



# The Tootal Buildings, Oxford Street, Manchester

**Heritage Statement:** Ground Floor Reception Works

*Prepared for:* AIS Interiors  
and XLB Property

17<sup>th</sup> May 2021

**Contents**

|     |                                                 |    |
|-----|-------------------------------------------------|----|
| 1.  | Introduction .....                              | 3  |
| 1.1 | Background and Proposals.....                   | 3  |
| 1.2 | Planning Policy Context .....                   | 4  |
| 2.  | Heritage Context.....                           | 6  |
| 2.1 | Statutory Designations.....                     | 6  |
| 3.  | History and Development.....                    | 7  |
| 3.1 | Introduction .....                              | 7  |
| 3.2 | Brief History and Development of the Site ..... | 7  |
| 4.  | Significance Assessment .....                   | 11 |
| 4.1 | Introduction .....                              | 11 |
| 4.2 | The Site (Tootal Buildings) .....               | 11 |
| 4.3 | Significance of Ground Floor – Reception .....  | 12 |
| 5.  | Heritage Impact Assessment .....                | 16 |
| 5.1 | Introduction .....                              | 16 |
| 5.2 | Assessment Methodology.....                     | 16 |
| 5.3 | Heritage Impact Assessment .....                | 16 |
| 5.4 | Conclusions .....                               | 17 |
|     | Appendix I.....                                 | 18 |

## 1. Introduction

### 1.1 Background and Proposals

Heritage Architecture Ltd (HA) have been commissioned by AIS-Interiors in conjunction with XLB Property to prepare a Heritage Statement for minor refurbishment works to the ground floor reception area of the Grade II\* listed Tootal, Broadhurst and Lee building (henceforth referred to as 'the site'). Reference should be made to the information and plans prepared by AIS Interiors and The Friday Project, which provide a detailed schedule of the proposed works and annotated drawings.

The 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 is an exemplar of this type and retains a large number of original features alongside a clearly legible open planform. The building has however, undergone extensive refurbishment works, resulting in a considerable loss of significant historic fabric within the internal spaces.

**Figure 1** below illustrates the site has historically been known as 'Churchgate House' but has since come to be recognised as 'The Tootal Buildings'. The building is Neo-Baroque in style in red brick striped with orange terracotta detailing (**Figure 2**, below).



**Figure 1 (left):** Site plan of the Tootal Buildings (also known as Churchgate House). The current proposals for the reception area to the building relate to the original late-19<sup>th</sup> century section of the building only (within red dotted line). **Figure 2 (right):** Image of the original late-19<sup>th</sup> century terracotta façade, Oxford Street side.

The proposals seek to refurbish the ground floor reception space to the Tootal Buildings and create a more contemporary offering.

This Heritage Statement appraises the proposals and provides a description of the significance of the spaces which comprise the ground floor entrance to the Tootal Buildings. The purpose of the Heritage Statement is to outline the capacity for change and potential impact of the proposals. Due to the nature of the proposals, 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 on the Listed Building 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 requirements of the NPPF, and 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.

The site, now known as 'The Tootal Buildings' was statutorily designated as Grade II\* Listed Building on the 3<sup>rd</sup> October 1974 as the Tootal, Broadhurst and Lee Building. The following extract has been adapted from the listing description and provides an overview of the buildings architectural and historic interest:

**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.*

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

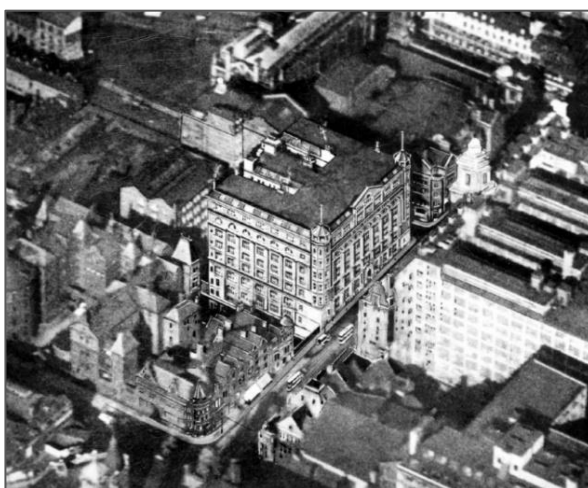
##### ***Tootal, Broadhurst and Lee Co Ltd.***

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-18<sup>th</sup> century, which later became Tootal Broadhurst Lee, and subsequently Tootal Ltd. 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.

##### ***Joseph Gibbons Sankey – Architect***

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 3, right**).



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

### ***History and Development of the Site***

As originally designed, the 1898 building had individual offices for managers and open-plan clerks' offices on the ground floor, with open-plan areas on other floors, for display, flexible offices, packing and despatch (**Figures 4 and 5, below**). Sankey's plans provide some evidence that the ground floor was elaborately decorated, with staircase balustrades, moulded plaster ceilings, leaded arched transom windows above double doors and panelled dados.

Historic photographs suggest that walls to the main circulation areas and to some offices were tiled, and that the main public areas were finished to a high standard. Conical column heads were left exposed but may have been more elaborate in the principal areas as seen in **Figure 6, below**. The ground floor circulation and entrance hall were finished in fine mosaics incorporating the logo TBL in an intertwined Arts and Craft style, at various locations. The elevation to Oxford Road contained a board room, together with private offices with timber and glass walls to the corridors.

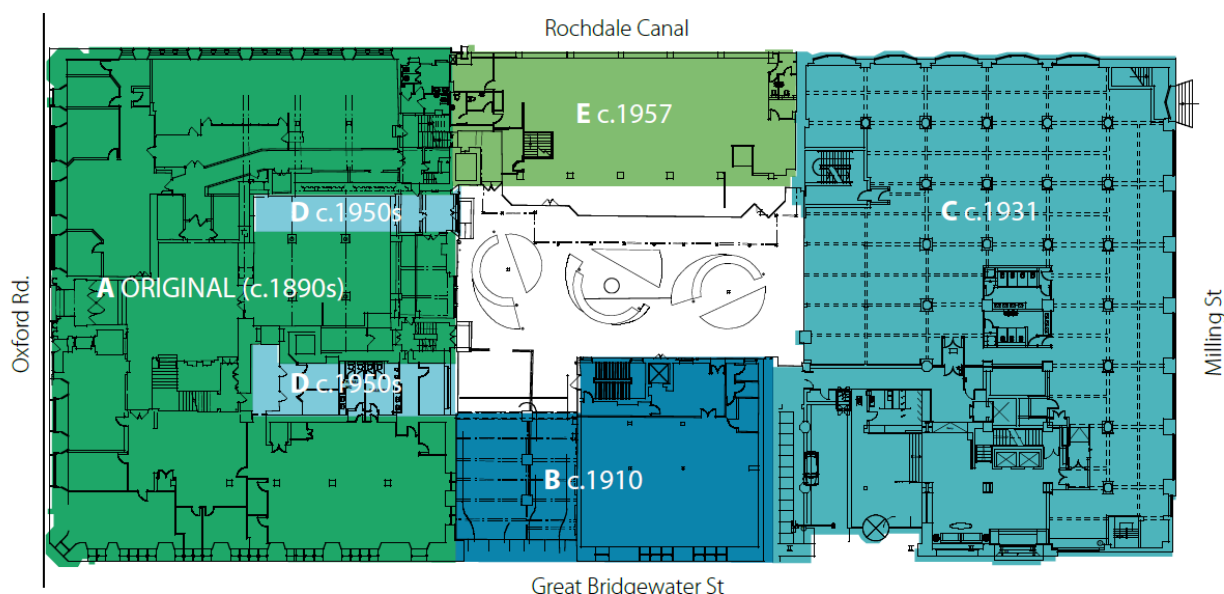


**Figure 4 (top, left):** Ground floor clerks office circa. 1900. **Figure 5 (top, right):** Clerks Office c.1900. **Figure 6 (bottom, left):** Original 19<sup>th</sup> century entrance, complete with mosaic floor and tiling. Pictured c.1900. **Figure 7 (bottom, right):** Pattern making captured on the top floor. **Source:** Manchester Archives.

As historic plans and imagery make clear, the ground floor was always meant to be sub-divided for office spaces whilst, as we journey up the building, the sub-division was much less defined to the upper storeys of the building. It is known that the top floor was partially used by the pattern makers, see **Figure 7 above**, but it is clear that most of the top floors were, simply open spaces used for manufacturing or storage. The functional design of the interior included fire-proof floors and a steel frame, which allowed for generous floor plates and large windows. Other innovative features included a one-way goods vehicle circulation off the Great Bridgewater Street frontage (since altered).

### **20<sup>th</sup> and 21<sup>st</sup> 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. 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 8, below**).



**Figure 8:** Phasing of The Tootal Buildings, with the original 1890s section to the left and subsequent extensions (1910; 1950s) extending from the 19<sup>th</sup> 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.

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, including fireplaces, parquet flooring and wall tiles and open floor areas were subdivided into offices.

In 1966, the Manchester architect Harry Fairhurst produced designs for alterations to the 1950's canal side buildings and for removing the partitions on the first floor alongside the Oxford Street elevation to create showrooms for Barlow & Jones and Ogden & Madeleys. It was during this period that suspended ceilings were installed and many of the original features, including parquet flooring, timber and glass partitions, fireplaces, board room panelling, wall tiles and doors, were removed as part of a 'modernisation'. The

proposals also saw the windows on the south canal side elevation being replaced with double glazed units. It was likely during this extensive remodelling that the original mosaic floor to the 19<sup>th</sup> century entrance from Oxford Street was removed.

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.

In 2002, a programme of refurbishment and repair was implemented by Buttress Fuller Alsop Williams. This included the refurbishment of lift lobbies and stair wells, with new doors to individual office suites, suspended ceilings and raised service floors to offices and new facilities such as lavatories and kitchens. New services at roof level, including for air conditioning have also been installed in the early 21<sup>st</sup> century (2012, Makin Architecture).

Internally, the significant components which have survived include: the external elevations, overall plan form, entrance lobby, stairwells, lift lobbies and the war memorial designed by J.H.Sellers. The internal spaces have been substantially altered and few historic finishes or features have survived.

## 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/Detrimental** 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 (Tootal Buildings)

---

The Building is a Grade II\* listed textile office and warehouse, first built in 1895-98 and extended in 1910 and the 1950s, and now in office use. The building is significant for the architecture of the elevations, as part of a group of fine historic buildings on Oxford Street, and for its internal structure and plan form. The late-19<sup>th</sup> century external elevations are consequently of **high significance**.

However, almost all of the internal fittings and finishes were either removed in the 1960s or covered over in the late 20<sup>th</sup> century. Consequently, the internal spaces are now largely devoid of historic fabric and character. All modern fixtures and fittings are of **no significance**. Those significant parts of the internal spaces which survive are limited to the tiling, moulded arches and columns within the reception area and 19<sup>th</sup> century columns to the upper floors. These form part of Sankey's original design concept and are of **high significance**.

As noted above, the building has undergone various phases of extension and redevelopment, resulting in a new wing in 1910 (**medium significance**) and another in 1957 (**low significance**).

### 4.3 Significance of Ground Floor – Reception

Figures 9 - 10 below illustrate the modern fit out to the ground floor reception area within the original 19<sup>th</sup> century part of the Tootal building. The space was initially converted in the mid-20<sup>th</sup> century by Fairhursts, which resulted in a substantial loss of significant historic fabric. The reception has been subject to various iterations of contemporary fit out throughout the late-20<sup>th</sup> and early 21<sup>st</sup> centuries to accommodate demand. The current provision comprises modern feature panels, glazed partitions and walls, modern floor tiles, modern stairs and handrail, kitchenettes and suspended lighting; all of which, yield **no significance**.

The reception area does, however, retain some highly significant historic fabric, such as: original tiling, moulded arches, deep moulded ceiling and cornicing and the War Memorial by Henry J. Sellers situated on the landing of the staircase; all of which yield **high significance** (Figures 11-14).



Figure 9: 2021 Image, modern reception fit out to ground floor lobby. Note the contemporary tiled floor and modern feature panels to the walls.



Figure 10: 2021 Image, modern reception fit out to ground floor lobby. Note the original columns within the space.

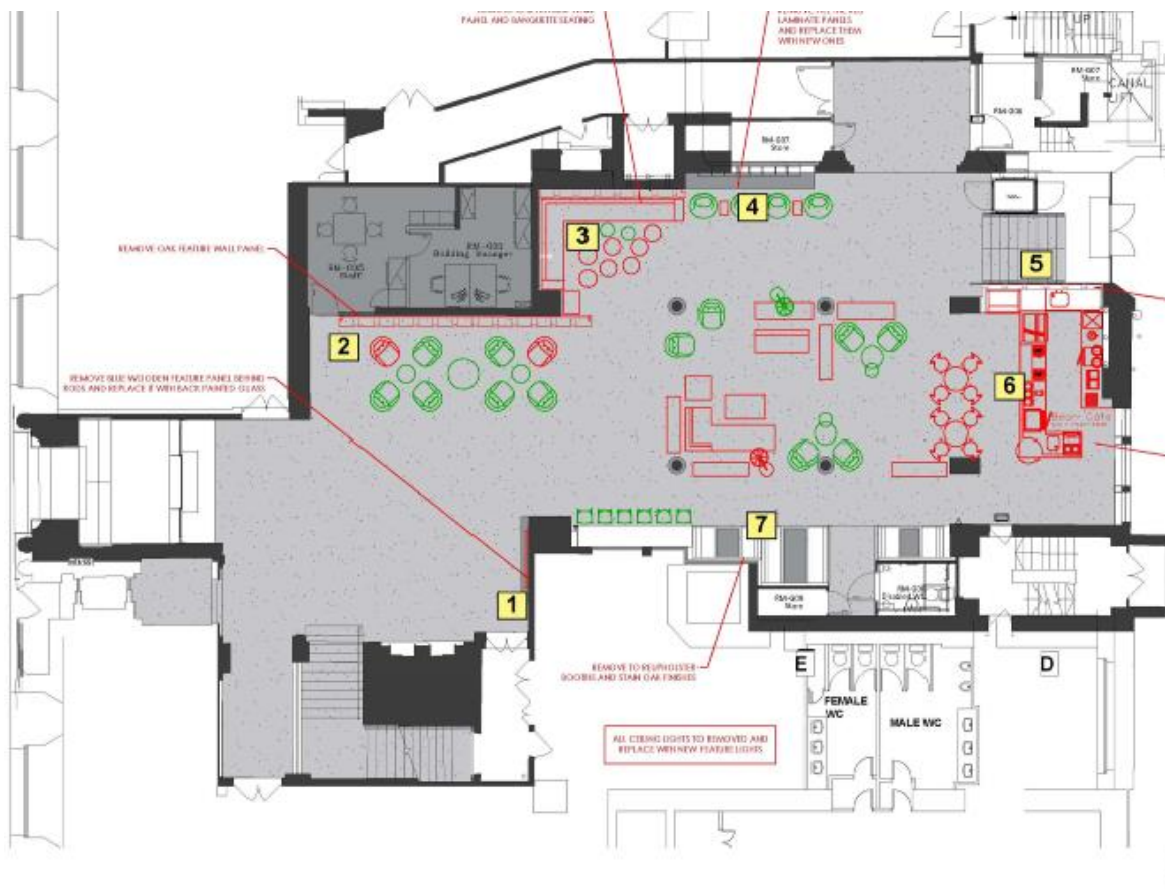


**Figure 11 (top, left):** Original 19<sup>th</sup> century entrance, modern alterations. **Figure 12 (top, right):** Original 19<sup>th</sup> century entrance. **Figure 13 (bottom, left):** Original tiling and arches. **Figure 14 (bottom, right):** War Memorial.

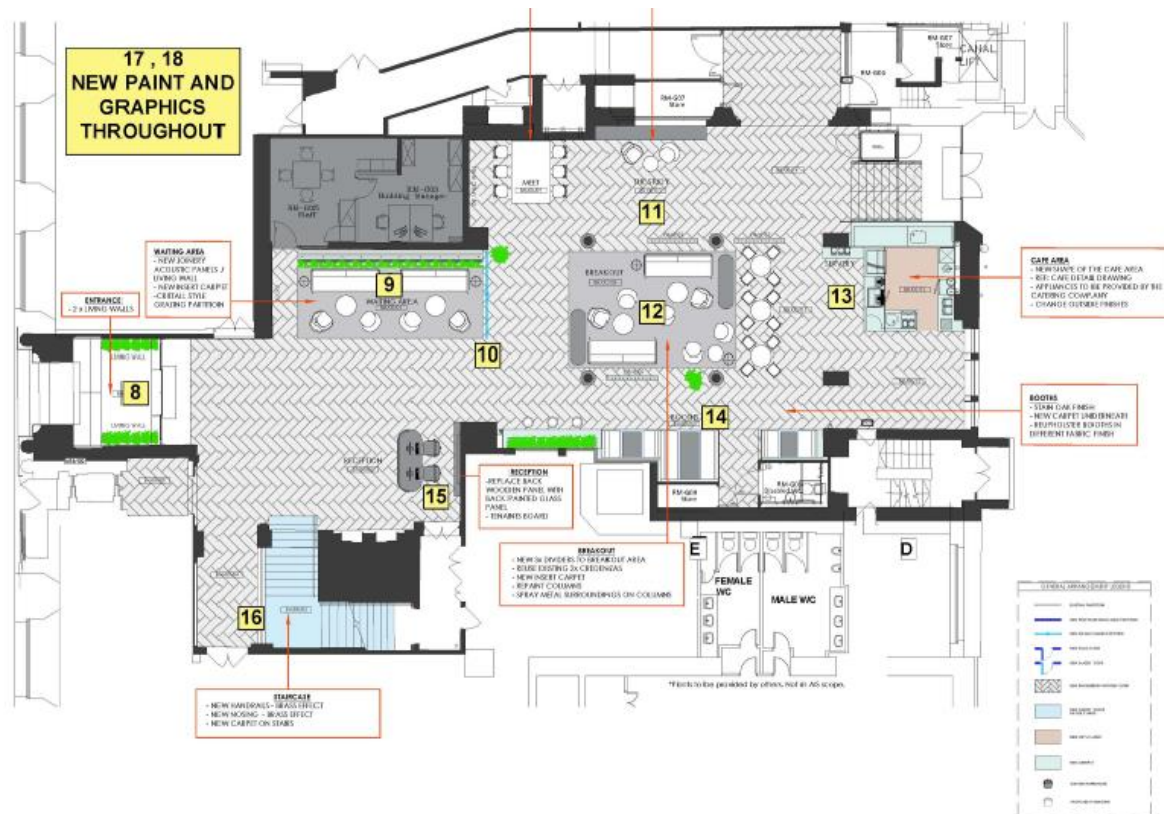
## The Proposals

At **ground floor** level the proposals include:

- Replacement of modern ceramic floor tiles to timber laid in a herringbone pattern.
- Replacement of modern glass and stainless-steel balustrade and handrail to the main staircase.
- Café counter and lighting raft reconfigured so as to unblock the view through the window into the courtyard.
- New lighting throughout.
- Removal of abstract timber panelling mounted to wall.
- Installation of glazed metal framed screens to help zone seating areas whilst maintaining visibility through.



**Figure 15: Ground Floor Reception / Lobby, demolition plan**, removal of modern feature panels, suspended lighting and kitchenette / tea points only. Please refer to the full schedule / plans as submitted by AIS for detailed drawings and associated numbering.



**Figure 16: Ground Floor Reception / Lobby, proposed plan**, new crittall style partitions will be introduced, but will retain the open plan form of the space. New parquet style flooring will be introduced in place of the modern tiling and new living walls are proposed. Please refer to the full schedule / plans as submitted by AIS for detailed drawings and associated numbering.

## 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 Grade II\* listed building 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 Heritage Impact Assessment

---

The proposed, minor internal works to the Ground Floor Reception space of the Grade II\* Tootal, Broadhurst and Lee building will demonstrably enhance the ability to understand and appreciate the significant features within the space by retaining and restoring them.

The existing, modern floor tiles throughout the space are to be replaced with a new, herringbone style flooring which echoes that of the original parquet floor which characterised the upper floors in the late-19<sup>th</sup> century. Whilst the original floor originally comprised of an ornate mosaic, the proposals pay homage to the wider historic character of the building and in turn, will result in a **minor beneficial visual impact**. Further to this, the lightweight crittall partitions proposed will maintain views and vistas throughout the space, whilst taking design cues from the historic windows which previously characterised the reception space, subsequently resulting in **negligible beneficial visual impact**.

The proposed living walls emulate the changing office design which is in response to market demand. The living walls proposed within the internal reception spaces will demonstrably be in keeping with the existing, contemporary character of the reception space and will not detract from the significant historic character of the building as a whole. The living walls proposed within the main entrance space will be somewhat obscured from the street scene due to the recessed and enclosed nature of the arched entrance. However, it is considered these are in direct contrast to the 19<sup>th</sup> century terracotta façade and will result in one instance of **minor adverse visual impact**.

The proposed new kitchenette, light fittings and handrail to the staircase will utilise existing servicing and fixings which in turn, will avoid any considerable disruption to original historic fabric. Consequently, it is considered the proposals will have a **negligible adverse direct (physical) heritage impact**.

As the proposed plans for the Ground Floor Reception make clear, features of heritage significance (original columns, tiling, memorials etc) will remain unaltered and fully appreciable within the space.

**Consequently, it is considered that the current proposals will not detract from the ability to understand and appreciate the significance of the Grade II\* listed building as a whole.**

#### 5.4 Conclusions

---

- The significance appraisal concluded that there is a high capacity for change within the Ground Floor Reception / Lobby space which has undergone various phases of modernisation from the mid-20<sup>th</sup> century to present day.
- The proposals will be demonstrably beneficial in a number of instances, taking design cues from the original 19<sup>th</sup> 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 / painting.
- The proposals will principally relate to 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 visual impact, one of negligible beneficial and one of minor adverse. Overall, it is considered that the direct (physical) impact of the proposals will be negligible.
- 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.

## Appendix I

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<br>(physical alteration or change to the site's character)                                                                                                                                                            | Indirect heritage impact<br>(visual change to the experience or setting of the site and its context).                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Major adverse Impact.</b><br><br><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.<br><br>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. |
| <b>Moderate Adverse Impact.</b><br><br><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.<br><br>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.                                      |
| <b>Minor Adverse Impact.</b><br><br><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.<br><br>Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.                                                                       |
| <b>Negligible adverse impact.</b><br><br><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.<br><br>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.                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Neutral Impact.</b><br><br><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.<br><br>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.                                                                                                                                                 |
| <b>Negligible beneficial impact.</b><br><br><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.                                                                                                                                |
| <b>Minor Beneficial Impact.</b><br><br><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.<br><br>Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.                                                                                                                                                                |
| <b>Moderate Beneficial Impact.</b><br><br><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.<br><br>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. |
| <b>Major beneficial Impact.</b><br><br><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.<br><br>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. |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|