

**81 Gracechurch Street,
City of London
Heritage Statement**

Client: FCMB BANK (UK) LTD

AB Heritage Project No:60666

Date:26/04/2019

81 Gracechurch Street, City of London Heritage Statement

Client FCMB bank (UK) Ltd
Project Number 60666
Prepared By Chloe Smith & Andy Buckley
Illustrated By Pighill Illustration
Approved By Daniel Dodds

Rev Number	Description	Undertaken	Approved	Date
1.0	Draft	CS & AB	DD	06-Mar-19
1.1	Draft	CS & AB	DD	07-Mar-19
1.2	Final	CS & AB	CS	26-Apr-19

This document has been prepared in accordance with AB Heritage standard operating procedures. It remains confidential and the copyright of AB Heritage Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited

Enquiries To:

AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill Road
Jarrow, South Tyneside, NE32 3DT
Email: info@abheritage.co.uk
Tel: 03333 440 206



CONTENTS

1. Introduction.....	4
1.1 Project Background	4
1.2 Statutory Designations.....	4
1.3 Site Location & Description.....	5
1.4 Proposed Development	5
2. Aims & Methodology	6
2.1 Aims.....	6
2.2 Consultation.....	6
2.3 Data Collation	6
2.4 Assessment of the Cultural Heritage Resource	7
2.5 Impact Assessment Criteria.....	8
2.6 Limitations	9
3. Heritage Review of Site.....	11
3.1 Historic Development of Site	11
3.2 Current Condition of Nos. 81-82 Gracechurch Street	12
3.3 Current Setting of Nos. 81 - 82 Gracechurch Street	15
3.4 Review of Heritage Assets.....	16
4. Impact Assessment & recommendations	18
4.1 Predicted Impact of Proposed Development	18
4.2 Outline Recommendations	18
5. References	19

FIGURES

Figure 1. Site Location Plan

Figure 2. Proposed Development

PLATES

Plate 1. Ordnance Survey Map 1914

PHOTOS

Photo 1. Front façade of 81-82 Gracechurch Street

Photo 2. Entrance to 81 Gracechurch Street

Photo 3. Detail of existing number fixing

Photo 4. Details of previous fixings

Photo 5. Hanging signage at number 82

Photo 6. Leadenhall Market entrance with No. 81

Photo 7. View of site and surrounding area looking north-east

APPENDICES

Appendix 1	Planning Policy	21
------------	-----------------------	----

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Cummings Commercial Ltd. on behalf of FCMB Bank (UK) Ltd. to produce a Heritage Statement to cover the installation of new signage at the Grade II Listed 81 Gracechurch Street [National Heritage List for England (NHLE): 1064670], which stands within the Leadenhall Market Conservation Area (Fig. 1).
- 1.1.2 This report will form part of a Listed Building Consent Application and was requested by the City of London during consultation between Alison Hayes (Planning Team; City of London) and the client (Mark Addicott; Consultant; Cummings Commercial Ltd.) on the 12th February 2019.

1.2 Statutory Designations

- 1.2.1 No. 81 Gracechurch Street is Grade II Listed with the adjacent property no. 82. The pair of buildings were designated on 28th July 1977. The NHLE Listing information states:

'Mid/late C19 classical building of Portland stone. 4 storeys. Shops and passage to ground storey which has rusticated pilasters with entablature and enriched doorway at south end. Round-arched windows to 1st and 2nd storeys. Paired flat headed windows to top storey. Bracketed cornice and parapet.' (Historic England 2019).

- 1.2.2 The site is located within the Leadenhall Market Conservation Area, designated by the City of London on 16th May 1991 and extended on 14th June 2007. The characteristics that contribute to the special interest of Leadenhall Market Conservation Area are summarised in the Character Summary & Management Strategy Supplementary Planning Document (City of London 2017), including:

- The Grade II* Listed Victorian buildings of Leadenhall Market are an outstanding example of a Victorian market and offer a remarkably cohesive and immersive experience;
- A vibrant mix of uses and activity, strongly complimenting the predominantly financial and insurance activities in the area;
- Highly significant archaeological remains relating to the 1st Century Basilica Forum and medieval Leaden Hall;
- A place where the predominant scale of buildings, streets and spaces contrasts greatly with those in its immediate setting, resulting in dramatic townscape views;
- Preservation of the medieval street plan within the 19th century market buildings, offering an intricately layered plan form and retained historic thoroughfares; and
- An area which is increasingly experienced from higher level view points and where the appearance of its roofscape is of special importance.

1.3 Site Location & Description

- 1.3.1 The site is located at Number 81, on the eastern side Gracechurch Street in the City of London; approximate NGR: TQ3301, 8102 (Fig. 1).
- 1.3.2 The site is bounded by Gracechurch Street to the west and by built development on all other sides, comprising 82 Gracechurch Street to the north and 80 Gracechurch Street to the south and east.

1.4 Proposed Development

- 1.4.1 The proposed development seeks to install a hanging pendant sign displaying the address 'Gracechurch Street 81' along with a small plaque, engraved with FCMB Bank (UK) Limited's name to identify the entrance to the property (Figure 2).

2. AIMS & METHODOLOGY

2.1 Aims

2.1.1 NPPF 189 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

2.2.1 During consultation between Alison Hayes (Planning Team; City of London) and the client (Mark Addicott; Consultant; Cummings Commercial Ltd.), undertaken by email on 12th February 2019, it was stated that as the building is Grade II Listed the addition of the signage would require Listed Building Consent.

2.2.2 Ms Hayes also noted that *'a heritage report would be required but this would only need to be a fairly modest statement demonstrating why the proposal would not harm the special architectural merit of the building and would largely need to consider how you would sensitively install the adverts'*.

2.3 Data Collation

2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.3.3 As this report is focussed on the potential impacts of the proposed signage upon the special architectural merit of the building itself and based on Ms Hayes feedback (para 2.2.2) data was not procured from the Greater London Historic Environment Record (HER) regarding the wider archaeological and historic environment of the area.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- MAGIC website for mapped information regarding historic statutory designations;
- Heritage Gateway for information from the Historic England National Monuments Record or local HER;
- Pastscape and other research resources, including the National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- Additional online historic sources; and
- A site visit was undertaken on 27th February 2019. During the site visit, an inspection of the building façade was made and the immediate setting of the building.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs;
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary; and
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well-preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Cummings Commercial Ltd., FCMB Bank (UK) Ltd., and any associated parties

they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (March 2019) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

- 3.1.1 This area of London was at the heart of the Roman city of *Londinium* and the first Basilica and Forum was established in the vicinity of modern-day Gracechurch Street, later replaced by a larger basilica building and forum between Fenchurch Street and Cornhill.
- 3.1.2 The remains of a pier base survive in the basement of No.90 Gracechurch Street [Scheduled Monument; NHLE 1002035]. The Roman north-south route centred on Gracechurch Street (City of London 2017).
- 3.1.3 Leadenhall was one of the most important markets in medieval London, selling meat and poultry. The Leaden Hall was a 13th century lead-roofed mansion and a market was first recorded in its grounds in 1321.
- 3.1.4 Between 1794 and 1812 the majority of the market complex was demolished to make way for new buildings. The plan form of the old market was altered but the narrow entrances along Lime Street and Gracechurch Street remained. A glass-roofed market building was constructed in 1881, taking its plan from the original medieval street pattern. The rationalisation of the market created a smarter, more regulated commercial environment
- 3.1.5 Nos. 81-82 Gracechurch Street was constructed in 1874.



Plate 1. Ordnance Survey Map 1914

- 3.1.6 Nos. 85-87 Gracechurch Street was added in the 1930s. No. 77 Gracechurch Street dates from 1983-6.

3.2 Current Condition of Nos. 81-82 Gracechurch Street

- 3.2.1 Nos. 81-82 Gracechurch Street comprises 'an Italianate Portland stone building, rich in features that include round headed windows, channelled piers and rustication' (City of London 2017).
- 3.2.2 The building is a four-storey construction with modern plate glass shop fronts at ground level; round-arched windows with keystone on first and second floors and paired flat headed windows to top storey.



Photo 1. Front façade of 81-82 Gracechurch Street

- 3.2.3 The shopfront of No. 81 Gracechurch Street is painted dark grey, while No. 82 is an EE store with external logo. On the other side of Bull's Head Passage is a Robert Dyas store with external logo. Bull's Head Passage also displays the company logos of the shops accommodated within (Photo 5).
- 3.2.4 The interior of No. 81 Gracechurch Street is accessed through a decorated doorway at the southern end of the façade (Photo 2). This currently has metal plates for the numbers '81' attached to the stone pier at two points for each digit (Photo 3 & Fig. 2).



Photo 2. Entrance to 81 Gracechurch Street



Photo 3. Detail of existing number fixing

3.2.5 The façade is generally in good condition. There are, however, a number of holes and staining from previous attachments to the façade (Photo 4).



Photo 4. Details of previous fixings

3.2.6 The façade of number 82 has two hanging signs protruding from the façade, which display the company logo of the shops within (Photo 5). A street sign for Bull's Head Passage is also attached to the stonework.



Photo 5. Hanging signage at number 82

3.3 Current Setting of Nos. 81 - 82 Gracechurch Street

- 3.3.1 The site is located within the Leadenhall Conservation Area. While the street pattern survives from the medieval period the buildings predominantly date from the second half of the 19th century, with others from the early 20th century through to the present day (City of London 2017).
- 3.3.2 Leadenhall Market separated from the application side by the façade of No's. 85 - 87 Gracechurch Street, is a focal point for retail activity, which spreads beyond the Victorian market to buildings across the Conservation Area.
- 3.3.3 Alongside these uses are offices of different types and sizes, being generally in line with, or complimentary to, the financial services industry that is a prevailing identity in this part of the City. There are a small number of properties in residential use (*ibid.*).
- 3.3.4 Nos. 85-87 Gracechurch Street was added in the 1930s and is noted as having a simple Portland stone street elevation with minimal surface decoration (Photo 6). The building has been remodelled at street and first floor levels to provide a symmetrical retail frontage (*ibid.*).



Photo 6. Leadenhall Market entrance with No. 81 Gracechurch Street on the right

- 3.3.5 While the majority of buildings in the immediate vicinity of the application site have stone façades (with the exception of Leadenhall Market entrance, which has a red brick façade), overshadowing the Conservation Area are several tall tower blocks of glass construction, to the east and north-east (Photo 7).

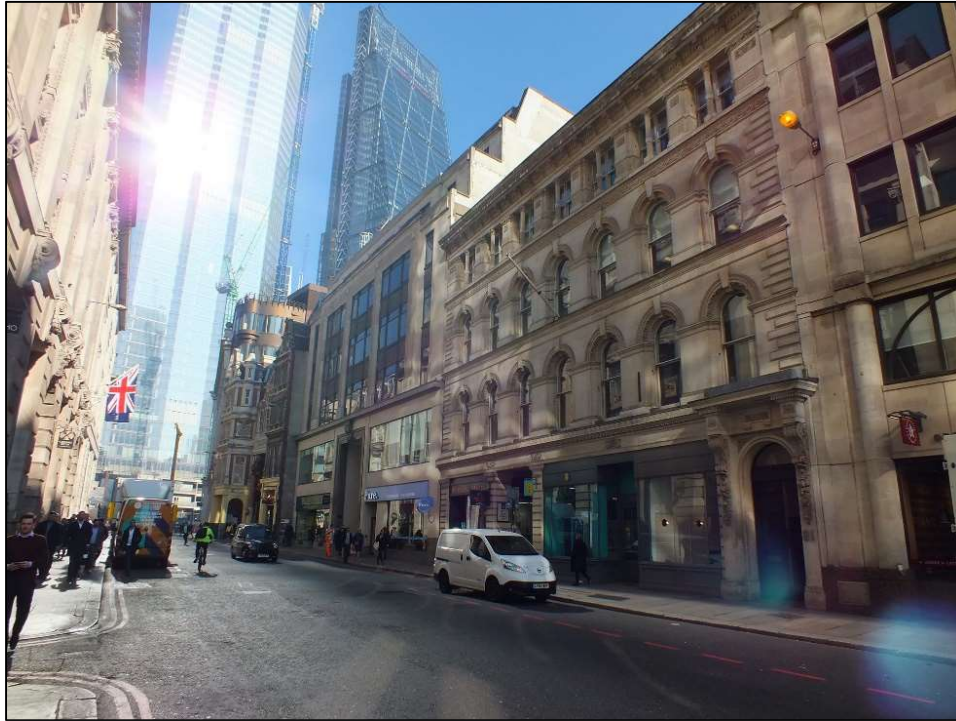


Photo 7. View of site and surrounding area looking north-east

3.3.6 The Conservation Area Supplementary Planning Document (SPD) notes that: ‘*Signage in the Conservation Area is...restrained in terms of scale and method of illumination. Shop signage in the market is of a consistent style and format that is carefully controlled, while elsewhere it is generally limited to one projecting sign and one fascia sign per elevation.*’ (*ibid.*). Many of the surrounding shops along Gracechurch Street and Bull’s Passage display hanging signage projecting from the façade in-accordance with this description, and this fits exactly with the current proposal (Fig. 2).

3.4 Review of Heritage Assets

81 Gracechurch Street

- 3.4.1 In relation to the building on which the signage is to be fitted, the building is a high-quality asset that fits perfectly within the setting and surrounding of the Leadenhall Conservation Area.
- 3.4.2 Overall, 81 Gracechurch Street demonstrates high aesthetic and architectural values. Taken alongside the surrounding buildings it forms an attractive and notable part of the Leadenhall Conservation Area. The building and the surrounding streetscape date from and reflect the period when this part of London was moving from its post-medieval past into a more modern commercial and international outlook.
- 3.4.3 Despite the above, 81 Gracechurch Street was a later addition to the significant changes that took place at the turn of the 19th century, with 81 Gracechurch Street itself being constructed at the end of the 19th century; when the contemporary historic character of the area had already been established.

- 3.4.4 Nonetheless, 81 Gracechurch Street is concluded to be of Regional Importance, being a 'building that contributes significantly to the historic character' of the area (see Table 1). This importance is reflected in the Grade II Listed status of the building.

Leadenhall Conservation Area

- 3.4.5 The Leadenhall Conservation Area is primarily deemed to be of importance due to its historic value, following the medieval street pattern and the historic development of Leadenhall Market. This evolution is demonstrated by the wealth of Listed Buildings that share a common palate of architectural materials, facades and massing (Photo 7).
- 3.4.6 Overall, the Leadenhall Conservation Area is considered to be of National importance due to it being a 'Conservation Area containing very important buildings', which relate to its depth of historical associations.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

- 4.1.1 The proposed development involves the insertion of a single drop pendant sign and the attaching of a single fascia plaque. At present it is believed these will be attached by drilled bolts to the wall, which will be sufficiently deep to hold the signs securely. This would result in the loss of a very minimal amount of building fabric to the diameter of the inserted bolts. This is considered to be a negligible adverse direct impact, being 'a barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known receptor', in-line with Table 2. Overall, this would result in a **not significant effect**, in line with Table 3.
- 4.1.2 In relation to the changes on the Leadenhall Conservation Area, it is noted in the Conservation Area SPD that signage in the area outside the market is '*generally limited to one projecting sign and one fascia sign per elevation.*' (City of London 2017). The proposed signage in this application would fit into this model and is therefore considered to have **no impact** on the setting of the Conservation Area, conforming as it does to the current streetscape and the aesthetic of the Conservation Area.

4.2 Outline Recommendations

- 4.2.1 Based on the above information it is concluded that no further heritage works are required. This recommendation needs to be approved by the Local Planning Authority as part of the Listed Building Consent Application.

5. REFERENCES

- Ancient Monuments and Archaeological Areas Act 1979.
<http://www.legislation.gov.uk/ukpga/1979/46/contents>
- Chartered Institute for Archaeologists, 2014. Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures.
http://www.archaeologists.net/sites/default/files/CIfAS&GBuildings_1.pdf
- Chartered Institute for Archaeologists, 2017. Standard and Guidance for Historic Environment Desk Based Assessment.
https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf
- City of London, 2017, Leadenhall Market Supplementary Planning Document,
<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/conservation-areas/Documents/leadenhall-market-spd-conservation-area.pdf>
- City of London, 2012, Bank Conservation Area: Character Summary & Management Strategy Supplementary Planning Document,
<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/conservation-areas/Documents/bank-conservation-area.pdf>
- Heritage Gateway, 2019. <http://www.heritagegateway.org.uk/Gateway/>
- Historic England, 2019, National Heritage List for England,
<https://historicengland.org.uk/listing/the-list/>
- Historic England, 2017. The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3. <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>
- Historic England, 2016. Understanding Historic Buildings, A Guide to Good Recording Practice. <https://content.historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings.pdf/>
- Historic England, 2008. Conservation Principles, Policies & Guidance.
<https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>.
- National Planning Policy Framework 2019.
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- Planning (Listed Buildings and Conservation Areas) Act 1990.
http://www.legislation.gov.uk/ukpga/1990/9/pdfs/ukpga_19900009_en.pdf

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe 'the significance of any heritage assets affected, including any contribution made by their setting'. The level of detail required in the assessment should be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. It goes on to say that 'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

A key policy within the NPPF is that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be’.

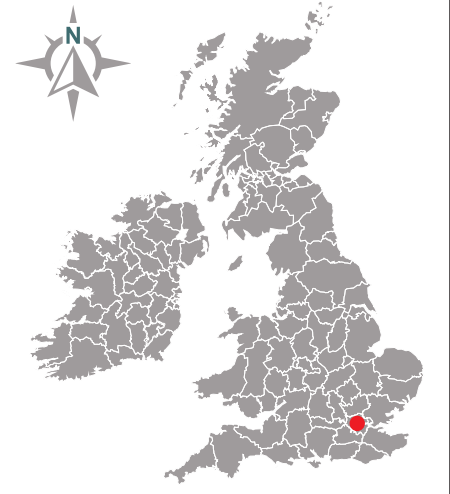
With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 194 states that ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: Grade II listed building, park or garden should be exceptional, while assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.

Paragraph 195 states that ‘where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

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

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



KEY

- Site Location

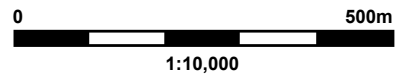
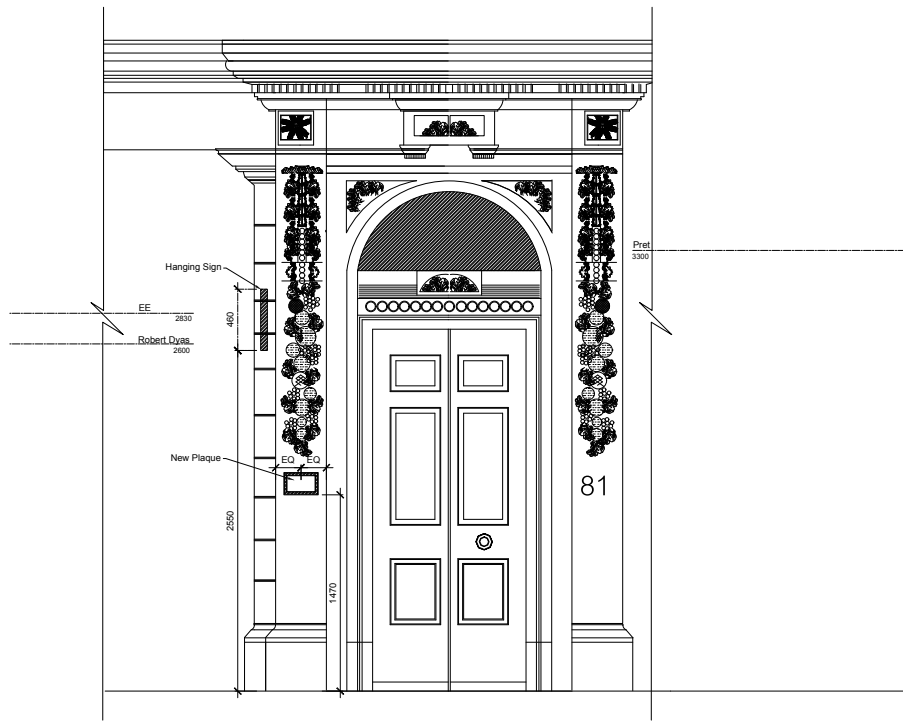


Figure 1: Site Location

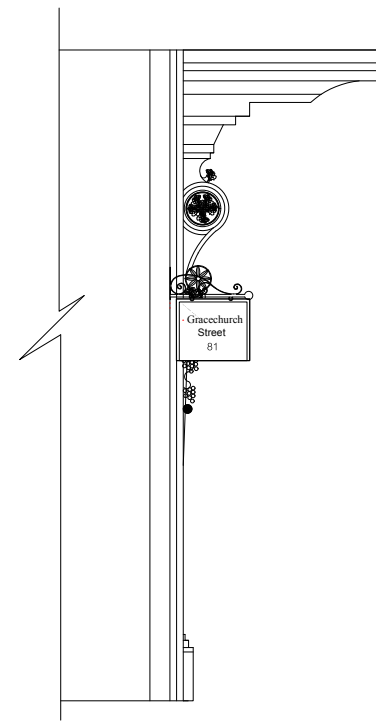
Project: Gracechurch St, London

Date: 25/02/19

Job No: 60666



1 BUILDING FRONT ELEVATION
Proposed Location of Hanging Sign & Plaque



2 BUILDING SIDE ELEVATION
Proposed Location of Hanging Sign & Plaque 1:20



3 DETAIL OF LOGO
1:5



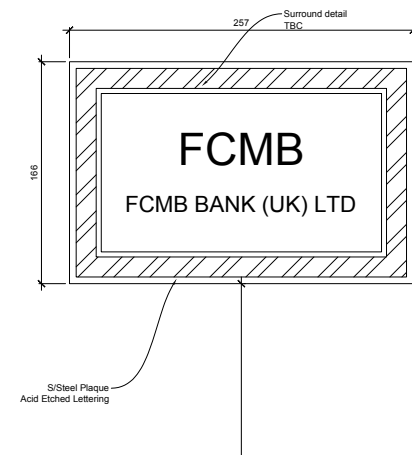
4 BUILDING FRONTAGE
Proposed Location of Hanging Sign



5 BUILDING SIDE VIEW
Proposed Location of Hanging Sign



6 EXAMPLE OF SIGNAGE STYLE
Proposed type of ironmongery



7 DETAIL OF PLAQUE
1:2

D	Amends to hanging sign & plaque from site dirn	ES	Feb '19
C	Amends to hanging sign & plaque	ES	Feb '19
B	Amends to hanging sign & plaque	ES	NOV '18
A	First Issue	Drawn	CHK/D

oddbgroup

Elm House, Shackleton Road, Epsom, Surrey, GU8 6LB
+44 (0) 1252 708 403 info@oddbgroup.com www.oddbgroup.com

Client
FCMB
Address
81 Gracechurch St
London
EC3
Drawing No
External Hanging Signage and Plaque
Detail 01

Scale
1:20, 1:5, 1:2 @A1

Drawn	Area	Scale	Date
ES	SQM		OCT '18
Job No	Drawing No	Rev	
4930	ES_DT01	D	

Figured dimensions only are to be taken from this drawing. Contractors must verify all dimensions before starting work and any discrepancies are to be reported. Design © oddbgroup



AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill
Road, Jarrow, South Tyneside, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk