17th October 2024

HERITAGE STATEMENT

Moxy Hotel, Invicta House, Manchester – Proposed 3 storey extension

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1. Introduction

Heritage Architecture (HA) have been commissioned by KE Hotels to prepare a Heritage Statement as they propose to add three (3no.) additional storeys onto the existing 9 storey Moxy Hotel site, Manchester (formerly Invicta House).

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 an existing development, it will be clear there will be no direct (i.e. physical) impacts on any heritage assets. The focus of the following Statement, therefore, will be on the potential indirect (visual) heritage impact on the settings of the identified heritage assets surrounding the Site.

HA previously contributed to the 2017 and 2020 applications for the redevelopment and repurposing of the Site. Reference should be made to the detailed Heritage Statements submitted as part of these applications for full details of the heritage baseline (Planning Application refs: 116164/FO/2017 and 126945/FO/2020).

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.

Please refer to the drawings and DAS by ICA Studio, and Planning Statement by AshtonHale for full details of the current proposals.

2. Statutory Designations

The Site is an unlisted building located adjacent to a number of listed buildings and is within the Deansgate/ Peter Street Conservation Area.

Due to the modest scale of the Proposals and the location, distance and orientation of the surrounding urban form, it is considered that only the Conservation Area and the settings of the following closest three listed buildings could be impacted by the proposed scheme, and have been scoped into the heritage impact assessment:

A – 184-186 Deansgate / Oddfellows House, Grade II listed.
B – Royal London House, Deansgate Grade II listed.
C – Sunlight House, Quay Street, Grade II listed.

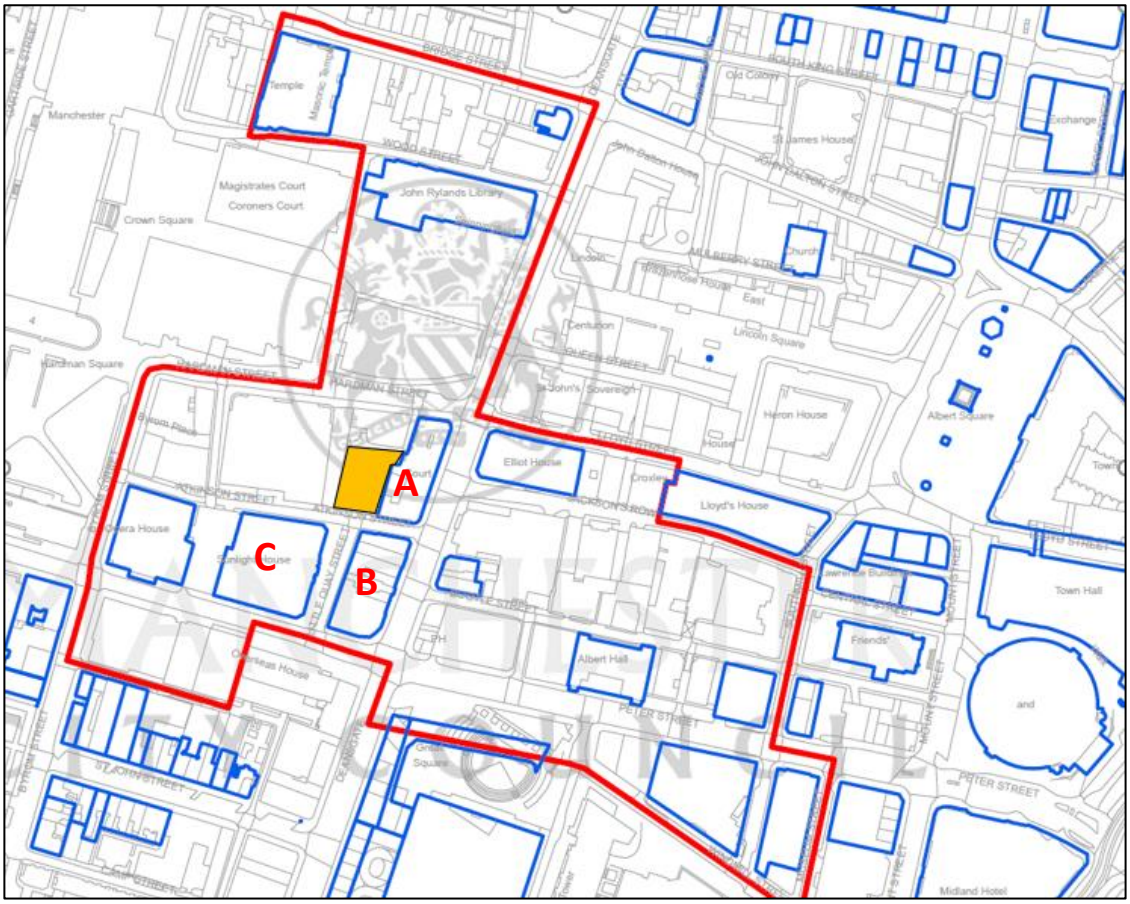


Figure 1 – Plan of the area surrounding The Site (shaded yellow). The red boundary denotes the Deansgate/ Peter Street Conservation Area. The buildings outlined in blue are listed. The closest surrounding listed buildings to The Site that could be visually impacted by the Proposals are denoted as A – 184-186 Deansgate, B – 96 Deansgate, and C – Sunlight House. (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 66 of the Act is 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.

Section 72 of the Act is also 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.

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 ii and Appendix iii**).

4. 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 regard to the contribution it makes to the ability to understand and appreciate the heritage significance of the surrounding Listed Buildings and Conservation Area. This will provide a baseline for the relative 'magnitude of change' and subsequent 'scale of impact' which is to be assessed within the Heritage Impact Assessment (HIA) section.

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.

a. Methodology

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*" (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 **Appendix 1, Table 3** for full definitions of heritage significance as defined in this present report).

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

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.

i. 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 1, below**.

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 1: Contribution of setting to significance	
Listed Buildings **(Refer to Figure 1 above)**	**Contribution to significance of setting and relationship to Site.**
A: Nos.184 and 186. **Deansgate**, Grade II was formerly the Inland Revenue office and No 186 the High Court Registry building. The three storied building is classical in style, using stone ashlar.	184-186 Deansgate is understood as part of the established street frontage to Deansgate. As such, the urban setting of the building is dynamic and ever changing and subject to the environmental impacts of the busy road junction it is adjacent. The building also shares group value with 188-202 Deansgate. The building is experienced in kinetic views moving along Deansgate with the taller Sunlight House and contemporary development rising behind its roofline creating a dynamic roofscape. **The existing setting of the listed building makes a medium-to-high contribution to its significance** as it allows the architectural and historic interest of the building to be appreciated and understood. **The Site adjoins the listed building and completes the tight street enclosure to the rear of the building. It makes a low contribution to its setting.**
B: Royal London House, Deansgate Grade II listed and rising to six storeys. It was built in 1904 in a Free Baroque style and occupies a corner position surmounted by a large corner drum and cupola.	Royal London House commands a prominent townscape position at the junction of Deansgate, Quay Street and Peter Street. As such, the urban setting of the building is dynamic and ever changing and subject to the environmental impacts of the busy road junction it is adjacent. The building also shares group value with 184-186 Deansgate. The building is experienced in kinetic views moving along Deansgate with the taller

	Sunlight House and contemporary development rising behind its roofline creating a dynamic roofscape. **The existing setting of the listed building makes a high contribution to its significance** as it allows the architectural and historic interest of the building to be appreciated and understood. The Site faces the rear of the building and completes the tight street enclosure. The rear of the Royal London House building encloses Little Quay Street and is a dominant feature on this part of the street which over-shadows the Site. **The Site makes a low contribution to its setting.**
C: Sunlight House. Grade II listed office block was built in 1932 and uses a steel frame clad with Portland stone in an International Modern style with classical elements. The building is of monumental scale, and rises to 14 storeys, creating a prominent landmark across this part of the city.	The height, form, mass and materiality of Sunlight House creates a dominant landmark within the established streetscape of Quay Street and can be experienced in kinetic views moving along Peter Street and Deansgate. The canted corner to Little Quay Street ensures it is also experienced in the more intimate setting of this quieter tertiary street. **The existing setting of the listed building makes a high contribution to its significance** as it allows the architectural and historic interest of the building to be appreciated and understood. The Site encloses the end of Little Quay Street and remains a modest neighbour against the substantial scale and mass of Sunlight House which dominates the streetscape of Quay Street, Little Quay Street and Atkinson Street. The contrast of scale between the neighbouring buildings is evident, projecting the dominance of Sunlight House in the streetscape. **The Site makes a low-to-medium contribution to its setting.**

ii. Deansgate/ Peter Street Conservation Area

The designated Conservation Area focuses primarily on part of the commercial heart of the City along Deansgate. The Site was a relatively modestly scaled and much-altered building, located in a side-street, off Deansgate and is partially retained as a façade fronting onto Atkinson Street.

The retained façade of the Site forms a minor component of the Conservation Area. Atkinson Street was previously laid out as a side road leading off Deansgate from the early-C18th leading to collection of large residential buildings. By the mid-C18th the side street was populated with tenements and known as Cupid's Alley. The street became transformed into an industrial area during the C19th, with the Site being developed as a Silk Finishing works, adjoining a Hat Factory.

The contemporary character of the Deansgate/Peter Street Conservation Area is enhanced by the fourteen listed buildings located within the area, including a diverse range of historic buildings from places of assembly such as the Grade I listed John Rylands Library and the Grade II listed Opera House and Albert Memorial Hall to office buildings such as the Grade II Onward Buildings and the Grade II Elliot House. These are unaffected by the consented development or indeed the Proposals.

The present character of this part of the Deansgate/Peter Street Conservation Area is generally one of continuing transformation, and includes parts of the Spinningfield development, which is focused on high quality, large floorplate, commercial buildings, though still interspersed with a mixture of smaller buildings on a well-defined early street grain. The Conservation Area terminates at the point where the grain and density had been destroyed due to bomb damage during the Second World War.

The primary focus of the Deansgate/Peter Street Conservation Area is largely derived from the fine Victorian and Edwardian buildings along its main thoroughfares such as Peter Street and Deansgate; the two listed buildings adjoining the Site are good examples of Victorian buildings of high architectural quality. Deansgate forms the ancient 'backbone' to the area creating a long, broad, built-up stretch of mainly five and six-storey office buildings with shops and bars occupying the lower floors.

The Site is screened from Deansgate by the enclosing premises. The Site had been much altered (both internally and externally) as it adapted to accommodate a range of uses. Consequently, the origins, workshop areas and original elevational details of the building have been obscured or lost. Nevertheless, the façade of the former Invicta House building makes a positive contribution to its immediate streetscape, as the terminus of views along Little Quay Street.

Atkinson Street has been much altered and remains a minor, tightly enclosed side street within the designated area, rather than a character defining streetscape. The facade of the former Invicta House building partly encloses the street and terminates views along Little Quay Street.

iii. Statement of Significance

The statement of significance provides a summary of The Site's relative architectural and historic interest:

- The Site is within the Deansgate/ Peter Street Conservation Area and is adjacent to a number of listed buildings.
- Three listed buildings have been scoped into this assessment as there is the potential for the proposed development to have an impact on their settings.
- The settings of the three identified listed buildings make a low-to-medium contribution to their significance; the presence of the Site within their settings is understood as part of the existing urban form and character of the area and largely makes a low contribution to the significance of their setting.
- The significance of the Site and the retained façade is a minor component of the designated Conservation Area and was established in the previous planning consents discussed above.
- The existing Moxy Hotel development retained the defined heritage significance of the former Invicta House building, while avoiding compromising the adjacent listed buildings or the Conservation Area.

5. Proposals and Pre-Application consultation

The Site is now an established element of the existing townscape and contributes to the character and appearance of the Conservation Area. The current proposal is to extend the existing 9 storey development vertically, by three (3no.) storeys to create additional hotel accommodation.

As part of the pre-application consultation process, Historic England were asked for their comments on the Proposed Development. Due to the modest nature of the proposals, Historic England did not wish to offer any comments.

Previously, under the 2017 application, heritage stakeholders were supportive of the proposed development. The Manchester Conservation Areas and Historic Buildings Panel had no objections and Historic England commented as follows:

> "It considers that the proposed development to respond to an acceptable level to the character of the conservation area. The height of the proposal would be stepped back in order to not obstruct views towards its key landmark buildings such as Sunlight House (grade II) and the conservation area from agreed key viewpoints. The materiality is solid but with **contemporary innovative design, which responds and adds to the conservation area**.
>
> HE considers the information submitted with the application to fulfil the requirements of the National Planning Policy Framework (NPPF) paragraph 128 and 129. It does not consider [that the proposals] cause harm to the conservation area and support the part retention of the building which will still be a legible reminder of the history and evolution of the area".

It will be clear, as discussed below, and from the recent engagement with Historic England, that the current Proposed Development continues the contemporary and innovative design across the proposed three storey extension.

6. Heritage Impact Assessment - Introduction

The focus of the following section is to evaluate the scale of the potential impact incurred by the proposed development upon the settings of the designated heritage assets 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 proposed development on the setting of the identified heritage assets is required to be given *"great weight"* in the consideration of the proposals, as per **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.

a. Impact Assessment

The current Proposals comprise the addition of three floor levels to the existing 9 storey hotel building in order to create additional guest bedrooms. The design of the proposed extension is complementary to the design and materiality of the existing building replicating the existing Cor-ten and glass aesthetic with perforated panels.

Figures 2a – 4b, below, provide three viewpoints of the existing and proposed development. **Figures 2a-3b** illustrate the viewpoints of the Site within its immediate vicinity, from the south and north sides respectively. These viewpoints demonstrate that although taller, because the additional floors continue the aesthetic of the existing building, the change will be largely imperceptible to most. It will be clear that the addition of the extra storeys will not impact on the ability to understand or appreciate the identified heritage assets experienced in these views.

Figures 4a-4b illustrates a viewpoint of the development from Deansgate and demonstrates how the additional height of the building will be visible within this localised, medium-range view. In this viewpoint the proposed development is seen rising above the roofline of the Grade II Listed 184-186 Deansgate building intruding to a minor extent on the ability to appreciate the architectural form of the roofscape. However, due to the kinetic nature of this view and the contrasting materiality and form of the proposed development against that of the listed building, it is considered that the overall impact on the listed building would be negligible.

On balance, due to the existing height and proximity of the current hotel building within the settings of the identified listed buildings, the addition of three further storeys will not alter the contribution

of any of the listed buildings' settings to their significance to any meaningful extent and will not incur 'harm' in Planning Policy terms.

Regarding the setting of the Deansgate/ Peter Street Conservation Area, due to the dominant nature of the existing architectural qualities of the buildings and indeed the dense urban form, the character and appearance of the Conservation Area is not considered to be impacted by the proposed development of the Site.

View 1: Little Quay Street



Figure 2a, Above left, view as existing from Little Quay Street. **Figure 2b**, above right, view as proposed

View 2: Hardman Street

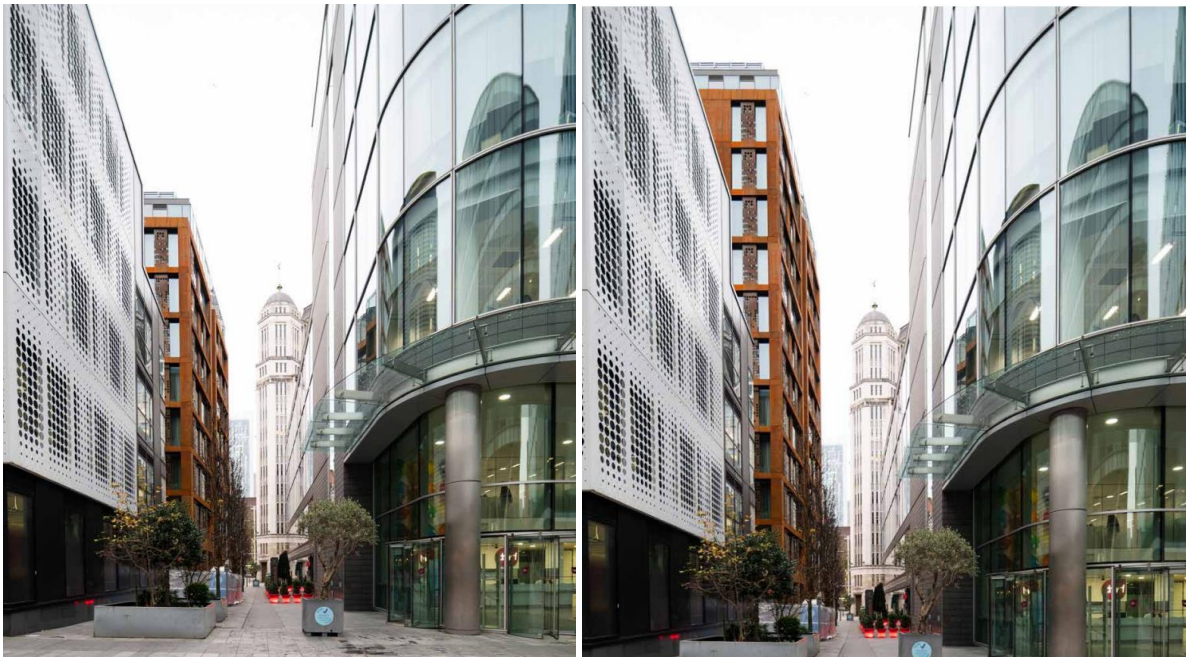


Figure 3a, above left, view as existing from Hardman Street. **Figure 3b**, above right, view as proposed

View 3: Deansgate



Figure 4a, above left, view as existing from Deansgate. **Figure 4b**, above right, view as proposed

b. **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) utilising the values in **Appendix ii, Table 4**.

These values have been established within the following table (**Table 2**) assessing the scale of impact and the perceived effect of change (refer to **Appendix iii, Table 5**) as regard each of the designated heritage assets identified which could potentially be affected by the proposed development.

Table 2 – 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 – 184-186 Deansgate, Grade II	Medium	Medium-to-high	Minor-to-negligible change	**Negligible**
B – Royal London House, Grade II	Medium	High	Negligible change	**Neutral**
C – Sunlight House, Grade II	Medium	High	Negligible change	**Neutral**
Deansgate/ Peter Street Conservation Area	High	High	Negligible change	**Neutral**

7. Conclusions

The proposals seek to introduce three additional storeys on top of the existing 9 storey hotel building in order to provide additional guest accommodation.

The Heritage Impact Assessment has demonstrated that the Proposed Development will result in one instance of negligible visual impact and three instances of neutral impact, the former being in relation to the minor visual intrusion caused to the roofscape of the Grade II listed 184-186 Deansgate.

It will be clear that the modest extension to the existing building has been designed to sit harmoniously and minimise visual intrusion in regard to the historic environment.

It is therefore considered that the proposals and the accompanying information accord with the requirements of local and national planning policy, with particular regard to Section 72 of the 1990 Act and paragraphs 200 and 205 of the NPPF (2023).

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

Table 3: 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 *International architectural and historic interest and importance.*	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 *National architectural and historic importance and interest.*	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 *Regional architectural and historic importance and interest.*	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 *Local architectural and historic heritage importance and interest.*	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), • 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 *Buildings or fabric components which have*	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.

been extensively altered, eroding or compromising their architectural and historic interest	• 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 *Buildings/sites where the potential importance interest requires determination*	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.

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 4: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	**Direct heritage impacts *(physical alteration or change to character)***	**Indirect heritage impact *(visual change to the experience or setting of the building and its context).***
Major adverse ***Substantial harm** of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the 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 ***less-than-substantial harm** will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the 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 *The negative impact will need to be balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the 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 *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.*	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 *This does **not necessarily mean that there will be no physical or visual change**, rather that the resultant difference will be imperceptible or appropriately balanced.*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the 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 *The resultant difference will be imperceptible but have a positive impact on the*	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in	Negligible perceptible change to the character of a designated heritage asset, or the experience and

understanding or appreciation of the heritage asset.	the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	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 *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the 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 *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.*	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage 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 *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.*	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 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. 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 5: 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