



The Tootal Buildings, Oxford Street, Manchester

Heritage Statement: Courtyard Works

Prepared for: **XLB Property**

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1. Introduction

1.1 Background and Proposals

Heritage Architecture Ltd (HA) have been commissioned by XLB Property to prepare a Heritage Statement for minor refurbishment works to the courtyard which is enclosed by the Grade II* listed Tootal, Broadhurst and Lee building to the north, east and south sides and Lee House (Grade II) to the west. Reference should be made to the information and plans prepared by Planit-ie, which provide a detailed schedule of the proposed works and annotated drawings.

The earliest building which encloses the courtyard site was constructed in 1898 as a head office and textile warehouse for Tootal, Broadhurst & Lee, to designs by J. Gibbons Sankey. It was built as part of the late 19th century wave of warehouse development in the city and is part of an important group of historic buildings on Oxford Street, Manchester. The building was extended in several phases, the first in 1910 when additions to the rear were designed in a seamless architectural style. In the 1930s, Lee House (Grade II), designed by Harry S. Fairhurst was built to the rear, fronting Great Bridgewater Street. In the 1950s, a new office block was built on the canal frontage, resulting in one large courtyard to the centre.

Figure 1 below illustrates the spatial layout of the courtyard site, which is enclosed by Lee House and the Tootal Buildings (historically known as Churchgate House).

The proposals seek to refurbish the central courtyard and create a more contemporary offering.

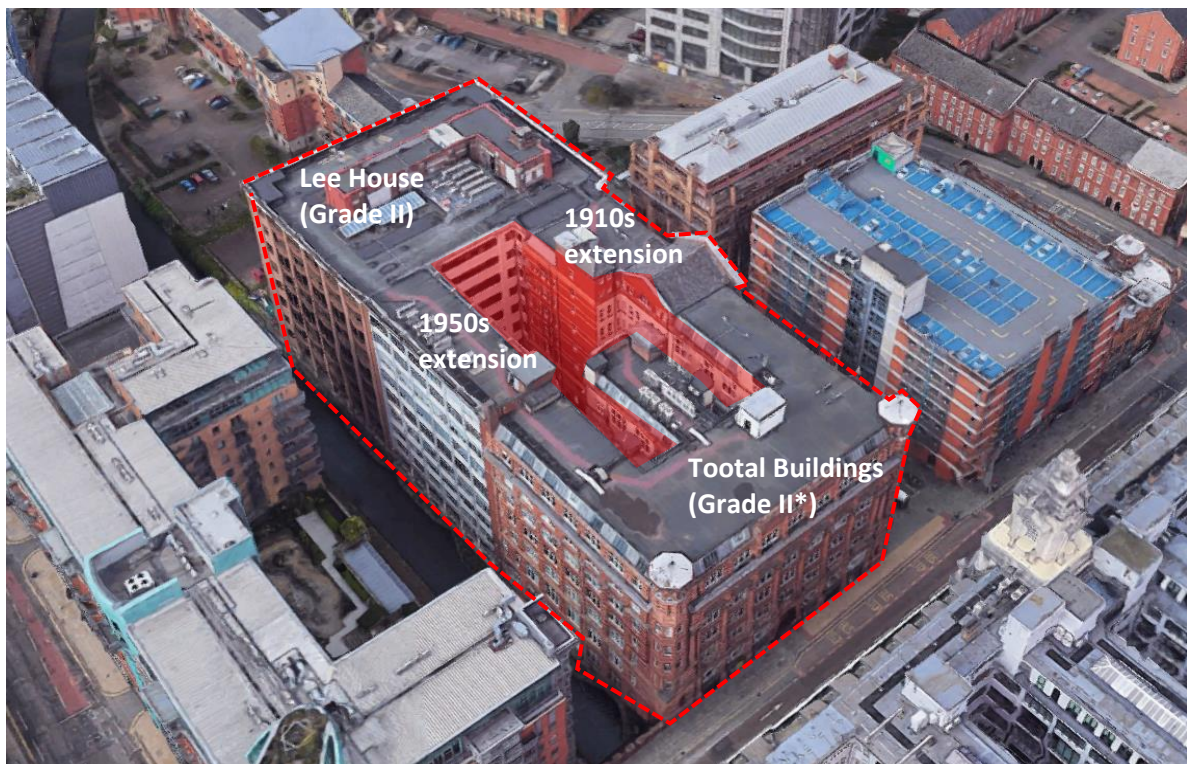


Figure 1: Site plan of the Tootal Buildings and Lee House (within dotted red line). The current proposals are focused on the refurbishment of the central courtyard only (shaded red). **Source:** Google Maps.

This Heritage Statement appraises the proposals and provides a description of the significance of the central courtyard space / elevations which surround the space. The purpose of the Heritage Statement is to outline the capacity for change and potential impact of the proposals.

Due to the enclosed nature of the courtyard, it will be clear there will be no impact upon any heritage assets in the surrounding area. The focus of the following Heritage Statement is therefore on the impact to the Grade II* Tootal Building and the Grade II listed Lee House only.

1.2 Planning Policy Context

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2019 (NPPF), and Manchester City Council's Core Strategy (2012).

Planning (Listed Building and Conservation Areas) Act 1990: With regards to the 1990 Act, **Section 66** is relevant to the current scheme as it requires the Local Planning Authority to *"have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses"* when considering whether to grant planning permission.

The Council is thus, required, by legislation and national planning policy, to have regard to the impact of any Proposed Development which has the potential to affect designated heritage assets. This consideration needs to be proportionate to the relative significance of the designated heritage asset and the actual impact of the Proposed Development.

National Planning Policy Framework (NPPF, 2019): The policies in the NPPF constitute the Government's view of what sustainable development means in practice. The definition requires development to give due weight to the appropriate conservation of heritage assets in order to be defined as sustainable development (**paragraph 8**). This is because one of the key dimensions of sustainability is protecting and enhancing the historic environment. It is thus necessary to demonstrate that the proposals for the site are demonstrably sustainable.

This statement has been prepared in the context of relevant national and local heritage planning policy. Of particular relevance is **paragraph 189**, which states that *"in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."* (NPPF, 2019).

Planning Practice Guidance (PPG): The PPG provides current advice to assist with the interpretation of the NPPF. Of particular relevance is the PPG's commentary upon the importance of 'significance' in decision taking (**Paragraph 7**). This section advises that *"being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."* This report provides such information.

The PPG emphasises that, in general terms, *"substantial harm is a high test, so it may not arise in many cases"* (**Paragraph: 018 Reference ID: 18a-018-20190723**). For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

Historic England's Guidance: This Heritage Statement accords with the guidance set out in Historic England's Advice Note 12: Statements of Heritage Significance: Analysing Significance in heritage Assets (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In 2015 Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.

Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment – (March 2015), was utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and PPG.

2. Heritage Context

2.1 Statutory Designations

Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.



Figure 2: Map view of the site (shaded red) and surrounding listed buildings, denoted by blue triangles. Churchgate House (Grade II*) also known as the Tootal building is situated to the north east and Lee House to the west. **Source:** Historic England (NHLE Map).

The two buildings which enclose the courtyard site include the Grade II* Tootal, Broadhurst and Lee building and Lee House. Please refer to Appendix I for the full list descriptions.

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 66 of the Act requires the Local Planning Authority to “*have special regard to the desirability of preserving [a listed building] or its setting or any features of special architectural or historic interest which it possesses*” when considering whether to grant planning permission.

The principal aim of the following sections is therefore to outline what features of special architectural and historic interest survive (with particular focus on the ground floor reception space of the building). This significance appraisal will provide an objective evidence base on which to measure the relative impact of the proposals.

3. History and Development

3.1 Introduction

In order to understand the special architectural and historic interest of the site, it is necessary to outline its historical development and the impact it made on the development of this part of the city. This section of the report subsequently utilises historic images and secondary information in order to provide a sound evidence base, placing the site in the context of the development of Manchester.

In January 2008, the Architectural History Practice produced a Historic Building appraisal for Churchgate House (the Tootal Buildings). This has been a key source for the following historical development section of the Site and its recent Planning history.

3.2 Brief History and Development of the Site

Tootal, Broadhurst and Lee Co Ltd.

Tootal is a brand name for a range of British ties, scarves and other garments. The firm originates from a textile spinning and manufacturing company established in Manchester in the late-18th century, which later became Tootal Broadhurst Lee, and subsequently Tootal Ltd (still active today). The origins of the company appear to go back to 1799 when Robert Gardner established a textile business in Manchester.

In 1817, the Tootal family became involved when his company was absorbed by Atkinson, Tootal & Co. This Tootal was Edward and he had been working with his brother Henry in a silk manufacturing company in Cannon Street, Manchester. After Atkinson left this company in 1851, Henry Lee and Henry Tootal Broadhurst became partners in Tootal Broadhurst Lee and Co.

Late-19th century warehouse

As a result of the company's great success and expansion they came to the decision to erect their own building and acquired a site alongside the Rochdale Canal at Oxford Street, Manchester.

Work subsequently began in 1895, with Salford born architect Joseph Gibbons Sankey being commissioned to design a building to contain warehousing and offices for the company.

Sankey's final design was described by Pevsner as '*large, in red brick striped with orange terracotta, but comparatively classical*'. The building was completed in 1898 or 1899 and was one of Joseph Gibbons Sankey's last works as he died before its completion aged 37 (**Figure 3a, right**).

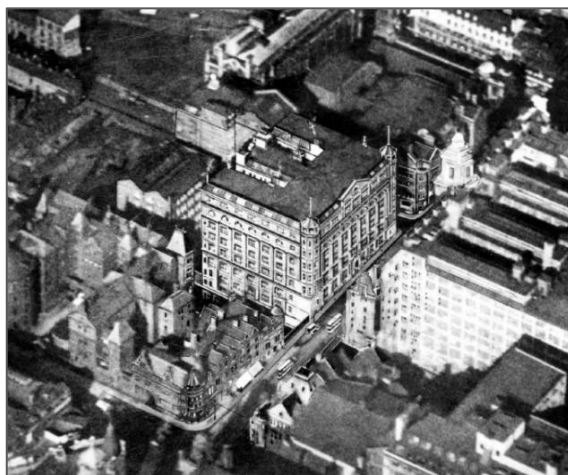


Figure 3a: Oblique aerial view of Sankey's original 19th century warehouse, pictured 1926. **Source:** Manchester Archives.

The late-19th century building was constructed as originally planned, forming an 'E' shape over six floors with a basement and small sub-basement; the upper storey is contained within a mansard roof. The most extravagant elevation was to Oxford Street, which housed the principal entrance to the building. The warehouse was constructed as a steel framed building, with filler joist floors and concrete cover for fire-protection over steel beams. The elevations are faced with yellow terracotta and red brick with red terracotta dressings. All walls to the internal courtyards are faced with white glazed brick to maximise light levels.

20th and 21st Century alterations

The building was extended in several phases, the first in 1910 when additions to the rear were designed in a seamless architectural style. In the 1930s, Lee House was built to the rear, one of Manchester's most striking inter-war buildings, designed by Harry S. Fairhurst.

Historically, there was a warehouse to the rear of the building which fronted onto the canal (Figure 3b, below). The warehouse appears in historic imagery up to the 1930s. The warehouse was demolished in the mid-20th century to make way for the contemporary, 1950s extension which joined Lee House and the Tootal Building.



Figure 3b: Oblique aerial view of the site pictured 1934. Note the warehouse to the centre of the site, situated between the 'E' Block of the Tootal Building and Lee House. The image depicts the site prior to the 1950s extension which created the courtyard.
Source: Manchester Archives.

In the 1950s a new office block was built on the canal frontage, and at the same time, the narrow rear courtyards were in-filled, resulting in one large courtyard to the centre (**Figure 4, below**).

During the post-war period the building continued to be occupied by the textile trade, but the open spaces were gradually subdivided and altered. The spaces between the rear wings were in-filled with two-storey

blocks in the 1950s, and in 1953 several minor alterations were made, designed by John E. Beardshaw & Partners.

By the early 1960s, the decline in cotton trading and export led to the gradual closure of many Manchester warehouses. In the post-war period, many of the historic finishes were stripped from the interiors and open floor areas were subdivided into offices. In 1963 Tootals merged with the English Sewing Company Ltd.; 1966 plans for the latter company, designed by Harry S. Fairhurst, show alterations to the 1950s canal side extension and to the partitioned offices along the front of the first floor facing Oxford Street, with showrooms for companies such as Ogdens & Madeleys and Barlow & Jones. The proposals also saw the windows on the south canal side elevation being replaced with double glazed units.

During the 1980s, further alterations were made, including the creation of the basement car parking in 1989, and in the early part of the 1990s, the building was extensively stripped out to create offices to rent. In 1995, the main elevations were restored, with replacement terracotta supplied by Shaws of Darwen. It was around this period (1997) that the courtyard space was initially refurbished with covered walkways and planters to accommodate the new demand for office use.

The courtyard space has witnessed various alterations during the late-20th / early 21st century, resulting in modern doors and hard landscaping within the space. In 2014, Listed Building Consent was acquired for the installation of 6 external ventilation grills to the 1950s elevation within the courtyard space (MCC Planning ref: 106948/LO/2014/C1).

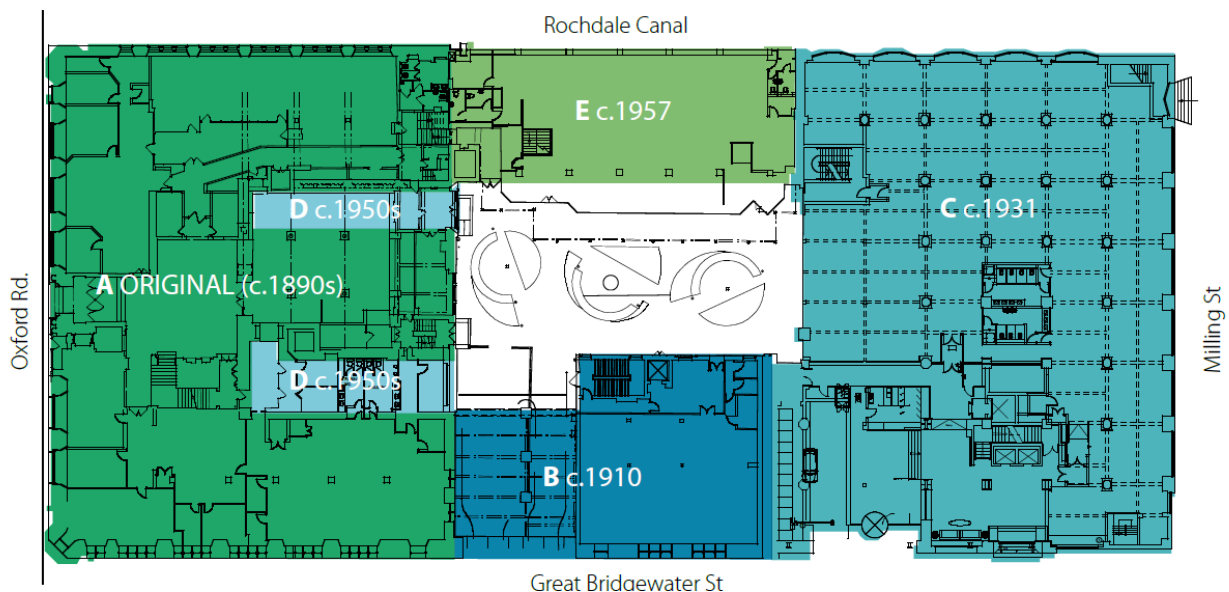


Figure 4: Phasing of The Tootal Buildings, with the original 1890s section to the left and subsequent extensions (1910; 1950s) extending from the 19th century building and forming a central courtyard with Lee House (Grade II) to the far-right c.1931. (Lee House does not form part of the current application). **Source:** The above plan has been adapted from Ateleir MB Urban Architects 2014 Design and Access Statement Report (MCC Planning ref: 106948_LO_2014). The floorplans are subsequently outdated but illustrate the chronology of the development of the Tootal, Lee and Broadhurst Buildings.

3.3 Existing Context

The following section provides a brief overview of those parts of the site which form the focus of the current proposals.



Figure 5 (left): Arched entrance to loading area, 1910 extension. **Figure 6 (right, above):** courtyard space, modern landscaping and glazed walkways. **Source:** SLHA.

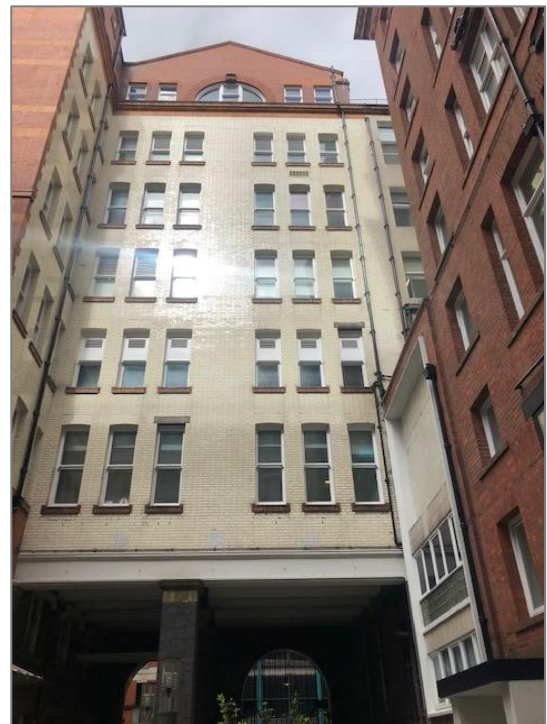


Figure 7 (left): Looking north east across the courtyard space towards the original Tootal building. Note, the E shaped plan form. The gable-end of 1898 central rear wing is situated at the centre of the image and is flanked by two 1950s infills. **Figure 8 (right):** 1910 addition to Great Bridgewater Street, showing inner walls covered in white glazed brick. **Source:** SLHA.



Figure 9 (left): The courtyard elevation of Lee House can be seen to the centre of the image, with the 1950s extension to the far left. **Figure 10 (right):** Looking west across the courtyard space towards the 1910 extension where it meets Lee House. **Source:** SLHA.



Figure 11: There are a number of modern coverings to the basement and first floor windows within the loading bay. These are numbered in the image above. These areas have previously been blocked up internally, forming solid plastered walls to the upper floors and breezeblock infill to the basement areas (now utilised as a car park.) **Source:** SLHA.

4. Significance Assessment

4.1 Introduction

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site.

The assessment of significance accords with the requirements of the NPPF (2019) and uses Historic England's methodology outlined in its 2019 document, "Statements of Heritage Significance". Historic England's "Conservation Principles. Policies and Guidance," 2008, has also been utilised as part of the following assessment.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Medium significance relates to those components of the Site deemed to be of special interest. They are *important* to the understanding of the architectural design concept and play a considerable role in reflecting its historic, artistic/architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively minor contribution to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

No significance features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

4.2 The Site (Courtyard)

The Tootal building which encloses the courtyard to the east is a Grade II* listed textile office and warehouse, first built in 1895-98 by J. Gibbons Sankey. The elevational treatment of the former warehouse is significant for the legibility of the original 'E' shaped plan form, which can be understood within the internal courtyard (**Figure 7, above**). The late-19th century external elevations are consequently of **high significance**.

The late-19th century warehouse was extended in 1910, extending southwest along Great Bridgewater Street. As **Figure 8** above makes clear, the early 20th century extension rivalled that of the original warehouse in both quality of design and materials, resulting in an extension which is barely indistinguishable to that of the earlier building. Whilst the early-20th century extension is not original, it was constructed to the design of J. G. Sankey and Cubbon. The extension is thus of a similar quality to that of the original late-19th century warehouse and conveys an important historical record of the companies growing success and need for additional space in the early 1900s. The external, glazed white elevation to the courtyard (including the loading bay arches to Great Bridgewater Street) are thus considered to be of **medium significance**. The modern coverings to the loading bay windows and the modern infill are of **no significance**.

The site witnessed further development in the late 1920s – early 1930s, with the construction of Lee House (Grade II) to the south west. The building was constructed to the design of Harry S. Fairhurst, who was also

responsible for the complete refurbishment of the earlier buildings upon the site. Whilst the courtyard elevation is decadently less decorative than the principal elevations to Great Bridgwater Street, the rear elevation still comprises original fabric and detailing (**Figure 9, above**). The courtyard elevation to Lee House (Grade II) is thus considered to be of **medium significance**.

The final extension made to the site was in the 1950s, once again to the design of Fairhurst. The mid-20th century extension connected the original 19th century building with the Grade II Lee Building and fronted onto the canal. This in turn resulted in the formation of the central courtyard space. The 1950s extension, whilst of little architectural and historic merit, conveys the continued use of the site under Tootal's ownership throughout the mid-20th century and is thus of **low significance** (**Figure 9, above**).

The courtyard has been subject to modernisation from the 1990s to present. The fabric and character of the courtyard itself yields **no heritage significance** (with the exception of the original loading bay space / cobbled entrance which is of **medium significance**) but must be considered as a component of the historic setting to the surrounding listed buildings. The following heritage impact assessment is written in this context.

5. Heritage Impact Assessment

5.1 Introduction

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive 'heritage benefits', by avoiding or minimising 'harm' to the: fabric, character, and experience of the designated heritage asset.

The required tests as outlined in **NPPF (2019) paragraphs 193 and 196**, require that the level of "harm" is identified and weighted against the relative significance of the heritage asset in question. Section 4 (above) has identified the significance of the central courtyard space and surrounding listed buildings and is intended to provide a clear evidence base on which the heritage impact can be understood.

The conclusions of the Heritage Impact Assessment (HIA) are intended to identify the cumulative impact of the proposed development on the significant components of the historic environment. The key purpose is to consider whether the revised development proposals would deliver a sustainable development which avoids any unmitigated 'harm' to the listed building.

5.2 Assessment Methodology

The **magnitude of impact** is a product of the **extent of change** which is likely to result from the Proposed Development on the fabric of the designated heritage asset. Where the proposed changes are considered to enhance the fabric and character 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 interest 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 1, Appendix II** for the criteria used in this Heritage Statement for assessing heritage impact.

This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the February 2016 guidance on: *"Making Changes to Heritage Assets"* (Historic Environment Good Practice Advice in Planning. Note 2).

5.3 The Proposals

The proposals for the courtyard space include:

- New lighting to be installed within loading bay area to Great Bridgwater Street;
- Proposed new natural stone paving in stretcher bond to central courtyard (existing stone paving to loading bay to be retained);
- Proposed 'Tootal Ties' signature print (referenced as the 'courtyard diamond' on relevant plans); to be incorporated as a stone centrepiece to the courtyard space;
- Proposed new raised deck / garden area with seating;
- Introduction of low level step lighting and mounted festoon fittings throughout;
- Introduction of new trees and ornamental planting;
- Proposed new artwork to existing hording overcovering windows to the loading bay area;

- Proposed painting of existing canopy, 1950s elevation (ground floor only);
- Proposed like-for-like painting of soffit to loading bay (subject to paint sample sign off).

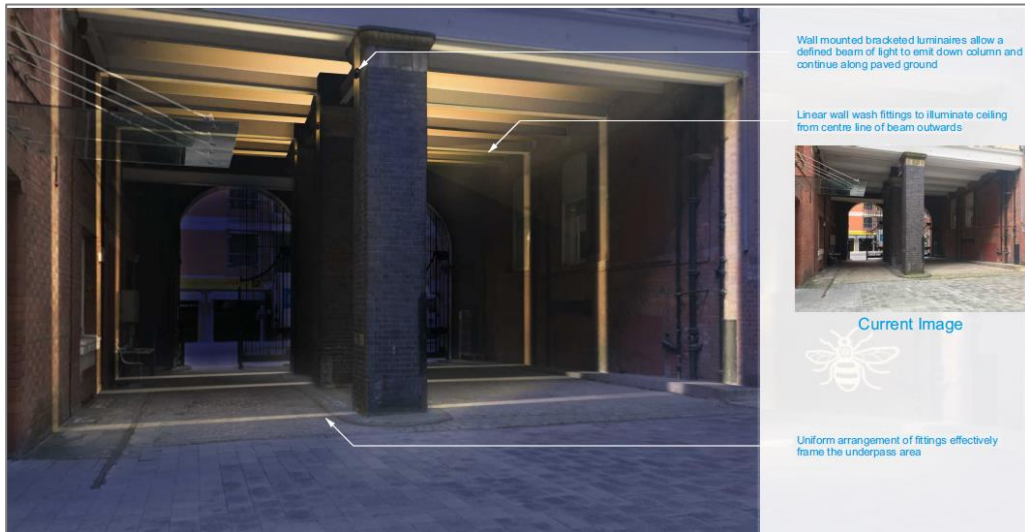


Figure 12: Proposed visual of wall mounted lighting to loading bay. **Source:** StudioTech.

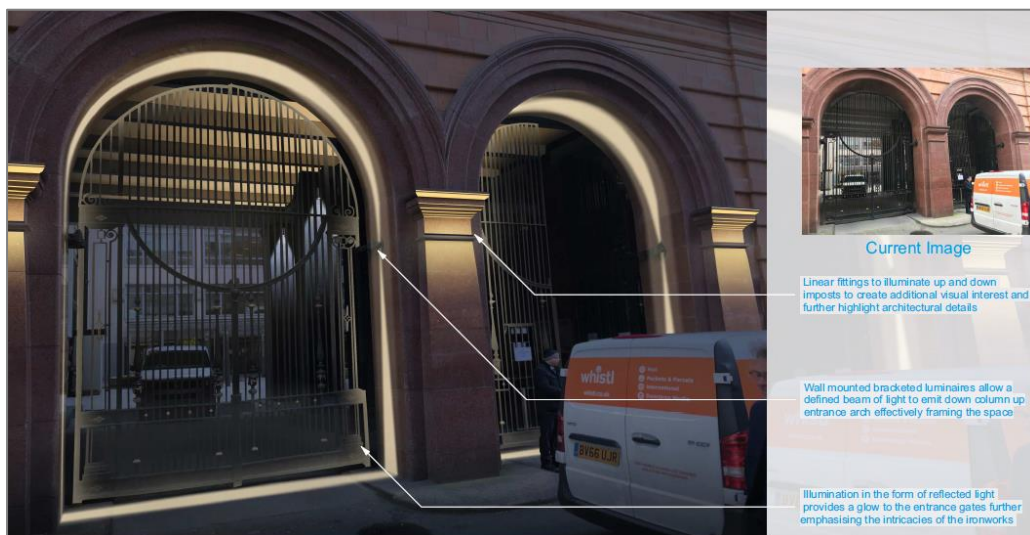


Figure 13: Proposed visual of wall mounted lighting to external arches. **Source:** StudioTech.

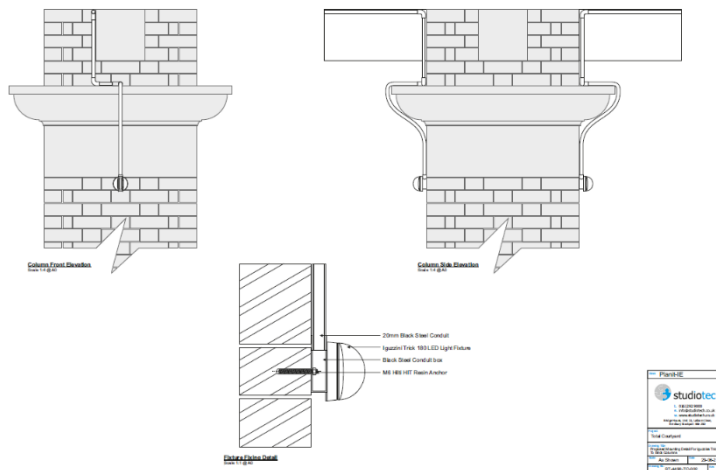


Figure 14: Proposed method for installing light fixtures. Please refer to full method statement as supplied by StudioTech for full details. **Source:** StudioTech.

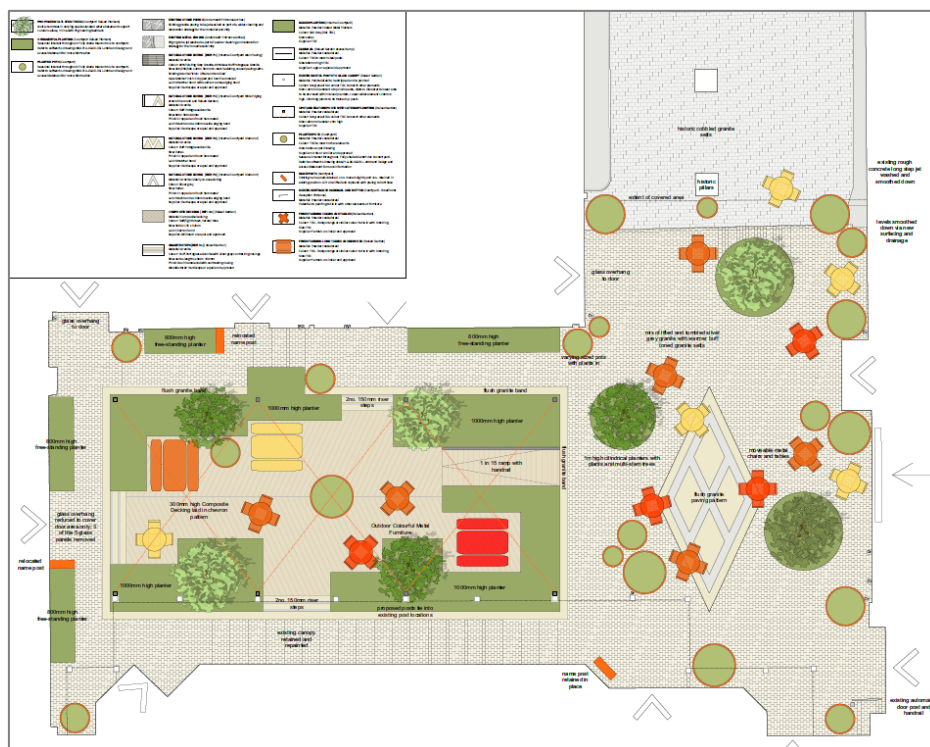


Figure 15: Proposed Landscape Detail, including soft and hard landscaping. Please refer to full drawing pack as supplied by Planit-IE for detail. Source: Planit-IE.

5.4 Heritage Impact Assessment

The proposed works to the open courtyard space will demonstrably enhance the ability to understand and appreciate the significant features of the surrounding listed buildings by creating a space which encourages permeability and invites exploration in an area which at present, is underutilised.

The existing, original gates to the loading bay (Great Bridgewater Street) and the cobbles present in the loading bay are to be retained and cleaned using non-abrasive materials, thereby ensuring the original fabric is retained and celebrated within the space. Further to this, the proposals seek to introduce new lighting to the loading bay area in order to enhance the fabric and character of the existing arches and exposed soffit. The proposed lighting arrangement (refer to **Figures 12 and 13 above**) will require some minor fixtures into the brick columns to ensure the LED light fittings are fixed in place. Points where these are required have been minimised to ensure minimal intervention with historic fabric.

The soffit within the loading bay area is proposed to be repaired using a like-for-like paint of equal tonality, quality and breathability. Samples are to be agreed with the city council.

The proposed natural stone paving will replace the existing provision with a contemporary approach. Whilst the stone is not of any heritage significance, the stone abuts the original elevations to the surrounding listed buildings. All historic fabric / elevations are to be protected during the works using correx sheets where necessary.

On-site surveys have identified some of the windows within the loading bay area (accessed via Great Bridgewater Street) are overcovered with metal and timber hoarding. The majority of these conceal views of the basement, which is currently utilised as a car park, thereby ensuring some degree of security. The upper

windows have been completely plastered over, creating the appearance of a solid wall internally. The proposals seek to retain the hoarding in-situ but make better use of them by introducing artwork which take cues from the Tootal Ties diamond symbol. Whilst the infilling of the two Upper windows has resulted in a minor loss of fabric, the proposed retention and visual enhancement of the hoarding will result in an overall **negligible adverse impact** on the ability to understand and appreciate the special interest of the building as a whole.

The proposals for the main courtyard space seek to revitalise the current provision with a contemporary design and approach which includes new granite paving with a central 'diamond' detail, echoing the designs of 'Tootal Ties' and to create a new raised garden with seating provision. The detailed drawings as provided by Planit-IE demonstrate the proposals will replace the existing, modern provision with a new inviting concept which in turn, will enhance the setting(s) of the surrounding designated heritage assets and create a visually attractive area by using appropriate landscaping and materials.

Consequently, it is considered the proposals will result in an overall **minor beneficial indirect heritage impact** with isolated instances of **negligible adverse direct impact** due to the required interventions for the light fittings and existing coverings to the loading bay windows.

5.5 Conclusions

- The significance appraisal concluded that there is a high capacity for change within the central courtyard space, which was a result of the 1950s extension to the south of the site. The courtyard was comprehensively altered and modernised in the 1990s, around the same time that the Tootal Buildings were substantially altered for office use.
- The proposals will be demonstrably beneficial in a number of instances, taking design cues from the original 19th century historic design whilst avoiding pastiche. The significant fabric components within the space which define the buildings architectural and historic character will be maintained and enhanced through appropriate design and use of materials.
- The proposals will principally impact modern fabric only and will be largely free standing and removable.
- The Heritage Impact Assessment above has concluded that the proposals will incur one instance of minor beneficial indirect impact and one of direct negligible adverse. Overall, it is considered that the proposals are suitably balanced and will ultimately better reveal the special interest of the listed buildings.
- Consequently, it is considered that the proposals comply with local and national planning policy, including the required tests as outlined in NPPF (2019) paragraphs 193 and 196.

6. Appendix I – List Descriptions

6.1 List Descriptions

Tootal, Broadhurst and Lee Building

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1271294

Date first listed: 03-Oct-1974

Statutory Address: TOOTAL, BROADHURST AND LEE BUILDING, 56, OXFORD STREET

Description:

Textiles warehouse, now offices. 1896-8 (dated 1896 over doorway), by J.Sankey Gibbons. Probably steel-framed, clad in red brick with liberal dressings of buff and yellow terracotta (roof not visible). Large rectangular plan. Baroque style. Five storeys with basements and attic, 7 bays plus canted corners; glazed terracotta to ground floor with raised banding, alternating bands of red brick and yellow terracotta to all upper floors; cornice over ground floor, banded piers to 1st floor serving as pedestals to giant Corinthian colonnade at 2nd and 3rd floor which has a modillioned cornice and finishes as an arcade of semi-circular windows at 4th floor; very prominent modillioned cornice, attic treated as a parapet and raised in the centre; set-in semi-octagonal corner turrets rising from 2nd floor and capped by colonnaded octagonal cupolas with prominent cornices and apex finials with flagmasts. Massive central round-headed doorway with banded surround and cartouche dated 1896, set in architrave of coupled banded columns and broken pediment; 6-light windows with transoms. Right-hand return to Great Bridgewater Street, 5:2:5 bays in matching style, but the 2-bay centre with coupled round-headed loading-bay arches at ground floor (furnished with wrought-iron gates in Art Nouveau style), and pedimented attic. Interior not inspected.

Lee House**Heritage Category:** Listed Building**Grade:** II**List Entry Number:** 1218358**Date first listed:** 17-Nov-1987**Statutory Address:** LEE HOUSE, 90, GREAT BRIDGEWATER STREET**Description:**

Warehouse, forming extension to Tootal, Broadhurst and Lee building (56 Oxford Street, q.v.). 1928-31, by Harry S. Fairhurst and Son; uncompleted. Steel frame clad in brown brick with bronze-framed windows and some Portland stone dressings (roof not visible). Rectangular plan. International style. Eight storeys over basement, 6 bays to Bridgewater Street, with broad corner pilasters and narrow chamfered piers all of brick, vertically continuous canted 3-light fenestration with bronze panels between the floors; except in the 6th bay, which has square windows and brick ribbed panels; and the basement-to-1st-floor levels of the first 2 bays (containing a rectangular loading bay), the 4th bay (a doorway and a window above this) and the 6th (1 window to each floor) which are faced in Portland stone with Art Deco ornament. Portland stone capping slightly arched over each bay, with a metal rail attached by brackets and carried round. Right-hand return and rear similar. History: was designed to rise to 217 feet with 17 storeys, completion prevented presumably by the Great Depression of 1929-31.

7. Appendix II – Criteria for defining impact

Table 1: 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 the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <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 Impact. <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 Impact. <i>The negative impact on the setting or overall character will need to be clearly 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 impact. <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</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

<i>significance to any appreciable degree.</i>		buildings or the designated area to any appreciable degree.
Neutral Impact. <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 values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <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 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 Impact. <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 values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</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 interest. 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 Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a

<i>of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	and an enhancement of its cultural heritage interest.	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 interest of the heritage assets in the view, or the ability to appreciate its significance.
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