



25th January 2024

Heritage Statement for the addition of two floor levels on the Holiday Inn Express, 2-4 Oxford Road, Manchester. **DRAFT**

1. Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by the Heaton Group to prepare a Heritage Statement to provide an analysis of the proposed addition of two floor levels on the Holiday Inn Express, 2-4 Oxford Road, Manchester (The Site - Figure 1, 1a) on the built historic environment. Whilst the Site itself does not contain any listed buildings, the proposal may incur some impact upon the settings of nearby heritage assets (listed in Section 2, below). Please refer to drawings and D&A statement by Stephenson Hamilton Risley STUDIO for full details.

This Heritage Statement appraises identified features of the surrounding historic built environment within the context of The Site and provides a description of their significance and setting in order to understand the capacity for change and potential impact of the Proposals. As the current hotel upon The Site is a modern new-build, it will be clear there will be no direct (i.e. physical) impact on any heritage assets. The focus of the following statement, therefore, will be on the indirect (visual) heritage impact.

This Statement, and the preceding conservation advice to the project team, has been prepared in the context of relevant national and local heritage planning policy.



Figure 1 – Map showing the location of The Site outlined red, bounded by Oxford Street to the east, Hulme Street to the south and the River Medlock to the north-west. (Source: Historic England)



Figure 1a – Looking south-east along Oxford Street showing the Holiday Inn Express (The Site) to the centre right. (Source: SLHA January 2024)

2. Statutory Designations

The Site does not contain any listed building and is not located within a Conservation Area. However, The Site is located close to the Whitworth Street Conservation Area and to several listed buildings, however, due to the modest scale of the Proposals and the location, distance and orientation of other surrounding listed buildings from The Site, it is considered that only the settings of the following closest three listed building along the Oxford Street/Road viewing corridor may be impacted by the proposed scheme, and have been scoped in to the visual impact assessment (**See Figure 2 below**).

A – Dancehouse Theatre, Oxford Road, Grade II listed.

B – Refuge Building, Oxford Street, Grade II* listed.

C – Palace Theatre, Oxford Street, Grade II listed.

The Site is located close to the south-west corner of the Whitworth Street Conservation Area (**See Figure 3 below**), where the current Holiday Inn Express can be seen from within the Conservation Area along Oxford Street to the north-west (the continuation of Oxford Road).

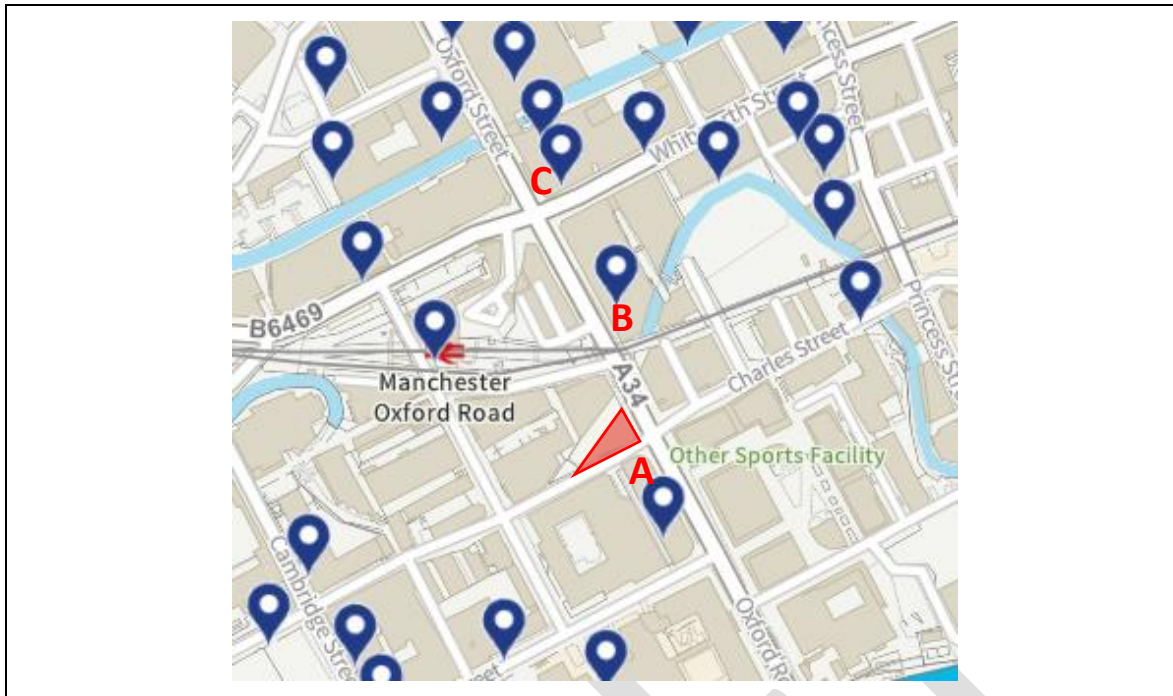


Figure 2 – Map of the area surrounding The Site (shaded red). The closest surrounding listed buildings to The Site that may be visually impacted by the Proposals are denoted as A – Dancehouse Theatre, B – Refuge Building and C – Palace Theatre. (Source: Historic England)

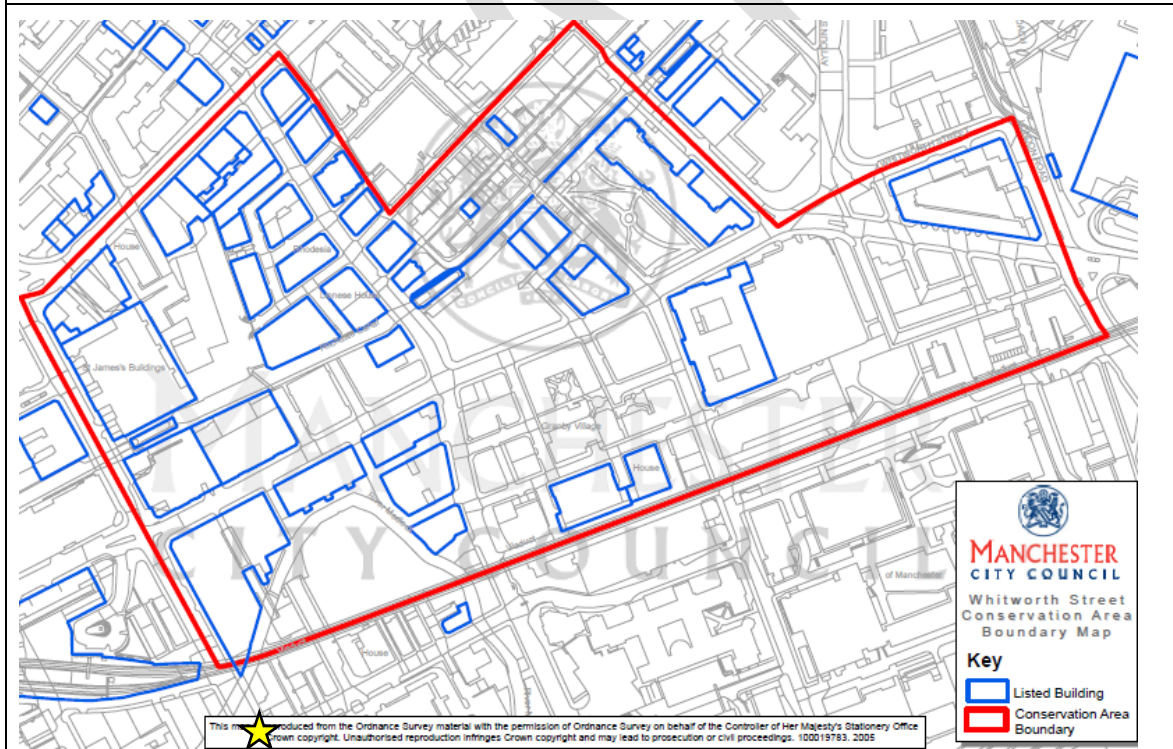


Figure 3 – Map showing the location of the Whitworth Street Conservation Area (outlined red), listed buildings (outlined blue) and The Site denoted by yellow star. (Source: Manchester City Council)

3. Planning Policy and Guidance

The key planning policy documents are respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2023), and Manchester City Council's Core Strategy (2012).

With regards to the Planning (Listed Building and Conservation Areas) Act 1990, Section 72 of the Act is of relevance as it requires the Local Planning Authority to pay special attention to the 'desirability of preserving or enhancing the character and appearance' of the designated conservation area.

Section 66 of the 1990 Act is also of relevance, 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 policies in the NPPF constitute the Government's view of what sustainable development means in practice. The analysis of heritage significance in this Heritage Statement accords with the requirements of paragraph 200 the NPPF (2023) as it presents sufficient and proportionate evidence to enable the Council, "*to reach an informed decision*". The conclusions of this Heritage Statement are thus based on the "*need to be proportionate to the significance of the heritage assets [potentially] affected, and the impact on the significance of those heritage assets*".

The structure of the document is consistent with the requirements of the NPPF 2023 and Historic England's guidance on the form of 'Statements of Heritage Significance' (Oct 2019). This report also utilises a tailored form of the ICOMOS heritage impact evaluation method to ensure the conclusions are evidence-based and consistent (refer to Appendix i).

4. Historic Development

The current building that forms The Site today was constructed as the Holiday Inn Express hotel in c2009/10, forming an eleven-storey hotel.

Prior to the construction of the current hotel building, The Site was occupied by a three-storey building which was constructed in 1932-1933 originally as shops and offices called the "Regal Arcade". This earlier commercial building was contemporary to the adjacent Grade II listed 'Dancehouse Theatre' (originally the Regal Cinema) and was designed in a matching style. Due to the similarities in design and that both buildings were designed for E. Nove Estates, it is presumed the building was also designed by the same architects of the Dancehouse, Pendleton & Dickinson.

It appears that the design and use of the Regal Arcade was not entirely realised, as by the mid-1930s the building appeared in a differing, simplified design. The building remained in use as offices with commercial units to the ground floor level until its demolition in 2009.



Figure 4 – 1922 OS map showing the different shops and dwellings that formed The Site prior to the 1933 building being constructed. (Source: <https://maps.nls.uk/>)



Figure 5 – 1932 OS map showing The Site following the completion of the “Regal Arcade”, which formed a triangular block on the corner of Oxford Street, Hulme Street and the River Medlock. (Source: <https://maps.nls.uk/>)

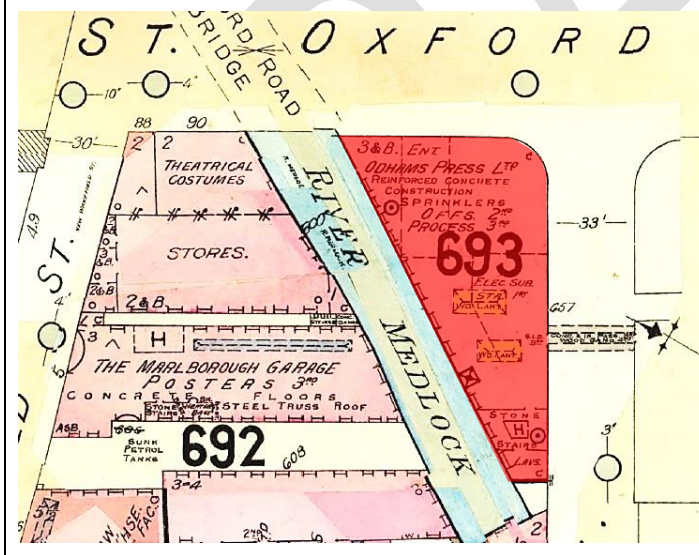


Figure 6 – Goads Fire Insurance Plan revised to October 1942 (looking east), showing a more detailed view of the former building. The high-level gangway to the bottom right linked the offices of the Odhams Press Ltd with their printing works on the opposite side of Hulme Street (rear of Dancehouse Theatre). (Source: Goads Fire Insurance Plans)



Figure 7 – A view looking south-east along Oxford Road in the early 1950s, showing the Site of the current Holiday Inn Express (far right) which can be seen to be occupied by the earlier, 1930s commercial/office building at 2-4 Oxford Street. (Source: Manchester Archives)



Figure 8 – The 1930s 2-4 Oxford Street as seen shortly before its demolition in 2009. (Source: <https://manchesterhistory.net>)

5. Description of The Site and immediate environs

The Site forms an eleven-storey hotel, constructed using a material palette of dark grey engineering brick with white tile inserts, which opened in c2010. Due to the height of the building and typology of Oxford Road and Oxford Street, the building can be seen in long range views along both thoroughfares.

The height of the Holiday Inn Express can be seen to be less impactful in views looking in northerly and southerly views along Oxford Street/Road due to the close proximity and height the adjacent railway viaduct that crosses Oxford Street/Road, which conceals the lower half of the hotel.

The visual prominence of the current hotel building has also been further lessened in recent years by the completion of a number of surrounding high-rise developments, primarily the immediately neighbouring 32-storey Artisan Heights student residential tower on New Wakefield Street (See Figures 9 & 11), which now forms the dominant visual focus of surrounding views.

Figure 9 below shows a view looking north-west along Oxford Road towards the Site (mid-left), showing the eleven-storey Holliday Inn Express rising above the four-storey, linear Grade II listed 'Dancehouse Theatre' to the left. To the immediate north of The Site can be seen the 32-storey 'Artisan Heights' building, which dominates this view, forming a dominate feature leading north into the city centre. To the distant right of the view can be seen the ornate terracotta clocktower of the Grade II* listed former Refuge Building, which forms another dominant landmark within the viewing corridor.



Figure 9 – A view looking north-west along Oxford Road towards The Site (mid-left) (Source: Google)

Figure 10 below shows the view looking south-eastwards towards The Site from Oxford Road, showing the current Holiday Inn Express building forming a similar cluster of medium and tall buildings to either side of Oxford Road, including the Deansgate Square towers to the immediate left, and Artisan Heights tower to the right.

Figure 11 below shows the view looking south-east along Oxford Street showing a clearer view of the cluster of towers around The Site, including Deansgate Square to the left, and the Holiday Inn Express and Artisan Heights to the right, which along with the low-rise Dancehouse Theatre and unlisted Revolution Bar (far right), forms a varying array of building height and scale.



Figure 10 – A view looking directly at the Holiday Inn Express building from Oxford Road. (Source: SLHA January 2024)



Figure 11 – A view looking south-east along Oxford Street showing a clearer view of the cluster of towers around The Site, including Deansgate Square to the left, and the Holiday Inn Express and Artisan Heights to the right. (Source: Google)

Figure 12 below illustrates the view taken from slightly further north along Oxford Street from Figure 11 at its junction with Whitworth Street (left). This view illustrates the cluster of tall buildings to the distance, with the addition of the 37-storey Student Castle tower to the right of the view.

To the left is the Grade II* listed tower of the former Refuge Building, which still forms the focus of the view, along with the conical roof of the unlisted former Cornerhouse cinema to the far right which similarly compliments the dynamic skyline. Due to the number of high-rise elements and dramatic roofscapes/skyline within the view, the Holiday Inn Express can be seen to be largely imperceptible from this location.



Figure 12 – A view taken from slightly further north along Oxford Street at its junction with Whitworth Street (left). This view illustrates the cluster of tall buildings to the distance. (Source: Google)

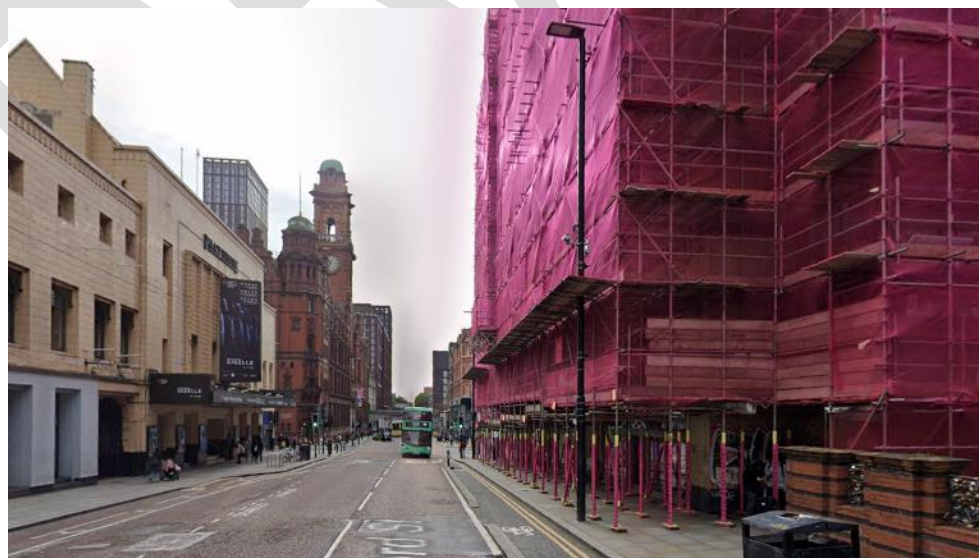


Figure 13 – This view is taken further north, illustrating the kinetic view experienced when moving further away from The Site, which is imperceptible from this viewing place. (Source: Google)

Figure 13 above is experienced from slightly further north than Figure 12, illustrating the kinetic view experienced when moving further away from The Site, which can be seen to be imperceptible from this viewing place. To the left is the Grade II* listed tower of the former Refuge Building and Deansgate Square towers dominating the view. To the left foreground can be seen the restrained terracotta faced Grade II listed Palace Theatre.

6. Significance Appraisal

The purpose of the significance appraisal is to use recognised criteria to assess the relative heritage significance of designated heritage assets which have the potential to be impacted by the Proposed Development. The existing Site will also be assessed, with particular regard to the contribution The Site makes to the ability to understand and appreciate the heritage significance of surrounding Listed Buildings and Conservation Area. This will provide a baseline for the relative 'magnitude of change' and 'scale of impact' which is to be assessed within the subsequent Heritage Impact Assessment (HIA).

This in turn allows, in a planning policy context, the extent of "harm" upon any heritage asset incurred by the Proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment.

7. Methodology

Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.

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*". Historic England's "*Conservation Principles Policies and Guidance*" 2008 and the revised guidance on "*Setting of Heritage Assets*" (as reissued in Dec. 2017) have also been acknowledged as part of the following assessment.

Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects 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.

The analysis of the significance allows for an assessment of the current significance of The Site and its contribution to the settings of nearby designated heritage assets. The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance (refer to **Table 1, below** for full definitions of heritage significance as defined in this present report).

Table 1: Definition of significance terms used in this Heritage Statement
High heritage significance relates to those components deemed to be of special interest. They are important to the understanding of The Site's design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.
Medium heritage significance relates to those components deemed to be of some interest. They will make a modest contribution to the understanding of subject Site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.
Low heritage significance relates to those components deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's evidential historic aesthetic or communal values.
No significance /Detrimental features and elements that do not contain any special interest. These can <i>detract from the significance</i> of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.
Unknown heritage significance features or components where the relative importance or interest requires determination by further investigation.

8. Appraisal of Heritage Assets within the Setting of The Site

As there are no heritage assets within The Site boundary, the Proposed Development only has the potential to result in indirect impacts on these heritage assets, i.e. through change to their setting or change to how they are experienced in views.

The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Thus, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For the purposes of this appraisal, the contribution of The Site to the setting and appreciation of the significance of any given heritage asset is defined in order to provide an understanding of how that contribution might change through the Proposed Development.

Due to the modern date of the current hotel building that forms The Site, it is considered that this makes a **neutral contribution** to the setting of all nearby heritage assets.

9. Listed Buildings – Contribution of setting to significance

The heritage assets which have the potential to be impacted by proposed redevelopment of The Site have been identified in **Section 2 above**. The contribution of setting to the significance of these heritage assets will be explored in **Table 2, below**.

The scope of potential visual (indirect) impact upon heritage assets involves the impact upon their setting. The importance of ‘setting’ lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Therefore, it is the contribution of setting to the significance of the heritage asset which should be established at this stage in the process. For these purposes, the contribution of setting to the significance of any given heritage asset is considered to be either **high, medium, low, negligible, or neutral**.

Table 2: Contribution of setting to significance of identified listed buildings			
identification given in Figure 2	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to The Site
A	DANCEHOUSE THEATRE INCLUDING NUMBERS 6-14, 6-14A, OXFORD ROAD Grade II	Also Known As: Regal Twins, including nos. 6-14a, 6-14A, Oxford Road, Manchester Former cinema, built 1929-30 by Pendleton and Dickenson of Manchester for Emmanuel Nove. Faience clad façade Long, four-storey principal facade in classical style, clad in white faience, the ends curving into the return walls. The facade is divided into nine bays, filled with shop units at ground level, except for the central bay which forms the entrance to the theatre. The building represents an early example of a multiple cinema complex, a type which only became common some forty years later with the decline in film attendances.	The listed building sits on the west side of Oxford Road. As with other buildings in this area, the local setting of the building is wholly fragmented, consisting of numerous phases of development throughout the 20 th and 21 st centuries which have largely surrounded the low-rise listed building with new, high-rise developments of high quality which now largely defines the building’s setting. However, in spite of modern developments, the building is still fully understood and appreciated as a former 1930s, Art Deco cinema/shops. Consequently, the contribution of setting to the significance of the listed building is considered to be low . Overall, the existing modern building that forms The Site makes a neutral contribution to the setting of the listed building.
B	FORMER REFUGE ASSURANCE COMPANY OFFICES Grade II*	Former insurance company offices (now hotel) by Alfred Waterhouse, 1891, later extended between 1910/1912 by his son Paul Waterhouse, and further extended in 1930s along Whitworth Street.	The listed building sits on the east side of Street. The building represents a landmark across this part of the city centre and forms part of a wide range of similarly dated and designed Victorian and Edwardian buildings that extends north and east into the

Table 2: Contribution of setting to significance of identified listed buildings

identification given in Figure 2	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to The Site
		Very large and ornate eclectic design with French Renaissance accent and some Baroque features clad in red brick and highly decorated deep brown and buff terracotta. The clock tower was added 1912, and forms a highly decorative, high-rise local landmark. Very conspicuous landmark, and probably the apogee of "Manchester style" late 19 th century commercial architecture.	<p>Whitworth Conservation Area, which, along with similar buildings along the Oxford Street corridor, all contribute to the building's setting.</p> <p>Due to the robust scale, design and height of the former Refuge Building, and the range of similar buildings in the immediate area, the addition of new, tall buildings within its setting do not easily diminish the appreciation of the landmark building and its setting within views along the Oxford Road/Street corridor.</p> <p>Consequently, the contribution of setting to the significance of the listed building is considered to be high.</p> <p>Overall, the existing modern building that forms The Site makes a neutral contribution to the setting of the listed building.</p>
C	THE PALACE THEATRE Grade II	Theatre. 1891, by Alfred Darbyshire and F. Bennett Smith, re-fronted with buff glazed terracotta facing in 1956. Three storeys and basement. The 1950s debased modern classical style frontage is of less interest than the original interiors.	<p>The local setting of the building remains largely unaltered apart from the construction of the modern apartment building/Sainsbury's store immediately oppoSite.</p> <p>The theatre sits within a group of historic, listed buildings on the corner of Oxford Street and Whitworth Street, in a highly prominent corner position.</p> <p>Tall buildings are a visible feature of the building's setting when experiencing the building's setting along the Oxford Road/Street viewing corridor.</p> <p>Consequently, the contribution of setting to the significance of the listed building is considered to be high.</p> <p>Overall, the existing modern building that forms The Site makes a neutral</p>

Table 2: Contribution of setting to significance of identified listed buildings			
identification given in Figure 2	Name and Grade	Summary of architectural and historic interest from list description	Contribution of setting to significance and relationship to The Site
			contribution to the setting of the listed building.

10. Whitworth Street Conservation Area

The existing Site is situated immediately to the south-west of the designated area's boundary and can be seen from within the designated area, principally along the Oxford Street and Oxford Road viewing corridor. The building that forms The Site currently makes a **neutral contribution** to its special character and appearance.

Due to the proposed addition of two storeys to the existing eleven-storey Holiday Inn Express building, this will also be visible from within the designated area. This visual impact is to be tested in the Visual Impact Assessment.

The Conservation Area yields **high historic, architectural/artistic interest**, as the area comprises a vast number of significant, similarly aged, sized and types of buildings which form a distinctive tight grain group of buildings, principally of former shipping warehouses. The development of the textile industry and cotton trading within the conservation area focused on both major thoroughfares and smaller side streets and alleyways, with a mix of grand Victorian warehouses on primary and secondary routes throughout the area.

The primary character of the area is the 'canyon' like streets, which contain tall imposing warehouse buildings of a monumental scale to either side, which tower above the pavement, giving a distinctive quality which is only to be found in this part of Manchester. The tall and ornate clock tower of the Grade II* Refuge Building is a highly important local landmark, which forms the south-west corner of the Conservation Area and visually marks the start of the city centre.

As is commonplace with city centre conservation areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres. To the immediate west and south of the Conservation Area boundaries are a number of medium to high rise new developments, which have been completed within the last fifteen years. These include the Student Castle and Artisan Heights to the south-west, the Deansgate Square towers, and the Holiday Inn Express (The Site) to the south.

The addition of these new tall buildings within the setting of the Whitworth Street Conservation Area have changed views into and out of the Conservation Area, primarily along the Oxford Road/Street corridor, however, due to the nature of the canyon-like streets and their robust and tall buildings, the visual impact of surrounding new tall buildings have on the whole not adversely impacted on the character and appearance of the Conservation Area. By comparison to the above surrounding new buildings, the Holiday Inn Express (The Site) is of a considerably lower scale.

The Holiday Inn Express building that forms The Site is intervisible with the conservation area from Oxford Street/Oxford Road and makes a **neutral contribution** to an appreciation of its significance.

11. Statement of Significance

The statement of significance provides further details and a summary of The Site's relative architectural and historic interest.

- The Site comprises a modern (c2009/10) purpose-built, eleven-storey hotel, and as The Site contains no historic fabric, it yields **no heritage interest**.
- The current building that forms The Site makes a **neutral contribution** to all identified surrounding heritage assets.
- Historically, The Site has been developed two times over the past 100 years, firstly in the 1930s by the demolition of c18th/19th century shops and dwellings and construction of a three-storey commercial building that matched the architectural detailing/materiality of the adjacent Grade II listed Dancehouse Theatre, and presumed to have been designed by the same architects, and again in c2009 when this building was demolished to allow for the construction of the current Holiday Inn Express building, that was completed in c2010.
- The Site is located immediately south from the south-west corner of the Whitworth Street Conservation Area, and is located a close distance from several listed buildings, of which the current building makes a neutral contribution to their settings.

12. Proposals

The Proposals seek to add two additional storeys to the existing building in order to facilitate 24 new guest bedrooms. The design of the extension features double glazed curtain walling with anodised aluminium panels and fins in a matching, dark colour palate, creating a complementary addition to the form and character of the existing building. The extension will include a tall "portico" colonnade to the Oxford Road elevation, whilst fins to complement the existing brickwork colour will provide an open area for ventilation to external plant.



Figure 14 – The existing view of the building looking west. (Source: Stephenson Hamilton Risley STUDIO)

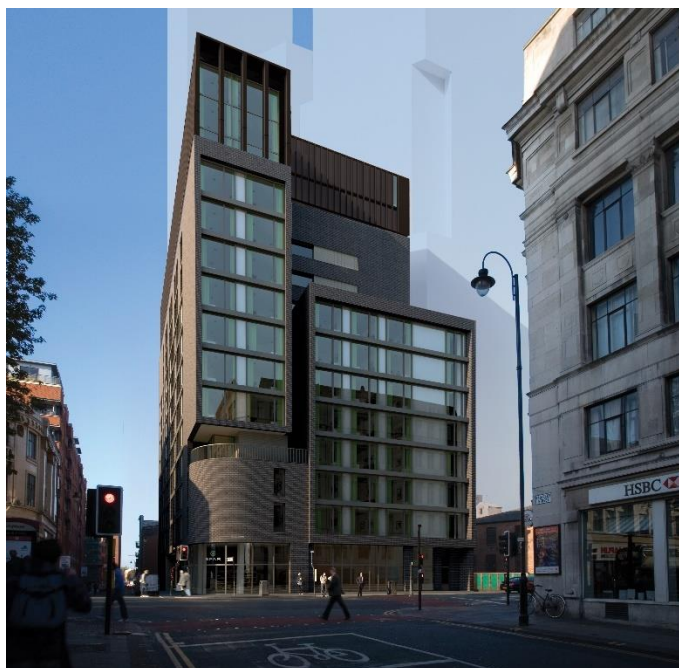


Figure 15 – The proposed view of the building looking west. (Source: Stephenson Hamilton Risley STUDIO)

13. Heritage Impact Assessment - Introduction

The Site contains no listed buildings and is not located within a conservation area. It will be clear, therefore, that there is no potential for the Proposed Development to incur any direct heritage impact, i.e. physical impact on historic fabric. The focus of the following section will therefore be to evaluate the scale of the impact incurred by the proposed development upon the setting of the designated heritage asset and the significance of effect of the change which may broadly be **adverse, beneficial or neutral** (see **Appendix ii 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).

The impact of the development on the setting of the identified heritage assets is required to be given “*great weight*” in the consideration of the proposal, in terms of **NPPF paragraph 205**. The contribution of the existing settings to the identified heritage assets has been outlined above. This is to form the baseline for the following Heritage Impact Assessment.

The following assessment aims to identify the potential impact the Proposed Development could have on an appreciation of the significance of heritage assets in the locality of the Site. This assessment has been informed by an understanding of the character and form of the Proposed Development.

14. Heritage Impact Assessment

The current Proposals comprise the addition of two floor levels to the current hotel building in order to create 24 new guest bedrooms. The design of the extension is entirely complementary to the design and materiality of the existing building and will introduce double glazed curtain walling with anodised aluminium panels and fins in a matching, dark colour palate. A tall “portico” colonnade feature will be included to the Oxford Road elevation, whilst fins to complement the existing brickwork colour will provide an open area for ventilation to external plant.

Although the Grade II listed Dancehouse Theatre is situated within the setting of the site, due to the existing height and proximity of the current hotel building to the listed building, and the minimal nature of the proposals, the addition of two further floors will not alter the setting to any meaningful extent and will incur no 'harm' in Planning Policy terms.

Similarly, due to the dominant, robust nature of the Grade II* listed Refuge Building, paired with the minimal nature of the proposals, the setting of this listed building will also not be impacted. In terms of the Grade II listed Palace Theatre, the distance of the listed building from the Site allows for the proposed addition of two floors to the existing building that forms the Site to be imperceptible, and therefore will not alter the setting of the Palace Theatre.

Regarding the setting of the Whitworth Street Conservation Area, again, the distance, minimal of intervisibility between the Site and the Conservation Area, and the high density of existing tall buildings along the perimeter of the conservation area, the character and appearance of the Conservation Area is not considered to be impacted by the proposed development of the Site.

Overall, it is considered that the proposed development will have an overall **neutral effect** on the identified heritage assets.

The overall significance of effect has been assessed in line with recognised ICOMOS criteria for assessing heritage impact which should be considered against the wider benefits of the scheme.

15. Visual Impact Assessment - Summary

As recommended in the revised Historic England guidance on the Settings of Historic Buildings, the Visual Impact Assessment above comprises a long form text discussion of the impact upon the identified designated heritage assets, supported by the following tabulated matrix. This follows the recommended **ICOMOS scheme of Heritage Impact Assessment as defined by the Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011)**.

The parameters of the tabulated Visual Impact Assessment are summarised as follows:

The Scale of Change

No change

Negligible change

Minor change

Moderate change

Major change

The Significance of the Effect of Change (or Overall Impact)

Major beneficial

Moderate beneficial

Minor beneficial

Negligible beneficial

Neutral

Negligible adverse

Minor adverse

Moderate adverse

Major adverse

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

As recommended in the revised Historic England guidance on the Settings of Historic Buildings referenced above, the perceived indirect (visual) impact upon the nearby heritage assets have been tabulated below.

These values have been established within the following table (**Table 3**) assessing the scale of impact and the perceived effect of change in each case as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Table 3 – Tabulated matrix of impacts of Proposed Development upon significance of setting to heritage assets within the indirect heritage impact assessment

Heritage asset & designation	Significance value	Contribution of setting to significance (as existing)	Scale of change	Significance of the effect of change, or overall impact
A - Dancehouse Theatre, Oxford Road, Grade II	Medium	Low	Negligible change	Neutral/slight
B - Refuge Building, Oxford Street, Grade II*	High	High	Negligible change	Neutral/slight
C - Palace Theatre, Oxford Street, Grade II	Medium	High	Negligible change	Neutral
Whitworth Street Conservation Area	Medium	Low	No change	Neutral

16. Conclusions - Planning Policy Balance

The proposals seek to introduce two additional floor levels on top of the existing, modern Holiday Inn Express hotel in order to provide additional guest accommodation.

Due to the modern date of the building that forms the Site, the proposed development of the Site will result in no loss of historic fabric/ significance.

The Proposed Development has been demonstrated to result in a **negligible change to the setting of the Dancehouse Theatre, the Refuge Building, and a neutral change to setting of the Palace Theatre and Whitworth Street Conservation Area**. Please see architectural plans and Design and Access Statement by Stephenson Hamilton Risley STUDIO for further details.

The Heritage Impact Assessment has demonstrated the proposals will not give rise to any instances of harm and so, it is considered the proposals comply with local and national planning policy, with particular regard to para.200 and 205 of the NPPF (2023).

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

Table 4: 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: <ul style="list-style-type: none"> 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 5: 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 fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <i>less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.

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

<p><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 values.</i></p>	<p>asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.</p>	<p>designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values.</p> <p>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.</p>
<p>Major beneficial</p> <p><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></p>	<p>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.</p>	<p>Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest.</p> <p>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.</p>

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 6: 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