Views

The hilly topography of the area provides dramatic views into and out of the Conservation Area. Tanners and Carr Character Area has excellent viewpoints over the valley and wider countryside. The topography creates a layered effect with the houses on higher ground overlooking the house on lower ground. There are also good views from the 19th century bowling green behind the Rose and Crown public house.



Row of Houses Along Tanners Street



Milton Lane Leading to Houses at Douglas Street



***Privately-Owned Cast-Iron Lamp Post Street Feature
(Joseph Strang's Foundry Based in Ramsbottom Early 1900s)***



Houses Along Douglas Street



Looking South Towards Tanner's Street

5.3 Summary of Significance

The Conservation Area is of special interest due to the sloping landscape with the distinctive pattern of terraced streets built. The dense development, narrow streets, stone steps and alleyways add to character of the conservation area. There is a sharp contrast between the dense, spatial character of the town and the openness of the moors beyond. The longer views add to the beauty of the conservation area setting. The historic buildings mostly constructed from the local sandstone give the town a distinct colour, coupled with stone steps with original handrails and the mill chimneys all add to the character of the conservation area. Tanners and Carr is one of the 11 character areas is set in the steep hillside of Ramsbottom with a semi-rural atmosphere. The narrow streets, stone houses, steps, boundary walls and alleyways and gardens all add to the significant character of the area. Following the ICOMOS criteria (Appendix 2), the Conservation Area is assessed as having a medium level of significance, as it is a Conservation Area containing buildings that contribute significantly to its historic character.

5.4 Contribution of the Proposal Site to the Special Interest of the Conservation Area

5.4.1 Contribution to Character and Appearance

The Ramsbottom Area Appraisal identifies the proposal site as 'an important green open space'. The Conservation Appraisals considers the proposal site as part of the social history of Ramsbottom as it provided an area of people with low income to grow their own food. The first cartographic evidence of the allotments is in the 1963 OS Map. The proposal site historically has always been private land, it now unused and overgrown with a number of derelict outbuildings and overall, the site makes a low positive contribution to the Conservation Area.

5.4.2 Criteria for Assessing the Level of Contribution

The proposal site has been assessed against the Historic England criteria for elements that define special interest within a Conservation Area, and has been assigned a neutral level of contribution to the special interest of the Conservation Area. The levels used are:

High Level of Positive Contribution

The element is relatively intact with a high level of integrity, has a high level of special interest, and makes an important contribution to the wider significance of the Conservation Area. Buildings or structures at this level are likely to be listed buildings or scheduled ancient monuments.

Medium Level of Positive Contribution

The element may have been slightly altered but retains its integrity, may have less special interest, and its contribution to the wider significance of the area is less important than listed buildings or monuments.

Low Level of Positive Contribution

The element may have been significantly altered, have a low level of integrity, the special interest may have been lost and it makes a low level of contribution to the wider significance of the area.

Neutral Level of Contribution

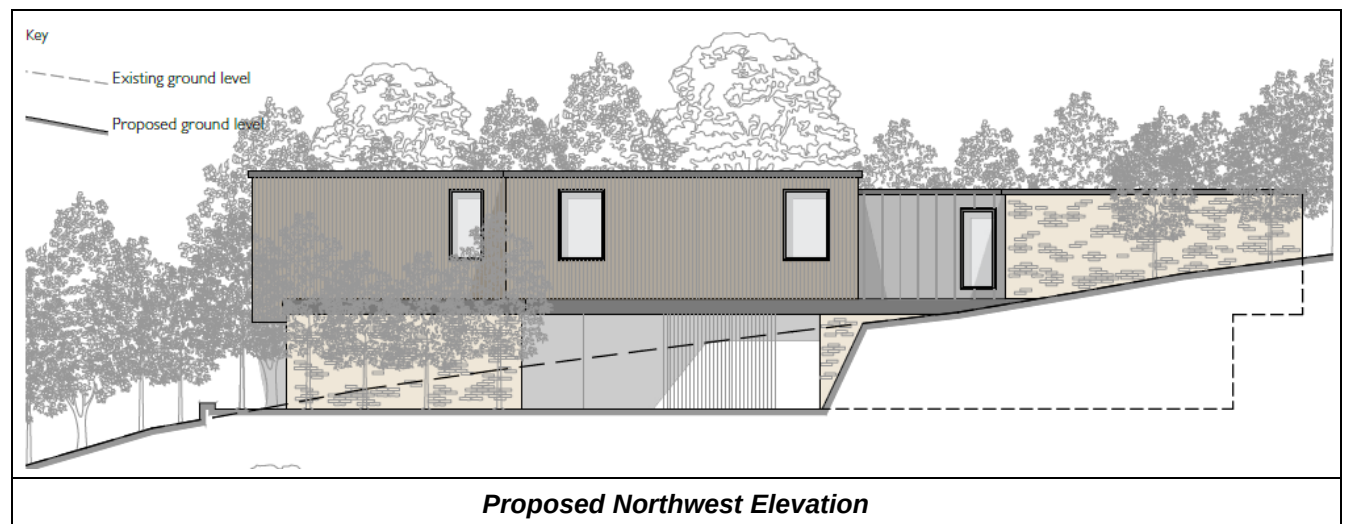
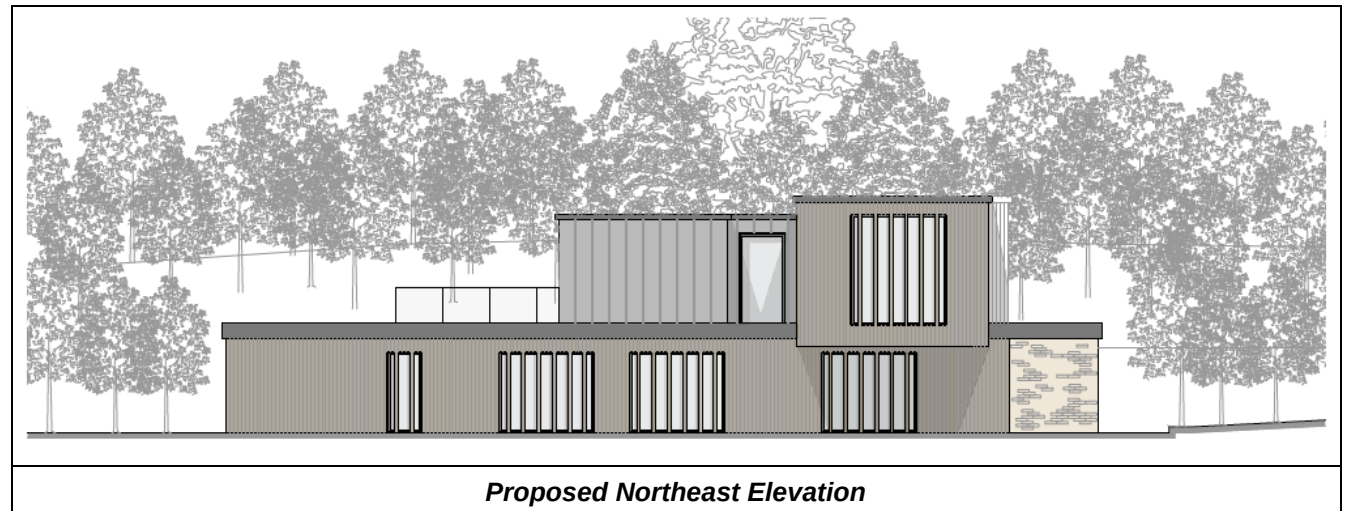
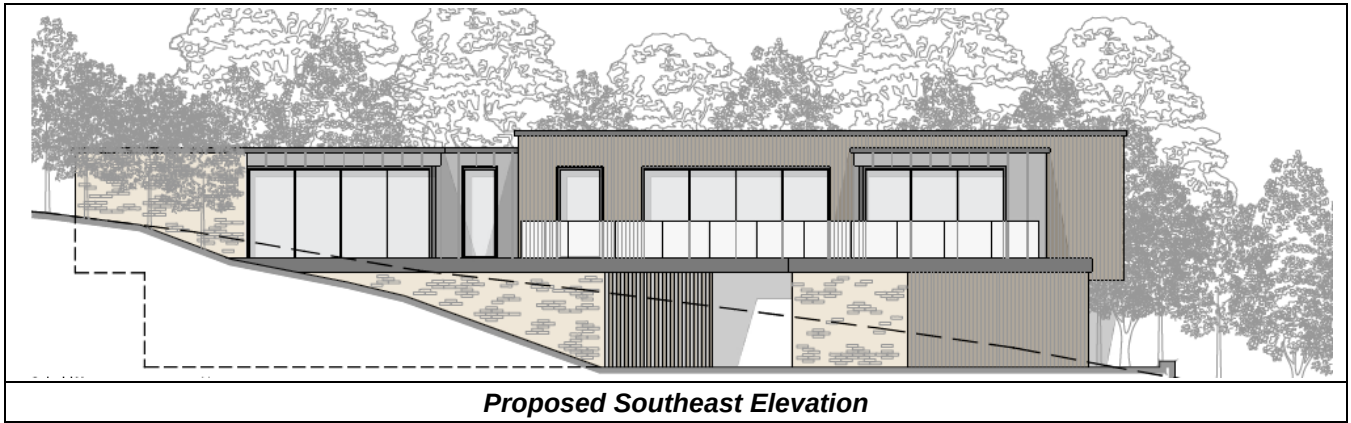
The element has some potential to contribute to the character of the Conservation Area, or has a neutral impact on the character of the Conservation Area.

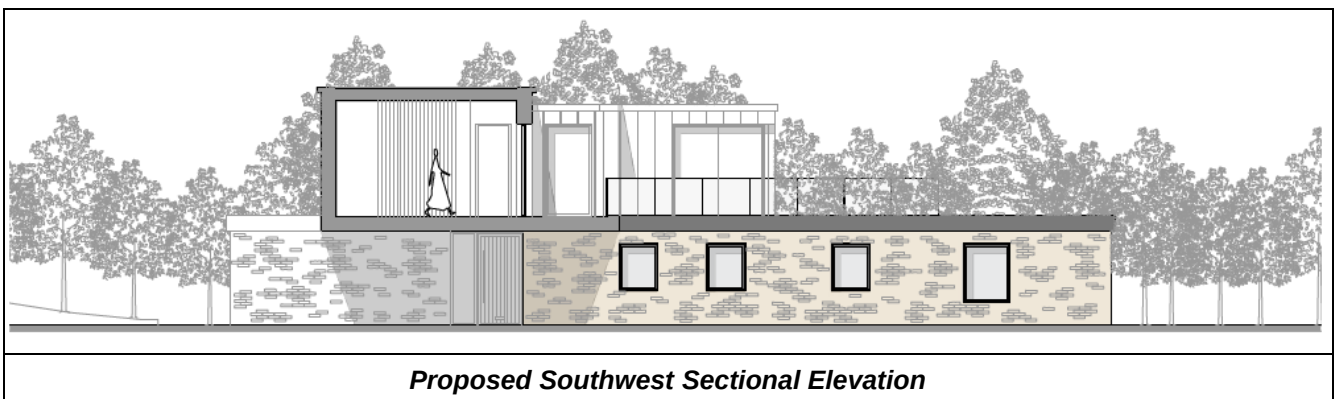
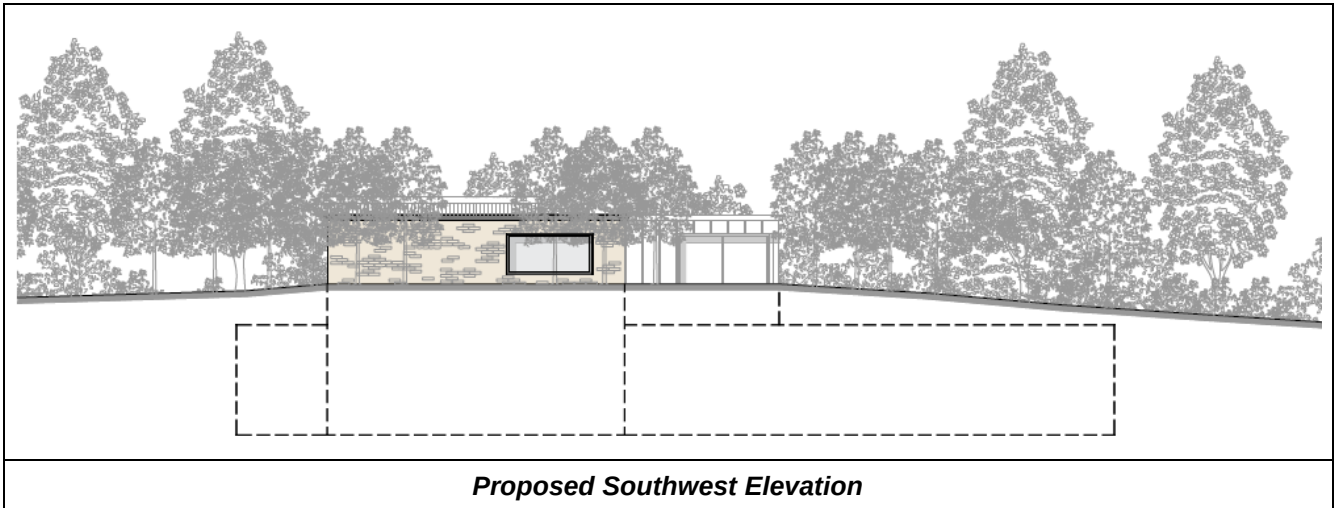
Negative Contribution

The element makes a negative impact on the character or appearance of the Conservation Area.

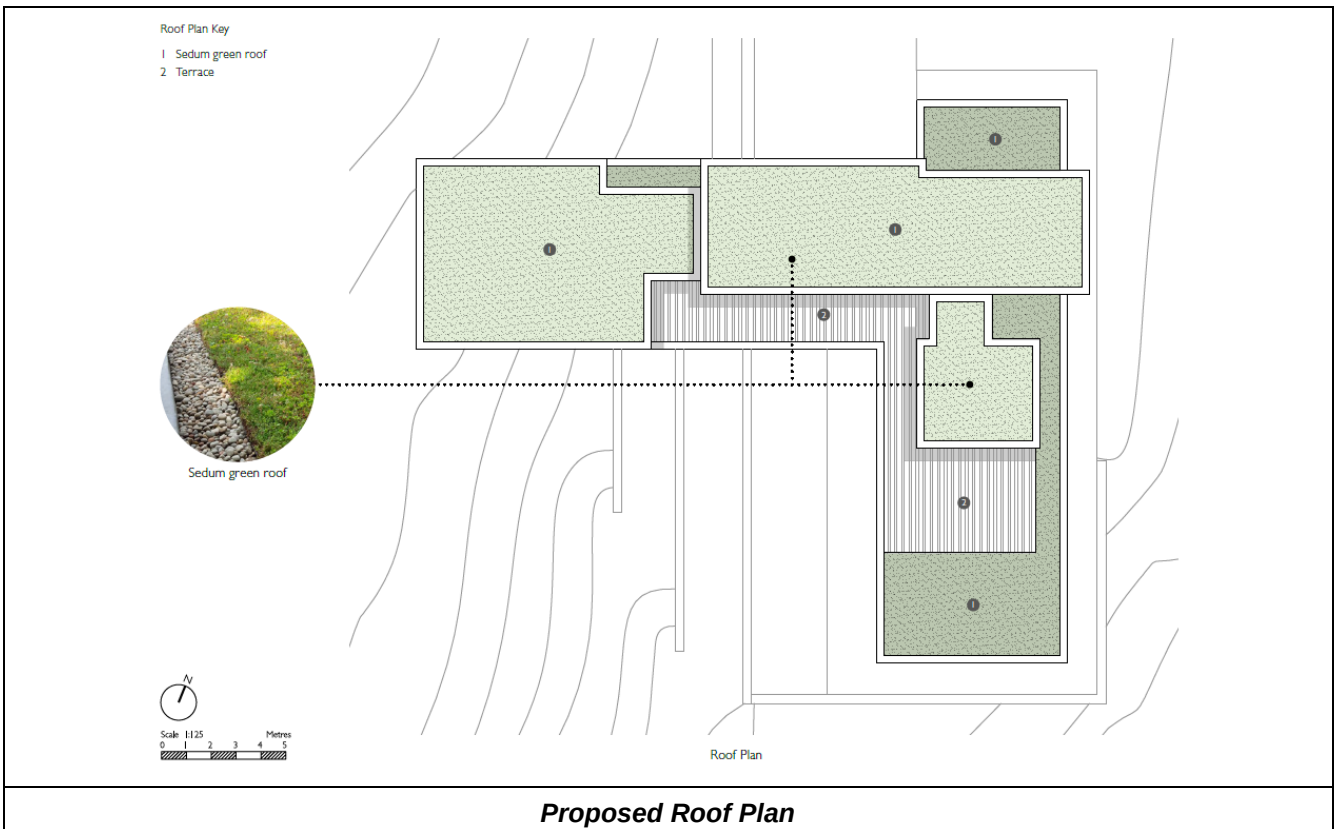
5.4.3 Assessment Against the Criteria

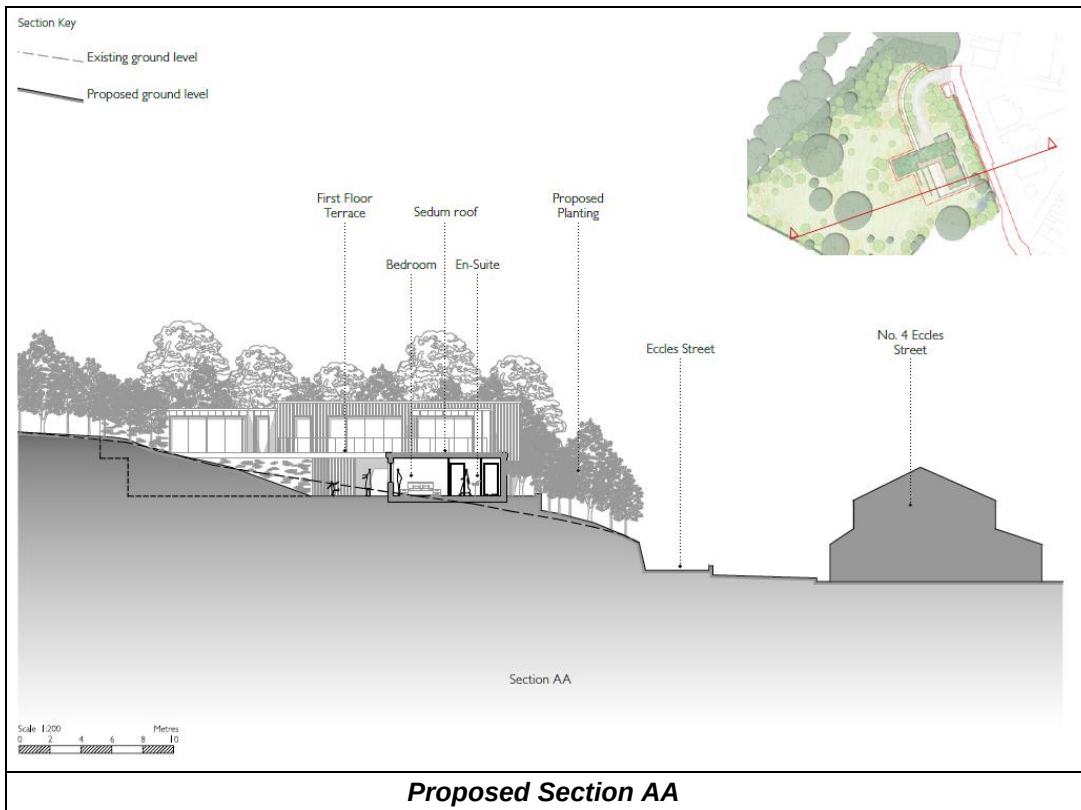
Building/ Site Element	Contribution	Reasons
Derelict Outbuildings	Negative Contribution	The derelict garages, sheds and greenhouses all have a negative impact on the character and appearance of the conservation area.
Mature trees	Low Positive Contribution	The mature trees make a low positive contribution to the character and appearance of the conservation area.
Stone wall to Eccles Street	Low Positive Contribution	The stone wall, which is in a poor condition in some areas, is a local material and may date from the 19 th C.





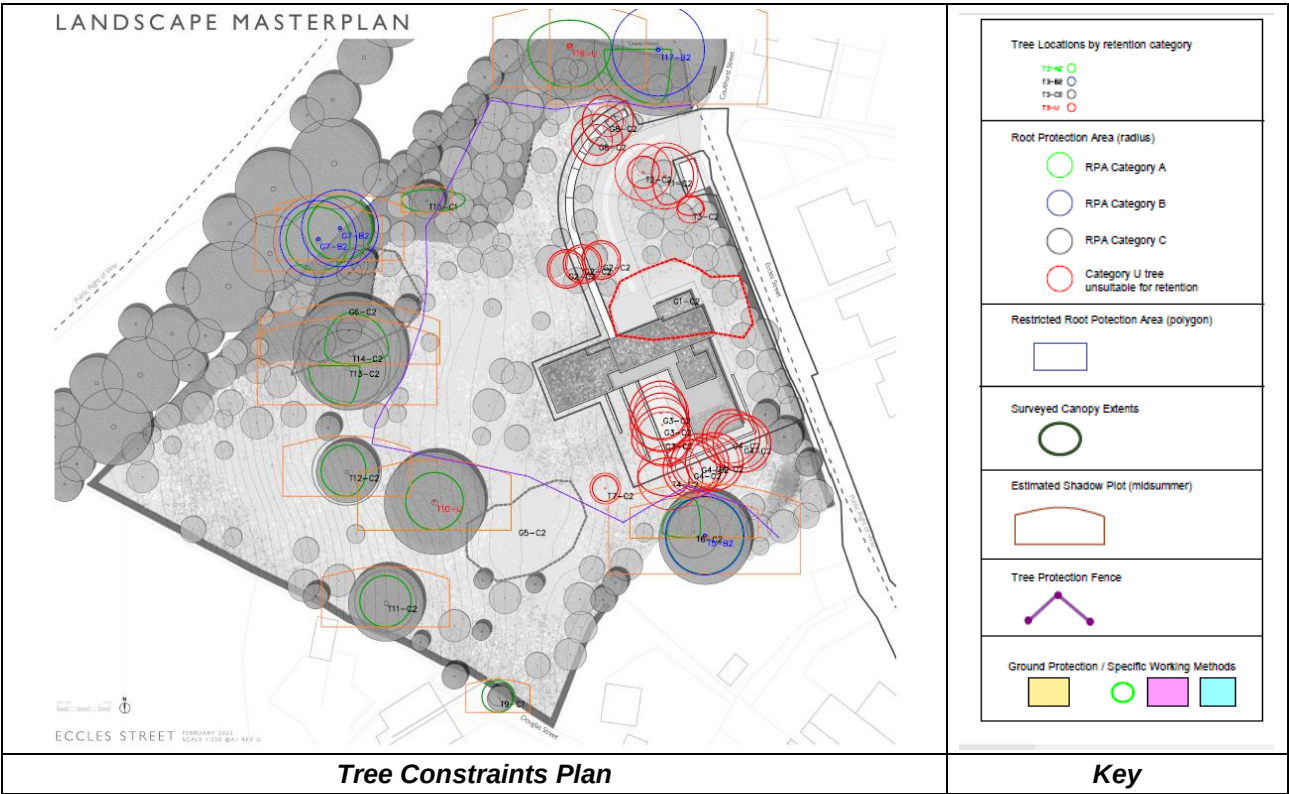
The flat roof will be constructed with a sedum green roof. A proposed balcony will be created on the southeast elevation fitted with glass balustrade.



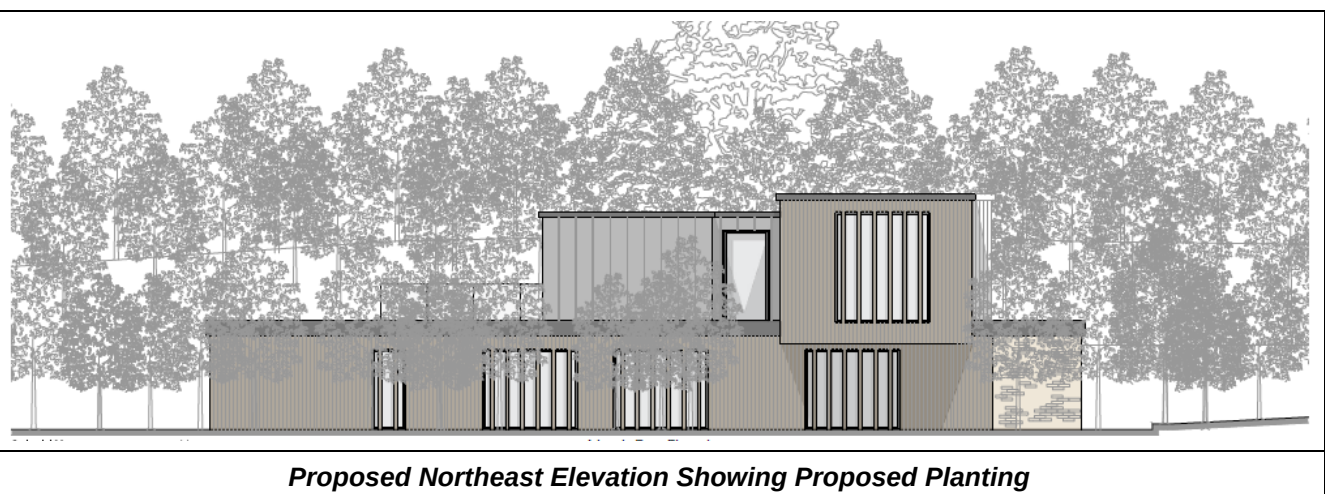
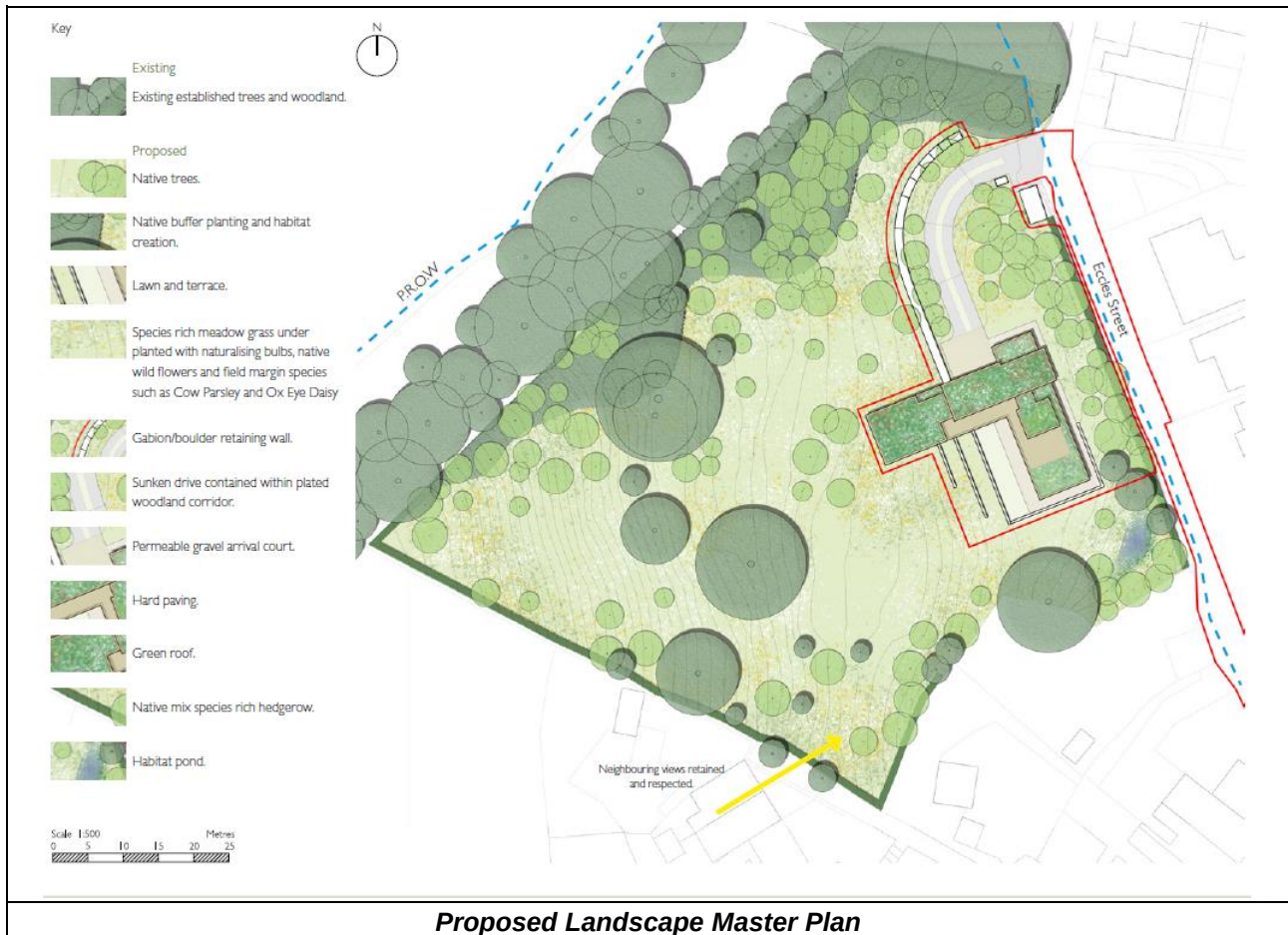


6.3 Landscaping

An Arboricultural Impact Assessment has been carried out and accompanies the planning application. Where possible, the landscape master plan aims to retain existing trees and woodland at the site. The majority of trees located within the proposal site are categorized as ‘U’, ‘unsuitable for retention’.

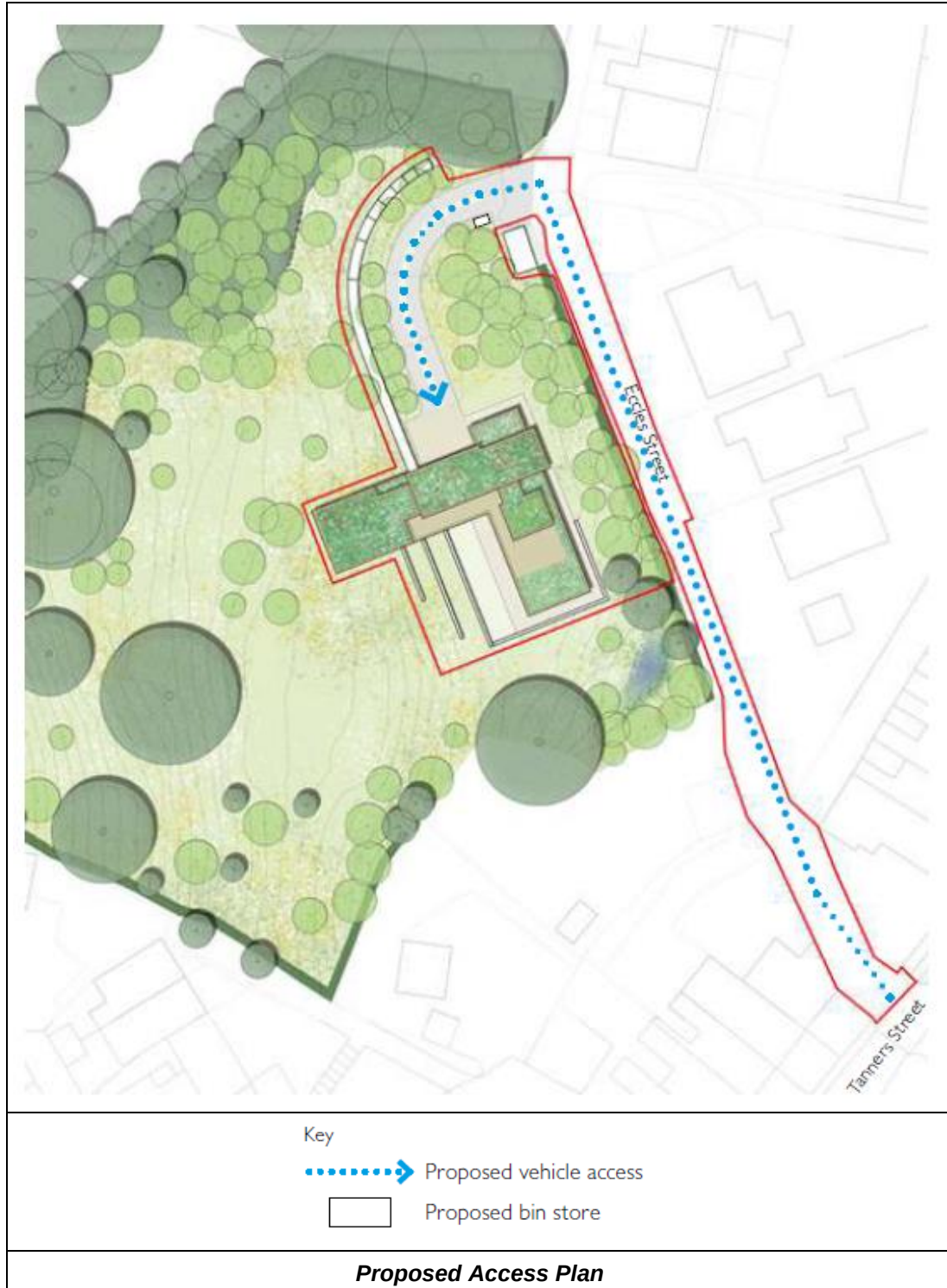


Where possible the landscape master plan aims to enhance the site with new planting of new native trees and create a buffer area. A native mix species rich hedgerow will be planted along the Eccles Street boundary and at the southwest boundary. The arrival area will feature permeable gravel. The proposed design includes planting of species rich meadow grass, under planted with naturalising spring bulbs, nature wild flowers and field margin species such as cow Parsley and Ox Eye Daisy. Gabion/boulder walling will edge the driveway to the west. A habitat pond will be located at the southeast corner of the proposal site. Hard standing will be incorporated around the base of the dwelling with lawn and terrace located at the south. The landscaping plan has considered the retention of the views for the neighbouring properties located to the south of the proposal site.



6.4 Access and Parking

The proposal seeks to create a vehicular and pedestrian access point off Eccles Street where existing parking and garages are located. The proposed plan includes garaging for the new dwelling to visibly remove cars from the development ensuring that they do not dominate the external setting. The proposed sunken driveway will be contained within a planted woodland corridor.



Section 7 Impact of the Proposed Works on the Heritage Asset

7.1 Method of Assessment

The proposal site is identified as green open space in the Conservation Area. The following assessment identifies the impact of the proposals on the significance of the Conservation Area by firstly 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. Elements relevant to this case include

- General Character and Uses
- Historic Interest
- Architectural Interest and Built Form
- Spatial Analysis
- Streets and Trees
- Setting and Views

The overall impact of the proposed works is then 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 impact assessment also follows the ClfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021. In the ICOMOS methodology, the significance of the impact of the proposed works is based on the value or sensitivity of the heritage asset and on the magnitude of the change on that heritage asset, which then leads to an assessment of impact. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables included in Appendix 2.

7.2 Impact of the Proposed Works on the Significance of the Conservation Area

Impact on General Character and Uses

The proposed development will not alter the general character and uses of the Conservation Area, as the proposed will be a house surrounded by green open space, this will not impact the open green space feel of this character area on the Conservation Area.

Impact on Historic Interest

The proposed development will have no impact upon the historic character of the Conservation Area. The proposal site is privately own land previously used as a paddock for horses with stables. In the mid 20th century the east side of the site was used as garden allotments. The significance of the existing historic unlisted buildings in the area will be unaffected by the proposed residential development. The historic interest of the proposal site is very low, related to the use as a paddock and mid 20th C use as a private allotment.

Impact on Architectural Interest and Built Form

The proposed two storey height, appropriate style and contextual materials ensures that the new development is contextual to the built form and architectural interest of the Conservation Area. The proposed new building will not be seen from any identified important views within or into the Conservation Area due to the mature existing trees and new native trees that will create a buffer. The proposed development will have a neutral impact on the overall architectural interest of the area.



Visualisation from North



Visualisation from South

Impact on Spatial Analysis

There are a range of densities of residential properties in the surrounding area and the spatial analysis documents a wide range of uses and areas, including the wooded areas surrounding two sides of the site. The proposed use retains the majority of the open space of the site and retains the contribution the site makes to the spatial character of the Conservation Area.

Impact on Streets and Trees

The proposals confirm that the existing tree cover will remain in views from Eccles Street. The proposals include the removal of the existing derelict garages which will have a beneficial impact on the views along the street.

Impact on Setting and Views

The proposal site is situated within the Conservation Area, but the proposal site is sited along the boundary. As the proposed new structure is of an appropriate height, style, density, with contextual materials and retains the mature trees to the boundaries and gardens within the proposed layout, the proposals will have no impact upon the setting of the Conservation Area. The siting of the new development is such that views through the plot remain to either side, although these views will remain somewhat constrained by the mature trees and vegetation. There are no important views identified which include the proposal site, and the development will have no impact on the important views within, into or out of the Conservation Area.

7.3 Summary of Impact

The demolition of the derelict sheds and garages will have a slight beneficial impact on the character and appearance of the Conservation Area. The new dwelling will have a neutral impact on the character and appearance of the Conservation Area. The new house and associated development is designed in contextual materials, to an appropriate height, design and materials, which preserves the open character of the site. The landscape proposals will enhance the site and also retain the character of the open space, which is largely retained. The contribution the positive elements make to the character and appearance of the Conservation Area will be retained. Overall, the proposals will have a slight beneficial impact on the character and appearance of the Conservation Area, whilst allowing an optimal viable use for the site.

7.4 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the significance of the Conservation Area and proposed mitigation.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSET AFFECTED	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Demolition of outbuildings on the site and demolition of derelict garages at the entrance	Ramsbottom Conservation Area: Medium	Negligible: The demolition will cause a slight change to the Conservation Area that hardly affects it.	Slight Beneficial Impact: The demolition of the dilapidated garages, sheds and structures has a slight beneficial impact on the character and appearance of the conservation area.
Construct a four-bedroom, 2 storey dwelling	Ramsbottom Conservation Area: Medium	Negligible: The new development will cause a slight change to the Conservation Area that hardly affects it.	Neutral Impact: The development is designed in contextual materials, to an appropriate height, design and materials.
Associated landscaping	Ramsbottom Conservation Area: Medium	Negligible: The new landscaping will cause a slight change to the Conservation Area that hardly affects it.	Slight Beneficial Impact: The proposed new landscaping is high quality and preserves the open character of the site.

Section 8 Conclusions

8.1 History, Development and Usage

Cartographic evidence dating indicates that the proposal site has remained an undeveloped paddock. OS mapping from the 1960s indicates part of the area as being allotment gardens. Today the surrounding area is dominated by late twentieth century housing. The proposal site is occupied by a number of buildings including dilapidated sheds and garages. The buildings however are derelict and the land, previously used as allotment gardens has been abandoned. The area is predominantly paddock with mature trees and shrubs.

8.2 The Special Interest of the Conservation Area

The dense development, narrow streets, stone steps and alleyways add to the special interest of the conservation area. There is a sharp contrast between the dense, spatial character of the town and the openness of the moors beyond. The longer views add to the beauty of the conservation area setting. The historic buildings mostly constructed from the local sandstone give the town a distinct colour, coupled with stone steps with original handrails and the mill chimneys all add to the character of the conservation area. Tanners and Carr is one of the 11 character areas is set in the steep hillside of Ramsbottom with a semi-rural atmosphere.

8.3 Contribution of the Proposal Site to the Special Interest of the Conservation Area

The Ramsbottom Area Appraisal identifies the proposal site as 'an important green open space'. The Conservation Appraisals considers the proposal site as part of the social history of Ramsbottom as it provided an area of people with low income to grow their own food. The first cartographic evidence of the allotments is in the 1963 OS Map. The proposal site historically has always been private land, it now unused and overgrown with a number of derelict outbuildings and overall, the site makes a low positive contribution to the Conservation Area.

8.4 The Proposed Works

The proposed works seeks to develop an area of derelict land off Eccles Street, Ramsbottom. The proposed plans include the demolition of various types of outbuildings at the site and erect a four bedroom 'upside down living' detached single family-dwelling and associated landscaping. Architectural characteristics of the local area have inspired the design of the new dwelling. The proposed contemporary design has been developed with consideration and sensitivity to the local area and contextual local materials will be used for the construction.

8.5 Heritage Impact

Ramsbottom Conservation Area is assessed as having a medium value, as it is a Conservation Area containing buildings that contribute significantly to its historic character. The proposed works to the site constitute slight changes that hardly affect the Conservation Area. Therefore, the overall magnitude of change of the proposed works on the Conservation Area is negligible. Following the heritage assessment methodology, the overall significance of impact of a negligible magnitude of change to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. The contribution of the proposal site to the character and appearance of the Conservation Area is limited to the beneficial contribution of the trees and the visual impact of the open green space, which will be retained. The proposed new structure is of appropriate height, with contextual materials and in an appropriate style. The removal of the derelict sheds, outbuildings and garages will have a slight beneficial impact on the character and appearance of the Conservation Area. The proposed new landscaping and additional trees proposed will also be a beneficial impact. Overall, this assessment finds that the proposed works will have a slight beneficial impact on the character and appearance of the Conservation Area.

8.6 Summary

As the proposed development is assessed as having a slight beneficial impact, there is no harm to the affected designated heritage asset. Therefore, paras 200-202 of the NPPF, which discuss substantial harm or less than substantial harm does not apply. The proposed development is also in accordance with the relevant policies in the Bury Development Plan .

Section 9 Sources

Published Works

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Maps and Plans Consulted

- Yates 1786 The County of Palatine of Lancaster
- Greenwood's Map of Lancashire 1818
- OS Maps Scale 1:10,560 1850-1851
- OS Maps Scale 1:10,000 1955, 1999
- OS Maps Scale 1:2,500 1893, 1910, 1929, 1938, 1963-1964
- OS Maps Scale 1:1,250 1978, 1989, 1992

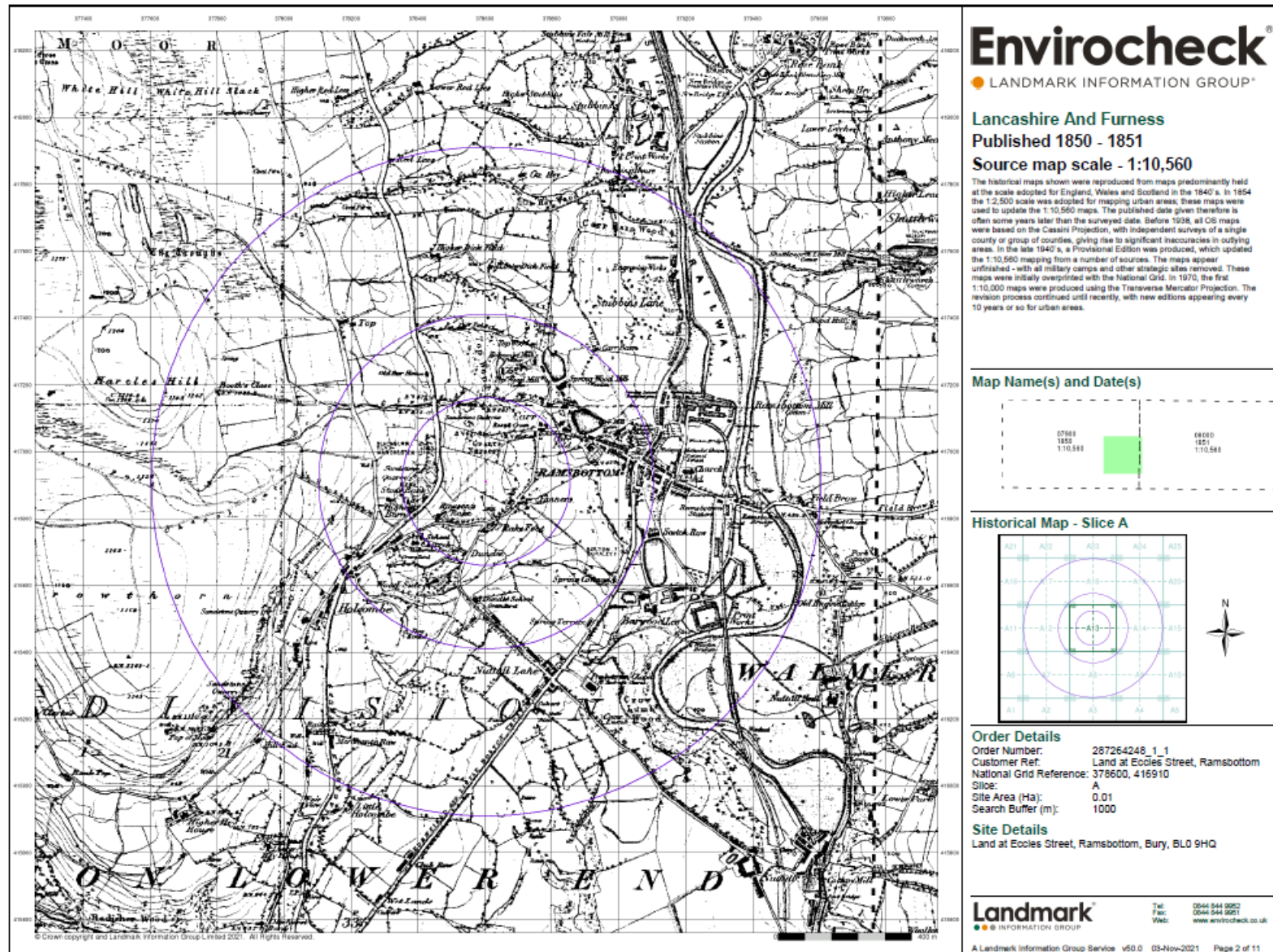
Websites Consulted

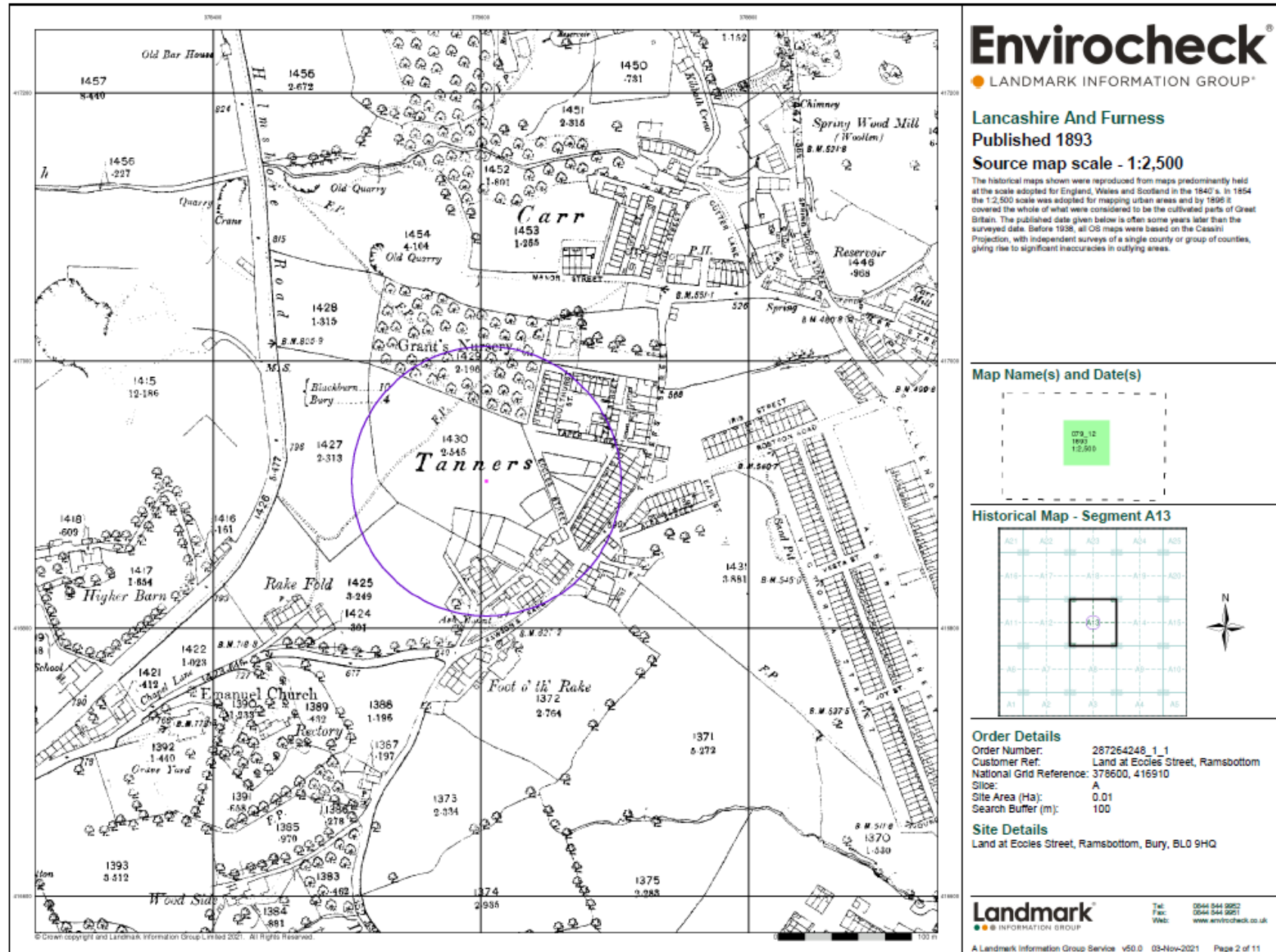
- G.B. Historical GIS/University of Portsmouth, History of Ramsbottom, in Bury and Lancashire/Map and Description, A Vision of Britain through time.
- URL: <http://www.visionofbritain.org.uk/place/774>
- Date Accessed: 14 March 2022

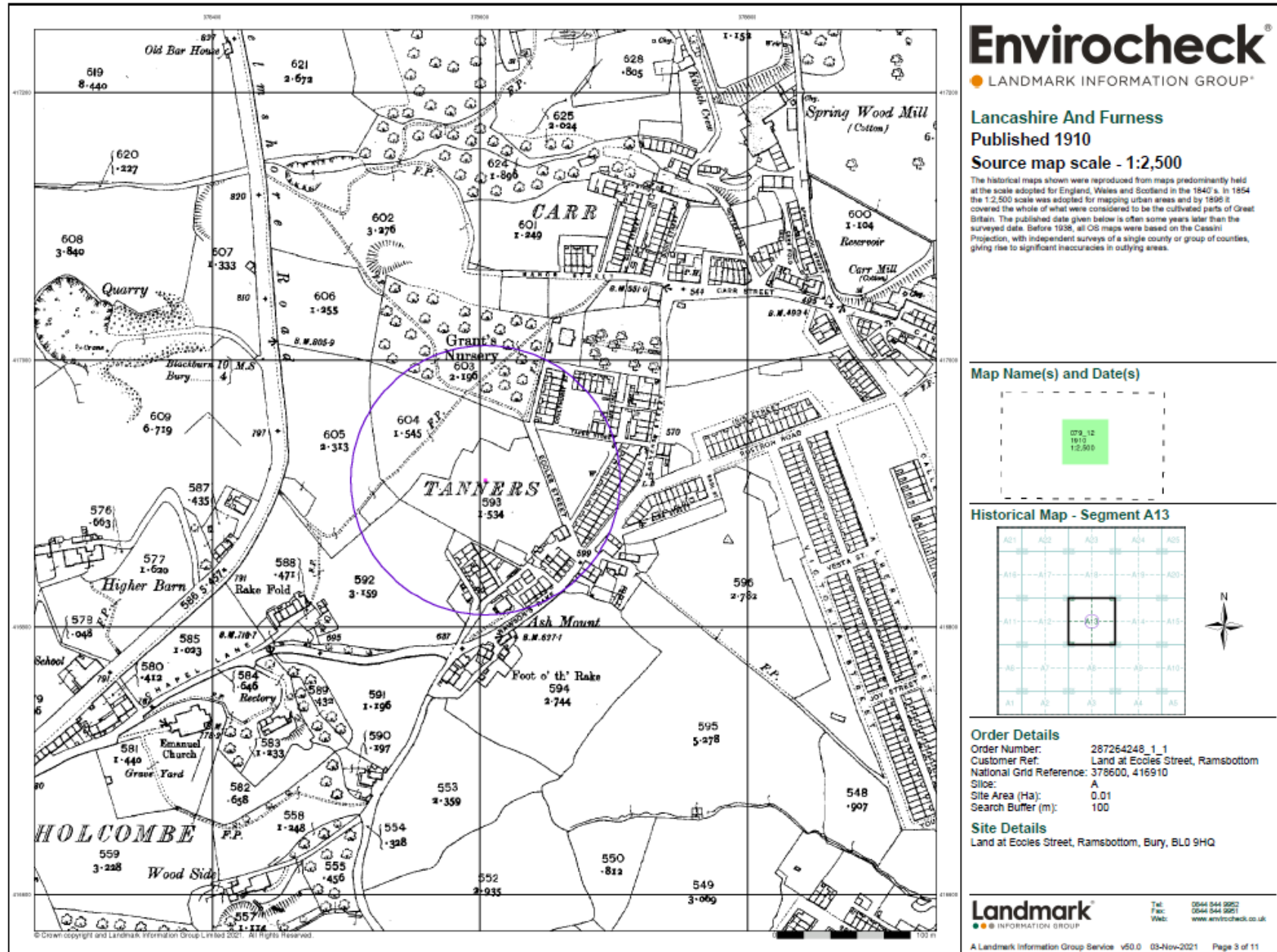
Archives, Libraries and Databases Consulted

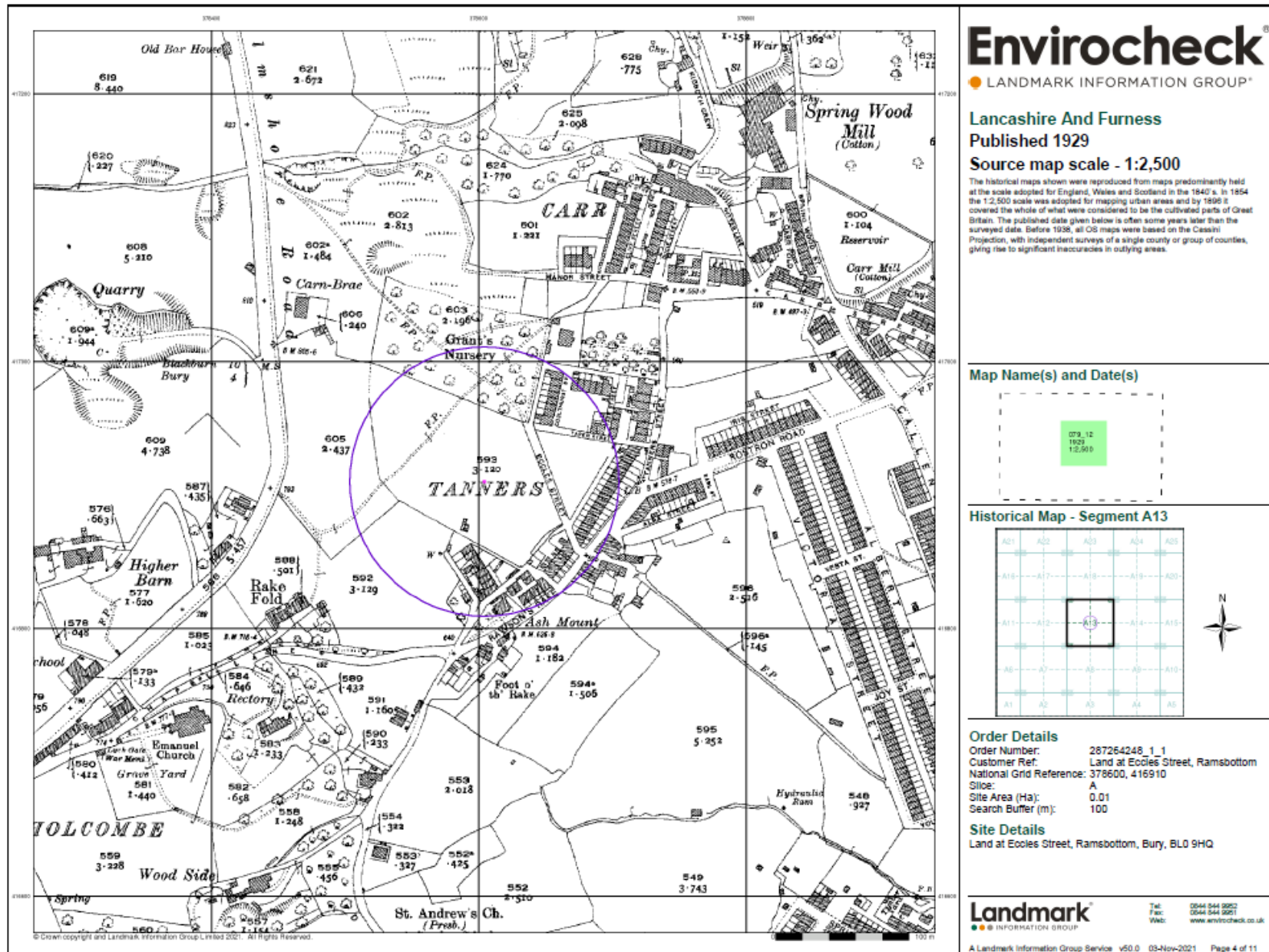
- Archaeology Data Service
- Greater Manchester Historic Environment Record

Appendix 1: Historic Mapping











Envirocheck®

 LANDMARK INFORMATION GROUP®

Lancashire And Furness

Published 1938

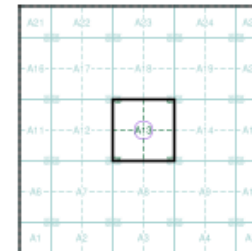
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1895 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Search Buffer (m): 100

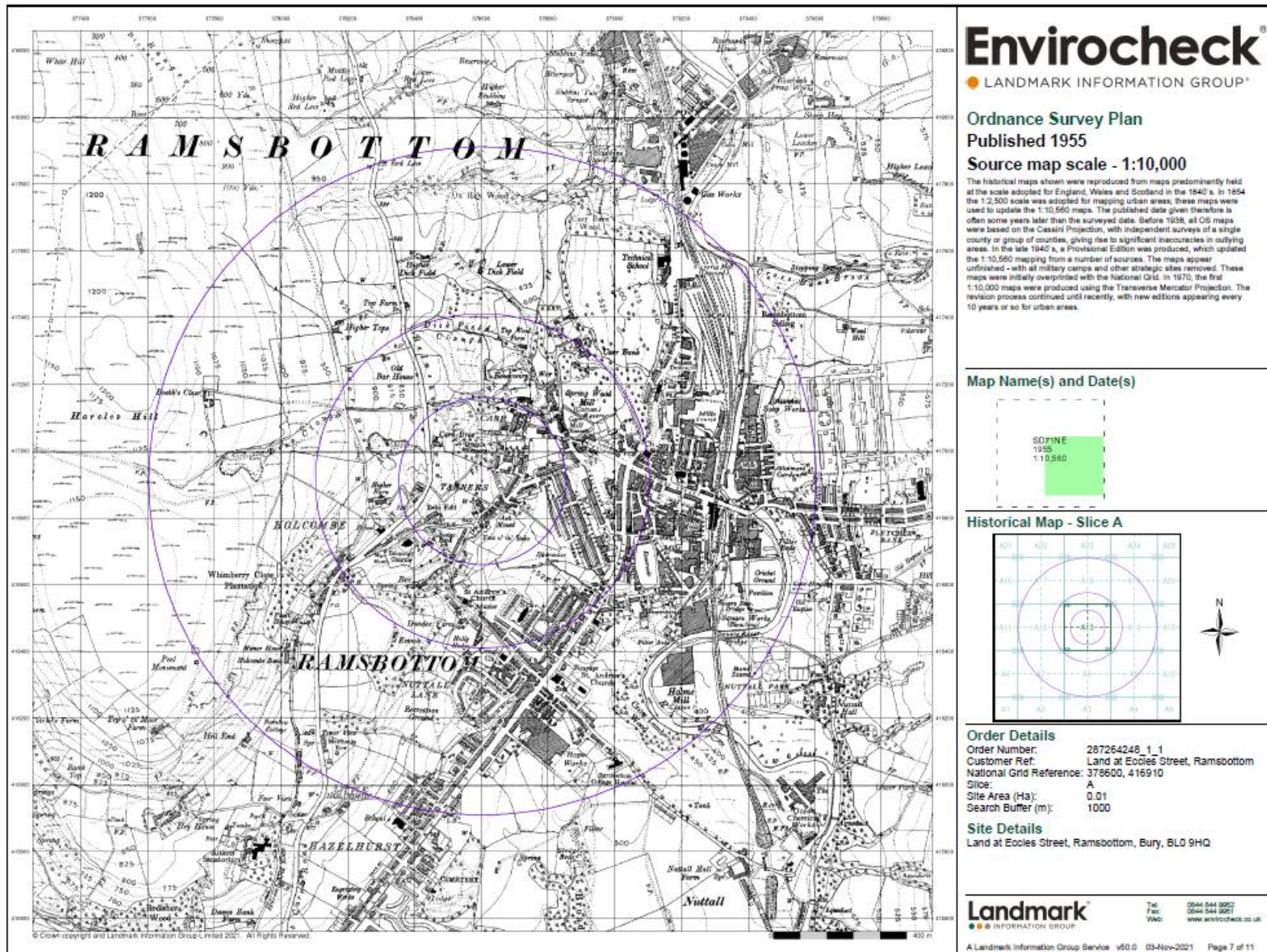
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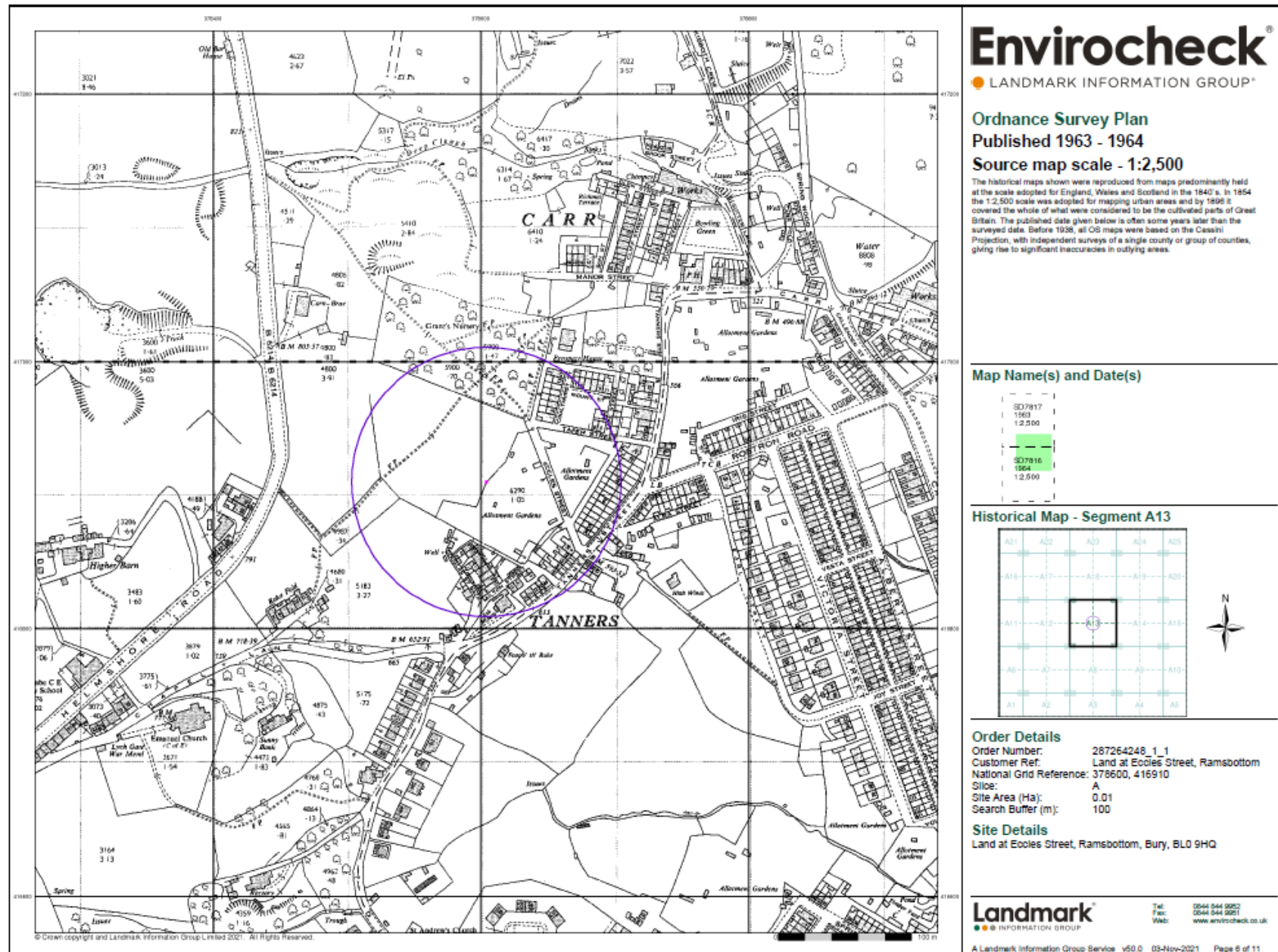
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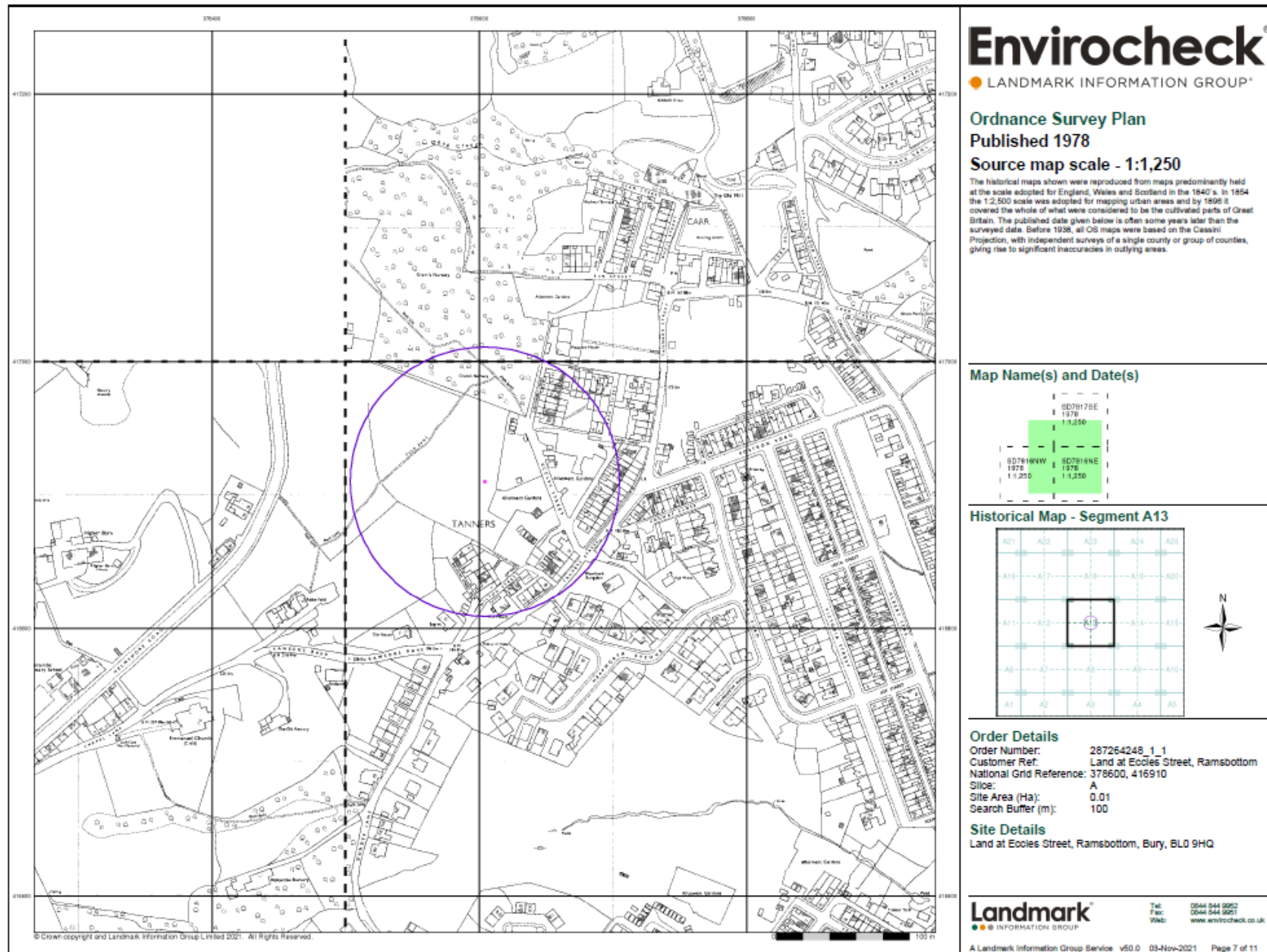
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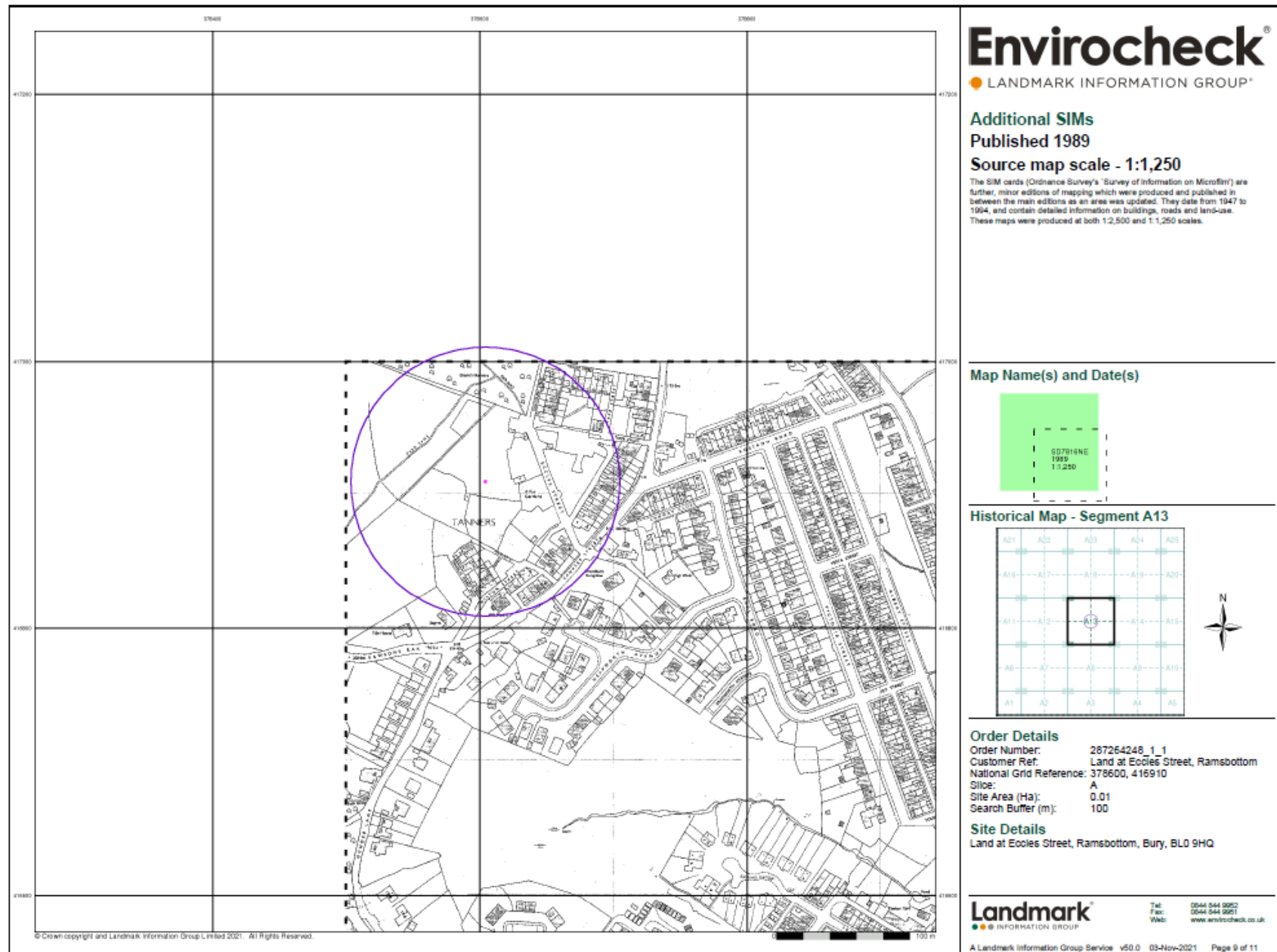
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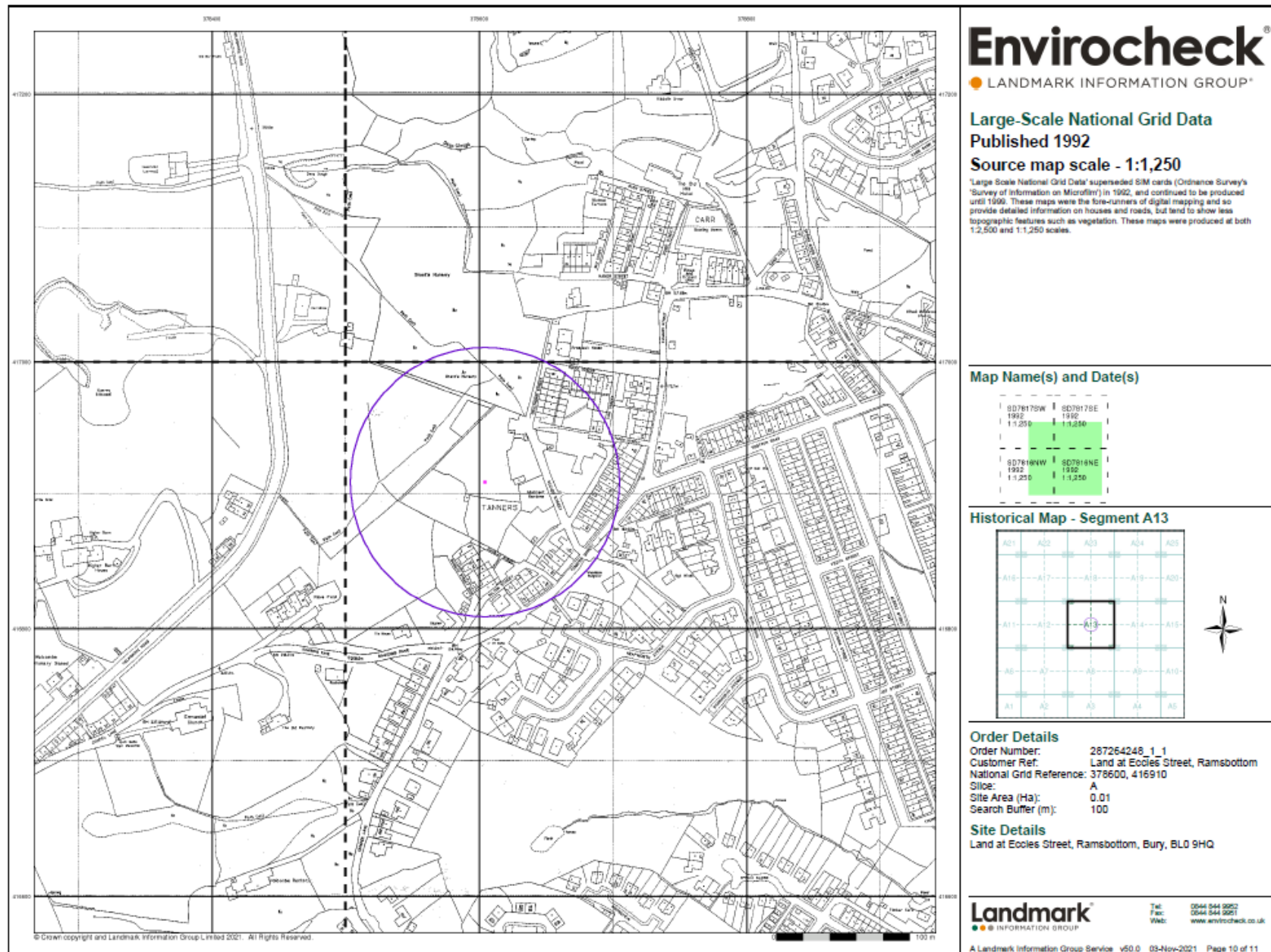
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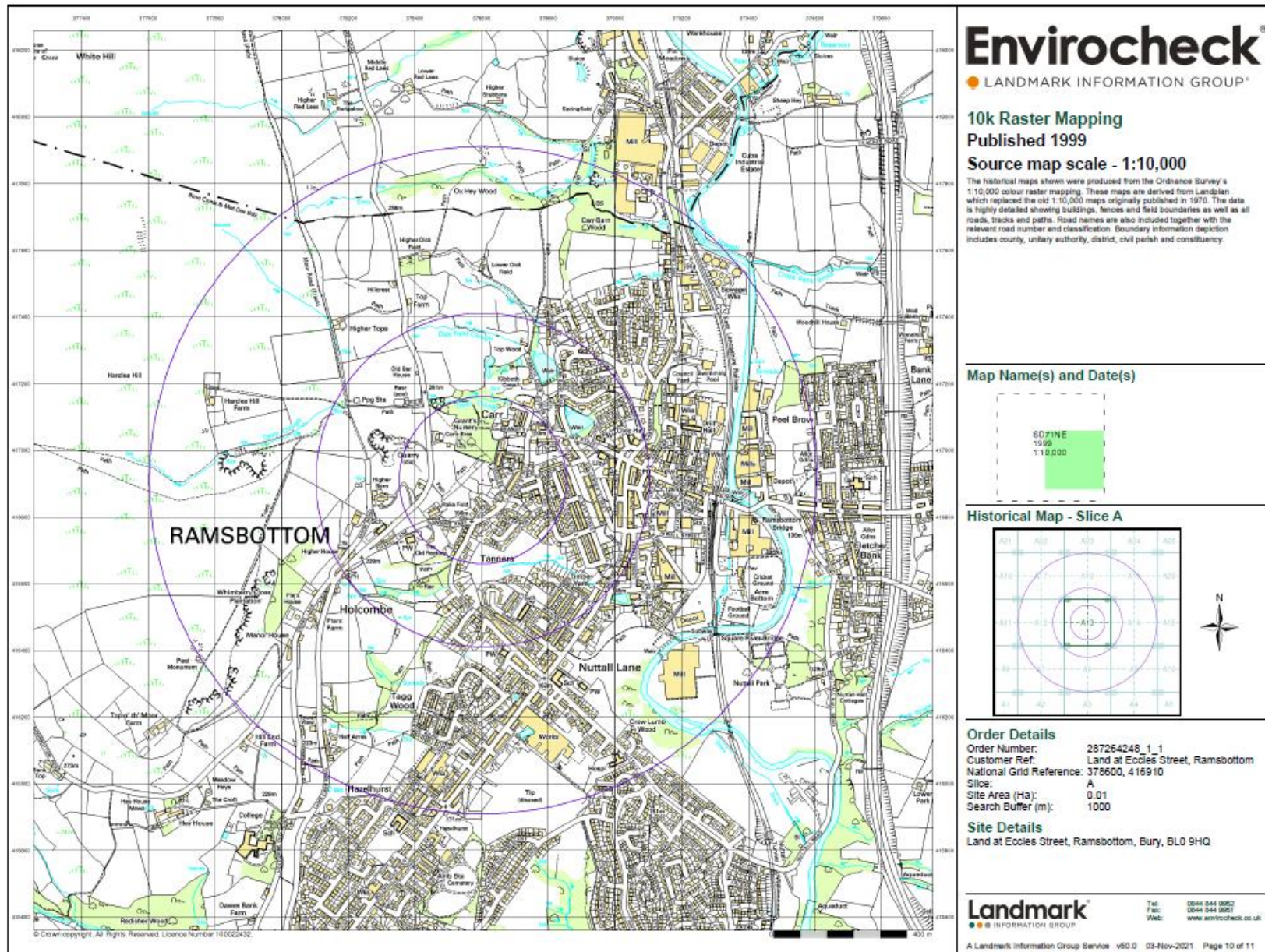












Appendix 2: Heritage Impact Assessment Methodology

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.

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.

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 200-201. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 202.

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)