



82 King Street, Manchester

Heritage Statement



Project: 82 King Street, Manchester, M2 4WQ

Title: Heritage Statement

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1. Introduction

Stephen Levrant Heritage Architecture Ltd ('SLHA'), a specialist practice of architects, heritage consultants and surveyors, who work exclusively in the historic environment, have been commissioned by OBI (the 'Applicant') to provide a Heritage Statement to form part of an application for Listed Building Consent ('LBC') for a minor scheme of works at the 82 King Street, Manchester. The building (hereafter the 'Site'), incorporates the former Manchester branch of the Bank of England, a Grade I listed building. The former bank was extended to the south in the 1995 with a 14-storey tower.

Given the designated status of the Site, a Heritage Statement is required in order to assess the impact of the proposals on the significance of the Site and the ability to appreciate it. This report satisfies that requirement.

An aerial view of the building in its localised townscape context is provided at **Figure 1**, a recent photograph of the former bank is provided at **Figure 2**.

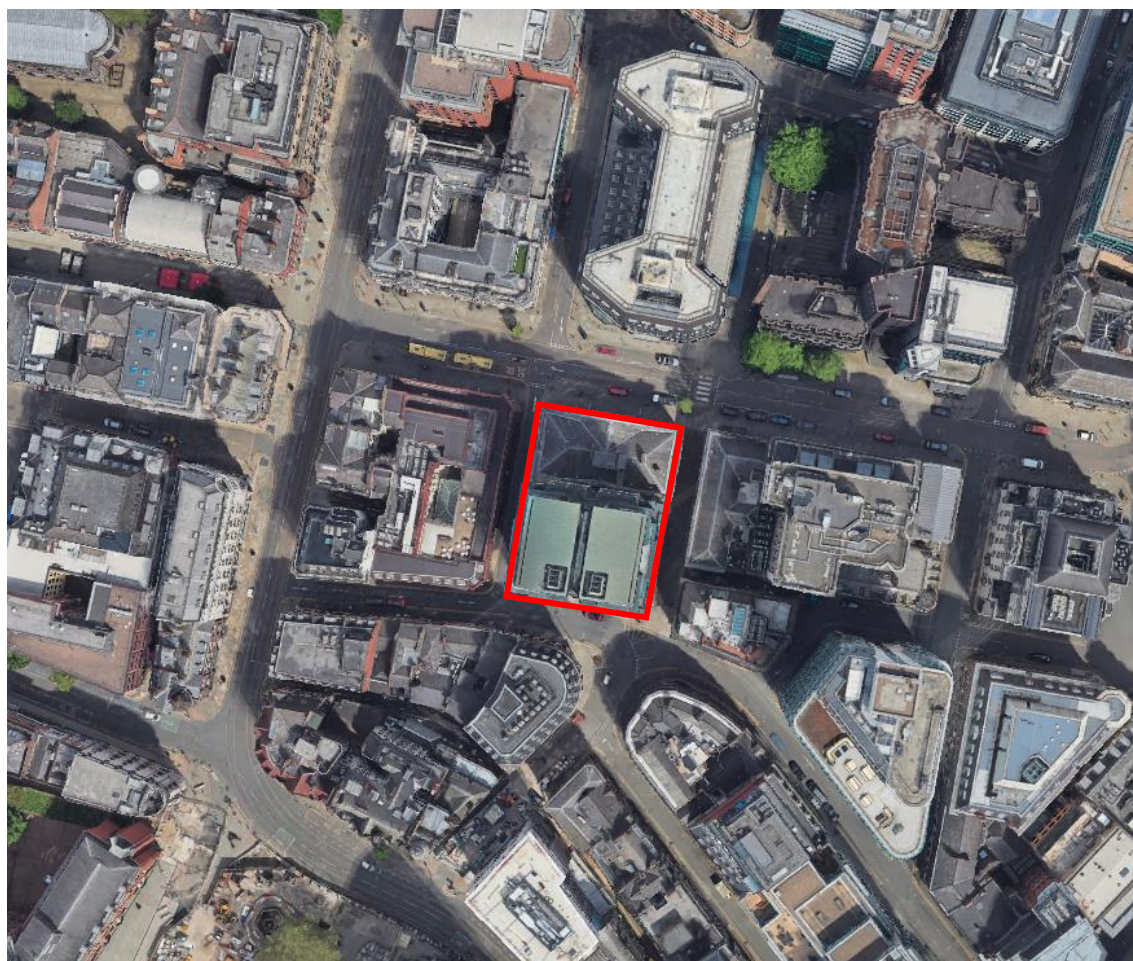


Figure 1: Aerial view of the Site. The northern range comprises the former bank, whilst the range to the south comprises a 1990s extension of 14 storeys. Source: Google Maps.



Figure 2: View of the former bank building with 1990s tower extension behind from King Street. Source: SLHA, February 2025.

The proposals are primarily focused within the historic part of the building. The scheme of works comprises the refurbishment of the reception area at ground floor, including the relocation of the reception desk, introduction of a drink-making area, removal and replacement of non-significant 1990s fixtures and fittings, including joinery, light fittings and extant water features, removal of the internal 1990s porch, introduction of speed gates to manage access into the lift lobbies which bridge the original and later parts of the building, improvements to signage and wayfinding, and general redecoration. The secondary aspect of the proposals comprises the introduction of building services within the (1990s) basement area, including a drying room, and unisex showers and WCs.

The proposed scheme of works is presented in application drawings and the Design and Access Statement ('DAS') prepared by 3D Reid. Visual inspections of the Site were undertaken by SLHA in February and March 2024.

This report has been prepared to establish the relative significance of the building as a designated heritage asset and to consider to what extent the proposals may affect an appreciation of this significance. This is to ensure that proposals accord with national legislation, specifically the Planning (Listed Buildings & Conservation Areas) Act 1990 and policy, including Manchester City Council's ('MCC', the Local Planning Authority) Local Development Framework and the National Planning Policy Framework ('NPPF'), most recently updated in December 2024.

2. Statutory Designations

The former bank, listed as the 'Bank of England Trustee Savings Bank' (Historic England, List Entry Number: 1291596) designated as a Grade I listed building in 1952. Statutory listing means that a building or structure is identified as being of special architectural or historical interest at a national level and it is therefore protected through law and through the planning system. The grading of listed buildings reflects the different levels of architectural and historical interest associated with a particular building or structure. Historic England defines that Grade I listed buildings are of exceptional interest; Grade II* listed buildings are particularly important buildings of more than special interest; and Grade II listed buildings are of special interest, warranting every effort to preserve them. The Site is therefore particularly significant and sensitive given the Grade I listed designation of the former bank.

Many nearby buildings on King Street are also listed, including Atlas Chambers, Ship Canal House, Nos.84-86 King Street and 27-29 Pall Mall to the east (all Grade II listed), and Prudential Assurance Office and No.74 King Street to the west (both Grade II listed), amongst others.

The Site is located in the Upper King Street Conservation Area, which was designated by MCC in 1974. St Ann's Conservation Area, designated in 1970, lies to the west, and Albert Square Conservation Area, designated in 1985, is located directly to the south of the Site. The location of these designations relative to the Site is illustrated at **Figure 3** below.

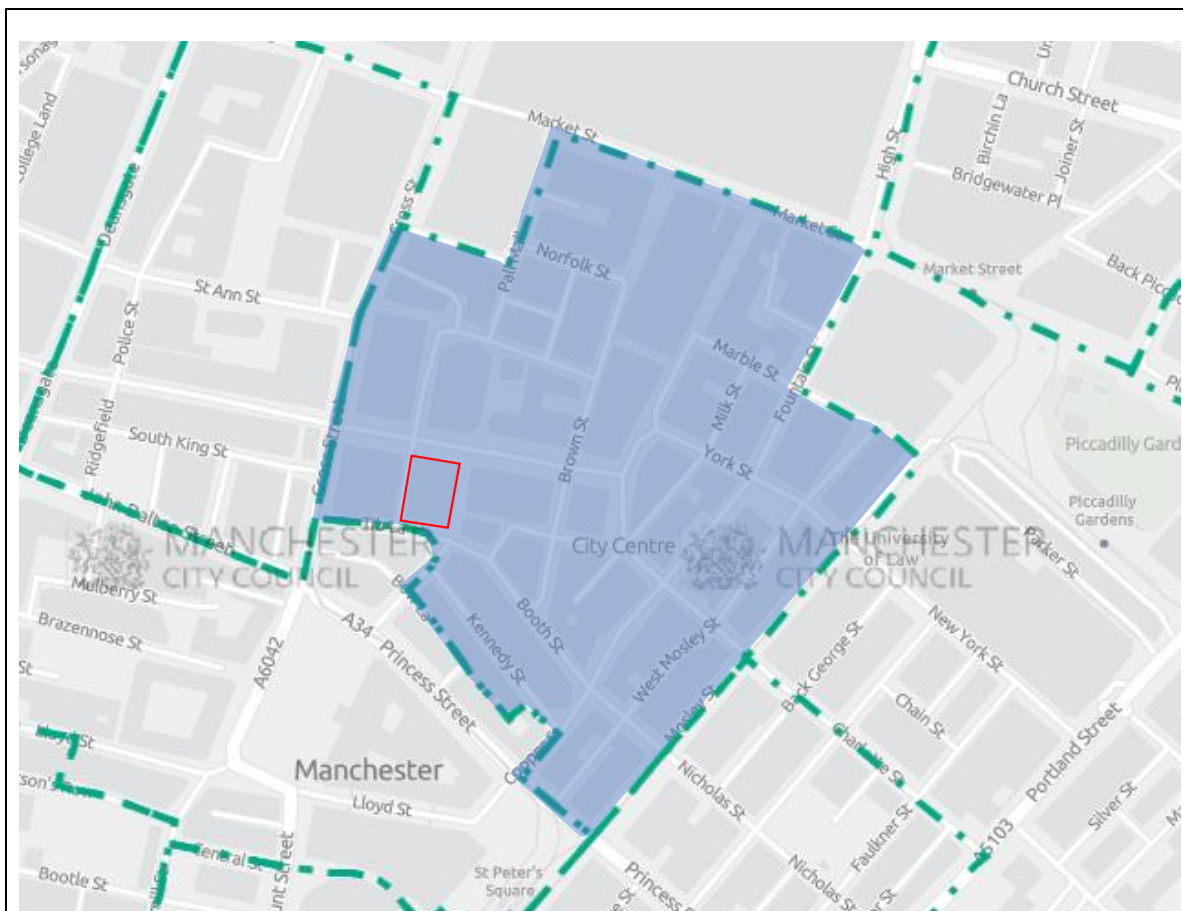


Figure 3: Conservation areas (outlined in green) relative to the Site boundary (indicatively outlined in red). The area shaded blue is the Upper King Street Conservation Area, within which the Site is located.

Given the absence of external works to the building, it is not considered that the setting of nearby listed buildings or the character and appearance of the Upper King Street Conservation or that of neighbouring designations will be affected to any notable degree. The central focus of this Heritage Statement's assessment therefore falls on the direct impact on the Grade I listed building within the Site, however any likely effects on neighbouring heritage assets will be identified where necessary.

3. Policy Framework and Guidance

With regards to the 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 planning permission. Section 71 of the Act is also applicable, as it requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance*” of conservation areas.

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 at 82 King Street is **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 (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 (refer to **Appendix III**).

4. Site Description

The Site fronts King Street in Manchester City Centre, it is bound by Pall Mall to the east, Essex Street to the west, and Tib Lane to the south. The Site comprises two key phases: the former Manchester branch of the Bank

of England, which fronts King Street, and the 1995 extension to the rear of the Site, which is arranged over 14-storeys.

The former bank was designed by C. R. Cockerell and constructed between 1845-46 in sandstone ashlar with Portland stone plinth and parapet and slate roof tiles. The building is designed in a Monumental Classical style and is arranged over three storeys with a basement level. The building is characterised by symmetrical elevations, with a central plinth, giant colonnade of Doric columns, entablature, triglyph frieze, prominent cornice and central three-bay pediment to the principal King Street elevation. Further Classical details which define the building’s envelope include channelled rusticated stonework and pilastered surrounds to the tripartite and Diocletian windows. The central entrance on King Street encompasses a late 19th century square-headed door surround with enriched architrave. Spear-railings define the basement lightwells to King Street. The elevations to Pall Mall and Essex Street are more modest in expression although continues the architectural language of the principal façade.

Internally, the building has been much altered, with the central banking hall having been converted to a reception area contemporary with the building’s extension for office use in the 1990s. There is a clearly legible connection internally between the historic building and 1990s extension.

The photographs below illustrate the existing character and condition of the Site.

	
<i>Figure 4: Primary elevation of 82 King Street, with 1990s tower projecting above the historic building.</i>	<i>Figure 5: East elevation to Pall Mall.</i>
	
<i>Figure 6: Corner of Pall Mall and King Street.</i>	<i>Figure 7: Corner of Essex Street and King Street.</i>



Figure 8: View of the 1990s tower extension to 82 King Street from Tib Lane.



Figure 9: View of the 1990s tower extension above the historic building from King Street.

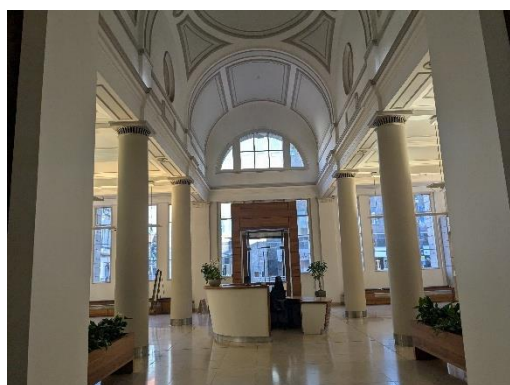


Figure 10: Principal space at ground floor, former banking hall and now reception for the office building.



Figure 11: Original columns and barrel vaulted, moulded ceiling in reception area.

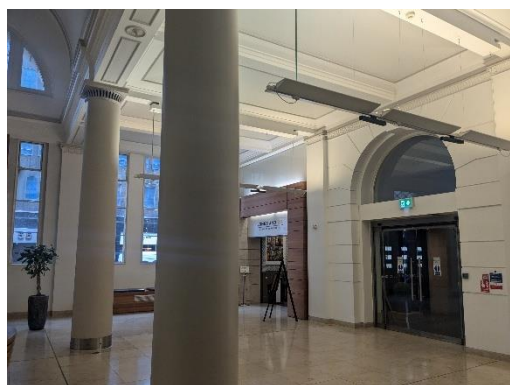


Figure 12: Internal access which connects to Pall Mall to the east side of the building. Small retail units occupy the front rooms to either side of the reception area.

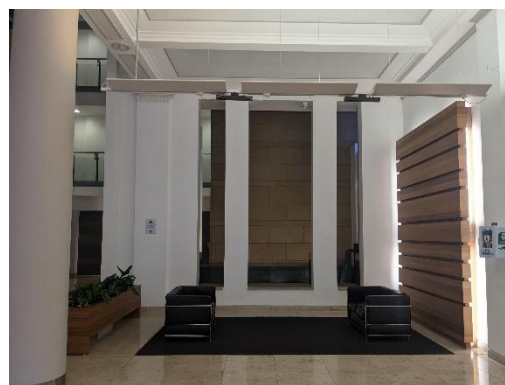


Figure 13: Non-historic joinery and lighting installations in reception area.



Figure 14: 1990s water feature – reportedly non-functional/prone to leaking.

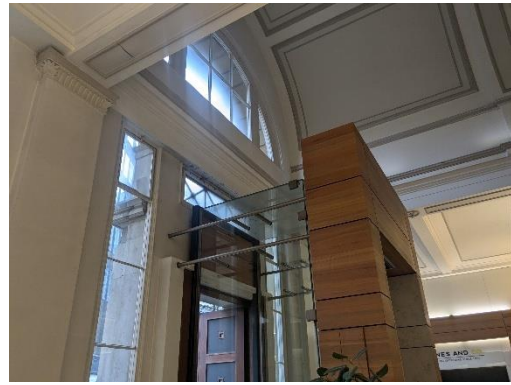


Figure 15: 1990s joinery and glazing creating internal porch in reception area.



Figure 16: Non-historic joinery with integrated ventilation system in reception area.



Figure 17: Suspended lighting in reception area.



Figure 18: Modern glazed/gated entrance from Pall Mall.

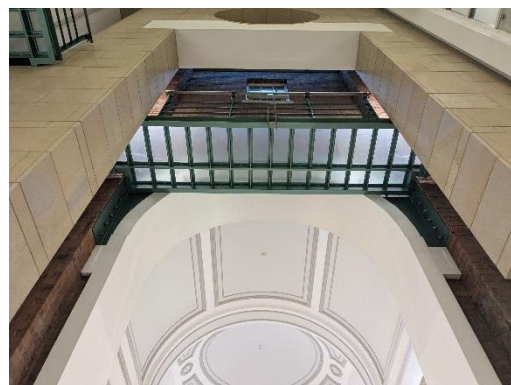


Figure 19: Connection between historic and extended parts of the Site. The brick rear elevation of the former bank and window at upper level are legible.

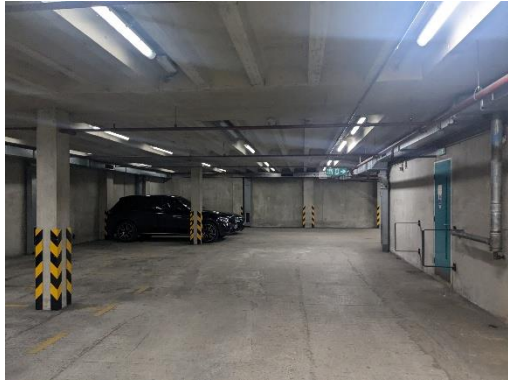


Figure 20: Modern basement area subject to proposed alterations.

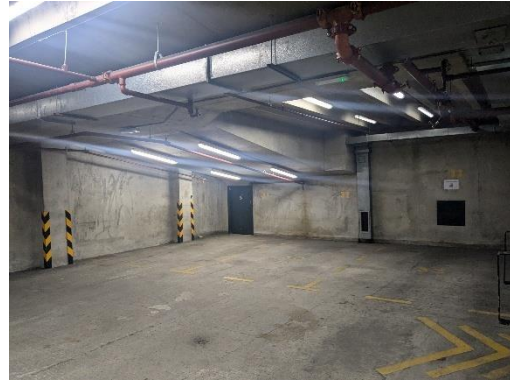


Figure 21: Modern basement area subject to proposed alterations.

5. Historical Development of the Site

King Street was once described by an American visitor in 1777 as the “*best-built street in Manchester*”, though only two buildings from this period survive today. By 1825, most of the houses on King Street had transitioned into business houses or professional offices, marking the beginning of its development as a commercial centre. In 1845, the Bank of England established its new branch at 82 King Street, setting a precedent that led to the concentration of the city’s financial institutions in this area.

Over the following decades, from the mid-19th century until 1920s, many houses were demolished to make room for prestigious office buildings that housed banks and insurance companies. The development of these financial institutions gave the area a sense of prestige and importance, cementing King Street’s reputation as a central business district.

The Upper King Street Conservation Area was extended in 1985 to include commercial properties up to the west side of Mosley Street and the shops on the south side of Market Street. Mosley Street, which was laid out nearly a century after King Street, serves as a natural extension of the central financial district, with its modern office buildings continuing the area’s commercial legacy. In contrast, Market Street is one of Manchester’s oldest streets, with origins dating back to medieval times. Although it was originally lined with houses, Market Street has been dominated by shops for centuries, contributing to the area’s lively and historic character.

82 King Street was constructed between 1845 and 1846 and was designed by the distinguished architect C.R. Cockerell. Cockerell, who studied classical Greek architecture during his travels to Greece, was deeply influenced by the ancient ruins he encountered there. His work, including the design for the Bank of England’s Manchester branch, reflected his admiration for the Classical Greek style. Cockerell succeeded John Sloane as the Bank of England’s architect in 1833, and by 1844, he had been commissioned to design new buildings for the Bank’s branches in Manchester, Liverpool, and Bristol. The design for the Manchester branch was the earliest and most expensive, and it shared many similarities with the designs for the other branches. All of these buildings are now Grade I listed.

In the early 19th century, Manchester played a leading role in embracing classical Greek architecture for public buildings, moving away from the Roman style that had previously been dominant. This appreciation for Greek architecture began to grow in the late 18th century as more architects travelled to Greece and studied its ruins. The early 19th century saw the construction of several notable Greek-style buildings in

Manchester, including Thomas Harrison's designs for the Portico Library, the Theatre Royal (which was later destroyed by fire), and Exchange Buildings. The style was further cemented in the city with the creation of Manchester's first Town Hall, designed by Francis Goodwin, located at the corner of King Street and Cross Street. Other important buildings in this style include the Medlock Town Hall and Dispensary (now Grosvenor Building, Manchester Metropolitan University) and the Royal Manchester Institution (now the City Art Gallery).

In 1995, the building was repurposed as part of a project led by Halfords Associates, which redefined the building's role, turning it into an entrance foyer for the office block of 14-storeys constructed behind it. Amongst other alterations, the original arched opening on the west side of Pall Mall was reinstated.

The historical development of the former bank is tracked through the following maps and images.



Figure 22: Extract from 'A plan of the towns of Manchester & Salford in the country palatine of Lancaster', by Berry and Roussell, c.1746. Site, indicatively outlined in red, evidently occupied by fine grain development at this time with a central courtyard within the plot. Source: Mapping Manchester.

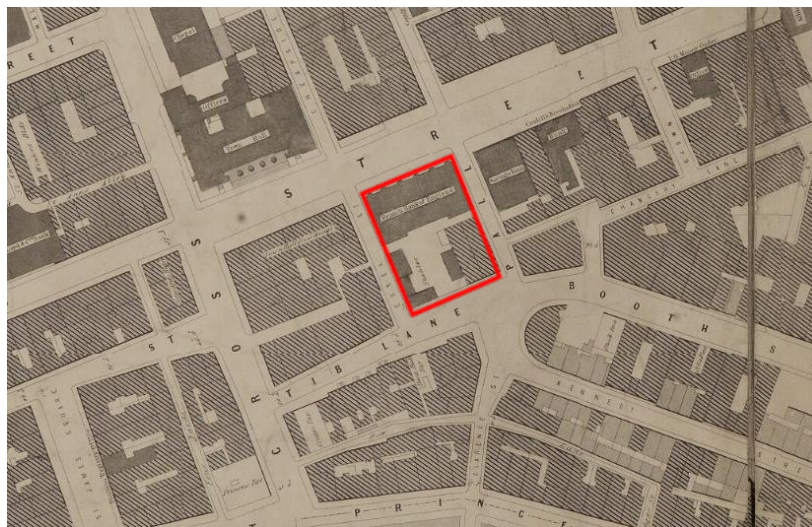


Figure 23: Extract from Adshead's twenty-four illustrated maps of the township of Manchester, 1850-51. Site, indicatively outlined in red, has been redeveloped with the bank occupying the northern part of the plot. Source: Mapping Manchester.



Figure 24: Ordnance Survey, surveyed 1849, published 1851. Details of the bank's interior layout and fixtures and fittings are clearly illustrated. Source: National Library of Scotland Maps.



Figure 25: The former bank, King Street, 1900. Source: Greater Manchester Lives.



Figure 26: Former bank viewed from Cheapside, 1972. There was evidently a building constructed to the rear of the bank in this period, replaced by the 1995 tower extension. Source: Greater Manchester Lives.

6. Statement of Significance

82 King Street (Grade I)

82 King Street stands as arguably one of the most important buildings in the Upper King Street Conservation Area. The building no longer serves as a bank but now provides the entrance and reception area for the offices contained in the tower extension, in addition to accommodating two small retail units, marking a shift from its original function as a financial institution to a modern commercial space. Notwithstanding this, the building retains its status and architectural hierarchy when experienced in its local context. The strands of the building's significance are defined below.

Key elements of **architectural interest** are:

- Building's association with C. R. Cockerell, the Bank of England's architect noted for his Classical Greek architectural designs.
- Association with and identification alongside Cockerell's other commissions for the Bank of England, including the Liverpool and Bristol branches, and of which the Manchester branch was identified by Pevsner (*Buildings of England, Lancashire: Manchester and the South-East*, 2004, p.316) as the '*earliest and most expansive*'.
- Application of Classical Greek architectural language and devices, and Cockerell's direct influence from the Temple of Apollo at Delos (*ibid*).
- Architectural presence of the building on King Street, reinforced by its 'island' site and its central position and prominence in the streetscape.
- Survival of internal spatial character in the banking hall, contributed to by the barrel-vaulted tunnelled ceiling which runs centrally through the floorplan and the Tuscan columns which penetrate the space and original pilasters.

Key elements of **historic interest** are:

- The building's reflection of the historic development of the local area across the early and mid-19th century, particularly the association of the area with financial institutions and prominent architecture, of which 82 King Street (as the Bank of England) was formative in establishing
- The building's historic relationship and association with nearby financial institutions, including the District Bank and the Midland Bank.
- The building's association with the Bank of England, the UK's central and foremost financial institution.

The 1995 extension to the building is evidently of its time in terms of architectural style, form and materiality and considered to be of a middling architectural quality. The tower is clearly read as an extension to the former bank and, notwithstanding the alterations that have removed a considerable degree of historic fabric from the interior of the building (i.e. that area which is primarily the subject of the proposed scheme of works), is not considered to detract from the architectural primacy or streetscape quality of the historic host building. The interior of the 1995 extension is not considered to yield any architectural or historic interest.

Overall, the listed building is considered to be of **high architectural** and **historic interest**.

Upper King Street Conservation Area

The Upper King Street Conservation Area is an historically significant district in Manchester, known for its collection of retail and commercial architecture. The area was home to several important financial institutions, including the former District Bank, The Midland Bank, and the Bank of England. These buildings represent attractive examples of retail and commercial architecture and have been central to defining the character of the area. The conservation area is judged to be of **high architectural** and **historic interest**.

82 King Street is a central component of the conservation area and maintains both its contribution to the area's legible architectural and historical character and identity, and its physical presence in the street and within the townscape, notwithstanding the development of the surrounding area and the extension of the building.

The conservation area forms the immediate setting for the listed building at 82 King Street, placing it within its historic context and a townscape that is of a high architectural quality and historical interest. For this reason, the setting of 82 King Street is considered to contribute positively to an appreciation and understanding of the former bank's significance.

7. The Proposals

The proposals for 82 King Street have been developed by 3DReid. The drawings and Design and Access Statement prepared by 3D Reid should be read alongside this report and particularly in tandem with the Heritage Impact Assessment at **Section 8** below.

Basement:

- Removal of existing tiled floor and carpet finishes to Lift Lobby at Level B1 and B2.
- Replacement of ramp at B2.
- Introduction of new floor at B2.
- Introduction of new wall finishes at B2 for end of journey facility areas.
- New lighting / MEP system to B2 ceiling.

Ground Floor:

- Removal of non-original joinery, including existing vestibule at entrance, comprising timber surrounds, metal fixings and doors, fixed reception desk joinery, joinery below windows, including integrated heating and cooling system, modern storefront surrounds, wall mounted joinery.
- Removal of non-original inset carpets, some areas of tiles and barrier matting at King Street and Pall Mall entrances and in Lift Lobby.
- Removal of decorative glass wall panels in Lift Lobby.
- Introduction of new glazed vestibule to the entrance from King Street, with planters located to either side (heating system to be concealed within planters).
- Introduction of new automated glazed doors to internal entrance of lobby from Pall Mall entrance.
- Introduction of a drinks-making area.
- Relocation of reception desk.
- Introduction of planting to former water feature basins.
- Introduction of new joinery including window seats and storefront surrounds. 3
- Redecoration of existing ceilings.
- Retention of majority of non-original tiled flooring and small areas of new tiling (i.e. to relocated reception and drinks-making area).
- Introduction of speed gates separating main reception area from Lift Lobby of tower.
- Upgrade of internal lighting and power sources.
- Installation of linear uplighters internally to illuminate barrel vaulted ceiling.

8. Heritage Impact Assessment

The focus of the following section is to assess the impact of the proposals on the ability to appreciate the significance of the listed building that embodies the Site. The nature of the effect is broadly defined in the table below as adverse, beneficial or neutral (see **Appendix III** for full criteria).

These terms, and the processes for their use and implementation, follow the recommendations set out in the technical guidance document published by ICOMOS, *'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties'* (2011).

Table 1 on the following page provides an assessment of the direct impact of the proposed works on the Site.

Table 1: Assessment of impact on Historic Fabric of the Listed Building		
Building Area	Proposed Alteration	Assessment of Impact
Basement Levels 1 and 2	Removal of c.1995 and later fabric including tiled floor and carpet finishes and ramp.	Removal of non-historic fabric within the 1995 tower extension footprint will have a neutral impact on the significance of the listed building.
Basement Level 2	Refurbishment of B2 with new floor, wall and ceiling finishes and insertion of end-of-journey facilities including toilets, showers, and drying room.	Refurbishment and insertion of new facilities into B2 of the 1995 tower extension footprint will have a neutral impact on the significance of the listed building.
Ground Floor Reception Area	Removal of non-original joinery as listed in Section 7 and replacement with new joinery.	It is not considered that the removal of non-original/non-historic joinery (much of which dates from the 1995 redevelopment of the Site) would affect the ability to appreciate the special architectural and historic character of the listed building. The joinery's contribution to the interest and quality of the former bank is limited. It is understood that the new insertions will utilise the positions and fixings of the removed elements, limiting the direct impact on the historic fabric of the building. For that reason, a neutral impact is identified from this aspect of the proposals.
Ground Floor Reception Area	Removal of carpet insets, barrier matting, and limited areas of tiling.	The removal of non-original floor finishes will have a neutral impact on the significance of the listed building.
Ground Floor Reception Area (lift lobby within tower footprint)	Removal of decorative glass wall panels.	The removal of non-original glass wall panels will have a neutral impact on the significance of the listed building.
Ground Floor Reception Area	Introduction of new glazed vestibule to King Street entrance.	The glass vestibule will be of a similar scale and form to the existing structure inserted in 1995 with the conversion of the building. The new structure will not change the spatial quality of the former banking hall and will be more transparent in character. It will have a neutral impact on the significance of the listed building.
Ground Floor Reception Area	Replacement of internal lobby doors from Pall Mall entrance into Reception Area.	The removal of non-original glass wall panels will have a neutral impact on the significance of the listed building.
Ground Floor Reception Area	Introduction of drinks-making area in the south-eastern part of the floorplate of the Reception Area.	The drinks-making area will replace a former seating area. It is likely that the historic floorplate in this location was altered during the 1995 refurbishment of the building. It is considered that the works will not affect the significance of the listed building and that they

		will have a neutral impact .
Ground Floor Reception Area	Relocation of the reception desk from the centre of the floorplate to the south-western corner of the Reception Area.	The proposed relocation of the reception desk is unlikely to materially affect any historic fabric and will have a neutral impact on the ability to appreciate its significance.
Ground Floor Reception Area (boundary between former bank and 1995 tower extension)	Insertion of speed gates separating Reception Area and lift lobby of 1995 tower extension.	The speed gates are proposed to enable a greater degree of security and management of access into the tower beyond the main Reception Area. It is proposed that a total of three gates will be installed within the footprint of the 1995 tower extension. The gates will not affect any historic fabric and have the potential to reinforce the boundary between the old and new elements of the Site, contributing to an understanding of its phasing. The proposal will have a neutral impact on the significance of the listed building.
Ground Floor Reception Area	Replacement of existing internal lighting systems.	The existing lighting system is non-original and makes no particular contribution to the significance of the building. The proposed lighting scheme will utilise existing fixings and service runs to limit further direct impacts on historic fabric. As a new insertion, a series of subtly located uplighters are proposed to emphasise and illuminate the barrel-vaulted ceiling which centrally aligns with the principal entrance from King Street. Strategic lighting has the potential to have a minor beneficial impact on the ability to appreciate the spatial, and overall architectural, quality and character of the listed building.

Conclusions

The interior alterations primarily embody a replacement and upgrade of the interior scheme introduced at 82 King Street when the Site was converted and redeveloped into commercial office space in 1995, which included the erection of the adjoining 14-storey tower to the south. The replacement of joinery and servicing is not considered to materially affect the character or quality of the interior space within the former bank, which was significantly altered in the 1990s scheme, or change the ability to appreciate its architectural and historical interest. Likewise, the introduction of a drinks-station and the relocation of the reception desk are not considered to affect the special interest of the building. Works to the modern basement area and lift lobby within the footprint of the tower are wholly neutral in nature.

The design intent is to utilise existing fixings and service runs for lighting and other M&E wherever possible, limiting intrusions into the historic fabric of the building. Upgraded subtle lighting schemes internally have the potential to better emphasise some of the key architectural features of the former bank and potentially improve the ability to appreciate specific elements of the building's design.

Overall, the proposed works are considered to be **neutral** in nature, with some **minor beneficial effects** associated with the illumination of architectural features attributed to the upgraded lighting scheme.

Policy Summary

The proposals are considered to be in accordance with the stipulations of **Sections 66(1) and 72(1)** of the Planning (Listed Building and Conservation Areas) Act 1990.

The detailed baseline appraisal and assessment contained within this report satisfies the requirement of **Paragraph 207** of the NPPF (December 2024) to describe the significance of any assets that have the potential to be affected by development proposals, including any contribution their setting makes to an appreciation of their significance. Due consideration has been given to **Paragraphs 212 and 213** in both the design evolution of the proposals and the assessment of impacts contained within this Heritage Statement. SLHA have concluded that the direct works to 82 King Street will not cause any 'harm' in the terms of the NPPF to the listed building.

The appraisal of heritage assets and assessment of the potential impacts of the Proposed Development within this Heritage Statement also satisfies the requirement of **Policy JP-P2** of PfE (**March 2024**) which requires that *"the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process."* SLHA consider that the proposals have also been prepared in accordance with MCC's Core Strategy **Policy EN3**, which stipulates that developments should seek to conserve or enhance the historic environment and deliver schemes which complement heritage assets in their setting.

The structure of this 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 (refer to **Appendix III**).

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

Table 2: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Sites identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.

Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.
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Appendix II: Assessing the Magnitude of Change or Impact

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

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

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

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

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

Appendix III: Assessing the Significance of Impact

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

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

Table 4: Assessing the Significance of Impact

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