



Port Street Manchester

Heritage Statement – *ADDENDUM*



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Prepared for:

Manchester (Port
Street) Ltd

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Port Street, Manchester - Heritage Statement ADDENDUM

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1. INTRODUCTION

1.1 Purpose of the Addendum Heritage Statement.

This document has been prepared as an Addendum Heritage Statement to the Heritage Statement (November 2021), submitted as part of the planning application for Port Street Development 'Proposed Development' (Planning Reference: 132489/FO/2021), following consultation comments.

This document includes a visual assessment of five views, which are explained in further detail below. This document does not include any historic background or significance assessment of heritage assets, with the exception of 72-76 Newton Road (Appendix IV). All other historic background and significance assessment information can be found in the original Heritage Statement issued by SLHA in November 2021.

This document should also be read in conjunction with the Design and Access statement prepared by SimpsonHaugh Architects and the TVIA by ReForm. The local authority is Manchester City Council (MCC).

1.2 Authorship

This report has been prepared by Heritage Architecture Ltd., a conservation practice specialising exclusively in the historic environment.

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2. HERITAGE IMPACT ASSESSMENT

2.1 Overview

The analysis of heritage significance can be found in Section 5 of the Heritage Statement (November 2021), with the exception of 72 – 76 Newton Street, which can be found in Appendix IV of this document.

The updated Heritage Impact Assessment supplements that of the Heritage Statement (November 2021) and assesses **indirect heritage impacts**, defined as follows by ICOMOS in its 2011 guidance:

- **Indirect heritage impact** are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.

As with heritage Statement (November 2021), there are no direct impacts to the historic environment anticipated.

It is however noted that the works will trigger various construction impacts which in turn may impact the nearby heritage assets (limited to the Grade II* Brownsfield Mill) through temporary impacts such as dust and noise. The building will have to be adequately protected during the demolition works to ensure no direct (physical) harm (i.e. loss of historic fabric) occurs. Comprehensive demolition and construction method statements by relevant contractors should therefore be submitted alongside the planning application in order to ensure the proposals would result in no direct heritage impact to any heritage assets.

2.2 Measuring heritage impact

This assessment of the potential heritage impact concerns the visual impact of the proposals upon the settings of identified heritage assets. The contribution of the setting to significance in each case has been established in the significance assessment above, in preparation for the following impact assessment.

The magnitude of impact is a product of the extent of change which is likely to result from the Proposed Development on the setting of the adjacent listed building. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise its positive heritage values the impact on the significance will be deemed adverse.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 2, Appendix I for relative significance / values used in this Heritage Statement.**

The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial.

The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 3 and 4 (Appendix II and III)**, both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 3 (Appendix II)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: “The Setting of Heritage Assets” (*Historic Environment Good Practice Advice in Planning. Note 3*).

The relative importance and interest of each heritage asset in this Addendum has been re-considered in light of the updated views. Some have been subject to the updates, as demonstrated in the summary (Section 2.6).

2.3 Determining the overall impact

The significance of the effect of change – i.e. the overall impact - on an attribute is a function of the importance of the attribute and the scale of change.

The overall impact of the Proposed Development upon the setting and context of the identified heritage assets is assessed in light of the consideration of the identified heritage views and the effect of the development in each case to arrive at a conclusion as to the effect of the proposals. This gives particular consideration to the overall effects upon key heritage assets (listed buildings and conservation areas) which may form part of the Site, exist in close proximity to it, or be frequently visible in a series of views in conjunction with the proposals. Please refer to **Table 4, Appendix III** for ICOMOS Guide on determining significance of overall impact.

Mitigation in respect of any adverse impact upon the setting, and / or the context of the identified listed buildings is formulated upon the overall benefits of the Proposed Development. Benefits relate to both the place in which the development will be constructed, as well as benefits to the wider community or society as a whole. Discussion of such benefits fall outside the scope of the Heritage Statement and are expounded in the wider Planning Statement.

2.4 Visual Impact Assessment

The original set of views were approved by Manchester City Council and Historic England during the pre-application process. A set of additional views have been identified following consultation feedback, which has led to further three close-up views which are taken from similar vantage points to Viewpoint D, G and N. These three views are set-out below and show the full height of the building:

1. Viewpoint P(i). Verified and rendered.
2. Viewpoint G(i). Verified and rendered.
3. Viewpoint N(i). Verified and rendered.

Further to these, two more views have been added that are completely new views, these are

4. Viewpoint Q, taken from Stevenson Square, looking east towards the Proposed Development from within the Stevenson Square Conservation Area

5. Viewpoint R, taken from the junction of Newton Street and Faraday Street from the edge of the Stevenson Square Conservation Area

Manchester City Council confirmed that these views were acceptable as a supplementary set to satisfy the requests in consultation. Figure 1 below, provides a baseline map with the relative locations of the new viewpoints assessed in this addendum

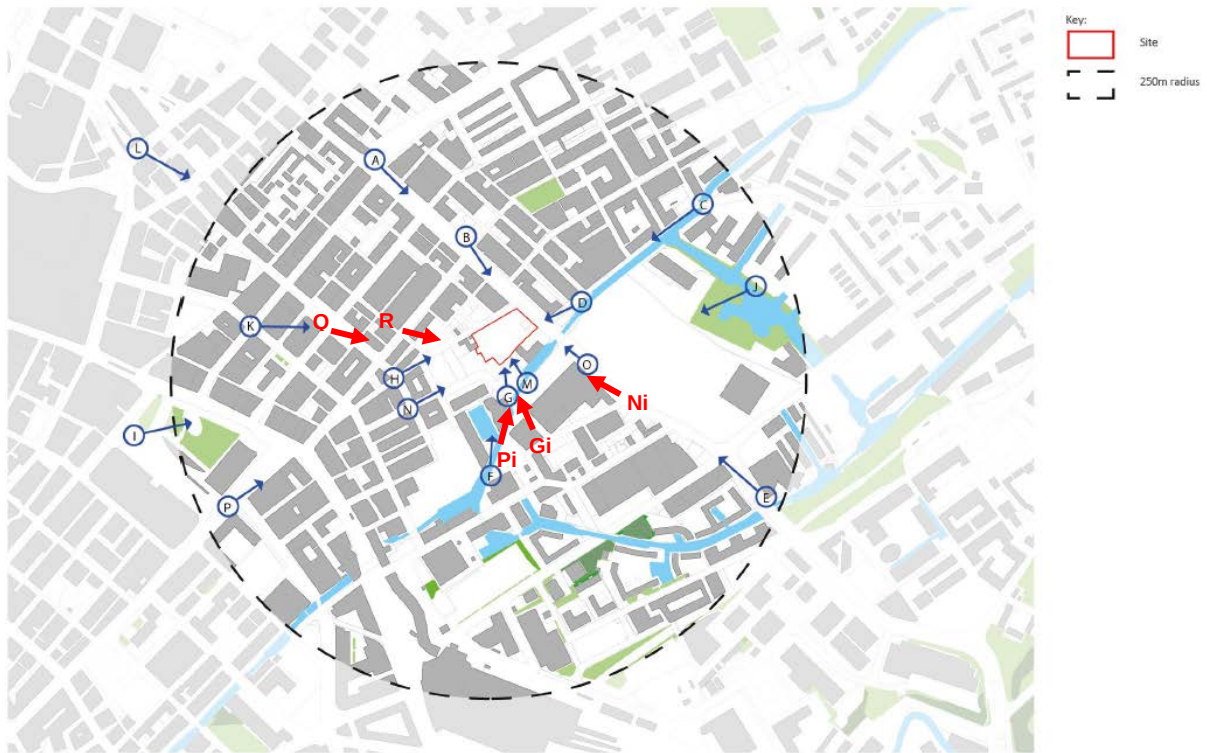


Figure 1. Plan of viewpoints assessed in Heritage Statement by ReForm. Viewpoints assessed in the Heritage Statement (November 2021) are A-I and M-P. Additional viewpoints that form part of this addendum document are indicated in red. Viewpoints J-L are assessed in their accompanying TVIA report.

5.1.1 Viewpoint Gi

Existing

This view is experienced looking north towards the Site from the Tariff Street, to the south of Viewpoint G (Heritage Statement, November 2021).

The modern Astley development is visible in the centre of the view, with the oxidised metal-clad Oxid House immediately behind. Further in the distance, along the vanishing point of this view the historic (unlisted) Sorting House building on Newton Street is visible, with the modern extension of the Wentwood residential building visible to its right.

In contrast to Viewpoint G, the Grade II* listed Brownsfield Mill is not visible at all in this view as it is completely obscured by the modern Puregym building on the right of the view. There are no other heritage assets visible in this view. Yet, it is noted that this view is still representative of the setting of the Grade II* listed Brownsfield Mill.

The open gap between the buildings in the distance and the Puregym building in the foreground of the view demonstrates the expanse of neglected, cleared ground that partly includes the Site, which results in an incoherent overall composition of this view.

Proposed

The Proposed Development will result in a major visual change from this viewpoint location.

The articulation, rhythm and form of the Proposed Development are consistent and reflect those of the modern buildings in the vicinity, however the materiality is not wholly cohesive, with a higher ratio of glazing (void) to masonry (solid). The sheer scale and mass of the Proposed Development which dwarfs all the other buildings in this view, it diminishes the legibility of the area as a once historic area with buildings of moderate height and mass that relate to, and utilise the canal and route network.

The impact of the Proposed Development is mitigated by certain positive attributes, including the fact that the building can be understood as articulating a city centre block, that it provides a new landmark, and ultimately offers coherence to this view. But, the dominating presence of the Proposed Development in the setting of the adjacent Grade II* listed Brownsfield Mill, would erode to a clearly discernible extent the heritage interest of the heritage assets' setting, and would therefore cause a **minor adverse** impact.



View Gi: Existing



View Gi: Proposed

5.1.2 Viewpoint Ni

Existing

This view is taken from a similar viewpoint to Viewpoint N (refer to Heritage Statement, November 2021). It looks north-west towards the Site from the north side of Great Ancoats Street.

As with viewpoint N, this view demonstrates the varied range of building types, styles, heights and dates in this location. The view illustrates the immediate setting and context of the rear and side of the Grade II* listed Brownsfield Mill, which can be seen in the centre-left of the view, and to the centre-right of the view is the recently completed Astley residential development. The Astley is also quite a prominent form in the view, although this also stands apart from the Grade II* listed Brownsfield Mill, allowing the heritage asset to be understood as a stand-alone object. To the right of the view is part of a range of modern commercial units, which forms the southern boundary of the Ancoats Conservation Area and the foreground comprises of the busy, multi-lane Great Ancoats Street and pedestrian crossing.

The former Rochdale Canal Warehouse (Grade II* listed) is now visible to the left of the view, the distinctive pointed gable of the heritage asset makes it instantly understandable as an historic industrial building, and the uppermost point of the gable is a feature against the skyline in that part of the view. Its full significance is not well understood in this view, in part due to the relative distance and also due to the orientation of the view which sees the building from the east, towards the building's altered (extended) elevation. Yet, viewed in tandem with Brownsfield Mill (Grade II* listed), the grouping of the pair, provide a sense of historic character in this view. The openness in the setting not only allows for these buildings forms to be understood, but it also is an important aspect of character which contributes' to the assets' significance. This openness is a remnant of the historic openness that the buildings would historically have experienced, standing in open plots with active, working yards.

Also visible in the distance to the right of the former Rochdale Canal Warehouse is the City Tower. This is a much taller form, but is understood as being at some distance from the immediate surroundings, appearing as a backdrop.

This view represents aspects of the heritage interests and setting of the Grade II* listed Brownsfield Mill well and the setting of the former Rochdale Canal Warehouse (Grade II*), although the significance of the latter is only moderately well represented. Although this view is located within the immediate setting the Ancoats Conservation Area, this is not the best location from which to understand or appreciate the character and appearance of the Conservation Area.

Proposed

The presence of the Proposed Development will represent a major change in this view. It will clearly redefine the area in which it sits having a notable impact on the setting of the Grade II* listed heritage assets.

The impact is mitigated by the fact that it re-defines the urban block in which it sits, which has a positive impact on the setting of the Ancoats Conservation Area, formalising the townscape and enabling an understanding of the street pattern and route network of Great Ancoats Street. The

Proposed Development will strengthen the sense of enclosure to the view and enhance the presence of an active streetscape, which is currently missing in this area. The enhancement to the urban form, made by the lower-level element of the Proposed Development, will partially enhance the setting of the Grade II* listed Brownsfield Mill building and will provide cohesion and balance to the streetscape of Great Ancoats Street.

However, the taller, tower element of the Proposed Development introduces a visually intrusive vertical component to the view, which dominates the visual presence of the Grade II* listed building, and is at odds with the established surrounding height and scale of both historic and modern developments. It reduces the sense of openness in the view which is an important aspect of the two Grade II* listed mills setting. The pulled-back nature of this viewpoint (when compared to the closer-range Viewpoint N submitted in the Heritage Statement, November 2021), allows for the full extent of the Proposed Development's height to be appreciated in the setting of the Grade II* Brownsfield Mill, resulting in a greater level of impact.

Consequently, it is considered that the proposed development will result in a moderate-to-major change which will impact the understanding and appreciation of the setting of the Grade II* Brownsfield Mill and result in a **moderate adverse impact**.

Cumulative

The cumulative view shows the yellow wireline of the Swan Street development. The Swan Street development appears further north on Great Ancoats Street, obscured by existing townscape on the right of the view. There would be no change in impact to that of the proposed view.



View Ni: Existing



View Ni: Proposed



View Ni: Cumulative

5.1.3 Viewpoint Pi

Existing

This view is experienced from the footpath along the southern side of the Rochdale Canal looking towards the Tariff Street Bridge with the Site sitting off-centre to the left.

In the centre of the view is the Grade II* listed Brownsfield Mill standing above the Tarriff Street bridge. The most prominent form in the view is Burlington House on the left of the view, with red brick lower levels and pale-coloured cladding on its upper levels. The Astley, a modern building in pale brick, protrudes to the right of Burlington House in this view.

There is a sense of cohesion in this view, with the features on the built forms corresponding to one another in terms of size, scale and rhythm.

The heritage interests and setting of the Grade II* listed Brownsfield Mill are well represented within this view as the historic relationship with the canal can be understood. The Mill is also standalone form in this view, with open sky above and on either side of it.

Proposed

The Proposed Development will result in a relatively minor visual change from this viewpoint location, as most of the tower of the Proposed Development would be obscured behind Burlington House.

Yet, part of the Proposed Development will sit directly next door to the Grade II* listed Brownsfield Mill, standing at a greater height reducing the legibility and visual primacy of the Mill in this view. This impact is mitigated somewhat by the fact that the form follows the overriding pattern of development in terms of regularised fenestration, which can be seen to in part echo the fenestration pattern of Brownsfield Mill. But there is a resulting impact nonetheless, from this viewpoint location, as such, the impact is considered to be **minor adverse**.



View Pi: Existing



View Pi: Proposed

5.1.4 Viewpoint Q

Existing

Viewpoint Q is taken from Stevenson Square near the junction with Lever Street, looking eastwards towards the Site. The viewpoint is taken from within the Stevenson Square Conservation Area in one of the busiest and most prominent intersections.

The view takes in low-medium rise historic buildings in the centre of the view, which stand on the northern side of Level Street to the east of Stevenson Square which are constructed in brick and stone. Whilst these buildings are not listed, they are typical of the character of the conservation area as they are 19th century commercial buildings, and they make a positive contribution. To the left of the view Griffin House, a taller, modern building is visible with glazing and light-coloured cladding. The foreground is taken-up by the thoroughfare and open street of Stevenson Square junction with Lever Street.

The streetscape is well defined by the existing buildings in this view, with open sky above their upper levels. Despite Griffin House acting as a detracting element in this view due to its height and materiality, it does respect the overall form, pattern and rhythm of the prevailing townscape in this view.

Proposed

The Proposed Development appears in the distance above one of the low-rise 19th century buildings on Lever Street, in the centre of the view. It projects into the skyline to a notable degree and becomes the most prominent skyline object causing a minor change.

The impact is mitigated by the fact that the building is clearly viewed from a distance and can be appreciated as a separate object that stands apart from and outside of the conservation area. As a result, the magnitude of impact is **negligible - minor adverse**.

Cumulative

The cumulative view shows the blue wireline of the Eider House development. The Eider House development appears further east on Lever Street in the distance, just below the crane which protrudes into the sky. The degree of change caused by this cumulative development would be extremely negligible in this view. There would be no change in impact to that of the proposed view.



View Q: Existing



View Q: Proposed



View Q: Cumulative

5.1.5 Viewpoint R

Existing

View R is a close-range view taken from the junction of Newton Street and Faraday Street looking south-eastwards towards the Site.

The viewpoint is taken from the edge of the Stevenson Square Conservation Area with the boundary running north to south along Faraday Street, precisely at this location. The view looks towards an open plot with some hoarding in the centre of the view, with the most prominent buildings in the view being 72-76 Newton Street (Grade II listed). The significance of the building can be easily understood in this view, with the round-arched windows illustrating its paired-back Palazzo style, and with the architectural integrity in its form, composition and detailing clearly legible from such close-range. It is noted that this view also represents the setting of two more Grade II listed buildings which are out-of-shot in this view: Marlsbro House and Former Newton Street Police Station. These heritage assets, along with 72-76 Newton Street, make an important contribution to one another's' setting as 19th century warehouse or commercial buildings of medium height and large footprints.

The significance of 72-76 Newton Street is slightly diminished by the Onix building, which stands behind it with its rusted cor-ten cladding visible above the roofline of the heritage asset. Further along Newton Street another large, modern glazed building is visible.

To the right of the listed building is the modern, Wentwood residential building, which echoes the form of 72-76 Newton Road, beyond it slithers of the pale-clad Astley building are visible as well.

The materiality of the built form in this view is quite eclectic, and the building heights of the modern buildings exceed that of 72-76 Newton Road. But there is a sense of cohesion in the view, with the built form respectful of the heritage asset and with the new buildings helping to define the route network, and with 72-76 Newton Road maintain its visual primacy in this view.

Proposed

The Proposed Development appears in the centre of the view above the open plot. It represents a minor-moderate change in the view becoming the most prominent building, the largest form and making a large visual protrusion into the skyline.

But, the fact that it is set apart from the Grade II listed 72-76 Newton Road allows the heritage asset to maintain some degree of comprehension, but its context is much altered, and the Proposed Development has a dominating presence in the setting and in that of Marlsbro House and Former Newton Street Police Station (both Grade II listed). As such, the magnitude of impact is **minor adverse**.



View R: Existing



View R: Proposed

2.5 Visual (indirect) Impact Assessment – Summary

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby heritage assets have been tabulated below. This is an update of the table featured in the Heritage Statement (November 2021). The items that have changed as a result of the views assessed in this addendum are indicated in **bold**. 72 – 76 Newton Street was identified in the Heritage Statement (November 2021) as not having the potential to be indirectly impacted by the Proposed Development, and had been scoped-out of assessment accordingly. As a result of View R, this has been re-considered and 72-76 Newton Street has been scoped-in for assessment in this Addendum. As the baseline Significance Appraisal was not carried out for this heritage asset, a Significance Appraisal for this building is included in **Appendix IV** of this document.

The impact assessment has been informed by the baseline significance appraisal above and follows the recommended ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).

These values have been established within the following table (**Table 1**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Table 1 – Predicted impacts of proposed development upon significance of setting to Heritage Assets				
No. ref.	Heritage Asset and designation	Significance value	Scale of impact	Significance of the effect of change, or overall impact
1	72 – 76 NEWTON STREET	Medium	Moderate-major change	Minor-moderate adverse
2	ROYAL MILL, II*	High	Minor-to-moderate change	Minor adverse
3	FORMER WAREHOUSE AND OFFICES OF OLD MILL, DECKER MILL, AND NEW MILL, II	Medium	Minor-to-moderate change	Minor adverse
6	ROCHDALE CANAL RETAINING WALL ON SOUTH SIDE OF REDHILL STREET, WEST OF UNION STREET BRIDGE, II	Medium	Negligible-to-minor change	Negligible adverse

9	DERROS BUILDING, II	Medium	No change	Neutral
10	50-62 PORT STREET, II	Medium	Major change	Moderate adverse
11	BROWNSFIELD MILL, II*	High	Moderate-to-major change	Moderate adverse
13	SEDGWICK MILL, II	Medium	Minor-to-moderate change	Minor adverse
15	45, 47 and 47A HILTON STREET, II	Medium	Minor change	Negligible adverse
16	ROCHDALE CANAL LOCK NUMBER 82, TO EAST OF GREAT ANCOATS STREET, II	Medium	Negligible-to-minor change	Negligible adverse
18	ROCHDALE CANAL LOCK NUMBER 83, TO THE EAST OF TARIFF STREET, II	Medium	Negligible-to-minor change	Negligible adverse
20	ROCHDALE CANAL TOWPATH FOOTBRIDGE AND ASSOCIATED RAMPS OPPOSITE BROWNSFIELD MILL, II	Medium	Negligible-to-minor change	Negligible adverse
26	FORMER ROCHDALE CANAL WAREHOUSE, II*	High	Minor-moderate change	Minor adverse
Purple	ANCOATS CA	High	Negligible-to-minor change	Negligible adverse
Green	STEVENSON SQUARE CA	High	Minor-moderate change	Minor adverse

2.6 Conclusions

The tabulated matrix above is generally consistent with recognised criteria as defined within ICOMOS Guidance (2011). This is not, however, intended to be prescriptive, and does not take into account the existing character of the areas around the site.

There have been recognised changes in impact to the Former Rochdale Canal Warehouse (Grade II* listed), which is now considered to experience a **minor adverse** overall impact due to the change in its setting as illustrated in View Ni.

The impact on the Stephenson Square Conservation Area has remained **minor adverse** overall, as assessed in Heritage Statement (November 2021). This takes into account the impact shown in the new View Q, where the Proposed Development causes a minor-moderate degree of change in the view. But, the impacts of the Proposed Development has to be assessed against the conservation area as a whole, and this view is just one view from within the conservation area, looking directly towards the Proposed Development. From other points in the conservation area the Proposed Development will have a much lower impact or none at all.

The impact on 72-76 Newton Street (Grade II listed), previously not assessed, is considered to be **minor-moderate adverse** as a result of the Proposed Development as demonstrated in View R. There are now a total of four instances of **minor-to-moderate adverse** impact.

Similarly, as a result of View Ni and the understanding of impact on setting, the overall impact on Brownsfield Mill (Grade II*listed) is considered to be **moderate adverse**, equating to less-than-substantial harm (refer to grade table in Appendix II). This means the Proposed Development has been demonstrated now results in two instances of **moderate adverse impact**, the other being to the Grade II listed buildings at 50-62 Port Street.

Although the Site as existing has an adverse impact on the setting of the Grade II* listed building, and the proposed landscaping works and creation of high-quality pedestrian environments around the Proposed Development would enhance the immediate setting of the listed building, nonetheless the height, form and mass of the Proposed Development will result in a major change to the setting of the building which will create a dominant, visual intrusion when viewed in conjunction.

In light of these newly assessed views and the resulting impact on the heritage assets, the Proposed Development is still considered to uphold the tenets of the NPPF (2021). Whilst there is less than substantial harm caused to some heritage assets, the NPPF calls for such harms to be balanced against the potential advantages of the public benefits that may outweigh any harm (**paragraphs 201-202**). This addendum assessment concludes that the Proposed Development would offer some overall benefits to the setting of the heritage assets by enhancing the currently dilapidated character of the streetscape and introducing a sense of cohesion into the area which is currently defined by gap sites and a fragmented urban form.

The development would thus, demonstrably deliver extensive public benefits enhancing the public realm around the site and permeability around the area as a whole in keeping with the requirements of the NPPF.

APPENDICES

Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 2: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 3: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to character)	Indirect heritage impact (visual change to the experience or setting of the building and its context).
Major adverse <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.

Negligible adverse <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the interest of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the interest of the heritage assets in the view, the or the ability to appreciate its significance.
Moderate Beneficial <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values.

<i>with clear beneficial enhancement of its heritage values.</i>		Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, or the ability to appreciate its significance.

Appendix III: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table 4: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Appendix IV: Significance Appraisal of 72-76 Newton Street (Grade II)

Refer to Section 5: Significance Appraisal in the Heritage Statement (November 2021) for full methodology.

Table 5: Contribution of setting to significance of identified listed buildings.

Number given on Figure 3	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to the Site
1	72-76 Newton Street (Grade II)	Merchants' and manufacturers' warehouses, now offices. c.1860-80, altered. Red brick in Flemish bond, with sandstone dressings, hipped slate roof. Long rectangular plan parallel to street. Simplified palazzo style. Four storeys with basement, 13 bays, with sill-bands to all floors, brick corbel table with stone brackets; round-headed doorways to the 7th, 10th and 13th bays, all with pilastered stone surrounds, keystones, panelled spandrels and cornices on consoles (that to the right now altered as a window); large segmental-headed windows to the 1st, 8th and 11th bays; otherwise, all windows at ground, 1st and 2nd floors are coupled segmental-headed sashes in square-headed recesses with stepped heads; coupled round-headed sashed windows to 3rd floor with stone hoodmoulds and linking impost bands. Shouldered basement windows. Right-hand return, 7 bays, in similar style but with single-light windows on all floors. Interior not inspected.	The former warehouse building is experienced in the context of other, large footprint buildings on and around Newton Street, including the Sorting House (unlisted), Marlsbro House (Grade II) and the former Newton Street Police Station (Grade II). These 19 th century buildings, which form the edge of the Stevenson Square Conservation Area form a group and contribute to the legibility of the area, as transitioning from the commercial area of Stevenson Square Conservation Area, to the more industrial area further south and east. The overall contribution of the setting to significance of the heritage asset is thus considered to be medium .



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