Sevendale House – Basement Units

Dale Street, Manchester

Heritage Statement: Significance and Impact For Internal Works

Prepared for: **ONE XPS Fitness Ltd**

November 2025

Contents

1. INTRODUCTION 3

1.1 The Site and Heritage Context 3
1.2 Planning Policy Context 4

2. HISTORY AND DEVELOPMENT 6

2.1 Introduction 6
2.2 Brief History and Development of area around the Site 6
2.3 Map regression 7
2.4 Sevendale House 11
2.5 Site Description 14

3. SIGNIFICANCE ASSESSMENT 21

3.1 Introduction 21
3.2 The Site (Sevendale House) 21

4. HERITAGE IMPACT ASSESSMENT 23

4.1 Introduction 23
4.2 Assessment Methodology 23
4.3 The Proposals 23
4.4 Heritage Impact Assessment – discussion 24
4.5 Conclusions 24

APPENDICES 25

Appendix I: Listing Description 25
Appendix II: Assessing the Magnitude of Change or Impact 26

1. Introduction

1.1 The Site and Heritage Context

The following Heritage Statement has been prepared by Stephen Levrant Heritage Architecture Ltd. (SLHA) on behalf of One XPS Fitness Ltd and relates to two basement units situated within the southern part of 'Sevendale House', located at 7 Dale Street, Manchester.

Sevendale House (the Site) is a Grade II listed building which was designated on 6 June 1994 (List Entry Number: 1200847) and is situated in the Stevenson Square Conservation Area. The extent of the building is bound by Dale Street to the south-west, Spear Street to the north-west, Lever Street to the south-east and Stevenson Square to the north-east.

The building was constructed in c1903 as a warehouse for I. J. & G. Cooper Ltd, designed by Manchester architect, John Bowden. The former warehouse comprises four storeys to the Dale Street elevation, in cladding of polished red granite, red sandstone, red brick and terracotta. Please refer to **Appendix I** for the full list description.

The current proposals relate to the basement area only, confined to two units situated to the south of the floorplate (formerly Junk Yard Golf and Flawless Photography Studio). The proposals seek to refurbish these units to accommodate new gym facilities, complete with toilets / WCs and changing rooms.



Figure 1: Sevendale House (Grade II), as viewed from Stevenson Square, looking north-west. **Source:** Google Images, Manchester Evening News article. September 2014.



Figure 2: Site Plan showing the location of the Grade II listed building (the Site) shaded yellow, the extent of the Stevenson Square Conservation Area is outlined in red. Listed Buildings within the designated area are outlined in blue. **Source:** Manchester City Council, Stevenson Square Conservation Area Map. Accessed 24.07.2025.

The purpose of this document is to provide an appraisal of the significant components of fabric and character which survive within the listed building and the relative impact of the proposals upon this significance. The objective of the impact assessment is to assess the acceptability of the proposals in accordance with local and national planning policy.

The following report should be read alongside the Planning Statement (Euan Kellie Property Solutions, EKPS) and the Design and Access Statement (DAS) and application drawings prepared by OBI.

1.2 Planning Policy Context

With regards to legislative framework provided by the Planning (Listed Building and Conservation Areas) Act, **Section 66** is applicable, 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 listed building consent (LBC).

This report has been prepared to align with the requirements of **NPPF paragraph 207** which requires applicants to describe the significance of any heritage assets which have the potential to be affected by development proposals.

Other pertinent guidance from the NPPF is found in **paragraphs 212-215**, which emphasise the weight that should be given to the conservation of heritage assets in the planning balance and that any harm requires clear and convincing justification, with any public benefits of the scheme which offset the harm to be clearly articulated. With this in mind, this report has been structured to accord with **paragraph 207** and as such aims

to be proportionate to the asset's importance and the nature of the proposals and their potential impact on the asset's significance.

This report has also been prepared in accordance with and in accordance with Historic England's 'Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment' (2015).

The key component of MCC's Local Development Framework, for the purposes of this assessment, is the Core Strategy (2012). The pertinent policy from the Core Strategy with regard to the proposed works is **Policy EN3** (Heritage) which stipulates that developments should seek to conserve or enhance the historic environment and deliver schemes which complement heritage assets in their setting.

This report also considers the Places for Everyone Joint Development Plan ('PfE', adopted March 2024) which comprises a long-term plan for the nine Greater Manchester districts. The second paragraph of **Policy EN3** (above), has been replaced by **Policy JP-P2** in the Places for Everyone document. The Heritage Statement seeks to adhere to **Policy JP-P2** within this document, specifically: "Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process."

The structure of the document is consistent with the requirements of the NPPF (2024) and Historic England's guidance on the form of 'Statements of Heritage Significance' (October 2019). This report also utilises a tailored form of the International Council on Monuments and Sites (ICOMOS) heritage impact evaluation method to ensure the conclusions are evidence-based and consistent.

2. History and Development

2.1 Introduction

In order to understand the heritage significance of the Site as a component of the surrounding historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of the city. This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of Manchester.

2.2 Brief History and Development of area around the Site

The area around the site began to be developed around the late-18th century as the city centre expanded northwards from what is today known as Piccadilly Gardens. The intention was to create a grid pattern of streets northwards to Great Ancoats Street, each lined with exclusive Georgian townhouses and formal new square.

Much of the land in this area was then owned by Sir Ashton Lever, who began to sell his land in plots to speculative developers in the 1770s. In 1780, a 9-acre plot of grassland was purchased from Sir Ashton Lever by local land owner and developer, William Stevenson, who went on to rapidly develop the area with a grid of streets of differing widths lined with high quality speculative housing. The focal point of the development was to be an open square named 'Stevenson Square', after William Stevenson.

The population of the city had increased nearly six times between the 1770s and 1831, and by 45% between 1821 and 1831. Consequently, Stevenson's development was rapidly undermined soon after the initial phases of planning/construction, and this rapid change became an ongoing characteristic of the area.

The intended middle-class developments around Stevenson Square became quickly interspersed with densely packed working-class housing and commercial and industrial properties. Consequently, the intended middle-class, residential streets around Stevenson Square were never fully realised, and the status of the area soon fell, with new middle-class houses being quickly converted into lodging houses, business premises or demolished and replaced with mills and warehouses.

The rapid growth of Manchester during this period was based largely on cotton manufacturing, which acted as a catalyst for the industrial development of the area around the Site and northwards into Ancoats. This increase in industry in the area resulted in Manchester becoming the cotton manufacturing capital of the world.

Following the Second World War, and the decline in industry, the area became widely run down, with pockets of dereliction. In the past 20 years, gradual regeneration initiatives have taken place in Piccadilly Gardens and around Oldham Street/Lever Street, which has seen a residential population returning to the area and a growing number of bars, restaurants, cafes and other commercial uses established to cater for this new demographic.

2.3 Map regression

Table 1: Historic Map Regression.

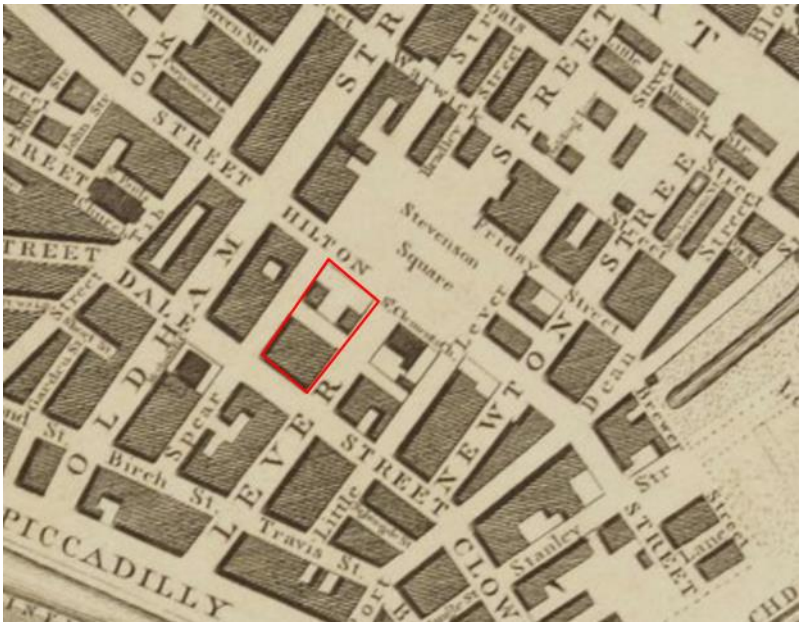


Figure 3: 1813 Pigot Map: *As the population of Manchester steadily grew, the area around the site came to become fully developed with warehousing and industrial premesis, focused around Stevenson Square and some dwellings to the north end of Lever Street. The land which would later come to occupy 'Sevendale House' is shown to have then been occupied by a single building to the southern aspect, fronting onto Dale street and two small units behind, with a seemingly open view out onto Stevenson Square.*

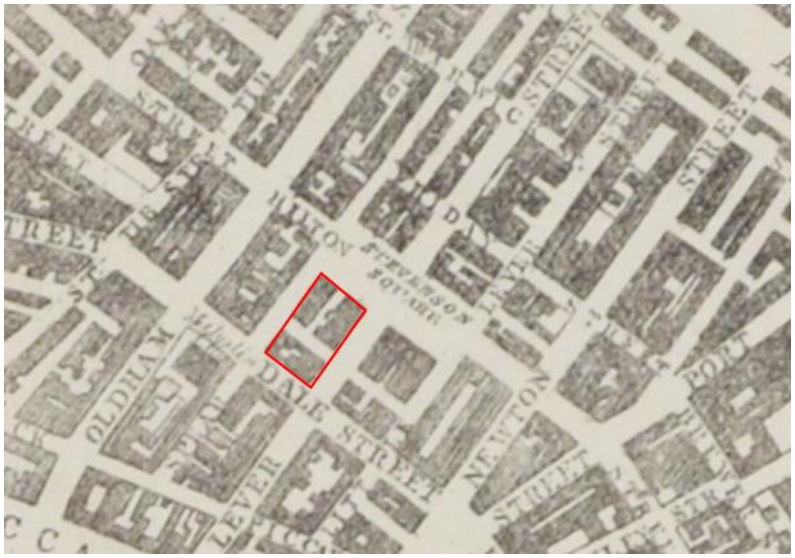


Figure 4: 1886 Map – *By 1886 the area is shown to have been fully developed with further warehousing and housing. St Clements Church is shown to have been demolished, and new development is discernible to the north aspect of the site (outlined in red).*

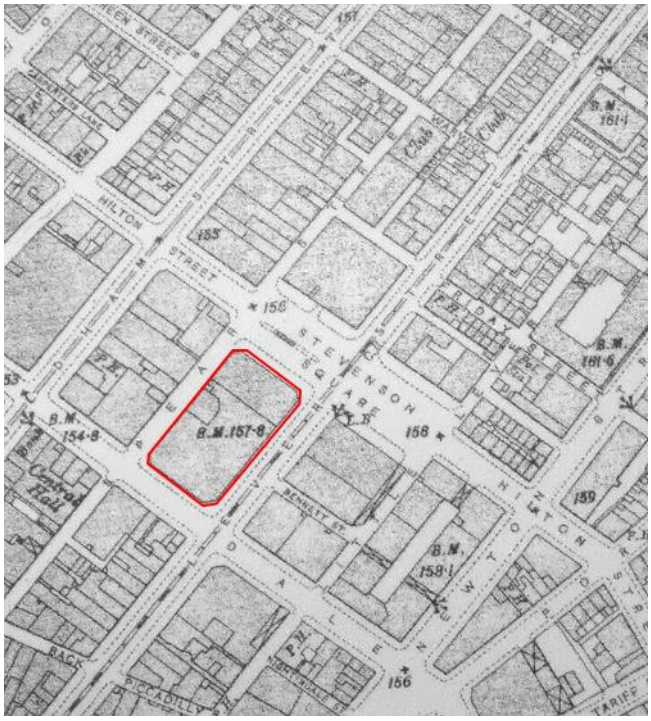


Figure 5: 1908 OS, (surveyed 1905). Sevendale House is now shown to have been constructed on the Site (outlined in red). By the early 20th century, the success of the cotton trade had become translated into the townscape fabric of Manchester city centre, with the success necessitating the need for much larger warehouses.



Figure 6: Sevendale House, pictured c.early 20th century. The building was constructed in c.1906 to the design of John Bowden. The image is taken from the corner of Dale Street where it meets Lever Street, with the principal entrance visible to the left side of the image. The companies name is inscribed on the corner pediment "I. J. & G. Cooper Limited"

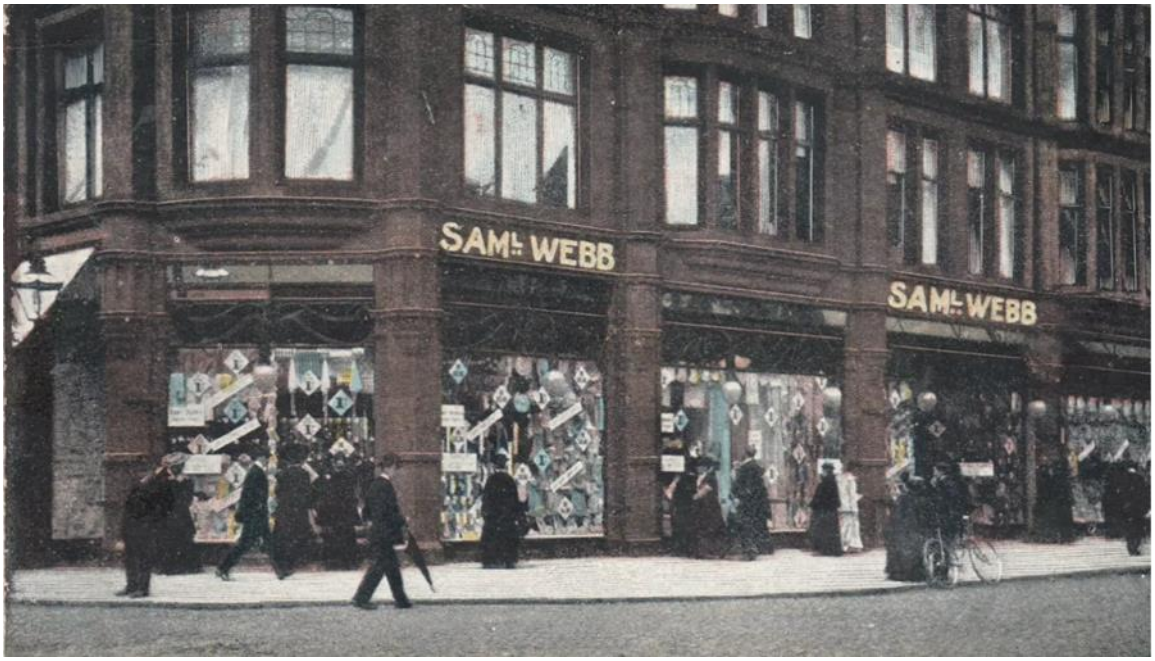


Figure 7: Sevendale House, pictured c.early 20th century. The building was established c.1906 to the design of John Bowden. The image is taken from the corner of Stevenson Square where it meets Lever Street, with a range of large shopfronts discernable in the image.

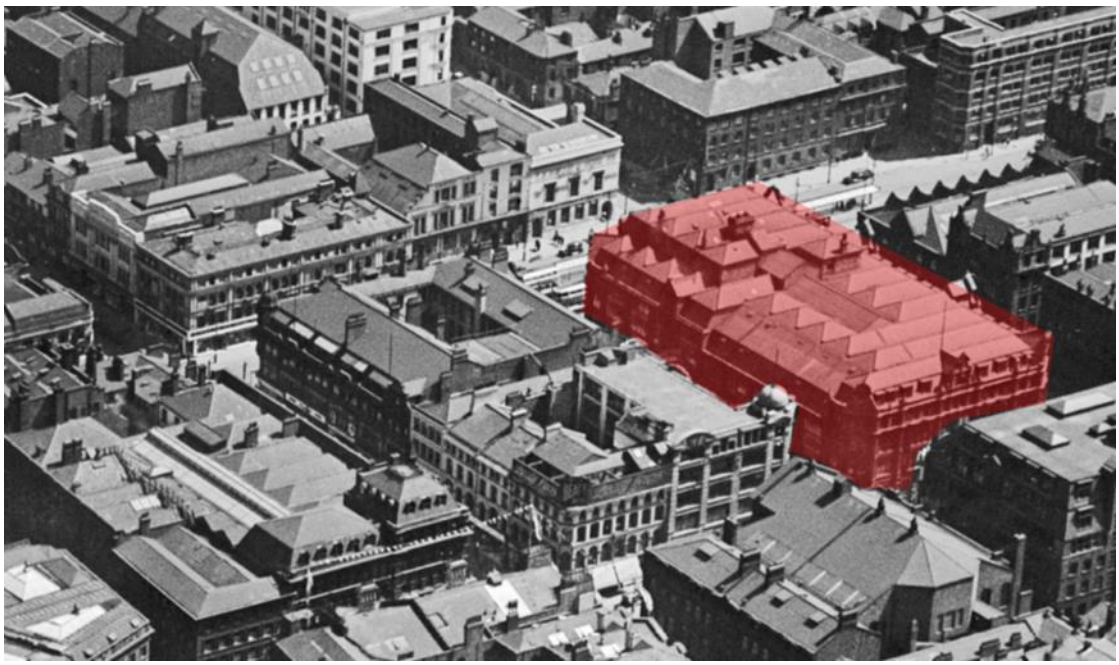


Figure 8: Sevendale House (shaded red), oblique view. June 1932, aerial image looking south-east. **Source:** Historic England aerial imagery, ref: EPW038597



Figure 9: Sevendale House (shaded red), view from Stevenson Square, looking west towards the site. Pictured c.1966. **Source:** Manchester Image archive, ref: m04554

2.4 Sevendale House

2.4.1 I.J & G. Cooper Ltd.

Sevendale House was purpose built for I. J. & G. Cooper Ltd. The company was originally established by John Cooper in 1823, specialising in the production of women and children's clothing. The original offices were based in the village of Cheddleton but following many decades of success, John was joined by his two brothers, George and James, and it was decided the company should establish new offices in the city centre.



Figure 10: Fabrics produced by I. J. & G. Cooper Ltd.



Figure 11: Newspaper extract. Sevendale House. Staffordshire Sentinel - Wednesday 16 November 1932. Source: British Newspaper Archive.

The chosen site was a plot of land situated to the south-west aspect of Stevenson Square, bounded by Dale Street, Lever Street and Spear Street. Archive records indicate that local architect John Bowden was appointed to design the new warehouse, with the first iteration of plans dating to 1901 with revisions from 1903, principally to amend the layout of the 5th floor WC arrangement.

The warehouse was an innovative construction, built of a steel frame with concrete floors and a large lightwell which flooded the internal spaces with natural light. The fireproof construction was sophisticated for its time, even incorporating a separate fire escape stair. The warehouse departments were arranged over eight floors, including two basements.

The original, early 20th century plans reveal the ground floor was designed to accommodate retail units fronting onto Stevenson Square, an unusual feature for a specialist warehouse. The principal entrance was accessed from Dale Street where the date "1903" is displayed above the arched doorway. The board room, offices and counting house were arranged close to the entrance on the ground floor.

The upper floors were largely open-plan, complete with a regular arrangement of exposed columns and top-lit by a central lantern to maximise natural light. Mahogany counters lined the perimeter walls below the windows, used for laying out goods; although it is understood that these were removed in the 1980s. Circulation was served by a central principal staircase, a secondary service or escape staircase, a central passenger lift and two service hoists adjacent to the outer walls.

The fifth floor was used for ancillary staff facilities, WCs, a staff canteen catering for employees, complete with a purpose-built kitchen and cold pantry. A separate dining room for the directors was located to the south-east corner of the floorplate.

2.4.2 Archive Plans

Table 2: Original Archive Plans



Figure 12: 1901, Elevation to Lever Street. The elevation to Lever Street presents four to five storeys, over basement. Built principally of red brick and terracotta, with polished marble and sandstone applied to the ground floor. The window treatment varies from floor to floor, with the windows to the ground floor being the largest and most open and the second-floor windows containing arched openings to every other bay. Source: Manchester Libraries.

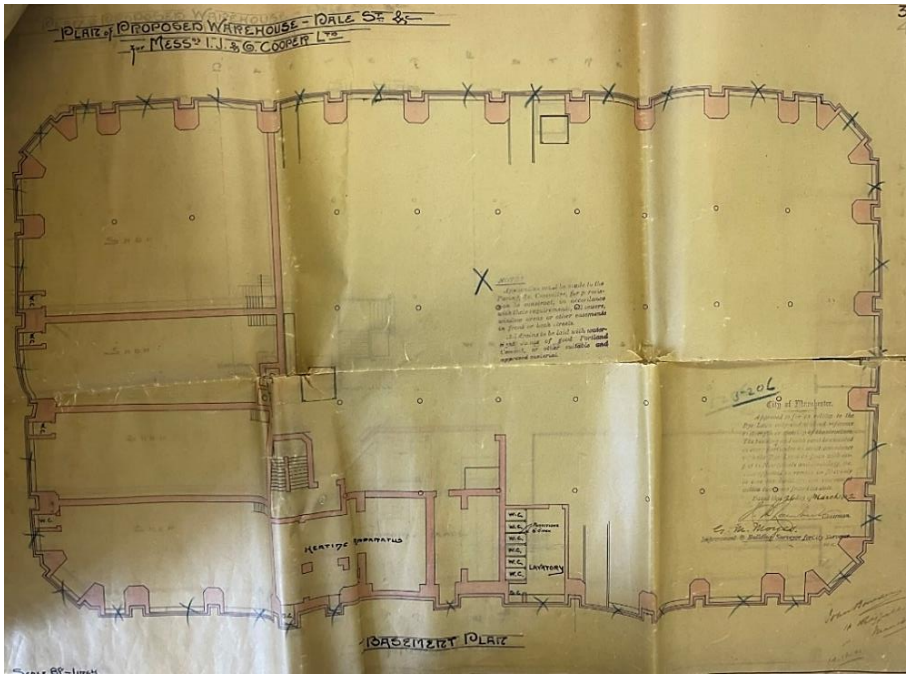


Figure 13: 1901, Basement Plan (orientated south-east). The 1901 plan for the basement illustrates the area as being principally open, supported by a symmetrical arrangement of exposed columns. Some sub-division is apparent to the east, supporting the shops above. A single stair, located to the centre of the

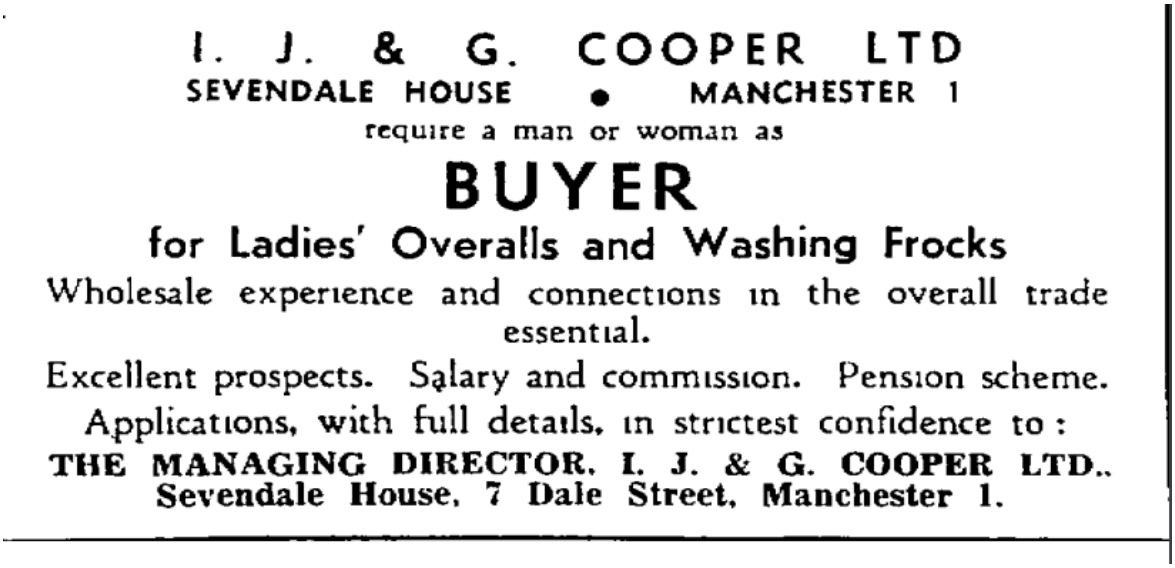
floorplate permitted access to this level. Source: Manchester Libraries.

2.4.3 20th century development

As illustrated in the set of original plans (**Figures 12-13, above**), the interiors of the warehouse were designed to be largely open-plan and used for the production and storage of goods. The building was used as an active warehouse until the mid-1950s.

The building was subsequently redeveloped in the mid-to-late 20th century to accommodate new shops and offices. As part of these extensive refurbishment works, new partitions and linings were inserted at basement, ground, first, second and third floor levels to create separate retail or business units.

The spatial character of the basement area was thus heavily affected by these alterations, with the internal historic fabric and character of most of the floors completely stripped out.



I. J. & G. COOPER LTD
SEVENDALE HOUSE • MANCHESTER 1
require a man or woman as
BUYER
for Ladies' Overalls and Washing Frocks
Wholesale experience and connections in the overall trade essential.
Excellent prospects. Salary and commission. Pension scheme.
Applications, with full details, in strictest confidence to:
THE MANAGING DIRECTOR, I. J. & G. COOPER LTD.,
Sevendale House, 7 Dale Street, Manchester 1.

Figure 14: Newspaper article extract. October 2nd 1956. The Manchester Guardian. The article indicates the building was still in use as a warehouse under I.J &G Cooper Ltd until the mid-20th century. Source: British Newspaper Archive.

2.4.4 21st Century Development

Sevendale House has since been subject to various phases of refurbishment to accommodate a range of uses, mainly shops and offices. The most extensive phase being undertaken c.2013-2015, during which time a number of LBC applications were consented for the refurbishment of the interiors to accommodate modern office units.

The most noticeable external alteration at ground level has been the installation of roller shutters and new shop fronts and shop entrances. All original basement windows at pavement level have been boarded over or altered to remove their original fenestration pattern, including those which light the basement units which are the focus of the subject application.

2.5 Site Description

The following section provides a photographic record of the relevant areas of Sevendale House which are relevant for the current Planning / LBC application.

Table 3: Site description



Figure 15: Lever Street elevation. The central entrance into the buidling (including into the basement area) is the result of the extensive alterations made to the building in the mid-late 20th century, with subsequent alterations in the early 21st centruy. The stair, balustrading and glazing are thus of no heritage significance. The original stonework and granite plinth to the surround is original and of high significance.



Figure 16: Replacement glazing to Lever Street elevation (south of stair) is of no heritage significance. Original glazing bars have been removed.



Figure 17: Lever Street elevation (north of stair). Basement windows have been replaced with new glazing and overcovered with film. Original glazing bars have been removed.



Figure 18: Modern stair and handrails leading from street level to basement – no heritage significance.

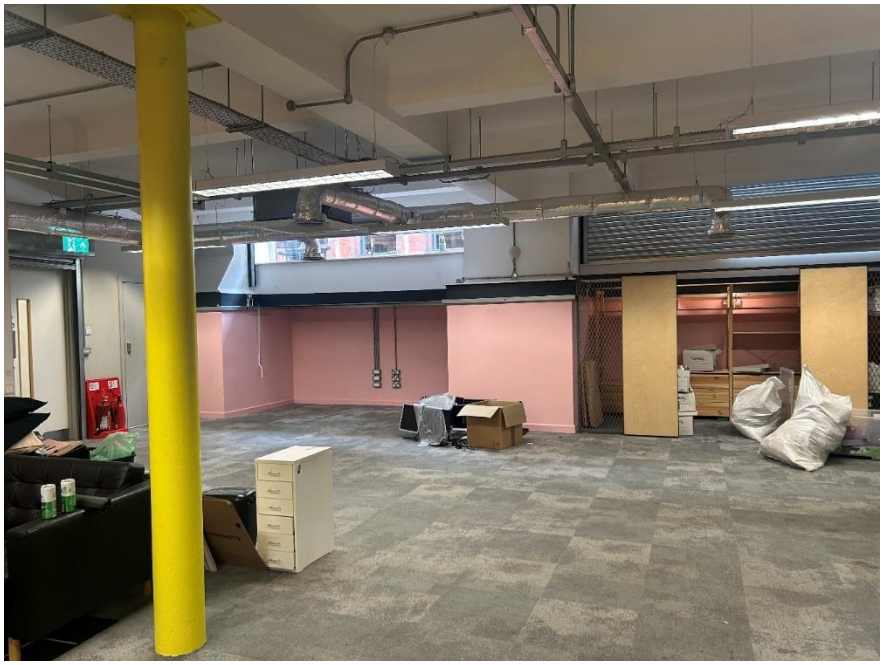


Figure 19: Former Junk Yard Golf unit, looking east across space. Basement lights and external walls, altered with roller shutters, studwork and modern M&E. All doors and finishes throughout the unit are modern, with the exception of original cast iron columns, which are legible throughout the floorplate.

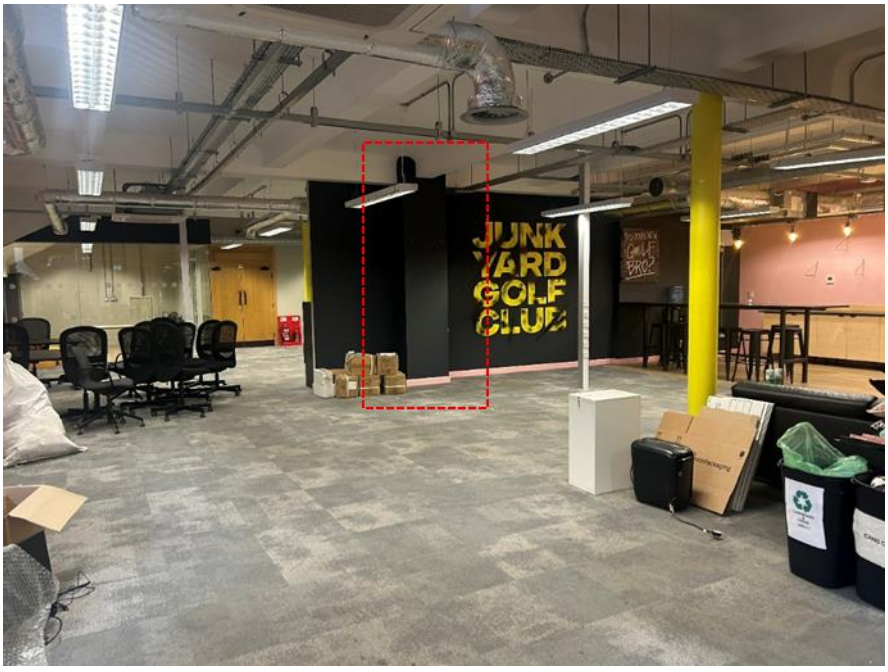


Figure 20: Former Junk Yard Golf unit, looking west across space. The unit has been heavily altered with modern studwork, glazed meeting rooms, modern doors and M&E. All finishes throughout the unit are modern and of no heritage significance, with the exception of original cast iron columns, which are legible throughout the floorplate, with some enclosed in studwork (dotted red line). All original columns are of high significance.



Figure 21: Former Junk Yard Golf unit, looking north across space. The unit has been heavily altered with modern studwork, glazed meeting rooms, modern doors and M&E.



Figure 22: Rear corridor to Former Junk Yard Golf Unit. Modern studwork, suspended ceilings and flooring feature throughout (No heritage significance). Original column visible, with one likely to be enclosed by studwork (dotted red line). All original columns are of high significance.



Figure 23: Modern WC fitout serving former Junk Yard Golf Unit, featuring modern suspended ceilings and studwork. No heritage significance.

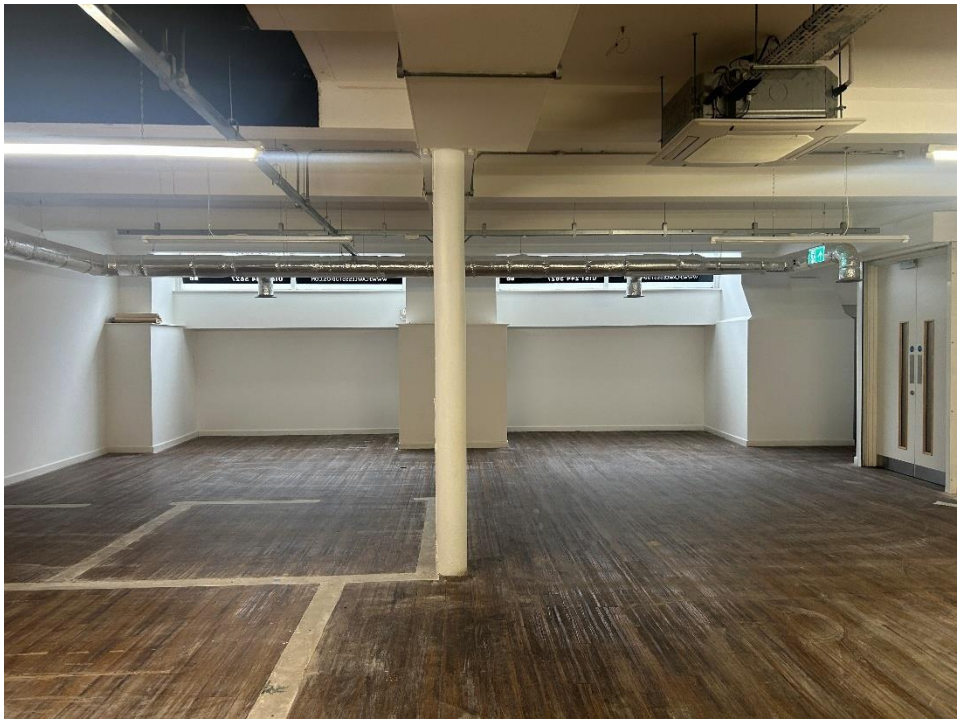


Figure 24: Photo looking east across former 'Flawless Photography Studio' unit. Original external walls and columns feature. All doors, timber flooring and M&E are modern and of no heritage interest.



Figure 25: Photo looking west across former **'**Flawless Photography Studio' unit. Studwork and M&E are modern and of no heritage interest. Original cast iron columns are of high significance.



Figure 26: Original external wall to basement unit, modern plaster / skirting.

3. Significance Assessment

3.1 Introduction

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site itself and of the settings of the identified heritage assets which could be affected by the form of the proposed development on the Site. The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance".*

Consequently, the significance of an identified heritage asset is determined by an analysis of the following:

Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.2 The Site (Sevendale House)

Sevendale House was constructed in c1903 as a warehouse for I. J. & G. Cooper Ltd and designed by Manchester architect John Bowden. The former warehouse is a Grade II listed building and is located within the Stevenson Square Conservation Area. Whilst there have been extensive internal and external alterations made to the listed building, it still retains a high degree of significant historic fabric and is considered to make a positive contribution to the character and appearance of the conservation area.

The building yields **medium historic interest** through its associations with local firm 'I. J. & G Cooper Ltd' who occupied the site from its conception up until the mid-20th century. The inscription of the firm is emblazoned on each corner parapet. The building also yields historic interest as part of the warehouse aesthetic, particular in the Northern Quarter area, which was particularly significant in the economic and social development of Manchester.

Sevendale House yields **high architectural and aesthetic interest** through its highly ornate, landmark design, and through its retention of original features which allow for the building to be appreciated as an early 20th

century warehouse. The original terracotta and red brick elevations are striking in both character and design; the appearance is further enhanced by the retention of original leaded windows to the upper floors. The retention of the original loading bay to Spear Street allows for the building to be understood as a former warehouse. The external alterations to the basement lights and shopfronts onto Stevenson Square and Lever Street do, however, detract from the original aesthetic.

The following summary of significant elements relates to the basement units only, as these spaces are the focus of the present application:

Elements and features of **high significance**, include:

- Original elevations: featuring terracotta, red brick and polished granite.
- Original window surrounds (glazing to windows is modern)
- Original cast iron column arrangement
- Original walls and ceiling grid

Elements and features of **no heritage significance** include:

- Modern alterations to exterior: roller shutters, new doors and modern glazed entrance.
- Modern floor tiles / carpets / timber flooring
- Modern doors
- Modern studwalls and glazed partitions
- Lighting, ducting and M&E
- Modern toilets / WCs

4. Heritage Impact Assessment

4.1 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 (2024) **paragraphs 212** and **213** require that the level of "harm" is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest within the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

4.2 Assessment Methodology

This assessment of the potential heritage impact principally concerns the impact on the fabric, character and appearance on the Grade II listed Sevendale House. The significance of which has been established within the preceding section of this report, to inform the scale of impact and the effect of change.

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 **Appendix II** for the criteria used in this Heritage Statement for assessing heritage impact.

4.3 The Proposals

The current proposals concentrate on undertaking a light touch refurbishment of two basement units situated within the southern part of Sevendale House.

The scope of works prepared by OBI is as follows:

- Creation of new gym studio
- Alterations to modern partitions and insertion of new ones to create/alter:
  - Consultation room
  - Office
  - WCs/Shower Area
  - Fire escape corridor
- Installation of two sets of glazed partitions and doors with access control to entrance lobby
- Insertion of new partition to kitchenette
- Insertion of new partition in circulation corridor
- Removal of plasterboard casing around original column in Suite 1
- Encasing of original column in plasterboard wall void to newly created showers

More detail is provided in the drawing pack prepared by OBI.

4.4 Heritage Impact Assessment – discussion

Basement Works

The basement units which form the application area have been historically heavily altered, with very little historic fabric remaining apart from original cast iron columns and external walls. The basement contains a number of modern additions such as a stair leading down from Lever Street, lightweight partitions (studwork and glazed), modern flooring, M&E and W.C.s.

The proposals (as summarised above) seek the removal of some areas of modern partitioning and the alteration of others to create spaces that support the use of the gym, and to create plasterboard enclosures to accommodate the introduction of a new fire escape, WCs and shower facilities. These changes are considered to result in a **neutral** impact.

The proposals include the removal of the existing, modern plasterboard casing surrounding one of the original cast iron columns within the new 'Suite 1', which will expose the original column feature; whilst it is also proposed to encase another original column with plasterboard within one of the proposed shower/WC units. The first alteration gives rise to a **minor beneficial impact**, whilst the latter gives rise to a **minor adverse impact**, as the ability to appreciate this original piece of historic fabric will be removed by its concealment.

As there are no historic finishes surviving within the Site at basement level, the refurbishment of the space with modern finishes will not give rise to any adverse effects and will result in **neutral impacts**.

4.5 Conclusions

The proposals seek Listed Building Consent and Planning Permission for the refurbishment of part of the basement level and exterior of the Grade II listed Sevendale House.

The significance appraisal has concluded that the basement units have been substantially altered and refurbished a number of times throughout the 20th/21st centuries and consequently are able to accommodate further change / enhancement due to the limited degree of historic fabric that survives. Most of the proposed works relate to general refurbishment of existing, modern fabric such as partitions, ceiling tiles, flooring and lighting.

The Heritage Impact Assessment has demonstrated that the proposed internal refurbishment of the basement units of Sevendale House will result in largely **neutral impacts**. One **minor beneficial impact** is derived in the exposure of one of the original cast iron columns within the centre of the floorplate, whilst one **minor adverse impact** is derived in the concealment of another, although it is acknowledged that the concealment is fully reversible and will not affect the fabric of the column.

The proposals are not considered to give rise to harm in the terms defined by the NPPF, and thus they are considered to align with relevant statute and local and national policy requirements.

Appendices

Appendix I: Listing Description

SEVENDALE HOUSE

Heritage Category: Listed Building
Grade: II
List Entry Number: 1200847
Date first listed: 06-Jun-1994
List Entry Name: SEVENDALE HOUSE
Statutory Address: SEVENDALE HOUSE, DALE STREET

Details
MANCHESTER

SJ8498SE DALE STREET 698-1/29/96 (North East side) Sevendale House

GV II

Large general warehouse; now mostly wholesalers' premises. Dated 1903 on doorway; for I.J.& C.Cooper Ltd, general warehousemen. Steel frame with concrete floors, in cladding of polished red granite, red sandstone (now grime-blackened) and blood-red brick and terracotta; green slate roof. Long rectangular plan filling plot bounded by Dale Street, Spear Street, Lever Street and Stevenson Square, with offices at both ends and warehousing (etc) between them. Jacobean style. The Dale Street facade, of 4 storeys with basement and attic, is a symmetrical composition of 5 wide bays with splayed corners, pilasters at ground floor continued as semi-octagonal shafts terminating in domed finials, a frieze with raised lettering "I.J.& C. COOPER LTD", and a parapet with shaped gables in the centre and over each corner (the latter similarly lettered). The ground floor has a very large round-headed central doorway with elaborately decorated surround including a keystone cartouche with raised date "1903" (opening now filled by mirrored screen with small door in centre), "SEVENDALE HOUSE" in late C20 lettering attached to the frieze above, coupled plate-glass windows in the inner bays and large single plate-glass windows in the outer bays. The 1st and 2nd floors have (inter alia) coupled windows in the centre, 2-storey canted 5-light oriels in the inner bays, large single-light windows in the outer bays (all at 2nd floor - except the oriels - with keyed elliptical-arched heads), 2-storey segmental oriels at the corners with coupled windows, and a moulded cornice carried round; the 3rd floor has an almost continuous series of small single-light windows; and the upper lights of most of these windows have Art Nouveau leaded glazing, or small panes. The roof has flat-roofed dormers. The south side (to Lever Street) is 11 bays in similar style, with 2-storey canted oriels in alternate bays, pairs of square-headed windows at 3rd floor and pairs of dormers above (late C20 entrances inserted in the centre and at each end); the rear facade (to Stevenson Square) is similar to the front but without the doorway. The north side (to Spear Street) is mostly curtain walling of steel-framed glazing, and has inter alia a 3-bay loading entrance with cast-iron piers and wrought-iron beam, and a gabled dormer above this.

Listing NGR: SJ8453598430

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 A: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	**Direct heritage impacts**	**Indirect heritage impact**
Major adverse Impact. *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.*	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 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 understand and appreciate its architectural and historic interest and thus results in total loss of significance.
Moderate Adverse Impact. *Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the character of a 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 its heritage interest.
Minor Adverse Impact. *The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.*	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 character of an identified heritage asset, or the setting of the heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. *This does not mean that there will be no physical or visual change, rather that the resultant*	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but	Negligible perceptible change to the character of an identified heritage asset, or the experience and understanding of its special interest.

difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.	avoids diminishing its character and its special architectural or historic interest.	The degree of change would alter, but not diminish, the intrinsic heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. *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.*	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 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 architectural, aesthetic and historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.
Negligible beneficial impact. *The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.*	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 heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic architectural and historic of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	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 character of a heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the architectural and historic interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. *The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear*	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 character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest.

beneficial enhancement of its 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. *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 interest.*	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 interest.	Substantial improvement of the 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 interest of the heritage assets in the view, or the ability to appreciate its significance.