

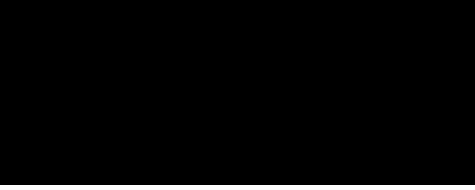
HAWTHORN COTTAGE TATTENHALL HERITAGE STATEMENT



**Kathryn Sather & Associates
Heritage Conservation Consultants**

October 2022

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Section 1 Introduction

This Heritage Statement has been prepared in support of the proposed works at the Grade II listed Hawthorn Cottage, Tattenhall. The proposed works consists of repairs and alterations to the listed cottage, including the conversion of the existing garage into a breakfast room, and the construction of a timber clad double carport within the garden. 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 Hawthorn Cottage, Burwardsley Road. It assesses the significance of the building and the proposal site. 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 Heritage Asset.

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 Cheshire West and Chester Local Plan (Part One and Part Two), NPPG, the NPPF Chapter 16, and guidance from Historic England.

2.2 Cheshire West and Chester Local Plan (Part One)

Strategic Objectives: Environmental SO12

Ensure new development is of sustainable and high-quality design that respects heritage assets, local distinctiveness and the character and appearance of the landscape and townscape.

ENV 2 Landscape

The Local Plan will protect and, wherever possible, enhance landscape character and local distinctiveness. This will be achieved by:

- The identification of key gaps in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan between settlements outside the Green Belt that serve to protect and maintain their character

- Supporting the designation of Local Green Space

- Protecting the character of the borough's estuaries and undeveloped coast.

Development should:

- Take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.

- Recognise, retain and incorporate features of landscape quality into the design.

ENV 5 Historic environment

The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets* and their settings.

Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.

Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable future use or improvement to an asset on the Heritage at Risk register will be supported.

Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted.

Where fully justified and assessed, the Council may consent to the minimal level of enabling development consistent with securing a building's future in an appropriate viable use.

Development in Chester should ensure the city's unique archaeological and historic character is protected or enhanced.

*Heritage assets are defined as a building, monument, site, place, structure, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified in the Cheshire Historic Environment Record, including local assets.

ENV 6 High quality design and sustainable construction

The Local Plan will promote sustainable, high quality design and construction. Development should, where appropriate:

Respect local character and achieve a sense of place through appropriate layout and design
Provide high quality public realm
Be sympathetic to heritage, environmental and landscape assets
Ensure ease of movement and legibility, with priority for pedestrians and cyclists
Promote safe, secure environments and access routes
Make the best use of high quality materials
Provide for the sustainable management of waste
Promote diversity and a mix of uses Incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures
Mitigate and adapt to the predicted effects of climate change
Meet applicable nationally described standards for design and construction

2.3 Cheshire West and Chester Local Plan (Part Two)

The Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies was adopted in July 2019. Relevant policies include:

Policy DM 3

In line with Local Plan (Part One) policy ENV 6, development will be expected to achieve a high standard of design that respects the character and protects the visual amenity of the local area. Design solutions will be supported that, where relevant:

1. are designed to respect the scale, character and appearance of any existing building within the site and contribute positively to the character of the area;
2. respect and where appropriate enhance the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials;
3. contribute to the legibility of the area, through form, layout and detailing;
4. are sympathetic to the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site;
5. respect and where possible enhance local distinctiveness through the use of building layout, design, materials, architectural detailing, public realm and boundary treatment;
6. provide adequate external storage and amenity space;
7. create safe environments and reduce the fear of crime in the area;
8. do not prejudice the long term planning of the area.

Development in the countryside will only be permitted where it would respect the key features of the landscape in line with Local Plan (Part Two) policy **GBC 2**, and is not detrimental to its character.

New development within the curtilage of a dwelling house will be assessed in line with the development plan, including Local Plan (Part Two) policy **DM 21**.

Policy DM 47

In line with Local Plan (Part One) policy ENV 5, development proposals or works, including alterations, extensions and changes of use shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Where relevant, development proposals or works will only be supported which would:

1. conserve the significance of a listed building and its setting, securing its optimum viable use;

2. preserve or enhance a listed building or structure, and any curtilage listed structures or features of special architectural or historic landscape interest.

Development proposals or works within or affecting the setting of listed buildings will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of:

3. topography, landscape setting and natural features;
4. existing townscapes, local landmarks, views and skylines;
5. the architecture of surrounding buildings;
6. the need to retain trees;
7. the quality and nature of materials, both traditional and modern;
8. established layout and spatial character;
9. the scale, height, bulk and massing of adjacent townscape;
10. architectural, historical and archaeological features and their settings; and
11. the need to retain historic boundary and surface treatments

In the rare event that permission for demolition is granted, conditions will be attached to ensure no demolition shall take place until a scheme for redevelopment has been approved and a contract for the works has been made. This will also apply to any curtilage buildings of the listed building or structures.

All applications for development proposals or works to listed buildings must be accompanied by a Heritage Impact Assessment which clearly identifies, as a minimum, the significance of the building; the proposed works of alteration; any loss of historic fabric; and the effect on the character and appearance which the proposed works will have. A copy of this statement should also be submitted to the Local Authority's Historic Environment Record.

2.4 Planning (Listed Building & Conservation Areas) Act 1990

Local Planning Authorities have statutory duties regarding decisions involving heritage assets. The following provisions are relevant to the site:

Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'in granting planning permission for development which affects a listed building or its setting,' a LPA must have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

2.5 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.

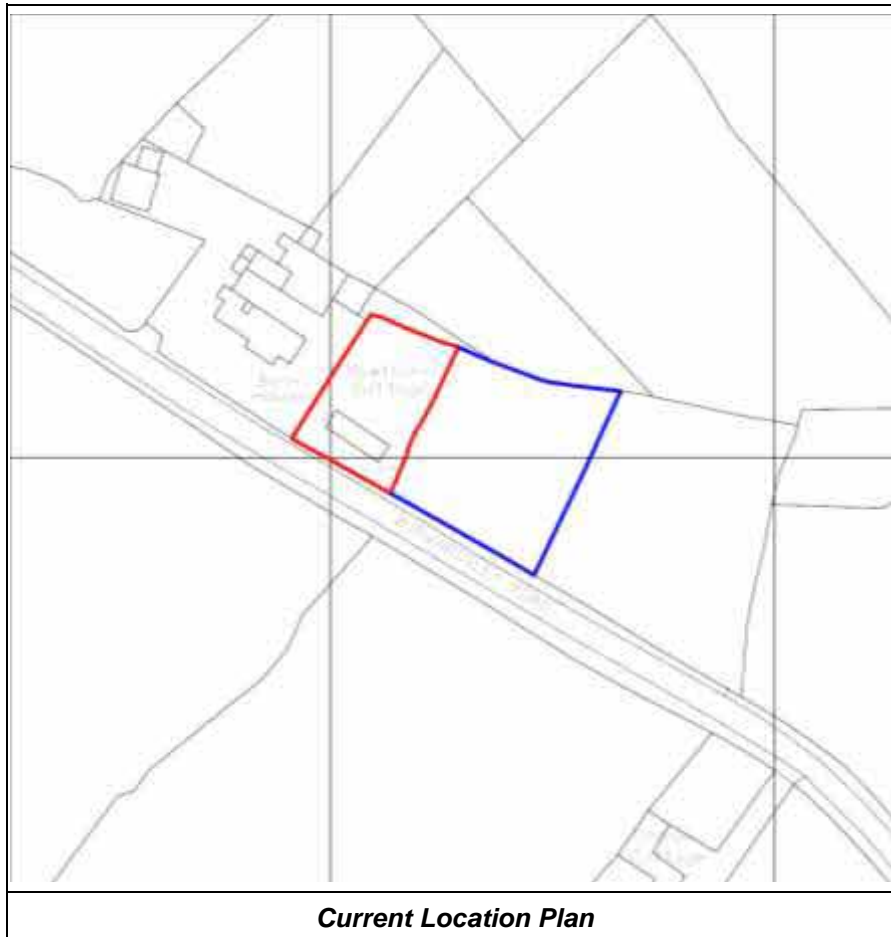
2.6 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *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 located approximately one and a half miles to the east of the Tattenhall village centre, ten miles southeast of Chester. The overall character of the immediate setting of the proposal site is rural in nature with detached houses spaced along Burwardsley Road.



3.2 The Site, Boundaries and Context

The cottage is rectangular in plan sited at the south end of the rectangular proposal site extending from south to north. The northeast of the proposal site is bounded by fields, the east is also an uncultivated field associated with Hawthorn Cottage and the northwest boundary of the proposal site is shared with the boundary to Bank House. There is a low hedge separating the Cottage from Burwardsley Road to the south, two wide gates offer access to the plot. Mature planting forms the boundary to the northwest between the proposal site and Bank House and to the northeast between the site and the fields at the rear. Wire and post fencing and a wooden gate separate the proposal site from the undeveloped and uncultivated field associated with Hawthorn Cottage to the east.



Looking East Along Burwardsley Road



Looking West Along Burwardsley Road



Mature Planting and Bank House to the West



Mature Planting to the North



East Boundary



Undeveloped Field to the East



Wooden Gate off Burwardsley Road (South Boundary)



Iron Gate Off Burwardsley Road Leading to Garage (South Boundary)

3.3 Hawthorn Cottage

3.3.1 Plan and Form

Hawthorn Cottage is a two storey structure of rectangular plan, which is the result of two phases of development. The 17th century original structure is to the west side and it consist of three bays with the entrance at the far west and two sets of windows. The 18th century extension was built to the east, with a timber door but no windows. The roof is gabled with two gabled dormer windows partly below the eaves. There are two chimneys, one at the west gable, the second in the centre of roof, which would have been the end of the original cottage prior to the 18th century extension. The garage built in the 20th century with a mono pitched corrugated sheeted roof is built off the extension to the east.

3.3.2 Materials

The main range of the cottage is timber framed with brick nogging painted white, the door is timber with a gabled hood. The extension is painted in black and white to illustrate a timber framed wall with brick nogging, the windows are 3 light casements with glazing bars, the 1st floor windows are gabled half dormers. The door to the extension is timber. The roof is iron corrugated covering a hidden thatched roof, between the roof and brick wall are horizontal wooden planks to protect and contain the thatched roof. The cottage has two brick chimneys on either side of the roof. A brick painted garage with a single wooden window to the side and wooden double door and glass windows to the rear.

3.3.3 Architectural Design

Exterior

The core of the building dates to the 17th century, with 18th century extension and 20th century alterations.

South Elevation

The primary façade containing the main entrance is to the west, the wooden doorway is under a timber canopy. The main range of the south elevation consists of four three light windows of wrought iron frames, two on the ground floor and two half-dormer windows. The east end of the cottage was a later build, it is of brick and painted white and black to replicate the timber framing, there is a timber door to allow access. The thatched roof is covered by an iron corrugated roof and wooden planks sitting at the top of the external walls. The south elevation also consists of the rear wall on the garage. The garage is built in red brick and whitewashed, it has a corrugated metal flat roof.



The Primary Façade (South Elevation)



Timber Canopy over Front Door



Timber Planks Covering the Thatched Roof



Ground Floor Window



Gabled Half Dormer Window



Join Between the House and the Extension



Join Between the Extension and the Garage



Timber and Paintwork to Replicate Timber



Peeled Black Paint



East Elevation

The east elevation is painted brick with a central timber door at the first floor. The garage is built in red brick and painted white and has a metal corrugated flat roof and a small single timber window at the south end of the elevation.





Small Window to East Elevation



Timber Door at First Floor to East Elevation

North Elevation

To the rear of the garage extension is a double wooden garage door with glass windows. There is a single window to the east end of the cottage extension. To centre of the elevation is a single two light window of wrought iron frame with a small single light window cut out of the wall to its west. There is a slightly larger timber framed square window to the west end of the elevation. The corrugated metal roof and the horizontal timber planks cover the thatched roof, to the east end of the roof is a modern flue.



Rear Façade (North Elevation)



Small Window to East End of the North Elevation



Central Window to East Elevation



Single Light Small Window



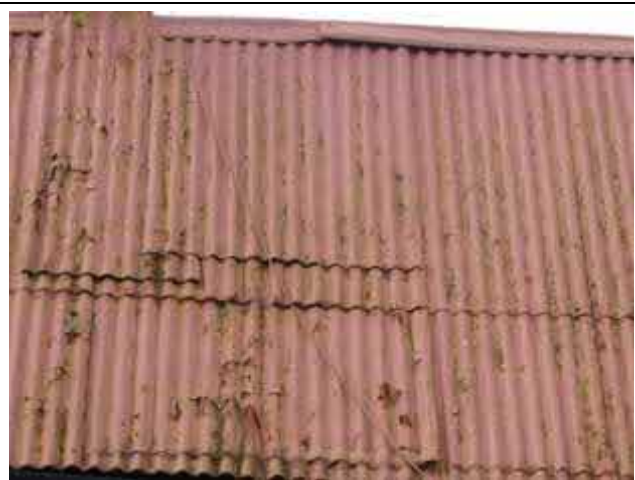
Timber Framed Window



Join Between the Cottage and Later Extension



Garage Double Door



Corrugate Metal Roof



Horizontal Timber Planks



Join Between Cottage Extension and Garage



Alterations to Brickwork

West Elevation

The west elevation consists of a gable roof with a tiebeam collar and truss visible. There are timber planks running under the roof to protect the thatched roof. Centrally at ground floor level to the elevation is a blocked brick oven arch. A modern alarm box is placed at first floor level.



West Elevation



Tiebeam Collar and Truss



Blocked Brick Oven Arch



Detail to Timber Frame at West Elevation

Outbuilding

To the west of the cottage is a small privy. It is constructed of red brick with a corrugated metal roof and black painted timber door.



Brick Outbuilding with Corrugated Sheeted Roof

Interior: Ground Floor

Lounge

The cottage is accessed through the main door at the south elevation, it leads to a square lounge with a quarry tiled floor. The west wall contains an inglenook with a brick fireplace with a brass canopy and a raised heather brown tiled hearth and a sealed brick arch. There is a large 3 light window at the south wall and a small window at the top corner of the north wall. A large original timber beam runs west to east with the remainder of the beams running south to north though the large beam. The timber frame is visible on the south and east wall. At the north end of the east wall is an oak door leading to the staircase to the first floor. At the south end of the east wall is another oak door leading to a rectangular kitchen area.



Quarry Tiled Floor



Brick Fireplace



Sealed Brick Arch



Inglenook and Beamed Ceiling



East Timbered Wall and Oak Doors



Timber Window to the Front



Timber Door Leading to Stairs



Main Entrance



Timber Beams



Door Frame to Kitchen

Kitchen

The kitchen has a screed floor, the central beam running east to west is fortified with steel. There is a tiled fireplace to the east wall. There is a 3 light window to the south wall and a 2 light window to the north wall. The east end of the north wall has an enamelled single drainer sink unit with a hot water heater, the electric cooker backs onto a wood panelled wall that forms part of the under stair storage area. At the north end of the east wall is a timber door that leads to the 18th century build.



Kitchen with Exposed Beamed Ceiling



Window to the Rear



Steel Fortified Central Beam



Tiled Fireplace



Wood Panelling



Under the Stair Storage

18th Century Extension

A step from the kitchen door leads to the 18th century rectangular extension. A 20th century shower room was built into the northeast corner, the door is timber, the floor is tiled and there is a window to the north wall. The remainder of the extension forms an L shape around the shower room. There is a timber door at the south wall leading outside, the timber frame of the original cottage is visible at the west wall. There is external metal piping running along the west, east and north walls. To the east of the door is exposed stone. There is a step ladder that leads to the loft space over the extension through a ceiling hatch.



Quarry Tiled Floor



Wash Hand Basin and Tiled Shower Area



Timber Door to South Wall



West Wall Showing Timber Frame

West Wall



Step Ladder



Loft Hatch



Metal Pipe on the West Wall



Metal Pipe on the South Wall



Northeast Internal Wall to Garage

Interior: First Floor

The Loft

The loft space extends over the 18th century extension to the Cottage. The loft has been boarded, the north, south and east walls are cement block. The Chimney breast and part of the timber frame are visible at the west wall. Timber beams running east to west support the corrugated metal roof. There is a small timber door at centre of the east wall.



Chimney Breast and Timber Frame at the West Wall



Timber Beams Supporting Metal Corrugated Roof



Boarded Floor



Timber Door at the East Wall

Stairwell

The stairwell is accessed through a door at the northeast corner of the lounge. The stairs have oak boarded floors which lead to the central landing with exposed beams and trusses up to roof apex with access to the two bedrooms. There is a small square window at the north wall to the staircase.



Timber Framed Walled Stairwell



Central Landing

West Bedroom

Exposed tiebeam, purlins and trusses are visible, the ceiling is open to roof apex. There is oak boarded flooring, half-timbered walls and a timber door. There is also a painted brick chimney breast and timber window to the west elevation. The thatched roof is protected by timber panelling.



Brick Painted Chimney Breast



Exposed Timbered Wall



Exposed Tiebeam and Rafter on Either Side of the Chimney Breast



Thatched Roof and Panelling



Window to the South Wall



Roof Structure Above Dormer Window

East Bedroom

This bedroom includes a timbered gable wall and exposed beams, purlins and trusses are visible and oak boarded flooring. There is a window to the south wall with a wooden beam above and panelling to the walls.



Timbered Gable Wall



Southwest Corner



Timber Door



Window to the South Wall



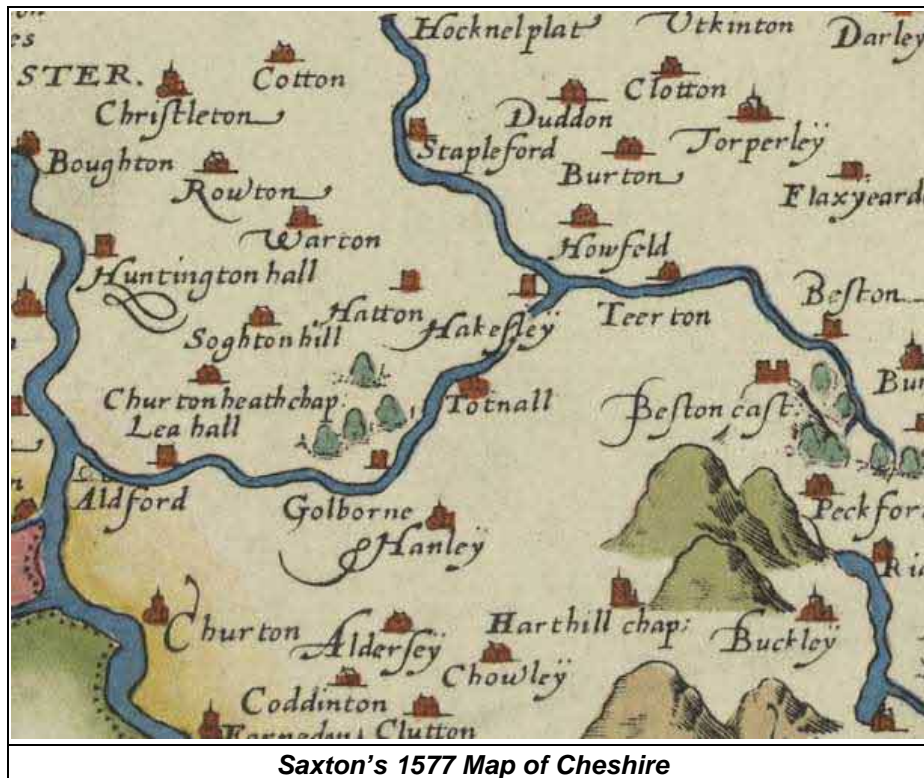
Ceiling to the North Wall

Section 4 History of Tattenhall and Hawthorn Cottage

4.1 History and Development of Tattenhall

According to the Historic Environmental Record, there is no evidence of prehistoric human presence in the Tattenhall area and although the Romans had built a network of roads to and from Chester, Tattenhall was not on any of them. Roman coins were found in the Tattenhall area, a hammered copper alloy coin dating from the 1st or 2nd century (HER: 14246) and another copper alloy coin dating between AD 43-300 (HER: 14242).

Tattenhall is mentioned in the Domesday Book of 1086, as the settlement of Tatenale with a population of 30-40.¹ The name could have been of Celtic origin derived from the old English name Tata and halh which means meadow. The name Tattenhall changed a few times, Tatenhala in 1280, Tattenhall in 1289, Tatnall in 1473, Tottenhall in 1553 and Tettenhall in 1649. A church was built during medieval times indicating that Tattenhall had some level of significance. It was during the 15th and 16th centuries it became a self-sustained and sufficient village. The economy was reliant on Agriculture. The village grew its own food and wove its own cloth, the church was at the centre of the social life.² 17th century oak timber framed farmhouses were built although Tattenhall Hall was built entirely of brick in 1622.

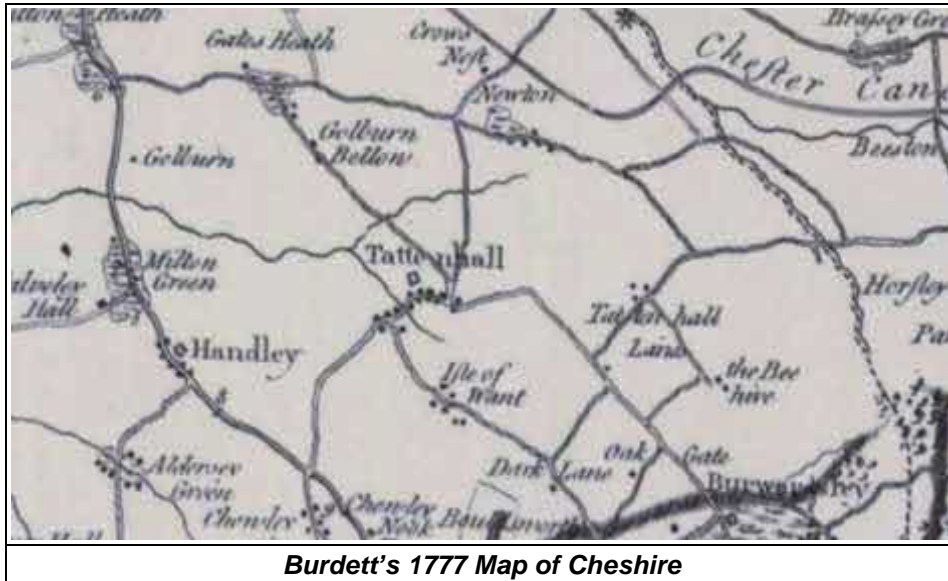


It was the construction of the Chester Canal in 1772 that changed the fortunes of Tattenhall. The village was isolated due to the poor quality roads that led to and from it, leaving the village isolated and poor for many years. The Chester Canal (now the Shropshire Union Canal) brought new markets and economic opportunities to Tattenhall which led to its population growth. The Canal allowed for transportation, trade of local produce (the area was known for cheese production), prosperity and the doubling of the population by the middle of the 19th century.³ This is reflected in the late 18th and early 19th buildings, red brick and urban stuccoed houses that remain.

¹ Cheshire West and Chester Council, *Tattenhall Conservation Area Appraisal* (Cheshire West and Chester Council, June 2013) 5.

² <https://tattenhallpc.co.uk/about-tattenhall/tattenhall-to-present>

³ <https://tattenhallpc.co.uk/about-tattenhall/tattenhall-to-present/>



The arrival of the railway in 1840 linked Tattenhall to Chester and Crewe and beyond via the London & North Western Railway. It increased the prosperity of the area and allowed for further development in the economy and infrastructure of Tattenhall. New and more distant markets were in the reach of the farming community and the village attracted small industries such as brick, glue, gelatine and fertiliser. In 1856 the Bolesworth Estate was purchased by the Barbour family, they built estate cottages in Tattenhall and enlarged Bolesworth Castle. The Barbours have owned the estate since 1856 which includes around 150 farms, shops, houses and other properties. By 1871, the population of Tattenhall was 1433 and it continued to be self-sufficient with seven bootmakers, three tailors, three dressmakers, a staymaker, a cooper, a tinplate worker, two wheel-wrights, a saddler and two farriers.⁴

The economy ceased to grow between the end 19th century and World War II, some of the population migrated to the larger industrial cities. This was reversed after the War and the area saw new prosperity, population growth and an expansion of the village with new housing developments.

4.2 History and Development of the Proposal Site, Hawthorn Cottage

Wood was in plentiful supply as a building material in England until the 17th century. It was therefore the most practical material for house building and brick nogging was often used in the 17th and 18th Centuries. The listed building description states that the structure is a 17th century cottage with a shippon added in the 18th century and further alterations in the 20th century. The exact date of the original house is unknown. On the 1838 Tithe map of Tattenhall a small rectangular building is shown, the plot (C261) is described as Cottage and Garden. The plot was owned by John Done, who also owned the plot adjacent to the west (C260) described as Croft. Both plots were occupied by Thomas Hodgkin. Unfortunately, he does not appear in the census of 1841 and it is unclear in the following censuses who lived at the Cottage.

Hawthorn Cottage appears on both the Greenwood's Map of 1819 and Bryant's of 1831. The footprint on the cottage remains the same in the OS maps of 1874 and 1898, except an outbuilding was built perpendicular to the cottage at the east end fronting the road. By 1911, more outbuildings were constructed to the east and a small square extension to rear west side. There are no clear depictions of the cottage on maps until 1971, where it shows all the outbuildings have been demolished and the cottage is named New Town Hall.

⁴ Cheshire West and Chester Council, *Tattenhall Conservation Area Appraisal* (Cheshire West and Chester Council, June 2013) 6.



Greenwood's 1819 Map of Cheshire

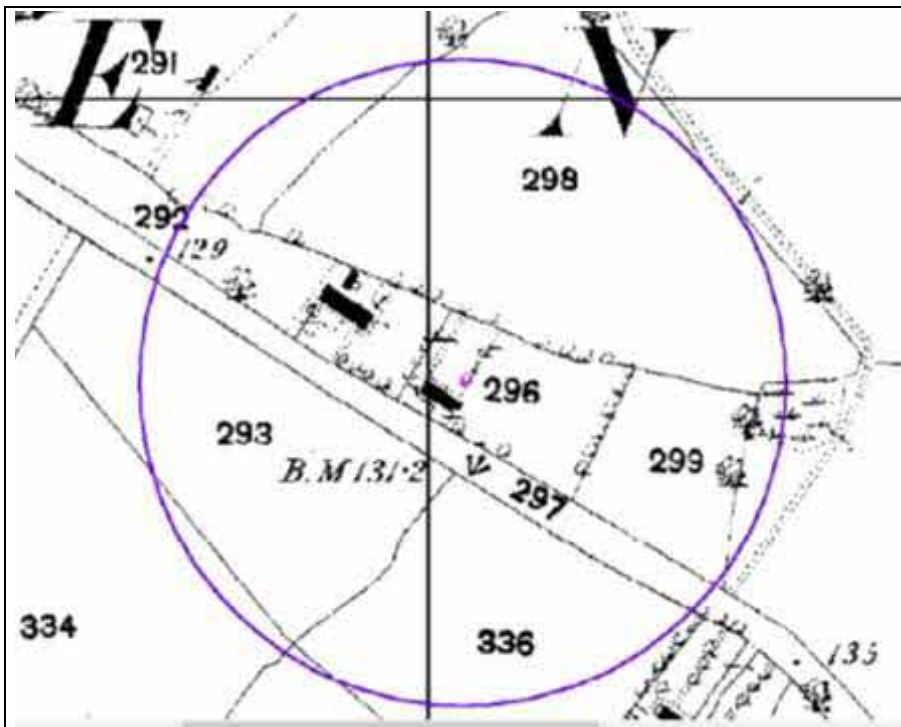


Bryant's 1831 Map of Cheshire

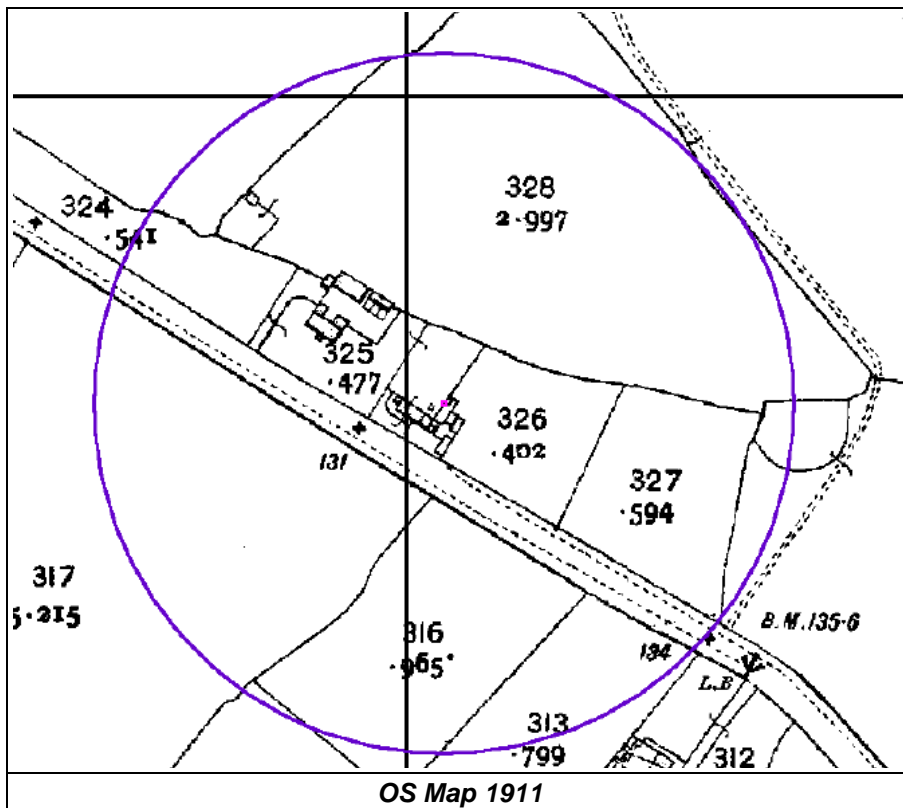
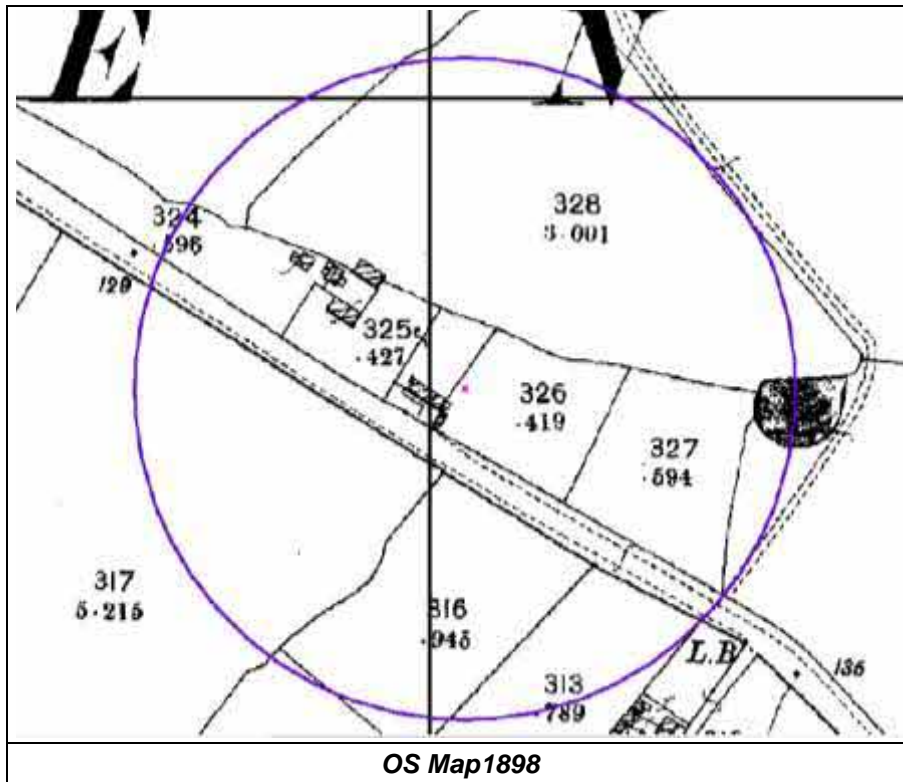
4.3 Sequential Development of the Site

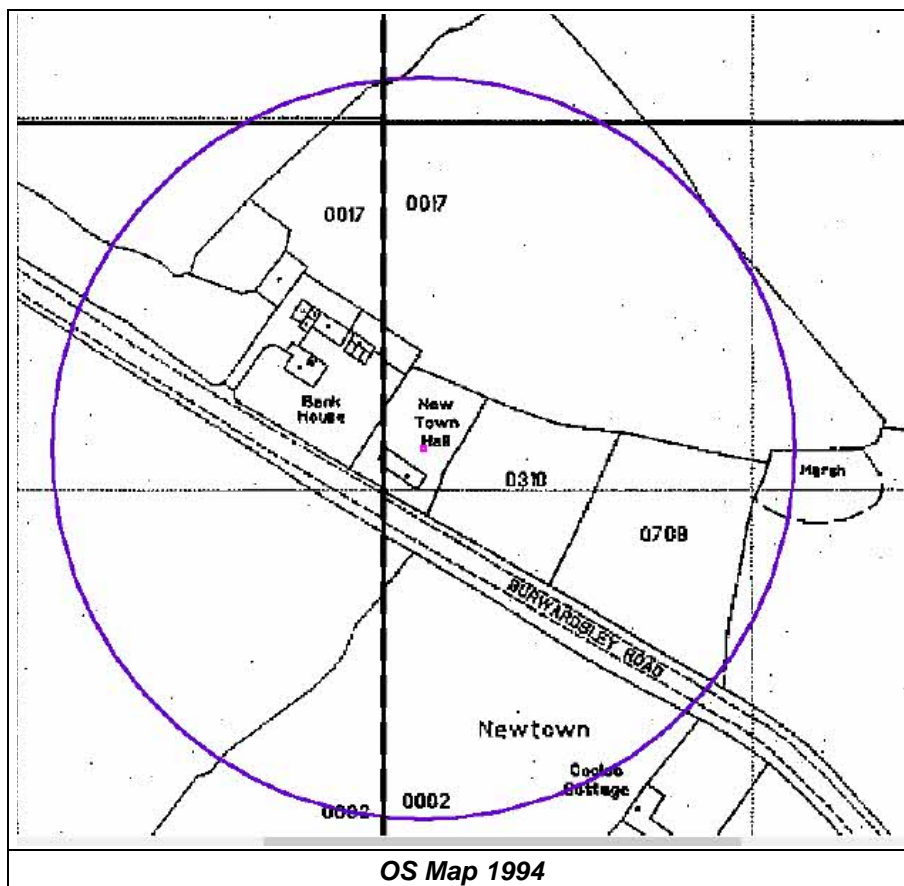
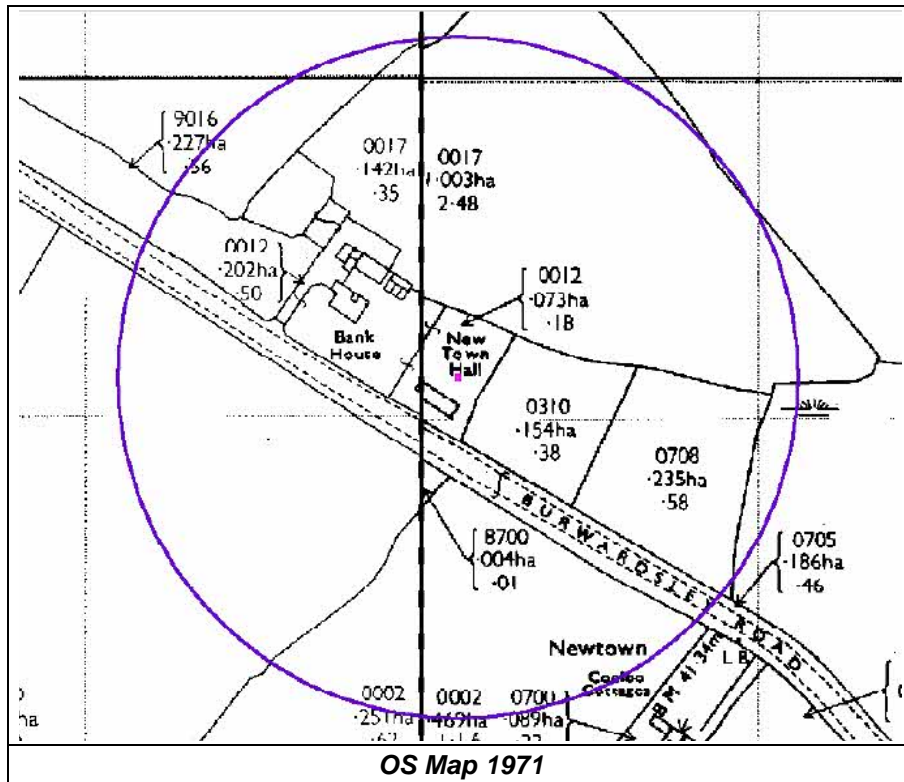


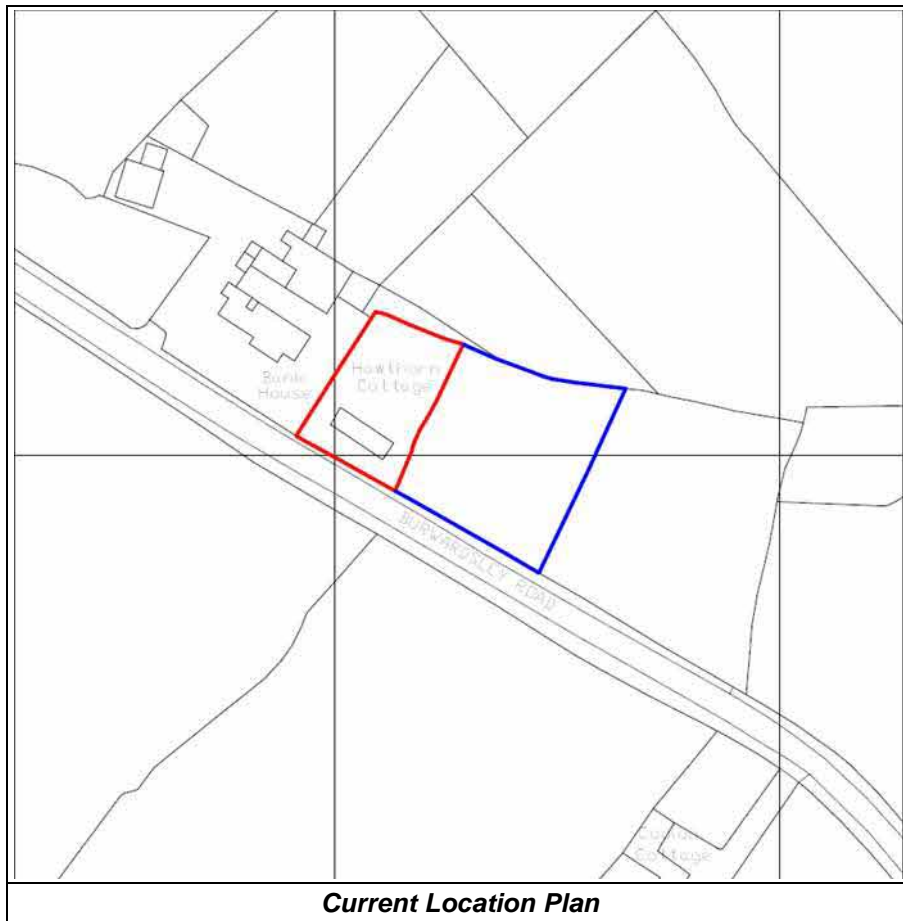
Tithe Map of Tattenhall c1838



OS Map 1874







Section 5 Significance of the Building

5.1 Methodology

This section contains statements of significance for the Grade II listed building, Hawthorn Cottage. This section of the Heritage Statement has been compiled using the values outlined in Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). These values are archaeological interest, historic interest, artistic and architectural interest. The framework for assessing the level of significance of the assets is influenced by the ICOMOS guidance on Heritage Impact Assessments. This guidance defines the levels of significance for built structures as ranging from 'Very High' to 'Unknown Potential'. Appendix 4 includes the full methodology used to assess the impact on the heritage.

5.2 Significance of Hawthorn Cottage

Historic Interest

Hawthorn Cottage illustrates the isolation of Tattenhall due to poor road network. Alterations to the building illustrate how needs and expectations have evolved over time.

Architectural and Artistic Interest

Hawthorn Cottage is an example of the timber framed with brick nogging, typical to the 17th and 18th centuries.

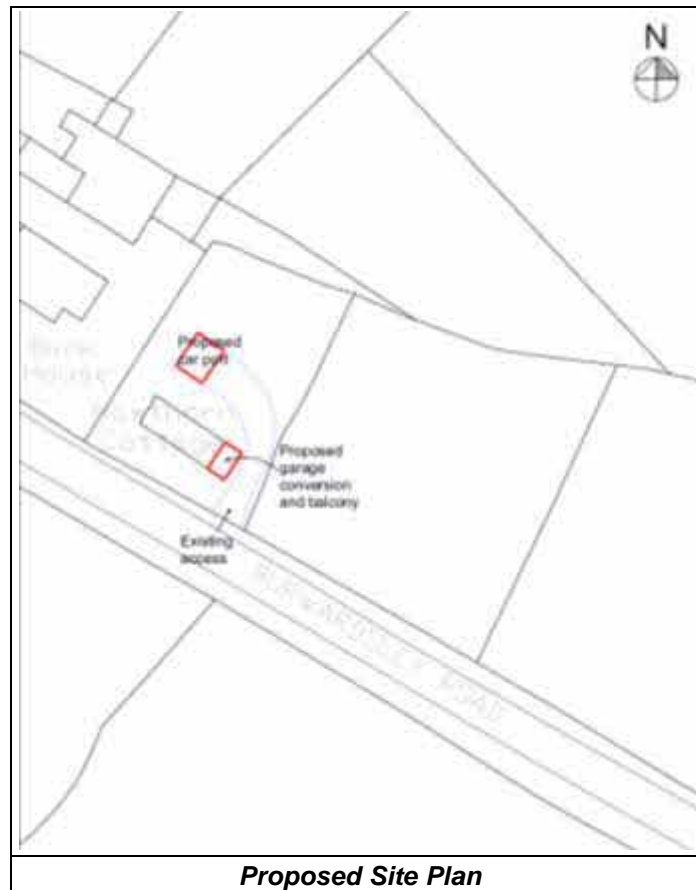
Summary

As a Grade II listed building Hawthorn Cottage, Tattenhall, is of national importance. Its significance is derived primarily from the remaining physical evidence of the original 17th century timber framed structure and thatched roof. Externally and internally the building retains elements of the historic building design and offers evidence of historic building techniques. In line with ICOMOS criteria, this listed structure would be assessed as having a medium level of significance.

Section 6 Proposed Works

6.1 Overview

The proposed works consists of repairs and alterations of the Grade II Listed Hawthorn Cottage, Tattenhall which is currently derelict. The alterations include the reintroduction of a thatched roof, the conversion of the existing garage into a breakfast room, and the construction of a stand-alone timber clad double carport within the garden. The access will be retained off Burwardsley Road with parking to the rear of the property.



6.2 Site

The proposal site is located approximately one and a half miles to the east of the Tattenhall village centre, ten miles southeast of Chester. The overall character of the immediate setting of the proposal site is rural in nature with detached houses spaced along Burwardsley Road. To the east of the proposal site is associated meadows and to the west is Bank House.

6.3 Design and Materials

The Exterior

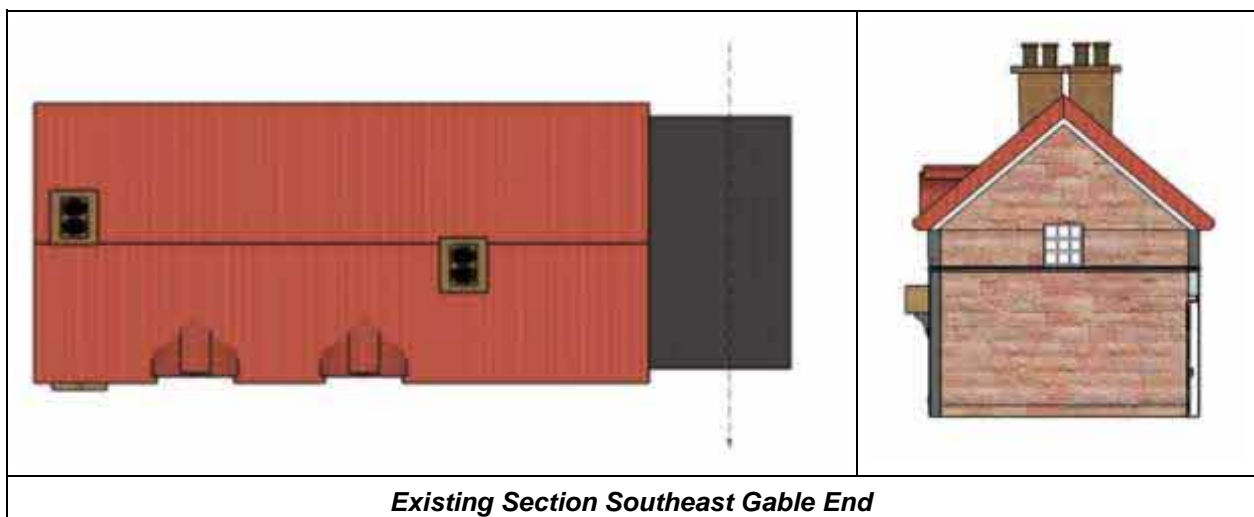
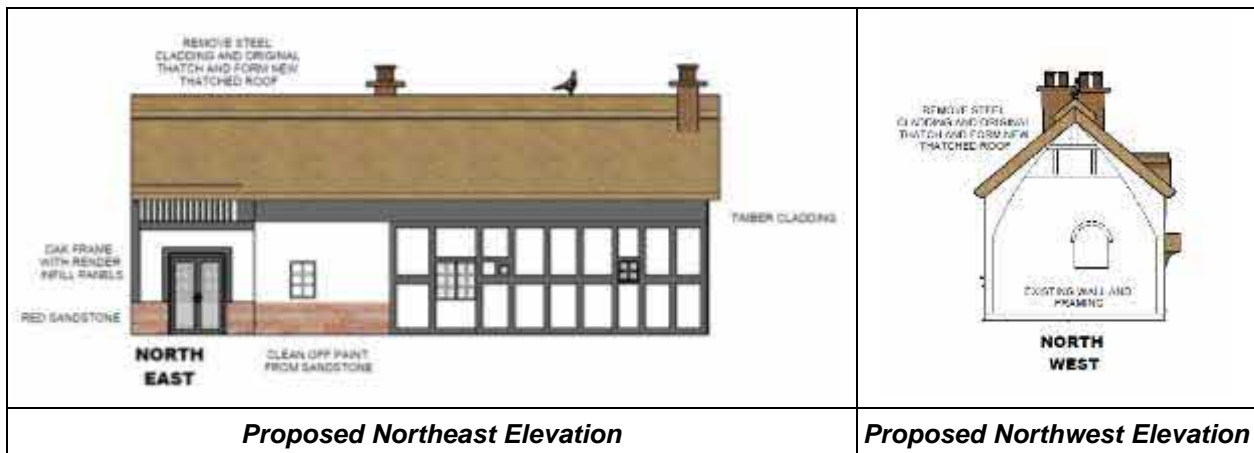
The proposed repairs to Hawthorn Cottage include replacing the existing steel windows with timber casement windows. It is also proposed to replace two existing dormer windows and install a new dormer window at the east end of the front elevation to match the replaced dormer windows. The

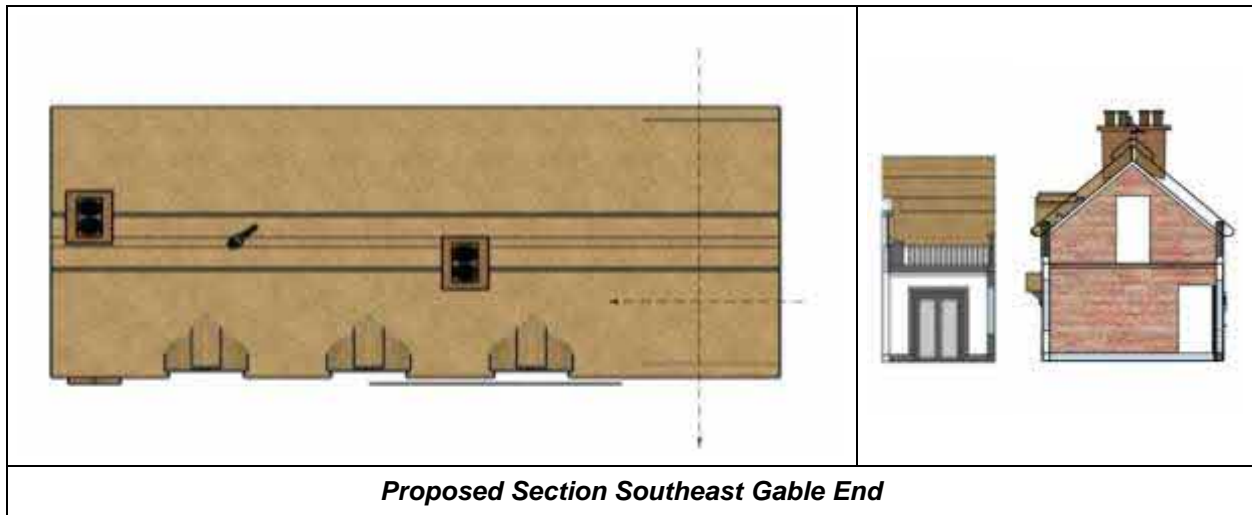
existing metal corrugated cladding to the roof and the remaining thatched roof under the corrugated cladding will be removed and a new thatched roof installed. The existing chimney stacks will be rebuilt above the level of the thatch. The painted sandstone is to be restored by removing the paint. It is also proposed to introduce a thatched canopy to the front entrance to replace the existing timber canopy.

The proposal seeks to replace the brick-built garage with an oak framed breakfast room supported by a reclaimed sandstone dwarf wall and feature render infill panels with a thatched balcony overhead. A new doorway will be created at the ground floor of the property into the breakfast room for access.



At the northeast elevation the proposed breakfast room will feature French doors.



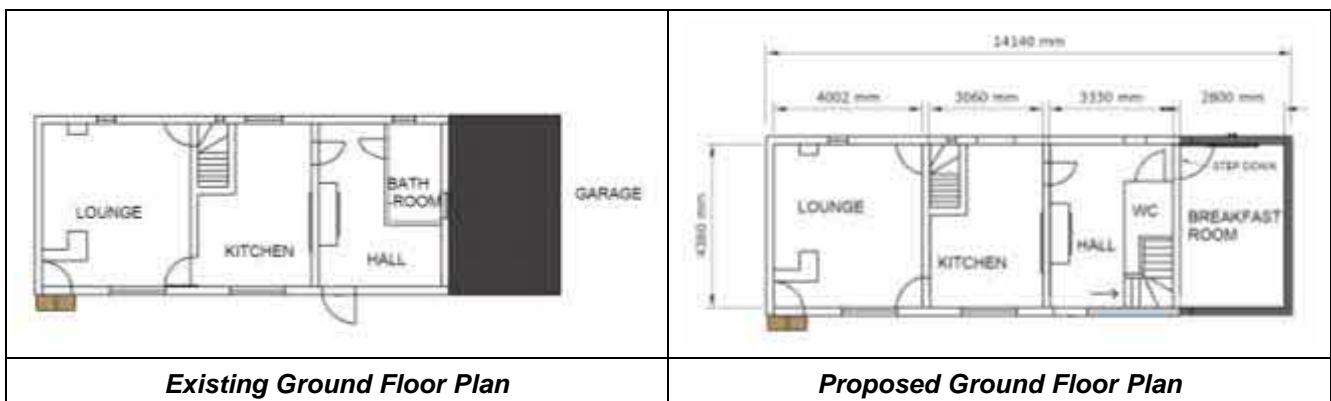


The Interior

The listed cottage would retain the original features. The existing cruck frames internally and to the gable ends are to be retained with no alterations. All existing ground floors will be retained.

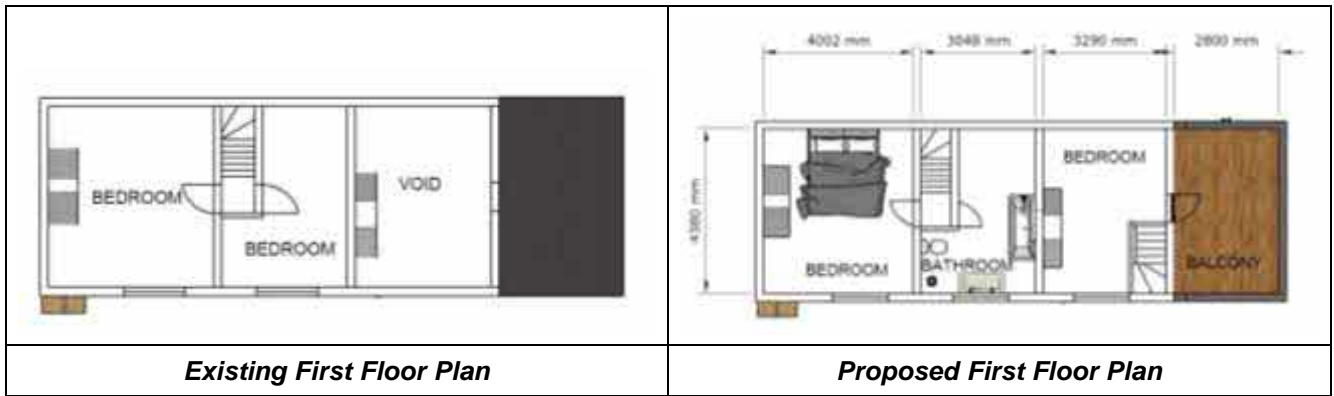
Ground Floor

The later lobby which is in the 18th century extension will be reconfigured. The existing breeze block stud wall and modern shower room will be removed and replaced with a small WC. An opening off this area is proposed leading into the new breakfast room. The doorway would not be in the timber framed gable of the property as the existing hallway/shower area is already an extension of sandstone/breeze block. Stairs leading to the first floor will be inserted at the site of the existing bathroom. The existing brick-built garage will be replaced with a breakfast room.



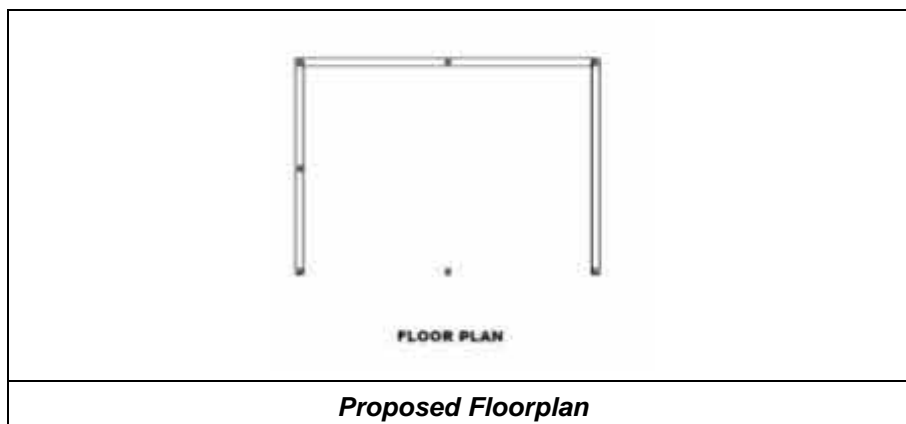
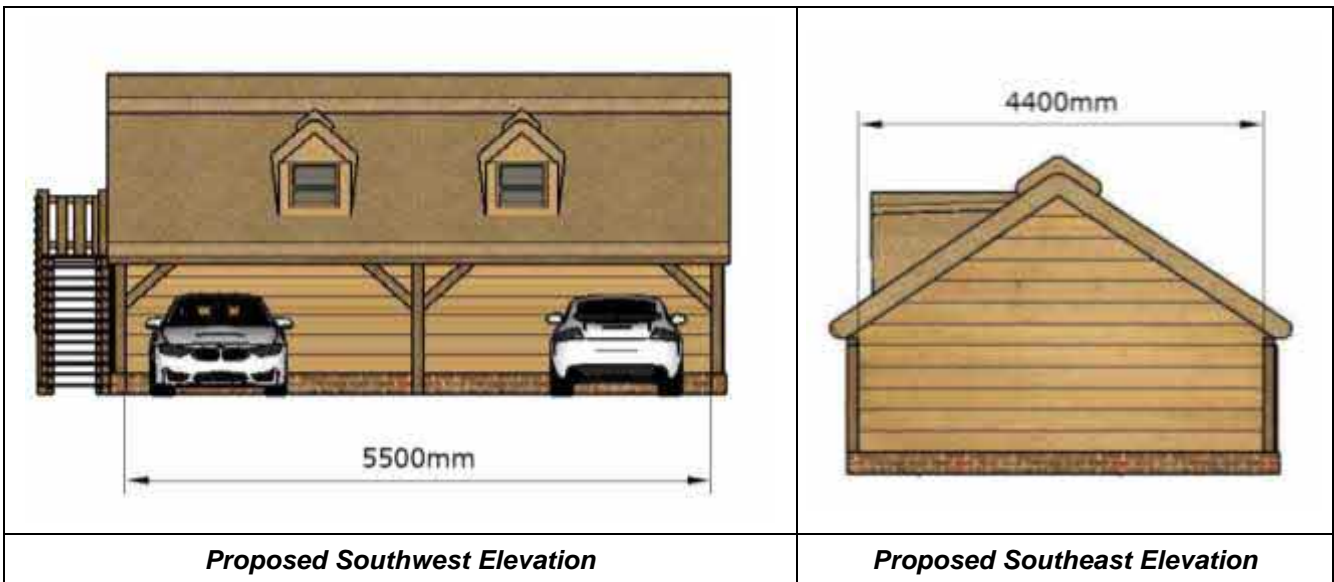
First Floor

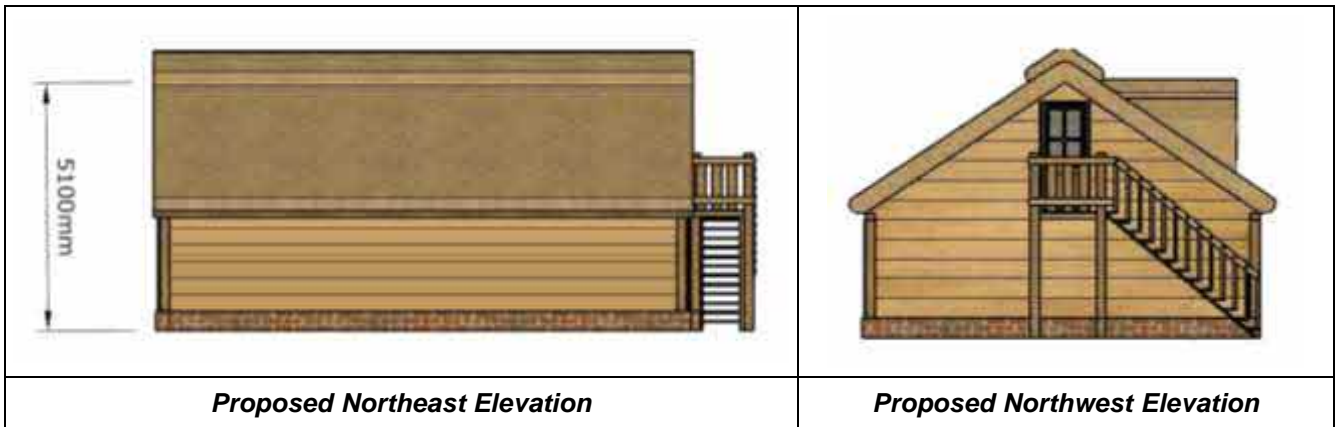
The existing stairs will be retained leading to the first floor. The proposal works seek to form a bathroom within one of the bedrooms at the first floor but without breaking into any of the walls upstairs in the property. In addition a second bedroom will be created in the loft space which will open out onto the new proposed balcony at the southeast elevation through a current hatch which will be retained and extended. The proposed second bedroom will be accessed via the new staircase at the ground floor, the floor and cruck frame will be retained.



Standalone Carport

The proposed construction of the standalone 1½ storey carport will incorporate timber cladding to the exterior, accommodate two cars and include storage space in the roof accessed via timber stairs at the northwest elevation. The roof space will feature two dormer windows and a new thatched roof. The proposed carport will be substantially smaller in footprint and height in relation to the Hawthorn Cottage. The proposed carport will be built within five metres of the main cottage.





6.4 Access and Parking

The existing entrance from Burwardsley Road would be retained, so the character along the street would remain the same. The existing timber 5-bar gate and picket fence would be replaced like-for-like. Parking will be set back from the road to the rear of the property in front of the carport. The material for the hardstanding will be gravel with a sandstone cobble edge.

Section 7 Heritage Impact Assessment of the Proposed Works on the Significance of the Heritage Asset

7.1 Method of Assessment

The impact of the proposed works is 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 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 4. The impact assessment also follows the ClfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021. Hawthorn Cottage is Grade II listed; it is therefore of national significance and, according to the ICOMOS system, assessed as a heritage asset of medium value.

7.2 Impact of the Proposed Works on the Significance of Hawthorn Cottage

Overall, the proposals would constitute a negligible magnitude of change to the historic building. Following the heritage assessment methodology, a change of a negligible magnitude to a heritage asset of medium value would constitute a neutral/slight impact which could be either beneficial or adverse. This assessment finds that the works to Hawthorn Cottage constitute a slight beneficial impact overall, mainly due to the beneficial impact of the installation of a new thatched roof replacing the existing corrugated metal roof covering.

7.3 Heritage Impact Assessment Table

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

PROPOSED WORK	CONTRIBUTION OF THE AFFECTED ELEMENT TO THE SIGNIFICANCE OF THE HERITAGE ASSET	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Replace existing steel windows, and replace existing dormer windows.	Neutral: The steel windows to be replaced make a neutral contribution to the significance of the heritage asset.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The new windows will have a neutral impact on the heritage asset.
Reinstate thatched roof and replace timber roof of canopy with thatched roof.	Negative: The remains of the thatched roof are presently hidden under the corrugated metal cladding. However, the corrugated metal cladding is visually intrusive and has a negative impact on the significance.	Minor: Change to key historic building elements, such that the asset is slightly different.	Slight Beneficial Impact: Reinstatement of the thatched roof will have a beneficial impact on the heritage asset as it will reinstate a significant element of the heritage asset.
Demolition of chimney to the east end of the asset.	Neutral: The chimney, which is not original and has been rebuilt, does not contribute to the significance of the heritage asset.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The demolition the chimney will not impact the significance of the heritage asset.
Install new dormer window at the southwest elevation.	Neutral: The roof currently has two dormer windows, which are not original.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The installation of a new dormer window to the southwest elevation will have a neutral impact on the heritage asset.
Demolition of 20 th C garage and construction of two storey extension with thatched roof.	Negative: The poor quality timber garage is a later addition and makes a negative visual impact on the significance of the heritage asset.	Minor: Change to key historic building elements, such that the asset is slightly different.	Slight Beneficial Impact: The demolition of the timber garage and construction of a two storey extension will have a slight beneficial impact on the significance of the heritage asset.

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PROPOSED WORK	CONTRIBUTION OF THE AFFECTED ELEMENT TO THE SIGNIFICANCE OF THE HERITAGE ASSET	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Restore sandstone by removing the paint.	Low Positive: The sandstone dates from a later extension and does contribute to the significance of the heritage asset.	Negligible: Slight changes to historic building setting that hardly affects it.	Slight Beneficial Impact: The removal of the paint will improve the visual character of the sandstone and will have a beneficial impact on the heritage asset.
Replace brick-built garage with an oak framed breakfast room supported by reclaimed sandstone dwarf wall and thatched balcony overhead.	Neutral: The existing garage is a 20 th century addition.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The demolition of the existing garage will not impact the significance of the heritage asset. The new breakfast room is in a contextual design and built of contextual materials.
Creation of a new opening into the new breakfast room.	Neutral: This is not an original timber frame wall but a later addition.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The proposed new opening will have a neutral impact on the significance of the heritage asset.
Creation of a new bathroom in one of the bedrooms at the first floor.	Low Positive: This first floor area has been altered but retains some timber framing.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The conversion to a bathroom will not have any impact on the significant internal elements.
Creation of a second bedroom in the loft space leading onto proposed balcony through an existing hatch to be retained.	Low Positive: This first floor area has been altered and is largely an extension, but retains some timber framing to the west wall in the form of a cruck frame. The loft void itself and the infill to the west wall does not contribute to the significance of the heritage asset.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The conversion to a bedroom will not have any impact on the significant elements.
Remove the concrete block walls and modern shower room from downstairs and create a small WC.	Neutral: These breeze block walls are not original timber frame walls but later alterations.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The removal of the concrete block walls and installation of a small WC will not impact the significance of the heritage asset.

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PROPOSED WORK	CONTRIBUTION OF THE AFFECTED ELEMENT TO THE SIGNIFICANCE OF THE HERITAGE ASSET	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
Install a new staircase in the new hall area.	Neutral: The area proposed for the new staircase is not original, and does not contribute to the significance of the cottage.	Negligible: Slight changes to historic building elements that hardly affects it.	Neutral Impact: The proposed staircase will not have any impact on the significant elements of the listed cottage.
Erect a 1 ½ storey stand-alone carport for two cars with storage area in the roof space.	Neutral: The carport is proposed to be sited to the rear of the garden, away from the listed structure.	Negligible: Slight changes to the setting of a historic building that hardly affects it.	Neutral Impact: The new carport will not have any impact on the setting of the listed cottage.

Section 8 Conclusions

8.1 History, Development and Usage

The listed building description states that Hawthorn Cottage is a 17th century cottage with a shippon added in the 18th century and further alterations in the 20th century. The exact date of the original house is unknown. The Cottage appears on both the Greenwood's Map of 1819 and Bryant's of 1831. On the 1838 Tithe map of Tattenhall a small rectangular building is shown, the plot (C261) is described as Cottage and Garden. The plot was owned by John Done, who also owned the plot adjacent to the west (C260) described as Croft. Both plots were occupied by Thomas Hodgkin. The footprint of the cottage remains the same in the OS maps of 1874 and 1898, except an outbuilding was built perpendicular to the cottage at the east end fronting the road. By 1911, more outbuildings were constructed to the east and a small square extension to rear west side. There are no clear depictions of the cottage on maps until 1971, where it shows all the outbuildings have been demolished and the cottage is named New Town Hall.

8.2 Significance of Hawthorn Cottage

As a Grade II listed building Hawthorn Cottage, Tattenhall, is of national importance. Its significance is derived primarily from the remaining physical evidence of the original 17th century timber framed structure and thatched roof. Externally and internally the building retains elements of the historic building design and offers evidence of historic building techniques. In line with ICOMOS criteria, this listed structure would be assessed as having a medium level of significance.

8.3 The Proposed Works

The proposed works consists of refurbishment and alterations of the Grade II Listed Hawthorn Cottage, Tattenhall, which is currently derelict. The alterations include the reintroduction of a thatched roof, the conversion of the existing garage into a breakfast room, and the construction of a stand-alone timber clad double carport within the garden. The access will be retained off Burwardsley Road with parking to the rear of the property.

8.4 Impact of the Proposed Works on the Significance of the Heritage Asset

The listed structure, Hawthorn Cottage is assessed as having a medium value as the building is nationally designated at Grade II. Overall, the proposals would constitute a negligible magnitude of change to the historic building. Following the heritage assessment methodology, a change of a negligible magnitude to a heritage asset of medium value would constitute a neutral/slight impact which could be either beneficial or adverse. This assessment finds that the works to Hawthorn Cottage constitute a slight beneficial impact overall, mainly due to the beneficial impact of the installation of a new thatched roof replacing the existing corrugated metal roof covering.

Section 9 Sources

Published Works

Cheshire West and Chester Council. *Cheshire West and Chester Council Local Plan (Part One) Strategic Policies*. Cheshire West and Chester Council, Jan 2015.

Cheshire West and Chester Council. *Cheshire West and Chester Council Local Plan (Part Two) Land Allocations and Detailed Policies*. Cheshire West and Chester Council, July 2019.

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

Historic England. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. Historic England Advice Note 12. London: Historic England, 2019.

IEMA, IHBC & Cifa. *Principles of Cultural Heritage Impact Assessment in the UK*. Lincoln: July 2021.

Kelly's Directory of Cheshire 1910. London: Kelly's Directories Ltd, 1910.

Ministry of Housing, Communities and Local Government. *National Planning Policy Framework*. London: Ministry of Housing, Communities and Local Government. July 2021.

Maps and Plans Consulted

Tithe Map of Tattenhall c1838.

OS Maps Scale 1:2,500 1874, 1898, 1911, 1971, 1994.

Archives, Libraries and Databases Consulted

Archaeology Data Service

Cheshire Historic Environment Record

Cheshire Record Office

Appendix 1: Listing Description

Name: Hawthorn Cottage

Heritage Category: Listed Building

Grade: II

List Entry Number: 1230253

Date first listed: 04 Jan 1984

Statutory Address: HAWTHORN COTTAGE, BURWARDSLEY ROAD

District: Cheshire West and Chester (Unitary Authority)

Parish: Tattenhall

Details: SJ 55 NW 5/94 TATTENHALL C.P. BURWARDSLEY ROAD (North Side), Hawthorn Cottage. 4/1/1984 II

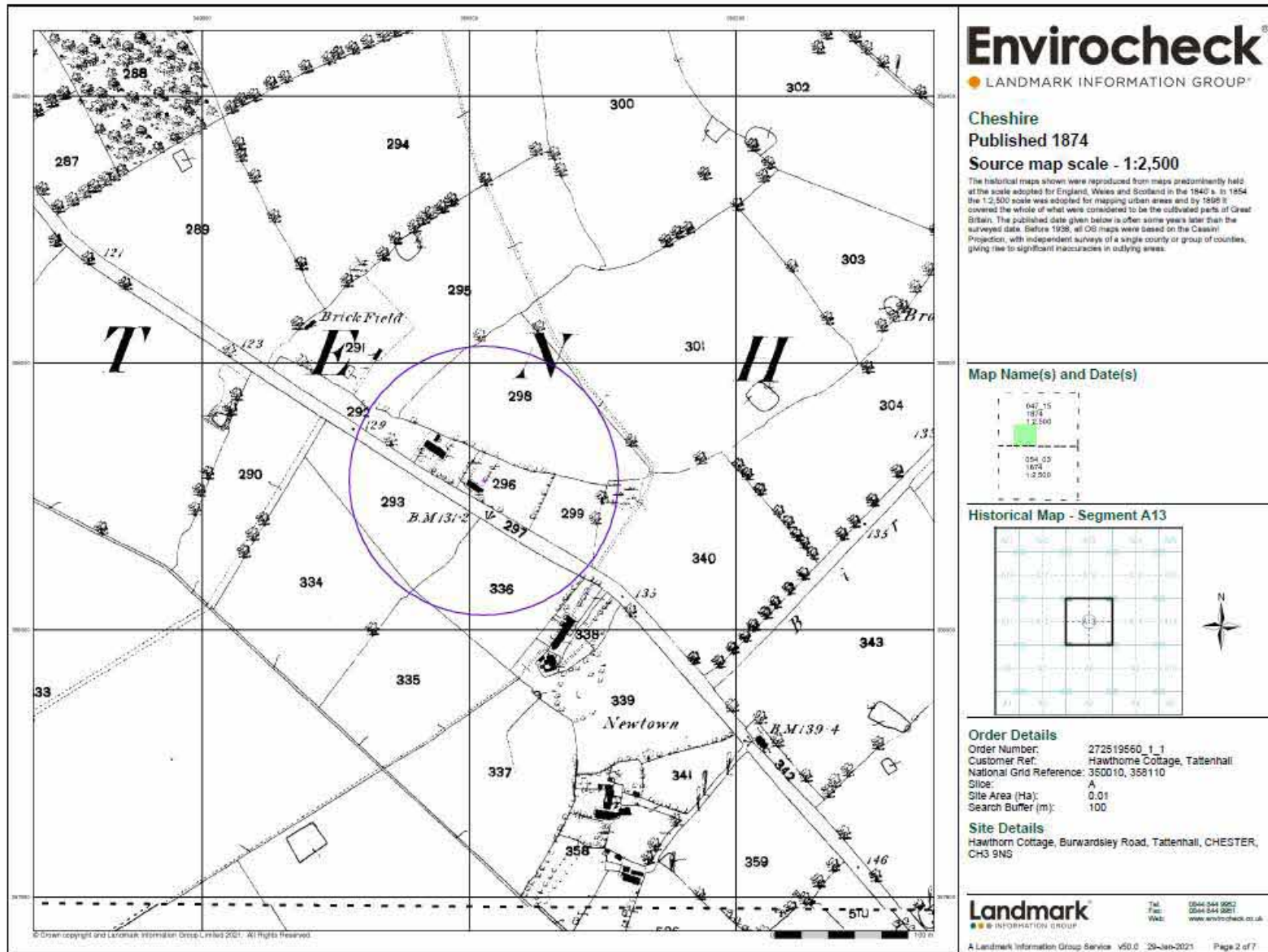
Cottage and shippon. C17 with C18 addition of shippon and C20 alterations. Timber-framed with brick nogging and brick repairs. 1 bay in tooled sandstone blocks. Corrugated iron roof and 2 brick chimneys 1 1/2-storey, 4-bay front. Left 3 bays in timber-framing and door in left end with added gabled hood. Remainder has 3-light casements with glazing bars, the upper ones in gabled half-dormers. Right end bay is overpainted in black and white and has door to shippon to front, square pitch hole in gable. Partly demolished brick extension to right. Left gable shows tiebeam and collar truss and the arch of a brick oven. Interior: timber-framed partition walls survive.

Listing NGR: SJ5000658106

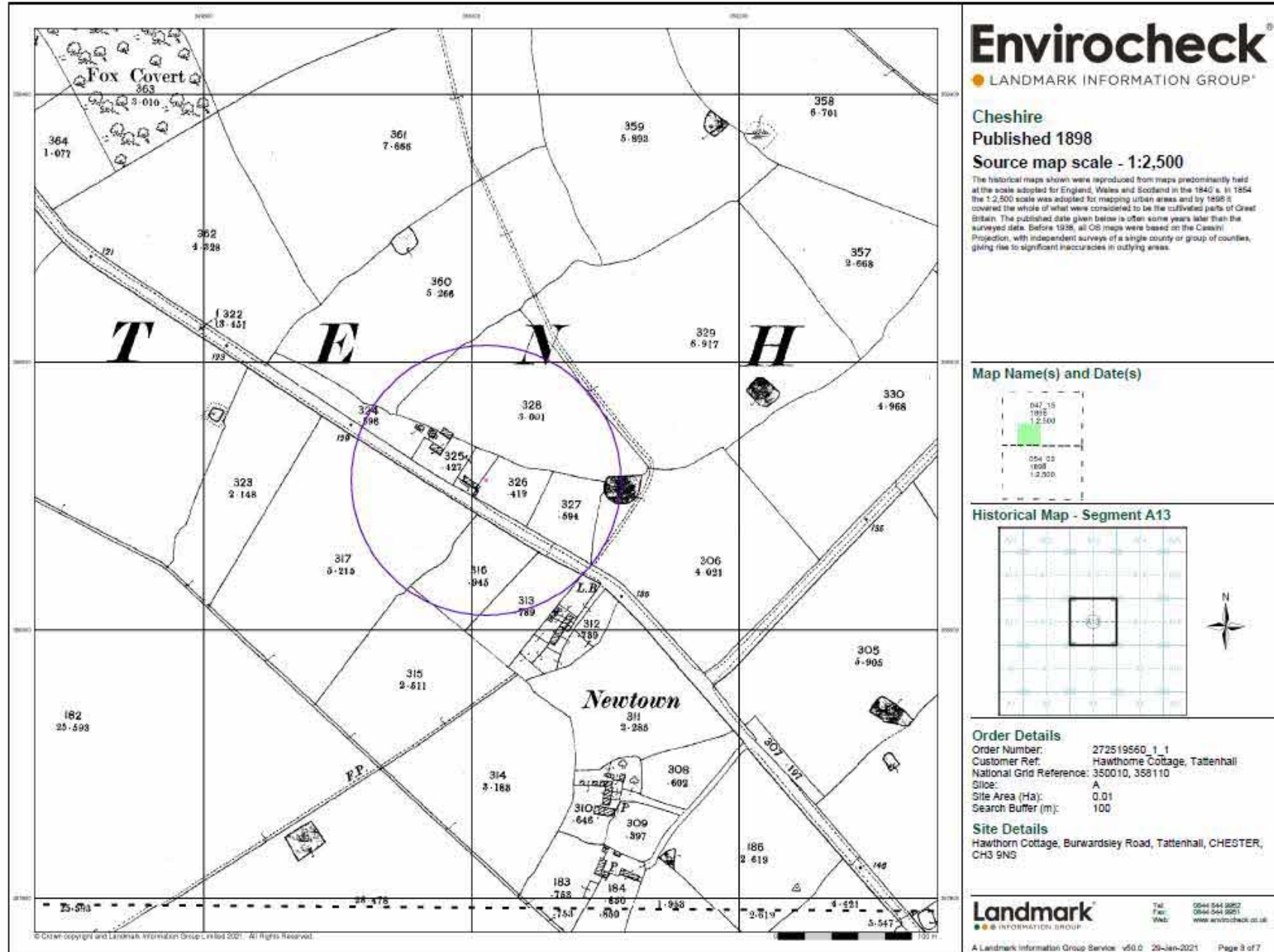
Appendix 2: Census and Directory Information on Occupants of Hawthorn Cottage

Source	Name	Detail
Tithe Map of Tattenhall c1838	Owner John Done Occupier Thomas Hodgkin	Plot No: C261 (Cottage and Garden) Plot No: C260 (Croft)
1910 Kelly's Directory of Cheshire	Tattenhall Parish	Bank House Robert Henry Cooke

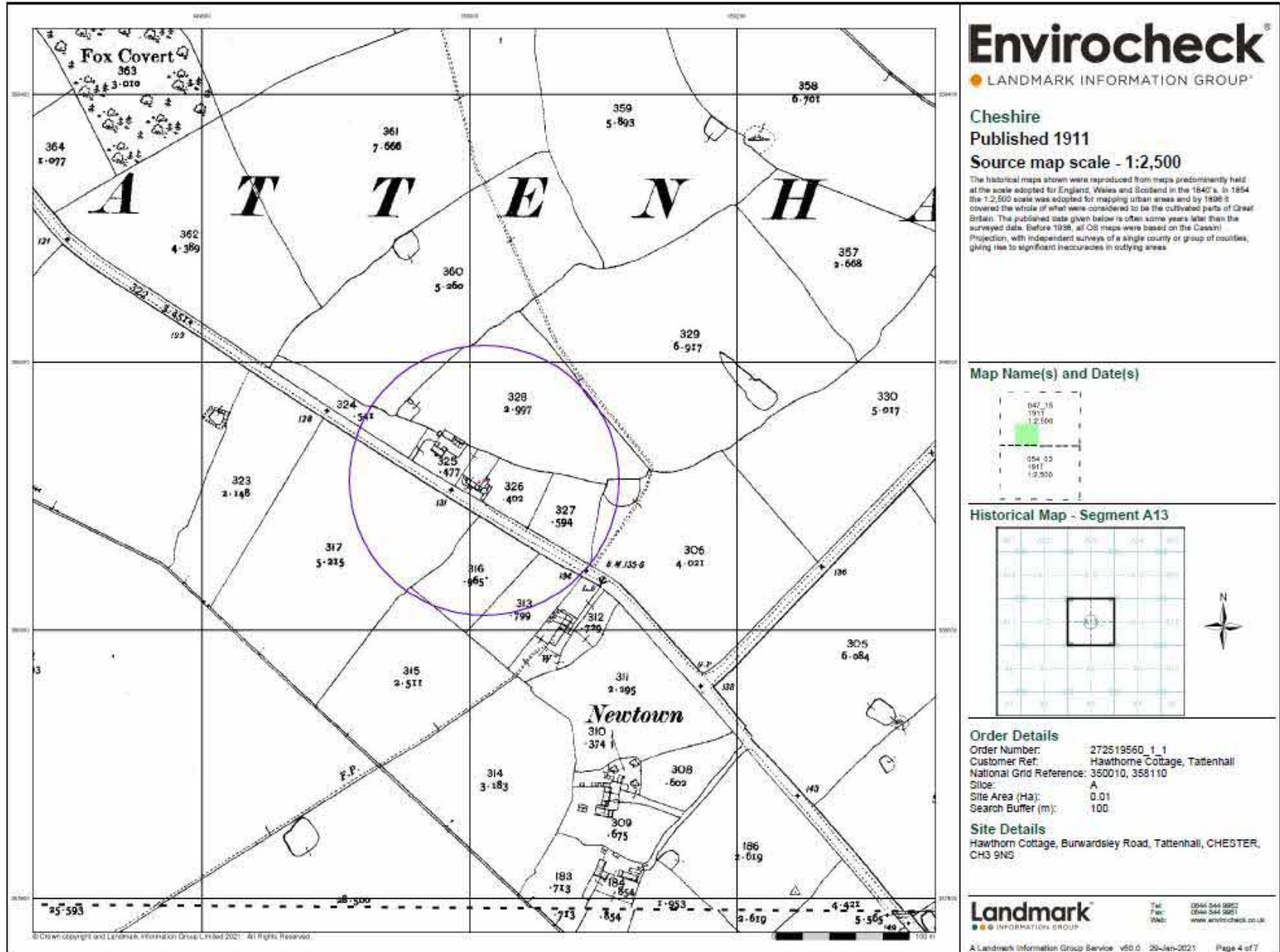
Appendix 3: Historic Mapping



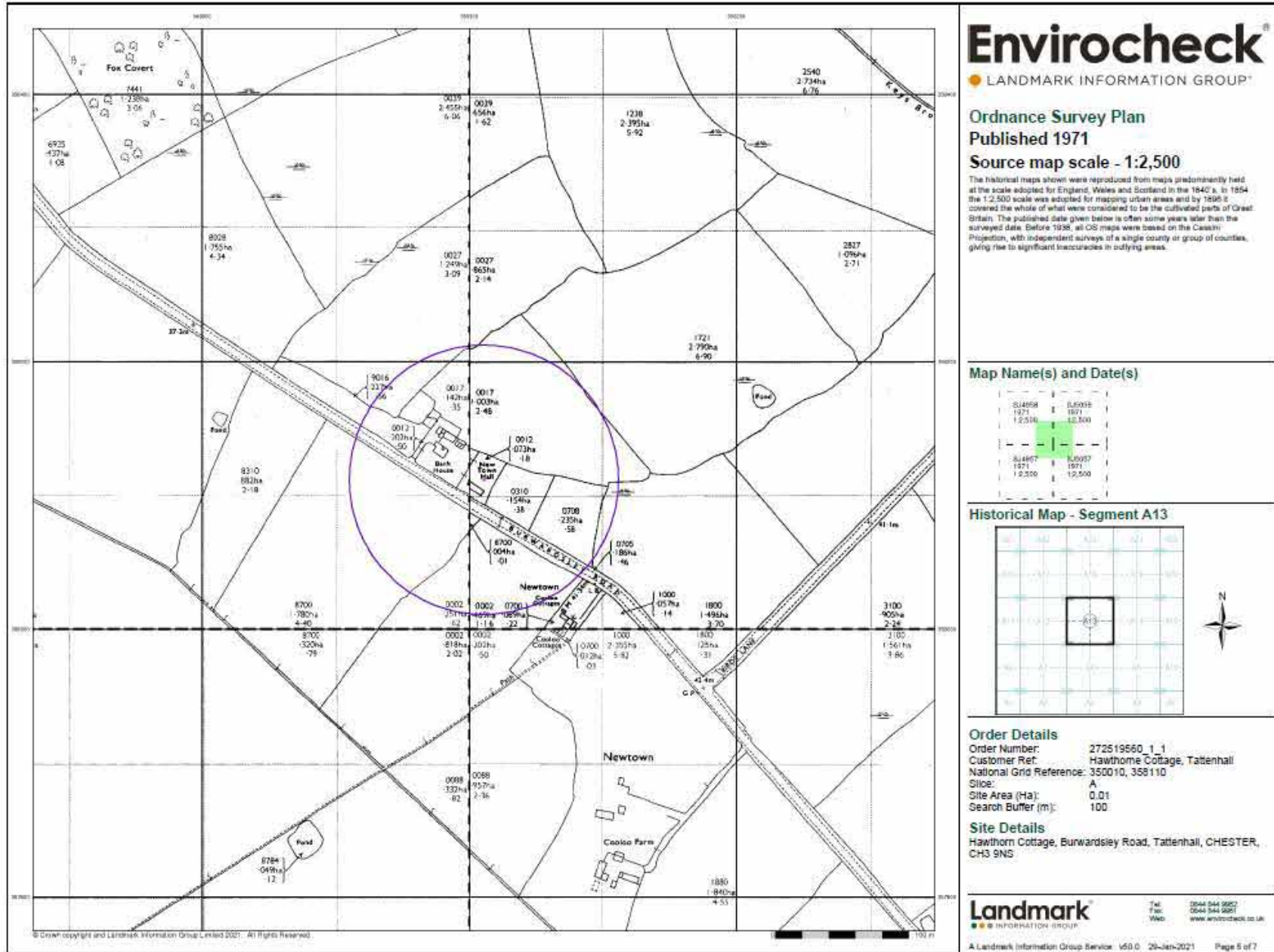
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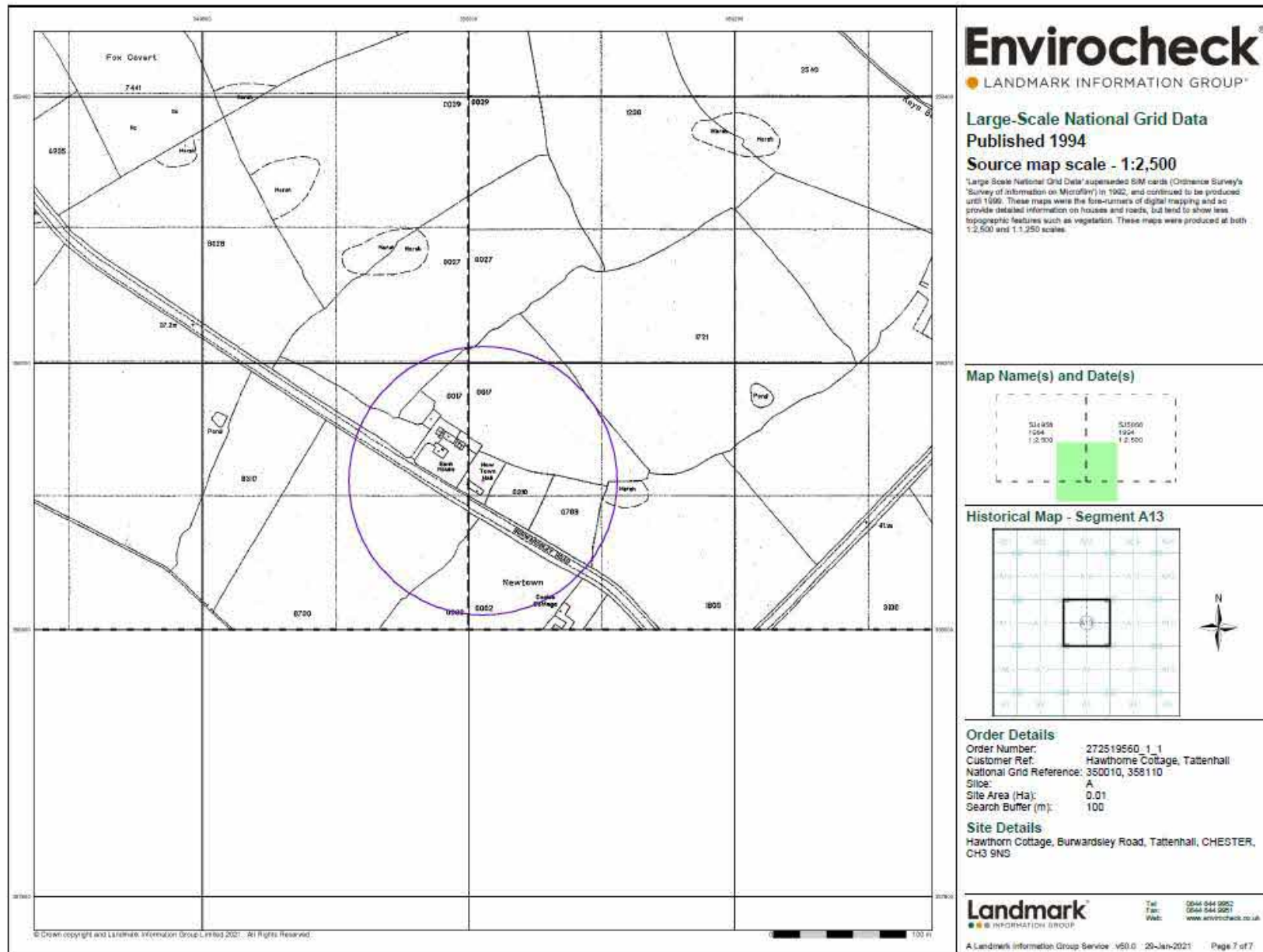


Hawthorn Cottage, Tattenhall: Heritage Statement



Hawthorn Cottage, Tattenhall: Heritage Statement





Appendix 4: 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	<p>Sites of acknowledged international importance inscribed as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Assets that can contribute significantly to acknowledged international research objectives.</p>	<p>Sites or structures of acknowledged international importance inscribed as of universal importance as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Other buildings or urban landscapes of recognised International importance.</p>	<p>Landscapes of acknowledged international importance inscribed as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Historic landscapes of international value, whether designated or not.</p> <p>Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.</p>	<p>Areas associated with Intangible Cultural heritage activities as evidenced by the national register.</p> <p>Associations with particular innovations, technical or scientific developments or movements of global significance.</p> <p>Associations with particular individuals of global importance.</p>
High	<p>Nationally-designated Archaeological Monuments protected by the State Party's laws.</p> <p>Undesignated sites of the quality and importance to be designated.</p> <p>Assets that can contribute significantly to acknowledged national research objectives.</p>	<p>Nationally-designated structures with standing remains.</p> <p>Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</p> <p>Conservation Areas containing very Important buildings.</p> <p>Undesignated structures of clear national importance.</p>	<p>Nationally-designated historic landscape of outstanding interest.</p> <p>Undesignated landscapes of outstanding interest.</p> <p>Undesignated landscapes of high quality and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.</p>	<p>Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities.</p> <p>Associations with particular innovations, technical or scientific developments or movements of national significance.</p> <p>Associations with particular individuals of national importance.</p>

Hawthorn Cottage, Tattenhall: Heritage Statement

Medium	<p>Designated or undesignated assets that can contribute significantly to regional research objectives.</p>	<p>Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations.</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character.</p> <p>Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.</p>	<p>Designated special historic landscapes.</p> <p>Undesignated historic landscapes that would justify special historic landscape designation.</p> <p>Landscapes of regional value.</p> <p>Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.</p>	<p>Areas associated with Intangible Cultural heritage activities as evidenced by local registers.</p> <p>Associations with particular innovations or developments of regional or local significance.</p> <p>Associations with particular individuals of regional importance.</p>
Low	<p>Designated or undesignated assets of local importance.</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations.</p> <p>Assets of limited value, but with potential to contribute to local research objectives.</p>	<p>"Locally Listed" buildings.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical associations.</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.</p>	<p>Robust undesignated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>	<p>Intangible Cultural heritage activities of local significance.</p> <p>Associations with particular individuals of local importance.</p> <p>Poor survival of physical areas in which activities occur or are associated.</p>
Negligible	<p>Assets with little or no surviving archaeological interest.</p>	<p>Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.</p>	<p>Landscapes little or no significant historical interest.</p>	<p>Few associations or ICH vestiges surviving.</p>
Unknown potential	<p>The importance of the asset has not been ascertained.</p>	<p>Buildings with some hidden (or inaccessible) potential for historic significance.</p>	<p>n/a</p>	<p>Little is known or recorded about ICH of the area.</p>

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)