

## 15. Built Heritage

### Introduction

- 15.1 Prepared by Waterman Infrastructure & Environment Limited (Waterman), this Chapter presents an assessment of the likely significant effects and likely residual effects of the Development on built heritage (above ground) assets within the Site, and those in its environs.
- 15.2 This Chapter outlines the methodology used in the assessment and goes on to provide a description of the relevant baseline conditions of the Site and immediate surrounding area. This is followed by an assessment of the likely significant effects of the Development during the demolition, alteration, refurbishment and construction works ('the Works') and once the Development is completed and operational. Mitigation measures are identified where appropriate to avoid, reduce or offset any significant adverse impacts which have been identified. Taking into account the mitigation measures, the nature and significance of the likely residual impacts of the Development are also described.
- 15.3 Baseline information to support the conclusions of this Chapter can be found in a Built Heritage Statement prepared by Waterman IE, which is presented in **Appendix 15.1**.
- 15.4 It should be noted that the assessment of the likely significant effects of the Development upon below ground heritage assets is presented in **Chapter 14: Archaeology**. Furthermore, the assessment of the likely significant effects of the Development upon views and townscape character is presented in **Chapter 16: Townscape and Visual Assessment**.

### Assessment Methodology and Significance Criteria

#### Assessment Methodology

- 15.5 This assessment follows best practice procedures produced by Historic England<sup>1,2,3</sup>, the Chartered Institute for Archaeologists<sup>4</sup> and policy contained in Section 16 of the National Planning Policy Framework (NPPF) 'Conserving and Enhancing the Historic Environment'<sup>5</sup>. Further details of these documents are provided in **Appendix 15.1**.
- 15.6 The assessment methodology is based on that outlined in the Design Manual for Roads and Bridges (DMRB) LA 104<sup>6</sup> and LA 106<sup>7</sup> issued by National Highways. Although this guidance was written for road schemes, it is widely accepted as a general best-practice approach to heritage impact assessment.
- 15.7 The methodology and data sources used to prepare this assessment are set out in detail within **Appendix 15.1**. However, in summary, the methodology has included:
- consultation of relevant early maps, documents and other heritage information in the LBRuT archives, to build up an understanding of the Site's history and development;
  - consultation of online heritage information resources;
  - appraisal of designated heritage assets and areas, including conservation areas and local lists;
  - a visual survey of the Site and immediate surrounding area;
  - assessment of the heritage significance of the buildings and structures likely to be affected by the Development;
  - assessment of the effect that the Development (as known) would have on the significance of the heritage assets; and
  - consultation of local and national planning policy and guidance pertaining to heritage.

- 15.8 The Site was visited on 25<sup>th</sup> August 2017 and most recently on the 15<sup>th</sup> December 2021. The aim of the visit and walkover was to assess the form of the buildings and identify any features of heritage interest on the Site or in its surroundings which may be affected by development on the Site. Access to all external areas of the Site was obtained during the Site visit, as well as internal access to the former Hotel building, the former Bottling building and the Maltings building.
- 15.9 In respect of the assessment of the outline component of the Development, the assessment set out within this Chapter has considered the maximum allowable spatial parameters sought for approval. This would give rise to the greatest massing and so can be considered to reflect a 'worst-case' assessment. That said, based on professional and expert judgement, it is unlikely that the minimum allowable spatial parameters sought for approval would give rise to materially different built heritage effects. This is because the scale of Works that would be required for both the maximum and minimum allowable parameters would be similar and other factors such as the choice of materials and façade details of the proposed buildings would be in accordance with the Design Code also submitted for approval.

### Significance Criteria

- 15.10 Heritage Significance in a planning policy context is a specific concept which is distinct and different from the Environmental Impact Assessment (EIA) meaning of 'the significance of effect'. The NPPF defines the value or significance in the context of heritage policy as:
- "The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*<sup>8</sup>
- 15.11 It is the sum of tangible and intangible values which make a heritage asset important to society. This may consider the historic, architectural and aesthetic qualities of an asset as well as intangible qualities such as associations with historic people or events, or the importance of an asset to a local community. It is therefore describing the value of a heritage asset or its setting.
- 15.12 In EIA terms, the term 'significance' is used in relation to likely environmental effects on, or change to, an environmental asset or receptor. To avoid confusion, when referring to the NPPF context, the term 'heritage significance' (rather than just significance) is used within this assessment.
- 15.13 To assess the heritage significance of built heritage assets within the Site, consideration was given to guidance from the NPPF<sup>9</sup> the draft guidance from Historic England<sup>10</sup> as to how to define where the heritage significance of a heritage asset is drawn from. A summary is outlined in **Table 15.1**.

Table 15.1: Value of Heritage Assets

Level of Significance	Criteria
<b>Archaeological</b>	As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
<b>Historical</b>	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
<b>Architectural and Artistic</b>	Interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- 15.14 As stated above, the archaeological interest of the Site is assessed elsewhere, and therefore this Chapter only considers the historical, architectural and artistic interest of built heritage within and around the Site.
- 15.15 Taking account of the sum of the historical, architectural and artistic interest of a heritage asset, the overall heritage significance (value) was assessed using a number of ratings, which are set out in **Table 15.2**.

Table 15.2: Heritage Significance (Value) of Asset

Level of Significance	Criteria
<b>Very High</b>	<ul style="list-style-type: none"> <li>Heritage Assets identified as having Outstanding Universal Value, such as World Heritage Sites.</li> <li>Other structures or sites of recognised international importance.</li> </ul>
<b>High</b>	<ul style="list-style-type: none"> <li>Scheduled Monuments with standing remains.</li> <li>Grade I and II* Listed Buildings.</li> <li>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the grade of listing.</li> <li>Conservation Areas containing high grade or very important listed buildings / historic parks and gardens.</li> <li>Non-designated structures of clear national importance.</li> </ul>
<b>Medium</b>	<ul style="list-style-type: none"> <li>Grade II Listed Buildings.</li> <li>Non-designated heritage assets that can be shown to have exceptional qualities in their fabric or important historical associations.</li> <li>Conservation Areas containing mostly medium grade buildings / historic parks and gardens of regional or high local value.</li> <li>Non-designated historic townscapes or built-up areas with important historic integrity in their buildings, or in their settings (including surviving street furniture or other structures).</li> </ul>

Level of Significance	Criteria
<b>Low</b>	<ul style="list-style-type: none"> <li>Non-designated heritage assets such as Locally Listed Buildings, with modest quality in their historic fabric or historical associations.</li> <li>Historic townscapes or built-up areas of limited historic integrity in their structures or setting.</li> </ul>
<b>Neutral</b>	<ul style="list-style-type: none"> <li>A building, feature, or area which has no cultural significance but is also not considered intrusive to heritage value.</li> </ul>
<b>Unknown</b>	<ul style="list-style-type: none"> <li>Structures or features with some hidden or inaccessible potential for heritage significance.</li> </ul>
<b>Intrusive</b>	<ul style="list-style-type: none"> <li>A building, structure or area which detracts from heritage significance.</li> </ul>

15.16 To establish the likely significant effects of the Development on heritage assets, the assessment provides a comparable analysis of the heritage significance against the magnitude of impact. Criteria based on the Design Manual for Roads and Bridges<sup>11</sup> (DRMB) and the International Council on Monuments and Sites (ICOMOS)<sup>12</sup> were used to determine the heritage significance of the asset, the magnitude of impact and the significance of effect (the overall impact) of the Development upon heritage significance (value).

15.17 The criteria for assessing the magnitude of impact in this assessment are set out in **Table 15.3**.

**Table 15.3: Magnitude of Impact Definitions**

Magnitude of Impact	Description
<b>Major beneficial</b>	The proposed changes would significantly improve the quality, condition, architectural interest and/or character of the heritage asset or its setting, revealing and / or enhancing important characteristics which were previously unknown or inaccessible. There would be a substantial improvement to important elements of the asset.
<b>Moderate beneficial</b>	The proposed changes would considerably improve the quality, condition, architectural interest and/or character of the heritage asset or its setting. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
<b>Minor beneficial</b>	The proposed changes may cause a minor improvement to the quality, condition, architectural interest and/or character of the heritage asset or its setting.
<b>Negligible</b>	The proposed changes would have a minimal positive or negative impact on the heritage asset or its setting.
<b>Neutral</b>	The proposed changes would have no impact on the heritage asset or its setting.
<b>Minor adverse</b>	The proposed changes would have minor negative impact to the quality, condition, architectural interest and/or character of the heritage asset or its setting, such that it is slightly different or its setting slightly changed to its detriment.
<b>Moderate adverse</b>	The proposed changes would negatively alter the quality, condition, architectural interest and/or character of the heritage asset or its setting

Magnitude of Impact	Description					
Magnitude of Impact	Major adverse	such that it is significantly modified. It will likely disturb key features and detract from the overall heritage significance.				
	Major adverse	The proposed changes would significantly damage the quality, condition, architectural interest and/or character of the heritage asset or its setting. They will cause a notable disruption to, or in some cases, complete destruction of, important features.				
	15.18	The assessment of the significance of the likely effects of the Development on the significance of heritage assets was undertaken in accordance with the criteria set out in <b>Chapter 2: EIA Methodology</b> . It was determined by cross referencing the heritage significance (value) of the heritage assets with the magnitude of the impact to the environment resulting from the Development. To consider these in combination, a matrix of significance of likely effects was used to provide a transparent and objective assessment, as set out in <b>Table 15.4</b> .				
	<b>Table 15.4: Significance of Effect</b>					
	Criteria		Sensitivity/ Value			
			Neutral	Low	Medium	High
	Major Beneficial	Minor beneficial.	Minor / moderate beneficial.	Moderate / major beneficial.	Major beneficial.	Major beneficial.
	Moderate Beneficial	Insignificant / minor beneficial.	Minor beneficial.	Moderate beneficial.	Major / moderate beneficial.	Major beneficial.
	Minor Beneficial	Insignificant / minor beneficial.	Insignificant / minor beneficial.	Minor beneficial.	Minor / moderate beneficial.	Moderate beneficial.
	Negligible	Insignificant.	Insignificant / minor beneficial.	Insignificant / minor beneficial.	Minor beneficial.	Minor / moderate beneficial.
	Neutral	Insignificant.	Insignificant.	Insignificant.	Insignificant.	Insignificant.
	Negligible	Insignificant.	Insignificant / minor adverse.	Insignificant / minor adverse.	Minor adverse.	Minor / moderate adverse.
	Minor Adverse	Insignificant / minor adverse.	Insignificant / minor adverse.	Minor adverse.	Minor / moderate adverse.	Moderate adverse.
	Moderate Adverse	Insignificant / minor adverse.	Minor adverse.	Moderate adverse.	Moderate / major adverse	Major adverse.
	Major Adverse	Minor adverse.	Minor / moderate adverse.	Moderate / major adverse.	Major adverse.	Major adverse.

- 15.19 The assessment of the likely effects of the Development upon the setting of identified heritage assets has been undertaken using the guidance detailed in Historic England's 'Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets (HE 2017)'<sup>13</sup>. The definition of setting used here is taken from the NPPF as '*the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*

*Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. Historic England's guidance considers that the importance of setting lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings. An assessment of impacts on the setting should consider the following factors:*

- location and siting;
- form and appearance;
- additional effects; and
- permanence.

- 15.20 The guidance recommends the use of the following stepped approach when undertaken an assessment of impacts on the setting of heritage assets:
- Step 1: asset identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
  - Step 2: assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.
  - Step 3: assess change. This considers the effect of the Development on the heritage asset's heritage significance.
  - Step 4: mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
  - Step 5: reporting. Making and documenting decisions and outcomes. This reports the assessment of effects

## Baseline Conditions

- 15.21 A detailed description of the Site, its historical development and heritage assets assessed as being potentially affected by the Development is provided in **Appendix 15.1**. A summary is provided below.

### Designated Heritage Assets

#### Listed Buildings

- 15.22 There are no listed structures located within the Site.
- 15.23 There are seven grade II listed buildings located immediately adjacent to the Site, and a further 13 listed buildings (three Grade II\* and 10 Grade II) within 500 m of the Site, the settings of which could potentially be affected by the Development and which are considered to be relevant for this assessment. All have been subject to assessment in order to identify those which may be impacted through a change in setting as a result of the Scheme. These are heritage assets which share intervisibility with the Site, and also those which could see changes due to changes in lighting, noise, traffic levels or pollution during the construction or operation of the Scheme. This has identified 12 Listed Buildings that require further assessment. For the purposes of this assessment, these buildings are grouped where appropriate.
- 15.24 The seven listed buildings adjacent to the Site are scoped in due to their close proximity to the Site. They comprise:

- Thames Cottage: Grade II [NHLE 1261996];
  - Tudor Lodge: Grade II [NHLE 1252970];
  - Thames Bank House: Grade II [NHLE 1252971];
  - Leyden House: Grade II [NHLE 1252972];
  - Riverside House: Grade II [NHLE 1254107];
  - Garden Wall to east of Number 1 to 8 Riverside House and extending behind Numbers 1 to 24 Reid Court: Grade II [NHLE 1261445]; and
  - Gateway, formerly to Cromwell House: Grade II [NHLE 1417979].
- 15.25 The listed buildings within 500 m of the Site considered for assessment comprise:
- Chiswick Bridge and attached balustrades: Grade II [NHLE 1031877 and NHLE 1390737];
  - 44 & 46 Victoria Road: Grade II [NHLE 1253022];
  - Parish Church of St Mary: Grade II\* [NHLE 1357705]
  - Acacia House: Grade II [NHLE 1065426]
  - 117, High Street, Grade II [NHLE 1065427]
  - Suthrey House with Attached Railings [NHLE 1286039]
- 15.26 The location of these listed buildings is shown within **Figure 15.1**.
- 15.27 With reference to **Table 15.2**, the Grade II\* Listed Parish Church of St Mary is of high heritage significance, while the Grade II Listed buildings are of medium heritage significance. Reasons for this are provided within **Appendix 15.1**.
- 15.28 The remaining seven listed buildings not considered for assessment, including those listed within the EIA Scoping Report (**Appendix 2.1**) for the 2018 Planning Applications, have been reviewed and are not considered to be sensitive receptors, either due to their distance from the Site, location or lack of historical relationship, lack of a contribution to their heritage significance from their setting, or having no shared views with the Site. All are included as part of a full gazetteer of list descriptions for structures within 500m of the Site (refer to **Appendix 15.1**, Appendix B).
- ### Conservation Areas
- 15.29 There are two Conservation Areas in the immediate vicinity of the Site. These are listed below, and their boundaries are indicated on **Figure 15.2**.
- Mortlake Conservation Area (Medium Heritage Significance); and
  - Mortlake Green Conservation Area (Medium Heritage Significance).
- 15.30 Part of the Site running along Mortlake High Street and the Thames shoreline is located within the Mortlake Conservation Area. The Maltings building (WA3), former Bottling building (WA2), former Hotel (WA1) and parts of the surviving boundary wall of the Site are identified by LBRuT as contributing, in varying degrees, to the significance of the Conservation Area.
- 15.31 To the south of the Site is the Mortlake Green Conservation Area. This is centred on Mortlake Green, and includes a residential area to the west. The former Hotel building within the Site is identified in the appraisal as contributing to the character of this area, despite its location just outside the boundary.
- 15.32 In addition to the two Conservation Areas noted above, to the north of the River Thames in the London Borough of Hounslow (LBH) is the Grove Park Conservation Area. This covers the

northern half of Chiswick Bridge and therefore is scoped in for assessment due to the intervisibility of the Site from the bridge and from the river front within the Conservation Area.

- 15.33 The south and east of the Site are the Cowley Road, Queen's Road (Mortlake), Sheen Lane (Mortlake) and Model Cottages Conservation Areas. Views of the Site from these Conservation Areas would be screened by existing developments and therefore the character of these would not be changed.

### Non-Designated Heritage Assets

- 15.34 Non-designated heritage assets include structures identified by LBRuT as being of heritage interest. In addition, for the purposes of this assessment, non-designated heritage assets include four structures within the Site which were deemed to be of heritage interest by Waterman.
- 15.35 Three structures within the Site are specifically identified by LBRuT as 'Buildings of Townscape Merit'<sup>1</sup> (BTM), as shown on **Figure 15.1**. These comprise:
- the former Hotel Building (WA1);
  - the former Bottling Building (WA2); and
  - the (former) Maltings Building (WA3).
- 15.36 **Table 15.5** lists the non-designated structures within the Site and ascribes their level of heritage significance, with reference to the criteria set out in **Table 15.1**. Further detail is provided in **Appendix 15.1**.

**Table 15.5: Non-Designated Heritage Assets Within the Site**

<b>WIE Ref</b>	<b>Building Name</b>	<b>Heritage Significance</b>
WA1	Former Hotel Building (BTM).	Low.
WA2	Former Bottling Building (BTM).	Low.
WA3	Maltings Building (BTM).	Medium.
WA9	Northern Boundary Walls.	Neutral - Low.
WA10	Eastern Boundary Wall.	Neutral.
WA11	Southern Boundary Wall.	Low.
WA12	Railway Tracks, Granite Paving and River Moorings.	Low.
WA13	Memorials.	Low.
WA14	Historic Gate.	Low.

- 15.37 In addition to those located within the Site, there are a number of BTMs, which are situated in the vicinity of the Site to the north, east and south of its boundaries. These include:
- The Ship Public House, Thames Bank (WA4);
  - the Old Stables, Thames Bank (WA5);
  - 6 and 7 Thames Bank (WA7);
  - 1-14 Parliament Mews (WA6); and
  - The Jolly Gardeners Public House, Lower Richmond Road (WA8).
- 15.38 These are also highlighted on **Figure 15.1**.

- 15.39 The above BTMs could potentially be affected by the Development and are therefore considered to be relevant for this assessment.

### River Thames Historic Landscape Character

- 15.40 The landscape character along the River Thames extending from Barnes Bridge in the east to 1km west of Chiswick Bridge is included within the assessment. Beyond these limits, the Site is not readily visible from the riverbank and therefore would not be impacted by the Development. The landscape character within the study area defined above contains limited legible historic landscape features and is largely of later 20th century date. It therefore is of low heritage significance. Further detail is provided in **Appendix 15.1**.

### Summary of Groups of Heritage Assets

- 15.41 To aid the assessment, heritage assets have been grouped where appropriate (see **Table 15.6**).

**Table 15.6: Non-Designated Heritage Assets Within the Site**

Group Name	Heritage Assets	Heritage Significance
Group of Listed and Locally Listed Buildings and Garden Wall on Thames Bank (Grade II Listed Buildings and BTMs)	Thames Cottage: Grade II [NHLE 1261996]; Tudor Lodge: Grade II [NHLE 1252970]; Thames Bank House: Grade II [NHLE 1252971]; Leyden House: Grade II [NHLE 1252972]; Riverside House: Grade II [NHLE 1254107]; Garden Wall to east of Number 1 to 8 Riverside House and extending behind Numbers 1 to 24 Reid Court: Grade II [NHLE 1261445] The Ship Public House, Thames Bank (WA4); The Old Stables, Thames Bank (WA5); 1-14 Parliament Mews (WA6); 6 and 7 Thames Bank (WA7);	Medium
Mortlake Conservation Area	Mortlake Conservation Area Parish Church of St Mary: Grade II* [NHLE 1357705] Acacia House: Grade II [NHLE 1065426] 117, High Street, Grade II [NHLE 1065427] Suthrey House with Attached Railings [NHLE 1286039] 61-69 Mortlake High Street (WA20)	Medium
Mortlake Green Conservation Area	Mortlake Green Conservation Area The Tapestry Public House (WA15) 3,5,7,9 Lower Richmond Road (WA16), Lower Richmond Road 33 (WA17) 35 Lower Richmond Road (WA18) 37,39,41,45,47,49 and 51 Lower Richmond Road (WA19).	Medium

### Historical Overview

- 15.42 A summary of the Site's history is provided as follows. Full detail can be found in **Appendix 15.1** including the presentation of relevant historic maps.

- 15.43 Mortlake, within which the Site is located, has been a settlement since the early Medieval period, belonging to the Archbishops of Canterbury until the 16th century, then Henry VIII and subsequently Thomas Cromwell. It was famous for the production of tapestries in the 17th century, and subsequently became well known for manufacturing and brewing, the latter particularly from the 18th century onwards.
- 15.44 The earliest mention of the brewing industry is in the late 15th century, when a brewery is thought to have been set up in the village by a John Williams from Wales. It was located on the eastern side of the Site, to the east of Ship Lane. The brewing and malting industry grew from this point onwards, with several expansions of the brewery to the west and north-west between the early 18th and the late 19th centuries.
- 15.45 The brewery was purchased by Charles John Philips in 1852 and then subsequently bought out by a partnership of Phillips and James Wigan, who developed the business through the purchase of nearby properties and an industrious period of expansion. This included the reorganising of the village's road system in 1865. Following this, construction of the new brewery began and expansion continued throughout the late 19th century.
- 15.46 By the end of the 19th century the brewery had considerably expanded, particularly to the west, and much of the Site to the east of Ship Lane had been developed, with new structures including the former hotel/public house and the bottling plant buildings. The business was bought by Watney, Combe, Reid and Co. in 1898.
- 15.47 At the beginning of the 20th century, a large eight and part nine storey Maltings was constructed, as well as other new and larger structures which faced the river. Part of this Maltings still stands on the Site today and is now a well-known landmark near the finishing line of the annual Cambridge / Oxford boat race. During the first half of the 20th century, considerable expansion occurred within the eastern part of the Site and the brewery also completely developed the western part of the Site on the western side of Ship Lane.
- 15.48 Following the Second World War, the majority of the 19th and early 20th century buildings within the Site were demolished to facilitate the modernisation of the brewery, leaving only the remaining Maltings building, former Hotel and former Bottling building, and parts of the former boundary walls of the Site. A new bottling and packing building was constructed in the 1990s, however the Site has remained largely unchanged since the turn of the 21st century. Brewing ceased in late 2015.

## Likely Significant Effects

### The Works

#### Direct Effects

- 15.49 Primary direct effects include the material alteration to a built heritage asset, such as its extension, alteration to fabric or design or its demolition. There will be no such primary direct effect to any heritage assets which fall outside of the Site boundary.
- 15.50 The Site boundaries lie within Mortlake and Mortlake Green Conservation Areas. There will be no direct effects on the Mortlake Green Conservation Area and the indirect effects on it from a change in setting is assessed below. Direct effects on the Mortlake Conservation Area will arise from the demolition and alteration of the low and medium built heritage assets located within it. The magnitude of impact and significance of effect on these heritage assets is assessed individually here and the overall effect on the Mortlake Conservation Area considered below as part of the indirect effects.

- 15.51 **Table 15.7** summarises the direct effects of the Works on the heritage significance of buildings within the Site in the absence of mitigation. This assessment is based on **Table 15.3**, which assesses the significance of effect combined with the assumed magnitude of impact.

**Table 15.7: Likely Direct Effects of the Works and their Significance**

Heritage Asset	Level of Heritage Significance	Magnitude of Impact	Significance of Direct Effect
WA1: Former Hotel Building (BTM).	Low.	Major adverse.	<b>Direct, permanent, local, adverse effect of minor to moderate significance.</b>
WA2: Former Bottling Building (BTM).	Low.	Major adverse.	<b>Direct, permanent, local, adverse effect of minor to moderate significance.</b>
WA3: Maltings Building (BTM).	Medium.	Minor adverse.	<b>Direct, permanent, local, adverse effect of minor significance.</b>
WA9: Northern Boundary Walls.	Neutral - Low.	Major Adverse (total loss) Minor adverse (Modification).	<b>Insignificant to Direct, permanent, local, adverse effect of minor to moderate significance.</b>
WA10: Eastern Boundary Wall.	Neutral.	Major Adverse (total loss) Minor adverse (Modification).	<b>Insignificant to Direct, permanent, local, adverse effect of minor significance.</b>
WA11: Southern Boundary Wall.	Low.	Major Adverse (total loss) Minor adverse (Modification).	<b>Insignificant to Direct, permanent, local, adverse effect of minor to moderate significance.</b>
WA12: Railway Tracks. Paving and Moorings.	Low.	Moderate Beneficial.	<b>Insignificant to Direct, permanent, local, adverse effect of minor significance.</b>
WA13: Memorials.	Low.	Negligible Adverse.	<b>Insignificant to direct, permanent, local adverse, effect of minor significance.</b>
WA14: Historic Gates.	Low.	Negligible Adverse.	<b>Insignificant to direct, permanent, local, adverse effect of minor significance.</b>

- 15.52 The direct effects of the Works on the heritage significance of the structures within the Site are described in more detail below to provide context to **Table 15.7** above.

#### *The Former Hotel Building (BTM)*

- 15.53 The Development would retain the façade of the former Hotel building (WA1) and it would form the western part of Building 5. The remainder of the building behind the façade would be demolished. Hotel use would be re-instated, with a restaurant / bar and reception area on the ground floor, and en-suite bedrooms on the upper levels directly above.
- 15.54 The external appearance of the original elements of the former Hotel would remain largely unaltered and the character of curved façade retained. The existing windows would be replaced on a like-for-like basis, with a new doorway inserted on the south elevation at ground floor level to replace an existing window as a fire escape exit for the flexible use and office space at lower

ground level. New doors and windows would also be inserted into the northern elevation. All new openings will be formed to match the existing ones. Existing chimneys would either be retained or re-instated.

- 15.55 The Development would result in the loss of part of the historic structure and its historic plan form, as well as the historic features that survive, which include the timber panelling, skirting, cornicing and door surrounds to the interior of the locally listed building. Although some of these surviving elements of historic fabric are in poor condition, they contribute to the architectural value of the heritage asset and, along with the historic plan form of the building, provide an understanding of its former use. The partial demolition of this locally listed building would therefore erode the appreciation of its significance, resulting in a minor adverse impact. As such, it is considered that there would be a **direct, permanent, local, adverse effect of minor to moderate significance** on the heritage significance of the former Hotel building.

#### *The Former Bottling Building (BTM)*

- 15.56 The Development would involve the façade retention of the former Bottling building (WA2) and the demolition of the remainder of the building. A new building would be constructed behind the retained façade, forming the eastern part of Building 5. A number of the internal cast iron columns within the former Bottling Building would be retained as part of the Development and relocated across the ground, first and second floors of the building. New timber doors would be inserted to replicate the historic hoist doors, and the Stag sign is proposed to be relocated and positioned on the former Bottling building.
- 15.57 The Development would result in the loss of part of the historic structure and its historic plan form, as well as the loss of surviving internal historic features. This would include brick arches, which are characteristic architectural features that are indicative of the buildings industrial history and which contribute to its aesthetic and evidential values. The proposals also include the creation of new window openings within the façade of the building, which would involve the removal of historic fabric. As such, the Development would diminish the understanding and appreciation of the significance of the locally listed building and it is therefore considered that there would be a minor adverse impact. This would result in a **direct, permanent, local, adverse, effect of minor to moderate significance** on the heritage significance of the former Bottling building.

#### *The Maltings Building (BTM)*

- 15.58 The Maltings (Building 4) would be retained in its entirety with some external and internal alterations proposed. It is proposed that the horizontal I-beams and the original stairs to the interior of the Maltings building would be removed. These are surviving elements of historic fabric that enable an understanding of the former layout of the Maltings building and contribute to its evidential and aesthetic value. Cast iron columns would be re-located within the ground floor entrance.
- 15.59 Externally, the overall appearance of the building would be largely retained. Existing windows would be replaced on a like-for-like basis and some new windows inserted in existing blind openings. A new large glazed opening is proposed to the east elevation, although this has historically been obscured by other buildings and in its current form contributes little to the architectural value of the building.
- 15.60 Several existing windows are proposed to be elongated on the north, east and west elevations. This would involve the removal of historic brickwork in some locations. This change would alter the height of some of the windows, which at present are illustrative of the shallow floor to ceiling heights that existed historically and represent a key character of malting buildings. The majority of

the windows would not be altered, however, and it proposed that the elongated windows would be double the height of the floor level of the original openings, thus maintaining the current symmetry.

- 15.61 The Development would retain external features that contribute to the architectural value of the locally listed building, such as the cast iron tie-rod pattress plates and decorative brick bands.
- 15.62 While the Development would retain much of the architectural interest of the building, some elements would be lost or altered. The works would therefore have a minor adverse impact, with a **direct, permanent, local, adverse, effect of minor significance** on the heritage significance of the Maltings building.

#### *Northern Boundary Walls, Eastern Boundary Wall and Southern Boundary Wall*

- 15.63 The existing Site boundary walls would be removed and/or modified as required. A section of historic boundary wall would be retained adjacent to the railway tracks, paving and moorings in the north-east corner of the Site along the towpath. The walls mostly represent surviving sections of elevations of former buildings located around the perimeter of the Site and vary in age and heritage significance. The later 20<sup>th</sup> century sections along the Northern Boundary Wall and the Eastern Boundary Wall are of neutral heritage significance, while the remainder are of low heritage significance. The heritage significance of the walls is largely drawn from their historic value as they are representative of the industrial history of the Site and provide evidence of structures that formerly existed on the Site. As such, their removal would result in the loss of part of the historic fabric of the Site, resulting in a major adverse impact. The modification would see a reduction in the historic value, with a minor adverse impact.
- 15.64 Therefore, it is considered that there would be an **insignificant to direct, permanent, local, adverse effect of minor to moderate significance** on the heritage significance of the boundary walls.

#### *Railway Tracks, Paving and Moorings*

- 15.65 It is proposed to retain the existing railway tracks and granite paving within the north east corner of the Site. The existing granite setts would be cleaned and any new granite setts in this location would match the existing. The railway tracks would also be retained and refurbished. This would have a moderate beneficial impact on the heritage assets as their condition would be improved and their character enhanced. The likely effect would therefore be **direct, permanent, local, beneficial effect of minor significance**.

#### *Memorials*

- 15.66 The memorials would be retained and relocated within the east wall of the Maltings building facing Maltings Plaza. The existing modern section of the southern boundary wall within which they are located would be demolished. The heritage significance of the memorials is drawn from their historic value and their direct relationship with former employees of the brewery. The current location within the boundary of the brewery, facing onto a public right of way, does contribute to the heritage significance. The memorials are not currently sited in their original location.
- 15.67 The Development would see the retention of the memorials within the Site and would potentially strengthen this association by locating it within one of the key features of the brewery. The memorial would also remain visible within the Maltings Plaza. As such, it is considered that there would be a negligible adverse impact, with an **insignificant to direct, permanent, local, adverse effect of minor significance** on the heritage significance of the memorials.

### *Historic Gates*

- 15.68 The surviving historic gates would also be retained, relocated and reused as part of the Development. The Watney brewery gates would be positioned to the opposite end of Thames Street, while the two Stag Brewery gates would be located at Mortlake High Street (adjacent to the pedestrian crossing and entry to the Development between Buildings 5 and 10) and the northern end of the Green Link. The heritage significance of the historic gates is largely based on the direct relationship with the former brewery as they marked to main access points into the Site, however they no longer in their original locations. Their retention within the Site, and their use to mark entrance ways into the Development, would see this heritage significance maintained. The impacts would therefore be no more than negligible adverse.
- 15.69 Accordingly, there would be an **insignificant to direct, permanent, local, adverse effect of minor significance** on the heritage significance of the historic gates.

### *Indirect Effects*

- 15.70 The indirect effects of the Works are assessed in two instances. The first relates to the indirect effects on the heritage significance of the historic structures within the Site and the heritage assets within the environs of the Site resulting from the demolition of the existing modern brewery structures within the Site, presented in **Table 15.8**. The second relates to the potential for noise, vibration dust and additional traffic from the Works in the absence of mitigation to have a detrimental effect on the setting of the heritage assets identified, presented in **Table 15.9**.

**Table 15.8: Likely Indirect Effects of the Works and their Significance (Setting Effects Arising from the Demolition of Modern Brewery Structures)**

<b>Heritage Asset</b>	<b>Level of Heritage Significance</b>	<b>Magnitude of Impact</b>	<b>Significance of Indirect Effect</b>
Former Hotel Building (BTM).	Low.	Moderate beneficial.	Indirect, permanent, local, beneficial effect of <b>minor significance</b> .
Former Bottling Building (BTM).	Low.	Moderate beneficial.	Indirect, permanent, local, beneficial effect of <b>minor significance</b> .
Maltings Building (BTM).	Medium.	Moderate beneficial.	Indirect, permanent, local, beneficial effect of <b>moderate significance</b> .
Remainder of Boundary Wall.	Neutral - Low.	Minor beneficial.	Insignificant to indirect, permanent, local, beneficial effect of <b>minor significance</b> .
Railway Tracks, Paving and Moorings.	Low.	Minor beneficial.	Insignificant to indirect, permanent, local, beneficial effect of <b>minor significance</b> .
Memorials.	Low.	Minor beneficial.	Insignificant to indirect, permanent, local, beneficial effect of <b>minor significance</b> .
Historic Gates.	Low.	Minor beneficial.	Insignificant to indirect, permanent, local, beneficial effect of <b>minor significance</b> .
Group of listed and locally listed buildings and garden wall on Thames Bank.	Low - Medium.	Minor beneficial.	Insignificant to indirect, permanent, local, beneficial effect of <b>minor significance</b> .

<b>Heritage Asset</b>	<b>Level of Heritage Significance</b>	<b>Magnitude of Impact</b>	<b>Significance of Indirect Effect</b>
Gateway, formerly to Cromwell House.	Medium.	Minor beneficial.	Indirect, permanent, local, beneficial effect of minor significance.
Chiswick Bridge.	Medium.	Minor beneficial.	Indirect, permanent, local, beneficial effect of minor significance.
Mortlake Conservation Area.	Medium.	Minor beneficial.	Indirect, permanent, local, beneficial effect of minor significance.
Mortlake Green Conservation Area.	Medium.	Minor beneficial.	Indirect, permanent, local, beneficial effect of minor significance.
Grove Park Conservation Area	Medium	Negligible	Insignificant to indirect, permanent, local, beneficial effect of minor significance.
The Jolly Gardeners Public House.	Low.	Minor beneficial.	Insignificant to indirect, permanent, local, beneficial effect of minor significance.

- 15.71 It is considered that there would be **insignificant** to likely **indirect, permanent, local, beneficial** effects of **minor to moderate significance** upon the medium and low value heritage assets identified within and surrounding the Site. This would be a result of the demolition and removal of modern brewery structures on the Site which currently detract from the appreciation of the heritage assets assessed.

**Table 15.9: Likely Indirect Effects of the Works and their Significance (Setting Effects Arising from Noise, Vibration, Dust and Construction Traffic)**

<b>Heritage Asset</b>	<b>Level of Heritage Significance</b>	<b>Magnitude of Impact</b>	<b>Significance of Indirect Effect</b>
Former Hotel Building (BTM).	Low.	Minor adverse.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Former Bottling Building (BTM).	Low.	Minor adverse.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Maltings Building (BTM).	Medium.	Minor adverse.	Indirect, short to medium-term, local, adverse effect of minor significance.
Remainder of Boundary Wall.	Neutral - Low.	Minor adverse.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Railway Tracks, Paving and Moorings.	Low.	Minor adverse.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Memorials.	Low.	Minor adverse.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Historic Gates.	Low.	Minor adverse.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.

Heritage Asset	Level of Heritage Significance	Magnitude of Impact	Significance of Indirect Effect
Group of listed and locally listed buildings and garden wall on Thames Bank.	Low - Medium.	Negligible.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Gateway, formerly to Cromwell House.	Medium.	Negligible.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Chiswick Bridge.	Medium.	Negligible.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Mortlake Conservation Area.	Medium.	Negligible.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Mortlake Green Conservation Area.	Medium.	Negligible.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.
Grove Park Conservation Area	Medium	Negligible.	Insignificant to indirect, permanent, local, beneficial effect of minor significance.
The Jolly Gardeners Public House.	Low.	Negligible.	Insignificant to indirect, short to medium-term, local, adverse effect of minor significance.

- 15.72 In view of **Table 15.9**, it is considered likely that the Works would give rise to **insignificant to indirect, short to medium-term, adverse, effects of minor significance** upon the medium and low value heritage assets identified within and surrounding the Site. This would be in relation to the likely effects that noise, vibration, dust and traffic associated with the Works would have upon the setting of the heritage assets.

## Completed Development

### Direct Effects

- 15.73 The likely direct effects of the completed Development upon the heritage assets within the Site are set out in **Table 15.10** below.

**Table 15.10: Likely Direct Effects of the Completed Development and their Significance**

Heritage Asset	Level of Heritage Significance	Magnitude of Impact	Significance of Direct Effect
Former Hotel Building (BTM).	Low.	Minor adverse.	Insignificant to direct, permanent, local, adverse effect of minor significance.
Former Bottling Building (BTM).	Low.	Minor adverse.	Insignificant to direct, permanent, local, adverse effect of minor significance.
Maltings Building (BTM).	Medium.	Minor adverse.	Direct, permanent, local, adverse effect of minor significance.
Remainder of Boundary Wall.	Neutral - Low.	Minor adverse.	Insignificant to direct, long-term, local, adverse effect of minor significance.

Heritage Asset	Level of Heritage Significance	Magnitude of Impact	Significance of Direct Effect
Railway Tracks, Paving and Moorings.	Low.	Minor beneficial.	Insignificant to direct, long-term, local, beneficial effect of minor significance.
Memorials.	Low.	Neutral.	Insignificant.
Historic Gates.	Low.	Neutral.	Insignificant.

- 15.74 The direct effects of the Completed Development phase on the structures within the Site are described in more detail below in order to provide context to **Table 15.10** above.

#### *The Former Hotel Building (BTM)*

- 15.75 The Development would see the currently redundant former Hotel building brought back into active use and reinstate its historic hotel function through the construction of a restaurant / bar and reception area at ground floor level of the proposed building, and bedrooms with en-suites at the upper levels. The reintroduction of the former function of the locally listed building would enhance the understanding and appreciation of its heritage value, which would better reveal its significance in comparison to the existing situation.
- 15.76 Externally, the appearance of the heritage asset would remain largely unaltered and the character of the curved façade, which contributes to the significance of Mortlake Conservation Area and to framing Mortlake Green, would overall be retained. The existing windows would be replaced on a like-for-like basis, with a new doorway inserted on the south elevation at ground floor level to replace an existing window as a fire escape exit for the flexible use and office space at lower ground level. New doors and windows would also be inserted into the northern elevation. All new openings will be formed to match the existing ones. Existing chimneys would either be retained or re-instated. The slate roof would also be re-installed.
- 15.77 Overall, it is considered that the Development would have a minor adverse impact as its character would be different, albeit with certain key features retained which allows its former use to be understood. It is acknowledged that the re-use of the building as a hotel provides a beneficial impact. Overall, this would result in an **insignificant to direct, permanent, local, adverse effect of minor significance** on the heritage significance of the former Hotel building.

#### *The Former Bottling Building (BTM)*

- 15.78 The proposed works to the former Bottling building consist of the construction of a new building behind the retained façade, which would include flexible use at ground floor level and office space on the upper floors directly above. An extension to the north side of its eastern end, to accommodate further flexible use space. The external wall on the new upper floor would be set back and would use brick to match the north and east extension and includes louvered windows to mirror those within the existing façade. A plant enclosure would be located above this in the south-east corner and would be enclosed with a metal pitch roof to maintain the industrial nature of the building.
- 15.79 It has been established that the façade of the former Bottling building, fronting onto Mortlake High Street represents the principal contribution to the building's significance. In addition, it is proposed to insert new windows, as well as enlarge the windows at existing second floor level. Although these changes would occur where there are existing or blind openings, the alterations would erode the legibility of the fenestration pattern and alter the character of the principal elevation, which would diminish the architectural significance of the heritage asset.

- 15.80 The proposed new building would be larger in footprint than the existing, with an addition on the north side of the building. However, it is considered that as built form historically existed in this location, this would not have an adverse effect on the significance of the locally listed building. The north and east elevations of the existing former Bottling building have minimal openings, although there are several blind openings to these elevations. The proposed new building would have a number of windows and doors to the north and east elevations, which would alter the overall character of the former Bottling building and could detract from the architectural value which contributes to the heritage assets significance.
- 15.81 The Former Bottling Building would form part of Building 5, which would share the Mortlake High Street with Building 10, which is to be located to the east. The southern elevation of Building 10 would be approximately 60m in length and 7-storeys in height, approximately 11m taller in height than Building 5. Building 10 would, therefore, be the more prominent structure in the west facing views along Mortlake High Street, to the east, although the main façade of the Former Bottling Building is not readily discernible in this view. The key view towards the façade, from the south side of Mortlake High Street facing north, would remain unchanged. Building 5 and Building 10 would be separated by a tree-lined pedestrian street providing access into the Development, however, forming a clear separation between the two buildings, allowing them to be understood as distinct and separate buildings. The two buildings would share some architectural similarities, such as the arched window detailing, which allows them to complement one another, however, they would be distinguishable as individual buildings, preserving the historic and architectural value of the Former Bottling Building.
- 15.82 The setting of the Former Bottling Building has evolved since it was constructed as the use of the site for brewing evolved, and the building itself has been subject to various phases of alterations. It is also noteworthy that historically the Former Bottling Building has shared this street frontage with other buildings, now represented by the remains of the Southern Boundary Wall. The addition of Building 10, while of greater scale and mass compared to the Former Bottling Building, would not be overly dominant and would not have an adverse impact on the setting of the Former Bottling Building, and therefore would not compromise the heritage significance of the heritage asset.
- 15.83 Overall, it is considered that the Development would have a minor adverse impact as its architectural character would be different, albeit with certain key features retained which allows its former use to be understood. It is considered that there would be an **insignificant to direct, permanent, local, adverse effect of minor significance** on the heritage significance of the locally listed building.

#### *The Maltings Building (BTM)*

- 15.84 The proposed works to the Maltings building relate to the conversion of the building to residential apartments and community space. As previously identified, the proposals involve the removal of the horizontal I-beams and the original stairs to the interior of the building, along with the relocation of existing columns to the ground floor entrance to the community use space. New staircases would be inserted within the floorspace to provide access to the apartments. This would result in a change to the internal layout of the building, however, although not in the original location of the circulation space, it is considered that the staircases would remain a secondary element within the building rather than a principal feature, in keeping with the buildings character.
- 15.85 New floors would also be inserted, to create eight floor levels within the building. These would largely be consistent with the floor levels that existed historically, albeit that two of the floors would be double height. The upper floors would be partitioned to create apartments. Historically, the

maltings floors would have primarily been large open plan spaces. As such, this element of the proposals would compromise the appreciation of the former use of the building.

- 15.86 Externally, it is considered that the overall appearance of the building would be largely retained. Existing windows would be replaced on a like-for-like basis and some new windows inserted in existing blind openings. Several existing windows are proposed to be elongated on the north, east and west elevations and a new large glazed opening is proposed to the east elevation. This would alter the historic appearance of the locally listed building. However, it is considered that the fenestration pattern would largely remain legible. In addition, external features that contribute to the aesthetic value of the locally listed building would be retained, such as the cast iron tie-rod patrix plates and decorative brick bands. As such, it is considered that the industrial character of the building and an understanding of its former use will be retained.
- 15.87 The building is currently unused and internally in a poor state of repair. Without intervention in the near future this building is at increased risk. The Development will result in the sustainable use of this heritage asset which will ensure its viable long-term conservation. Communal interaction, appreciation and understanding with the heritage asset will also be enhanced through a scheme of accompanying interpretation regarding the Site's chronological development and the Maltings building part in this.
- 15.88 The Development would result in a combination of beneficial and adverse impacts. The heritage asset would be retained and be reused, and while this requires the alteration of the building, overall its architectural value would be retained. It would not be used for its primary, original function, however, and its relationship with its industrial past reduced (although it would be preserved to a degree through interpretation). This would see its historic value decreased. Overall, the impacts are judged to be minor adverse, with an **insignificant to direct, permanent, local, adverse effect of minor significance** on the heritage significance of the Maltings building.

#### *Remainder of Boundary Wall*

- 15.89 The existing Site boundary walls would be removed and/or modified as required. A section of historic boundary wall would be retained adjacent to the railway tracks, pavings and moorings in the north-east corner of the Site. The walls mostly represent surviving sections of elevations of former buildings located around the perimeter of the Site and vary in age and heritage significance (neutral to low). The modification would see a reduction in the historic value, with a minor adverse impact. Therefore, it is considered that there would be an **insignificant to direct, permanent, local, adverse effect of minor significance** on the heritage significance of the boundary walls.

#### *Railway Tracks, Paving and Moorings*

- 15.90 It is proposed to retain the existing railway tracks and granite paving within the north east corner of the Site. The existing granite setts would be cleaned and any new granite setts in this location would be to match the existing. The railway tracks would also be retained and refurbished and a section of the historic boundary wall would be retained adjacent to these heritage assets. The retention and restoration of these historic features would enhance and better reveal their significance, and would provide an understanding and appreciation of their former use and the functional link between these elements and the Site.
- 15.91 Overall, it is considered that the Development would have a **direct, long-term, local, beneficial effect of minor significance** on the heritage significance of the railway tracks, paving and moorings.

### *Memorials*

- 15.92 As part of the Development, the memorial plaques within the southern boundary wall would be retained and relocated to the eastern elevation of the Malting building, facing into the Maltings Plaza. As identified in **Appendix 15.1**, the memorials are not situated in their original context. Therefore, their relocation would not diminish their heritage value and would allow the understanding and appreciation of the heritage assets' significance to be sustained.
- 15.93 Overall it is considered that the effect on the heritage significance of the memorials would be **insignificant**.

### *Historic Gates*

- 15.94 The cast metal historic Watney's Brewery gates are proposed to be retained and relocated as part of the Development. These gates have already been removed from their original locations and therefore their relocation would not compromise their heritage value. As such, the understanding and appreciation of the heritage assets' significance would be retained.
- 15.95 It is considered that the likely effect of the Development on the heritage significance of the historic gates would be **insignificant**.

### *Indirect Effects*

- 15.96 The indirect effects of the Development relate to the change within the settings of the heritage assets, if any, caused by the completed Development. The effects of the Development upon the setting of heritage assets within the Site boundary are set out in **Table 15.11**.

### *Setting of Non-Designated Heritage Assets within the Site*

Table 15.11: Likely Indirect Effects of the Completed Development and their Significance

Heritage Asset	Level of Heritage Significance	Magnitude of Impact	Significance of Indirect Effect
Former Hotel Building (BTM).	Low.	Minor beneficial.	Insignificant to indirect, long-term, local, beneficial effect of minor significance.
Former Bottling Building (BTM).	Low.	Minor beneficial.	Insignificant to indirect, long-term, local, beneficial effect of minor significance.
Maltings Building (BTM).	Medium.	Minor beneficial.	Indirect, long-term, local, beneficial effect of minor significance.
Railway Tracks, Paving and Moorings (BTM).	Low.	Minor beneficial.	Insignificant to indirect, long-term, local, beneficial effect of minor significance.
Memorials (BTM).	Low.	Neutral.	Insignificant.
Historic Gates (BTM).	Low.	Neutral.	Insignificant.

- 15.97 The non-designated heritage assets are set within the former Stag Brewery works and, therefore, they each contribute to the others setting. The Site as whole draws its heritage significance from its historic value as a site where brewing has been undertaken for hundreds of years and its connection to well-known brands such as Watney's Red and, more recently, Budweiser – as well as more indirect links to local businessmen and possibly also Thomas Cromwell. These aspects

also contribute to its value due to the Site making a strong contribution to local distinctiveness. The Site's architectural and aesthetic value also contributes to its significance, and also to that of the Mortlake / Mortlake Green Conservation Areas, by virtue of its boundary walls, the curved façade of the former Hotel building facing Mortlake Green and the presence of the historic river facing structures in longer distance views up and down the River Thames. This aspect is, however, negated in some respects by the domineering appearance of the more recently large-scale industrial structures within the Site, particularly in views from within the Conservation Areas, and from outside the Site in views across the River Thames.

- 15.98 The main feature that contributes to the setting of the non-designated heritage assets are, therefore, the remnants of the historic industrial use of the Site, its relationship with the River Thames (which forms a key view towards the Site), and the proximity of the Site to Mortlake and Mortlake Green. The later 20<sup>th</sup> century industrial buildings within the Site represent a negative and detracting feature within the Site and of the setting of the surrounding heritage assets.
- 15.99 The Development would see the industrial use of the Site cease, and instead it would be a mixture of commercial and residential. The Development would seek to retain and promote the Site's industrial past, however, principally through the reuse of the Maltings building and the retention of redevelopment of the Former Hotel and Former Bottling Building. The proposals also include the reinstatement of the former Brewery Gates and Stag Brewery sign within the Site, and as much of the existing boundary walls that can be appropriately accommodated within the Development. The history of the Site and its relationship with the River Thames would also be promoted throughout the Site, in particular within the public realm and also with the refurbishment of the Railway Tracks, Paving and Moorings. These measures would reduce the impacts resulting from the loss of the industrial use of the Site.
- 15.100 It is considered that the scale and massing of the Development is consistent with the scale of development that would have existed historically on the Site and along the riverfront in general, particularly in an area with industrial history. One of the key architectural features that contributes to the heritage significance of the Maltings buildings is its height, and it is currently a prominent feature within the Site, especially in views from the River Thames. The review of the historic development of the Site (see **Appendix 15.1**), however, reveals that this is largely a result of comparatively recent changes within the Site, and historically the Maltings was just one of a number of tall buildings positioned along the river frontage. Moreover, the review of the historical development demonstrates that its built form has always been a dynamic one, as it adapted to changes and innovations in the brewing industry.
- 15.101 The height of the proposed buildings close to the Maltings are similar in scale, however it is judged that they would not have an adverse impact on the prominence of the Maltings. The key view of the Maltings is from the River Thames, along which its main façade is aligned parallel to broadly east-west. The main facades of the new proposed buildings in the northern part of the Development, closest to the River Thames, would be aligned broadly north-south, so while visible from the River Thames, they would not adversely compete in the views. The variation in architectural detail between the old and new buildings would ensure that the differences in age are readily understood. The new proposed buildings would also be set back from the River Thames, and an open plaza established to the east of the Maltings, thus allowing it to maintain a degree of separation from the new proposed buildings.
- 15.102 Overall, it is recognised that the Development will have a mix of beneficial and adverse indirect effects on the non-designated heritage assets within the Site through a change in setting. The main adverse impact is derived from the change in the historic character of the Site, although the magnitude of this would be reduced through the design measures embedded within the

Development described above. The Development would result in the re-use of the Former Hotel, Former Bottling Bank and the Maltings (and in the case of the former, with its original function) which would ensure these buildings are preserved and protected. The historic values of the built heritage assets would be maintained, and it would be evident from the mix of architectural styles from the proposed new buildings that these represent “historic” features within the Development.

- 15.103 The later 20<sup>th</sup> century industrial architectural features within the Site, which have a negative contribution to the heritage significance of the Site, would be removed and the area regenerated, which would reintroduce the noise, movement and human activity that the Site previously experienced in its hey-day of brewing activity -albeit in a different form. Furthermore, the Development would not compromise the contribution of the Mortlake / Mortlake Green Conservation to the setting of the Site and would enhance the relationship between the Site and the River Thames, which is currently compromised within the Site itself through the presence and height of the northern boundary walls. The key views of the Site from the River Thames would be maintained, and while would be subject to change with the Development, the Maltings would remain as a prominent feature. Moreover, the scale and massing of the Development would ensure the new views from the River Thames would be in-keeping with those which historically existed within the Site until the later 20<sup>th</sup> century.
- 15.104 Taken together, it is considered that, overall, there would be an **insignificant to long-term, local, beneficial effects of minor significance** on the low and medium value heritage assets within the Site through a change in setting.

#### *Setting of Heritage Assets Surrounding the Site*

- 15.105 The effects of the Development upon the setting of heritage assets outside the Site boundary are set out in **Table 15.12**.

**Table 15.12: Likely Indirect Effects of the Completed Development and their Significance**

<b>Heritage Asset</b>	<b>Level of Heritage Significance</b>	<b>Magnitude of Impact</b>	<b>Significance of Effect</b>
Group of listed and locally listed buildings and garden wall on Thames Bank.	Low - Medium.	Minor beneficial.	Insignificant to indirect, long-term, local, beneficial effect of minor significance.
Gateway, formerly to Cromwell House.	Medium.	Minor beneficial.	Indirect, long-term, local, beneficial effect of minor significance.
Chiswick Bridge.	Medium.	Minor beneficial.	Indirect, long-term, local, beneficial effect of minor significance.
Mortlake Conservation Area.	Medium.	Minor beneficial.	Indirect, long-term, local beneficial, effect of minor significance.
Mortlake Green Conservation Area.	Medium.	Minor beneficial.	Indirect, long-term, local, beneficial effect of minor significance.
Grove Park Conservation Area	Medium.	Negligible beneficial.	Insignificant to indirect, long-term, local, beneficial effect of minor significance.
The Jolly	Low.	Minor beneficial.	Insignificant to indirect,

Gardeners Public House.		<b>long-term, local, beneficial effect of minor significance.</b>	
River Thames Historic Landscape Character.	Low.	Negligible adverse.	<b>Insignificant to indirect, long-term, local, adverse effect of minor significance.</b>

*Group of Listed and Locally Listed Buildings and Garden Wall on Thames Bank (Grade II Listed Buildings and BTMs)*

- 15.106 This group of listed and locally listed buildings are identified in **Appendix 15.1** as forming a distinctive group along the south bank of the River Thames. The Site is located directly to the south and east of the heritage assets. It has been established that the historic structures on the Site make a positive contribution to the significance of the heritage assets. However, this contribution is lessened by the industrial 20th century brewery structures on the Site, which detract from the appreciation of the assets. This is largely due to these structures dominating in views of the assets along the Thames.
- 15.107 Although the built form of the Development would be of a consistent scale to the existing and therefore visible in views of the heritage assets along the River Thames, it is considered that the Development would be an enhancement when compared to the existing situation and that the design of the new built form would complement the appreciation of the heritage assets. The Development would also be in keeping with the scale of development that would have existed historically along the riverfront. In addition, it is considered that the Development would not compromise the assets' relationship with the elements of setting that contribute positively to their significance, namely the River Thames and the listed Chiswick Bridge. As such, it is considered that that Development would likely give rise to **insignificant to long-term, local, beneficial effects of minor significance** to the heritage significance of the listed and locally listed buildings on Thames Bank.

*Gateway, formerly to Cromwell House (Grade II Listed Building)*

- 15.108 It has been established that the contribution of the Site to the significance of the listed gateway is largely invested in the positive contribution made by the sports ground in the north-west portion of the Site; an area which has historically consisted of open green space. However, the view of the existing brewery structures on the Site compromises this contribution. Importantly, this green space would largely be retained as part of the Development and would form sports grounds for the proposed school. The area directly adjacent to the heritage asset would remain as green space, maintaining the relationship between this element of setting and the listed gateway.
- 15.109 In addition to the above, the replacement of the modern brewery structures on the Site with the high quality built form of the Development would complement this green space and the appreciation of the heritage asset. It is therefore considered that there would be a **long-term, local, beneficial, effect of minor significance** on the heritage significance of the listed gateway.

*Chiswick Bridge (Grade II Listed Building)*

- 15.110 The Grade II Listed Chiswick Bridge is located to the north-west of the Site. It has been identified in **Appendix 15.1** that the Site, as a whole, makes a positive contribution to the significance of the listed bridge, as it is illustrative of the industrial history of the area and its former functional link with the River Thames. However, the 20th century brewery structures are noted as diminishing this contribution. This is due to their dominance in views. It is considered that although the built form of the Development would be large scale, it would be in keeping with the scale of

development that would have existed historically along the riverfront and its high-quality design would complement the appreciation of Chiswick Bridge.

- 15.111 In addition to the above, the heritage asset's associative relationship with the River Thames, or its relationship with the listed and locally listed buildings along Thames Bank that contribute positively to its significance, would not be diminished as a result of the Development. Overall, it is considered that there would be a **long-term, local, beneficial, effect of minor significance** on the heritage significance of Chiswick Bridge.

#### *Mortlake Conservation Area*

- 15.112 As outlined in **Appendix 15.1**, a small portion of the Site falls within Mortlake Conservation Area boundary. This element of the Site is considered to contribute positively to the significance of the Conservation Area as part of the historic brewery site. The modern brewery structures within the remainder of the Site are considered to detract from the appreciation, character and appearance of the Conservation Area. As such, it is considered that the Development would be an enhancement when compared to the existing situation on the Site and that the high-quality design of the Development would complement the character of the Conservation Area. It is also considered that the Development would not compromise the Conservation Area's relationship with the positive elements of its setting, which include Mortlake Green, the River Thames and the surrounding historic townscape.
- 15.113 Mortlake High Street represents a key aspect of the Conservation Area as it is the historic core of the settlement and the main thoroughfare. It contributes to the setting of the listed buildings located along it, including the Grade II\* Listed Parish Church of St Mary. The Site is currently visible from the church, however, it is the existing chimney stack which is most prominent feature, followed by the large modern buildings to the west of Ship Lane, which are at odds with the other architectural features visible. Whilst a dominant feature, the chimney stack is not of historic significance and its loss, along with the other modern buildings, would not have an adverse impact on the Conservation Area or the setting of heritage assets within it.
- 15.114 The retention of the building facades and walls along the High Street would maintain the boundary between the Development and the Conservation Area, ensuring the two areas could be distinguished and appreciated as separate areas. The different historic characters would remain discernible and thus the Development would not erode the value of the existing Conservation Area boundary.
- 15.115 Overall, it is considered that there would be a **long-term, local, beneficial effect of minor significance** on the heritage significance of Mortlake Conservation Area and heritage assets contained within it due to a change in setting.

#### *Mortlake Green Conservation Area*

- 15.116 Mortlake Green Conservation Area is located adjacent and to the south of the Site, to the opposite side of Lower Richmond Road. It has been identified that there are elements of the Site that complement the character and appearance of the conservation area, most notably the former Hotel building which frames the green and the sports ground at the west end of the Site. It is considered, however, that the modern industrial structures on the existing Site detract from the asset's appreciation, particularly as they dominate in views northwards across the green.
- 15.117 Importantly, the contribution of the positive elements of the Conservation Area's setting would be sustained, with the façade of the former Hotel remaining largely unaltered and the majority of the open green space at the western end of the Site being retained. Although the built form of the

Development would be visible in views across the green, it is considered that the high-quality architecture would complement the appreciation of these views and of the character of the Conservation Area. It is therefore considered that there would be a **long-term, local, beneficial effect of minor significance** on the heritage significance of Mortlake Green Conservation Area.

#### *Grove Park Conservation Area*

- 15.118 Grove Park Conservation Area is located approximately 150m to the north-west of the Site, and is separated by the River Thames and Grade II Chiswick Bridge. The Site is partially visible from two of the defined key views located along the north bank of the River Thames, although they are limited to the upper most elevations of the existing buildings and of the chimney stack. These viewpoints are panoramic in nature, and take in long stretches of the southern bank of the River Thames. The Site is screened from locations within the Conservation Area by buildings. The views from the Grade II Chiswick Bridge are assessed separately above.
- 15.119 The significance of the Conservation Area is largely drawn from its architectural and historic interest, with the setting contributing only in limited way to its significance. The key contributing elements of the setting are largely those in the immediate surroundings on the north bank of the River Thames, which are associated with the historic development of the area, with only the open spaces of Kew identified as a key feature on the south bank. The position of Chiswick Bridge, which forms the south-east boundary of the Conservation Area, is also a key element as it provides a sense of separation from the area to the land to the south-east. The Site provides only a very limited part of the setting of the Conservation Area and does not contribute to the heritage significance of the it, save for the views from Chiswick Bridge (assessed above).
- 15.120 The Development would only alter the views from the riverbank in the Conservation Area in a limited way, with the loss of the upper levels of the modern industrial structures. These are not judged to provide a positive contribution to historic environment and their removal has been identified as having a beneficial effect on Chiswick Bridge (and other heritage assets). It is anticipated that the upper storeys of the new buildings would also be visible, however, these would be in keeping with the scale of development that would have existed historically along the riverfront, this together with high-quality design would complement the appreciation of the views from the riverfront and Chiswick Bridge. Overall, it is considered that there would be an **insignificant to long-term, local, beneficial effect of minor significance** on the heritage significance of Grove Park Conservation Area.

#### *The Jolly Gardeners Public House*

- 15.121 It has been established that the historic elements of the brewery which survive on the Site contribute positively to the significance of the locally listed building, as part of its historic setting. However, the 20th century brewery structures on the Site detract from the appreciation of the asset. As such, the replacement of the existing brewery structures with the new built form of the Development would be an improvement on the existing situation and would complement the appreciation of the heritage asset.
- 15.122 In addition, the heritage asset's relationship with Mortlake Green and the built form to the opposite side of Lower Richmond Road, which contribute positively to its significance, would not be diminished. Overall it is considered that there would be an **insignificant to long-term, local, beneficial effect of minor significance** on the heritage significance of the Jolly Gardeners Public House.

### River Thames Historic Landscape Character

- 15.123 The landscape along the River Thames around the Site is largely of 20th and 21st century date and has very little historic interest, with much of the historic character lost and barely legible. It comprises mostly of residential and recreational land, with some elements of industrial (including the Site). The section which encompasses the Site itself and the heritage assets to its north-west represent a surviving earlier remnant but is somewhat isolated.
- 15.124 The recreational areas relate to sporting activities and are functional in nature. None represent a “designed landscape” or contain the rural, countryside aspects such as those found to the west at the World Heritage Site Royal Botanic Gardens, Kew, which form part of the Arcadian Thames, an area of high historic landscape character significance<sup>2</sup>. While there are key views identified along the river frontage, none represent designed or deliberate views, and instead allow for long distant, panoramic views along the River Thames, although the views are limited by mature vegetation, buildings and the natural, curving alignment of the river in this section. No views between the Site and the area defined as the Arcadian Thames, approximately 1.5km to the west, have been identified.
- 15.125 The Development would see the loss of a piece of the industrial character within the River Thames landscape, an element which has a deep history within the Site. The addition of a residential development is in-keeping with the current character elsewhere within the area assessed and therefore this would have a very minimal impact. Overall it is considered that there would be an **insignificant to long-term, local, adverse effect of minor significance**.

### Mitigation Measures and Likely Residual Effects

#### The Works

- 15.126 All buildings on the Site that have been identified as being of historic interest would be retained or partially retained as part of the Development, ensuring that the group value and relationships between the heritage assets on the Site would be retained. Direct adverse effects of minor to moderate significance on these heritage assets have been identified, due to the demolition of historic fabric associated with the heritage assets. To reduce this adverse effect, it is recommended that a programme of archaeological building recording is carried out prior to the commencement of the Works. Accounting for such mitigation, the likely residual effects from the Works resulting in the removal of historic fabric of heritage assets within the Site would be **insignificant to direct, permanent, local, adverse effect of minor significance**.
- 15.127 During the Works, the implementation of a Construction Environmental Management Plan (CEMP) would ensure that measures are taken to limit the extent of vibration and dust, reducing the effect upon the heritage assets within the environs of the Site. As described in **Chapter 6: Development Programme, Demolition, Alteration, Refurbishment and Construction**, easements around the BTMs within the Site would form a specified distance from the edge of the retained buildings and structures where no demolition or slab removal works would take place. This would prevent ground loading or any ground disturbance which may cause foundations to move. In addition, and where required, all diesel and oil filling for plant and machinery would be located at the further cleared distance, in excess of the easement from the BTMs. The Site Manager would undertake dilapidation photographs of the retained buildings and structures and assess whether any additional protection is required such as boarding of windows or the erection of a physical barrier around them. Necessary protective measures would be identified through

<sup>2</sup> Thames Landscape Strategy, <http://thames-landscape-strategy.org.uk/visitor-guide/>

consultation with the relevant parties and review and sign off on a pre-construction condition survey of adjacent historic assets.

15.128 Further mitigation measures to protect historic assets during the Works would include:

- arrangement of delivery locations and times to limit disruption and possible damage to neighbouring historic structure;
- use of excavation and demolition methods that produce low vibration levels and participation in a monitoring programme to ensure vibration levels are within established thresholds;
- ensuring surface water runoff is not directed towards any historic assets; and
- directing debris chutes away from historic assets.

15.129 Following the above mitigation, the likely residual effect from noise, dust and vibration during the Works on heritage assets within the Site and within its environs would be **insignificant**.

15.130 Demolition of the existing modern brewery buildings and structures would result in **insignificant to permanent, beneficial, indirect** likely residual effects of **minor to moderate significance** upon the medium and low value heritage assets identified within the Site boundary and within its environs. This is due to the removal of an element of setting that is considered to detract from the appreciation of the heritage assets. As such, no additional mitigation measures would be necessary.

### Completed Development

15.131 Insignificant to direct, adverse effects of minor significance on the heritage significance of some of the heritage assets within the Site have been identified due to the Development as a result of the alteration to the historic fabric or character of these assets. However, these adverse effects should be considered in the wider context of the Development overall and the harm (as defined in the NPPF<sup>14</sup>) weighed against the public benefits of the Development.

15.132 The likely residual effect of the proposed works to the former Hotel building, former Bottling Building and Maltings building would remain as the likely significant effect due to the loss of a substantial part of the existing buildings. That is **insignificant to direct, long-term, local adverse effect of minor significance**.

15.133 The retention and restoration of the railway tracks, paving and moorings historic features would enhance and better reveal their significance, and would provide an understanding and appreciation of their former use and the functional link between these elements and the Site. The effect of the Works to the railway tracks, paving and moorings would be beneficial, therefore there is no need for mitigation measures to be proposed. The likely residual effect on the railway tracks, paving and moorings would be a **direct, long-term, local beneficial effect of minor significance**. Again, this would be identical to the likely effect.

15.134 The retention and relocation of the memorials and the historic gates would have an insignificant effect. The retention of boundary walls would also have an insignificant effect, while those that require demolition would result in an **insignificant to direct, permanent, local, adverse effect of minor significance**, depending on the heritage significance of the section of wall lost. As such, there is no need for mitigation measures to be proposed. The likely residual effects on the memorials, historic gates and section of boundary wall would therefore remain as **insignificant**.

15.135 Once the Development is completed, the change to the setting of the heritage assets within and surrounding the Site would be uniformly beneficial. Therefore, there would be no need for mitigation measures. The likely residual effect on the setting of heritage assets within the Site

would remain as per the likely effects. That is, ranging from **insignificant** to **indirect, long-term, beneficial** effects of **minor significance**.

- 15.136 The River Thames historic landscape character would be subject to negligible adverse impacts from the Development from a change in the use of the Site from industrial to residential. No mitigation measures can be applied to reduce or offset this impact. As such, the effects would remain **insignificant** to **indirect, long-term, adverse** effects of **minor significance**.

## Summary

- 15.137 **Table 15.11** summarises the likely significant effects, mitigation measures, and likely residual effects identified within this Chapter.

**Table 15.11: Summary of Likely Significant Effects, Mitigation Measures and Likely Residual Effects**

Issue	Likely Significant Effect	Mitigation Measures	Likely Residual Effect
<b>The Works</b>			
Demolition of historic fabric within the Site.	Direct, permanent, local, adverse effects of minor to moderate significance.	Undertaking of a programme of archaeological building recording prior to commencement of the Works.	Insignificant to direct, permanent, local, adverse effects of minor significance.
Retention in-situ of the railway tracks, paving and moorings within the Site.	Insignificant.	Not applicable.	Insignificant.
Indirect effects upon the setting of heritage assets within and surrounding the Site arising from the demolition of existing modern brewery buildings and structures within the Site.	Insignificant to indirect, permanent, local, beneficial effects of minor to moderate significance.	Not applicable.	Insignificant to indirect, permanent, local, beneficial effects of minor to moderate significance.
Indirect effects upon the setting of heritage assets within and surrounding the Site arising from noise, vibration, dust and traffic associated with the Works.	Insignificant to indirect, short to medium-term, local, adverse effects of minor significance.	Implementation of CEMP to limit and appropriately manage noise, vibration, dust and construction traffic associated with the Works.  Implementation of appropriate easements around heritage assets to be retained during the demolition and slab removal works required to facilitate the Development.	Insignificant.
<b>Completed Development</b>			
Conversion of the Maltings building and a	Insignificant to direct, long-term, local,	Not applicable.	Insignificant to direct, long-term,

Issue	Likely Significant Effect	Mitigation Measures	Likely Residual Effect
new building behind the retained façades of the former Hotel building and former Bottling Building.	<b>adverse effect of minor significance.</b>		<b>local, adverse effect of minor significance.</b>
Retention of part of the boundary wall.	<b>Insignificant to direct, permanent, local, adverse effect of minor significance.</b>	Not applicable.	<b>Insignificant to direct, permanent, local, adverse effect of minor significance.</b>
Retention and improvement to the setting of the railway tracks, paving and moorings.	<b>Direct, long-term, local beneficial effect of minor significance.</b>	Not applicable.	<b>Direct, long-term, local beneficial effect of minor significance.</b>
Retention and relocation of memorials.	<b>Insignificant.</b>	Not applicable.	<b>Insignificant.</b>
Retention and relocation of historic gates.	<b>Insignificant.</b>	Not applicable.	<b>Insignificant.</b>
Change of setting of the heritage assets within and surrounding the Site.	<b>Insignificant to indirect, long-term, local, beneficial effects of minor significance.</b>	Not applicable.	<b>Insignificant to indirect, long-term, beneficial effects of minor significance.</b>
Loss or change of historic landscape character along River Thames	<b>Insignificant to indirect, long-term, local, adverse effects of minor significance.</b>	Not applicable.	<b>Insignificant to indirect, long-term, local, adverse effects of minor significance.</b>

## References

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- 4 Chartered Institute for Archaeologists, 2020, Standard and Guidance for Historic Environment Desk Based Assessments, [https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA\\_4.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_4.pdf)
- 5 Department for Levelling Up, Housing and Communities, 2021, National Planning Policy Framework, <https://www.gov.uk/guidance/national-planning-policy-framework>
- 6 National Highways, 2020. Design Manual for Roads and Bridges: Section LA 104 - Environmental assessment and monitoring, <https://www.standardsforhighways.co.uk/dmrb/search/0f6e0b6a-d08e-4673-8691-cab564d4a60a..>
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- 12 International Council on Monuments and Sites (ICOMOS) (2010); Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.
- 13 Historic England (2015); Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England, London.
- 14 Department for Levelling Up, Housing and Communities (2021) National Planning Policy Framework, <https://www.gov.uk/guidance/national-planning-policy-framework>