

# The Setting of **WORLD** Heritage Assets



# Defining setting

## CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT



- Instantly recognisable location and setting of the Property in the centre of London, next to the River Thames; an important part of the Property's visual integrity
- Historical importance emphasised by the building's sizes and dominance
- Distinctive skyline still prominent
- Intricate architectural form can be appreciated against the sky and make a unique contribution to London's skyline
- Heavy volume of traffic in roads around the property impacts on its internal coherence



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# Definition of setting

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- “Setting : The surroundings in which a heritage asset is experienced” (*NPPF Glossary*).
  - “The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors” (*The Setting of Heritage Assets: Historic England Good Practice in Planning Note 3*).

## Multi-sensory experience **Setting of a heritage asset:**

“The surroundings in which a heritage 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”  
(*NPPF Glossary*).

- Boundary of the property contains the elements that bear witness to the history of the development of the landscape gardens and Kew Gardens’ uninterrupted role as national botanic garden and centre of plant research
- Buffer Zone contains the focus of one of the garden vistas on the opposite bank of the Thames – Syon Park House – together with other parts of the adjacent cultural landscape (Old Deer Park, Kew Green, Syon Park and housing to the east)
- Development outside this Buffer Zone may threaten the setting of the property





## How is setting protected?

- International statutes
- Acts of Parliament
- National Planning Policy
- Local planning policy



# Presence in the landscape



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“The visual integrity of the property relates to its prominent position high above a bend in the River Wear, and there is a need to protect key views to and from the Castle, Cathedral and town, that together portray one of worship, learning and residence.”





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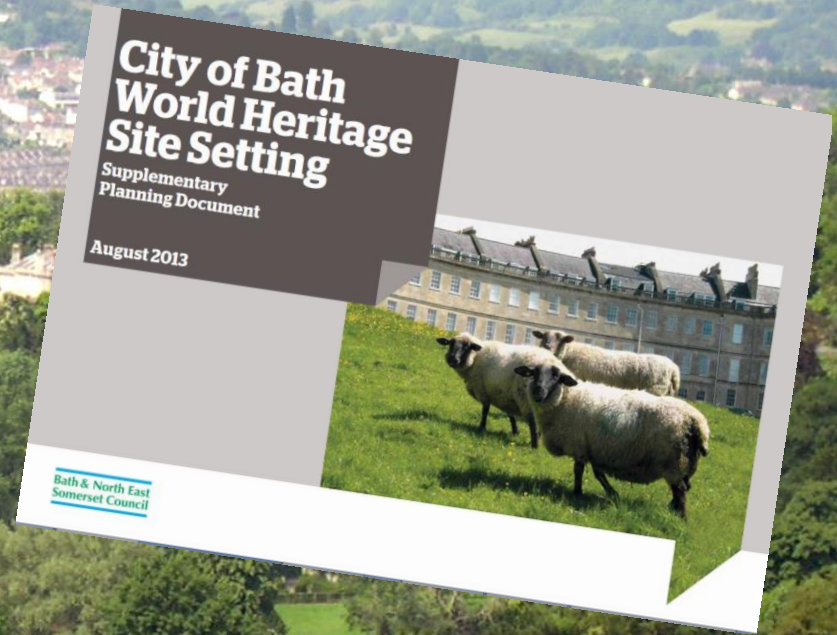
Milburngate.com

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# Designed setting and designed views





# Time depth / unplanned views



Lincoln



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# Time depth

“Substantial and interrelated remains provide opportunities to comprehend the complex process of industrialisation through iron and coal production and the development of industrial society during the early formative years of the Industrial Revolution”







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# The Setting of Heritage Assets

Historic Environment Good Practice Advice in  
Planning Note 3 (Second Edition)



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# “A staged approach to decision-taking”



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- **Step 1:** identify which heritage assets and their settings may be affected
- **Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- **Step 3:** assess the effects of the proposed development, whether beneficial or harmful, on that significance
- **Step 4:** explore the way to maximise enhancement and avoid or minimise harm
- **Step 5:** make and document the decision and monitor outcomes





## Step 1: Identify which assets may be affected



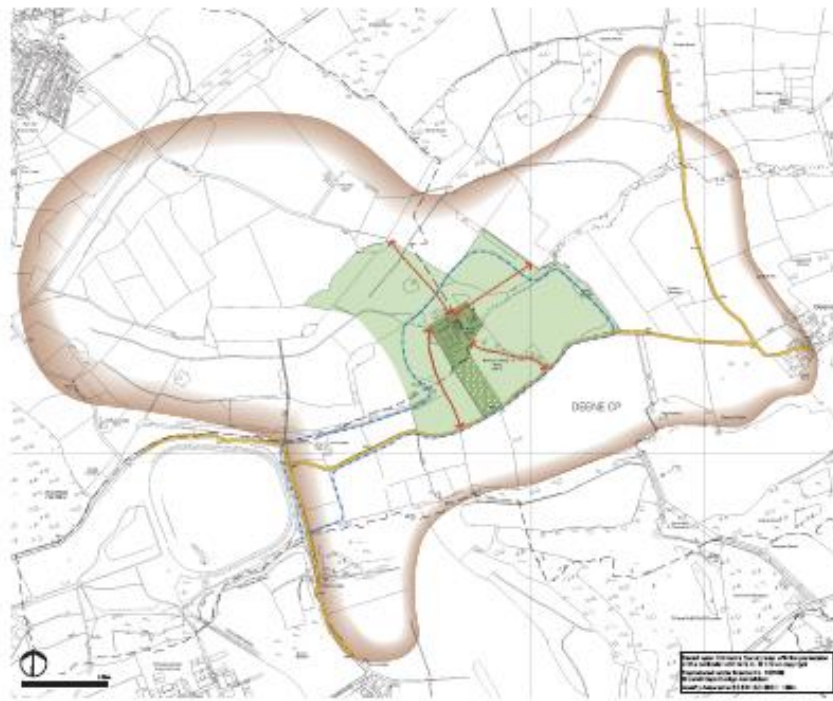
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“Where your experience of the asset is capable of being affected by a proposed development in any way, then the proposed development can be said to affect the setting of that asset.”

*(The Setting of Heritage Assets: Historic England Good Practice in Planning Note 3, para 26).*

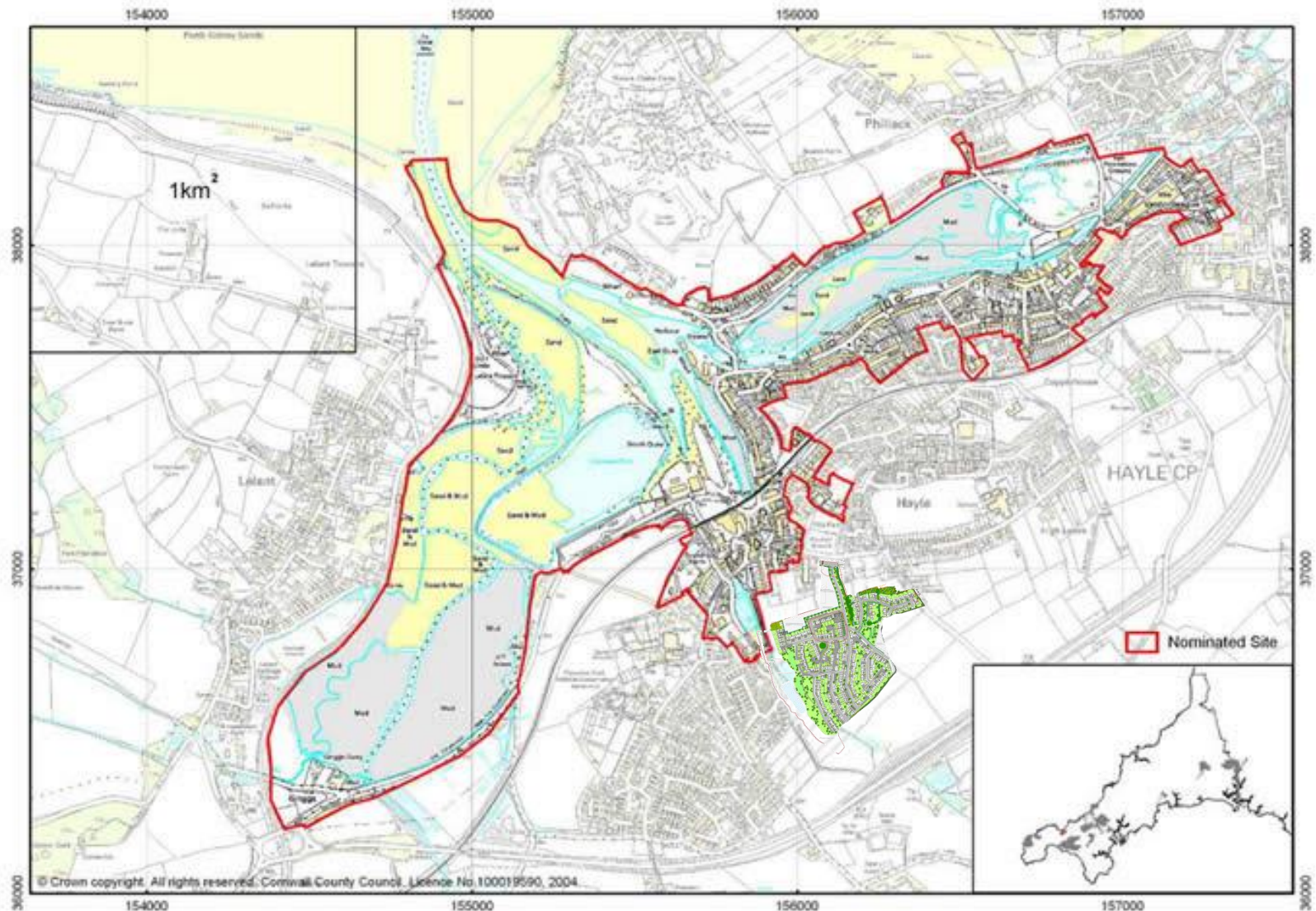
# Step 1: Identify which assets may be affected



Setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset.



**Step 2:** assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)



Appeal ref: APP/D0840/W/15/3006077  
Land South of St George's Road, Hayle



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**Step 3:** assess the effects of the proposed development, whether beneficial or harmful, on that significance



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Significance of asset

	High significance	Medium significance	Low significance
High Impact	Major Effect	Major effect	Moderate effect
Medium Impact	Major effect	Moderate effect	Minor effect
Low impact	Moderate effect	Minor effect	Negligible effect
Negligible impact	Negligible effect	Negligible effect	Negligible effect

## Step 4: explore the way to maximise enhancement and avoid or minimise harm



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- Local planning authorities should look for opportunities for new development within Conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (*NPPF paragraph 200*).





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**Step 5: make and document the decision and monitor outcomes**







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[simon.hickman@historicengland.org.uk](mailto:simon.hickman@historicengland.org.uk)



[@heritagelocum](https://twitter.com/heritagelocum)