



30th May 2024

Churchgate House (Formerly Tootal Buildings) and Lee House, Oxford Street/Great Bridgewater Street, Manchester - Heritage Statement: refurbishment of GMCA and Countrywide units.

1. Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned to prepare a Heritage Statement for the light refurbishment of the existing, dated GMCA and Countrywide office suites units in the Grade II* Churchgate House, and Grade II listed Lee House (the Site - Figure 1) in order to provide CAT A and part CAT B office spaces. Please refer to drawings and D&A statement by AXI Architects for full details.

Due to both buildings being internally linked on all floors with different floor numbers used in both buildings, the GMCA office extends across the 1st floor level of Churchgate House and across into the 2nd floor level of Lee House, whilst the Countrywide office extends across the 2nd floor level of Churchgate House and across into the 3rd floor level of Lee House.

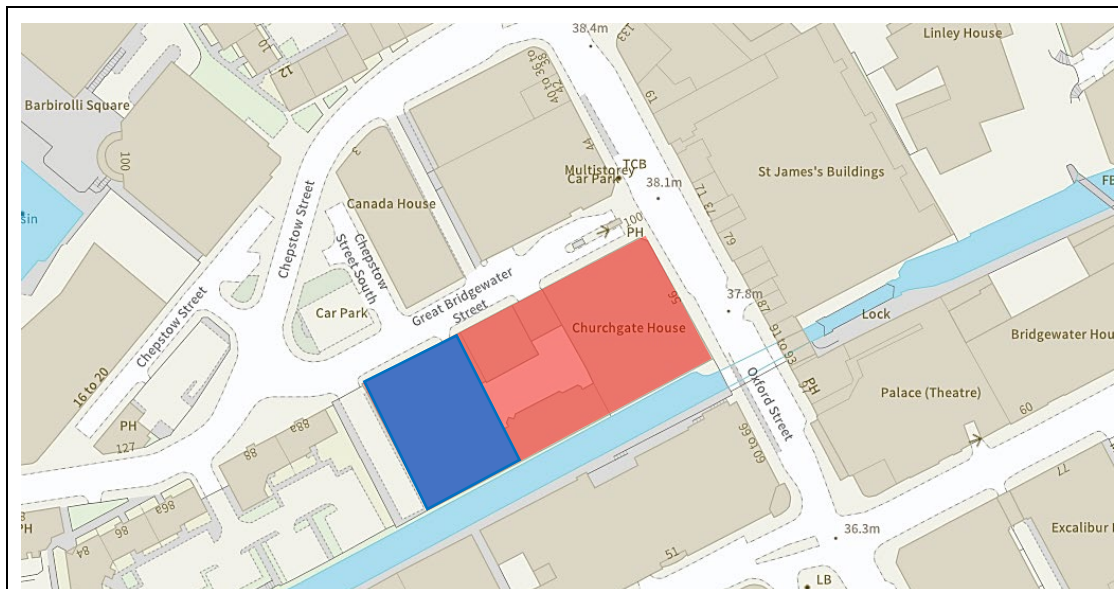


Figure 1 – Map showing the location of Churchgate House (shaded red) and Lee House (shaded blue)
(Source: Historic England)

Tootal Buildings was constructed in 1898 as the head office and warehouse for Tootal, Broadhurst & Lee Co Ltd, a textile manufacturing firm. Following the completion of the first phase of the building, it was extended along Great Bridgewater Street in a matching style in 1910.

In 1930-1, a large, separate building known as “Lee House” was designed for Tootal, Broadhurst & Lee by architect Harry S. Fairhurst to the rear of the principal buildings and fronting Great Bridgewater Street (now separately listed at Grade II). The building was combined into the wider Tootal Buildings complex during the 1950s.

This Statement, and the preceding conservation advice to the client, has been prepared in the context of relevant national and local heritage planning policy and Historic England's 2019 advice on the structure of Heritage Statements.

2. Location & Statutory Designations

The Site comprises the 1st and 2nd floor levels of the Grade II* listed Churchgate House and the 2nd and 3rd floor levels of the Grade II listed Lee House. (see Figure 2 below). As the proposals are for internal works only, there will be no impact upon any other heritage assets in the surrounding area.

The grading of listed buildings reflects their relative architectural and historic interest (i.e. significance). Grade I buildings are of "exceptional interest", Grade II* buildings (such as Churchgate House) are particularly important buildings of "more than special interest", whilst Grade II buildings (such as Lee House) are defined as being of "special interest".

Churchgate House was listed Grade II* on the 3rd October 1974 as the "Tootal, Broadhurst and Lee Building", whilst the adjacent Lee House was listed Grade II on the 17th November 1987.

The listing of a building (irrespective of grading) does not prevent change, it simply means that Listed Building Consent (LBC) must be applied for in order to make any changes to that building which might alter its special interest.

Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires that no person shall execute or cause to be executed any works for the demolition of a listed building, or for its alteration or extension in any manner which would 'affect its character' as a building of special architectural or historic interest, unless the works are authorised in the form of Listed Building Consent.

Unlike non-listed buildings, it is a criminal offence to carry out works to a designated (listed) building without consent when it is needed. It is, therefore, important to define the nature of the works and understand the implications of any proposed changes.

It is, therefore, important to understand the implications of the listing of the two buildings. The full list description for **The Tootal Buildings** is as follows:

Heritage Category: Listed Building

*Grade: II**

List Entry Number: 1271294

Date first listed: 02-Oct-1974

List Entry Name: TOOTAL, BROADHURST AND LEE BUILDING

Statutory Address 1: TOOTAL, BROADHURST AND LEE BUILDING, 56, OXFORD STREET

Statutory Address: TOOTAL, BROADHURST AND LEE BUILDING, 56, OXFORD STREET

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 84024 97647

Details: MANCHESTER

SJ8497NW OXFORD STREET 698-1/32/265 (West side) 03/10/74 No.56 Tootal, Broadhurst & Lee Building

*GV II**

Textiles warehouse, now offices. 1896-8 (dated 1896 over doorway), by J.Sankey Gibbons. Probably steel-framed, clad in red brick with liberal dressings of buff and yellow terracotta (roof not visible). Large rectangular plan. Baroque style. Five storeys with basements and attic, 7 bays plus canted

LONDON: 62 British Grove • Chiswick • London • W4 2NL • Tel: 020 8748 5501

MANCHESTER: Canada House • 3 Chepstow Street • Manchester • M1 5FW • Tel: 0161 806 0410

Registered in England 3053944 • VAT GB656883581 Stephen Levrant RIBA, AA Dipl, Dipl Cons (AA), FRSA, IHBC

corners; glazed terracotta to ground floor with raised banding, alternating bands of red brick and yellow terracotta to all upper floors; cornice over ground floor, banded piers to 1st floor serving as pedestals to giant Corinthian colonnade at 2nd and 3rd floor which has a modillioned cornice and finishes as an arcade of semi-circular windows at 4th floor; very prominent modillioned cornice, attic treated as a parapet and raised in the centre; set-in semi-octagonal corner turrets rising from 2nd floor and capped by colonnaded octagonal cupolas with prominent cornices and apex finials with flagmasts. Massive central round-headed doorway with banded surround and cartouche dated 1896, set in architrave of coupled banded columns and broken pediment; 6-light windows with transoms. Right-hand return to Great Bridgewater Street, 5:2:5 bays in matching style, but the 2-bay centre with coupled round-headed loading-bay arches at ground floor (furnished with wrought-iron gates in Art Nouveau style), and pedimented attic. Interior not inspected.

The full list description for **Lee House** is as follows:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1218358

Date first listed: 17-Nov-1987

List Entry Name: LEE HOUSE

Statutory Address 1: LEE HOUSE, 90, GREAT BRIDGEWATER STREET

Statutory Address: LEE HOUSE, 90, GREAT BRIDGEWATER STREET

District: Manchester (Metropolitan Authority)

National Grid Reference: SJ 83949 97620

Details: MANCHESTER

*SJ8397NE GREAT BRIDGEWATER STREET 698-1/31/149 (South side) 17/11/87 No.90 Lee House
GV II*

Warehouse, forming extension to Tootal, Broadhurst and Lee building (56 Oxford Street, q.v.). 1928-31, by Harry S. Fairhurst and Son; uncompleted. Steel frame clad in brown brick with bronze-framed windows and some Portland stone dressings (roof not visible). Rectangular plan. International style. Eight storeys over basement, 6 bays to Bridgewater Street, with broad corner pilasters and narrow chamfered piers all of brick, vertically continuous canted 3-light fenestration with bronze panels between the floors; except in the 6th bay, which has square windows and brick ribbed panels; and the basement-to-1st-floor levels of the first 2 bays (containing a rectangular loading bay), the 4th bay (a doorway and a window above this) and the 6th (1 window to each floor) which are faced in Portland stone with Art Deco ornament. Portland stone capping slightly arched over each bay, with a metal rail attached by brackets and carried round. Right-hand return and rear similar. History: was designed to rise to 217 feet with 17 storeys, completion prevented presumably by the Great Depression of 1929-31.

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 1990 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.

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 paragraphs 200 and 209 of 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



Figure 2 – A view looking south across Oxford Street towards the newly completed building in 1900. (Source: Historic England Archive)

Churchgate House was built between 1896-8 to the designs of Joseph Gibbons Sankey for Tootal Broadhurst and Company, and functioned as a cotton products warehouse, showrooms and head offices for the company.

The Tootal, Broadhurst and Lee firm originates from a textile spinning and manufacturing company established in Manchester in the late-18th century, which later became Tootal Broadhurst Lee, and subsequently Tootal Ltd. The origins of the company appear to go back to 1799 when Robert Gardner established a textile business in Manchester.

In 1817, the Tootal family became involved when his company was absorbed by Atkinson, Tootal & Co. This Tootal was Edward and he had been working with his brother Henry in a silk manufacturing company in Cannon Street, Manchester. After Atkinson left this company in 1851, Henry Lee and Henry Tootal Broadhurst

became partners in Tootal Broadhurst Lee and Co.

The name “Tootal” became a well known brand name for a range of British ties, scarves and other garments well into the 20th century and is still remembered for its ties.

Tootal, Broadhurst and Lee Co Ltd.’s original building (Figure 2) was built over 7 stories to the Oxford Street aspect of the city block, and constructed using a steel and concrete frame/floors with cast iron columns

(Figure 3). The building was soon extended in 1910 (Figure 4 below) with the addition of a rear wing on Great Bridgewater Street, which was designed in a matching style.

Whilst the ground floor level of the building formed the main entrance with lift and stairs, along with the firm's counting house for shipping and home trade, clerk's office, saleroom, and director's boardroom/private offices, the upper floors contained largely warehousing, with the "making up" department being located on the 6th floor, and the cardboard box and pattern card factory being located on the 7th floor.

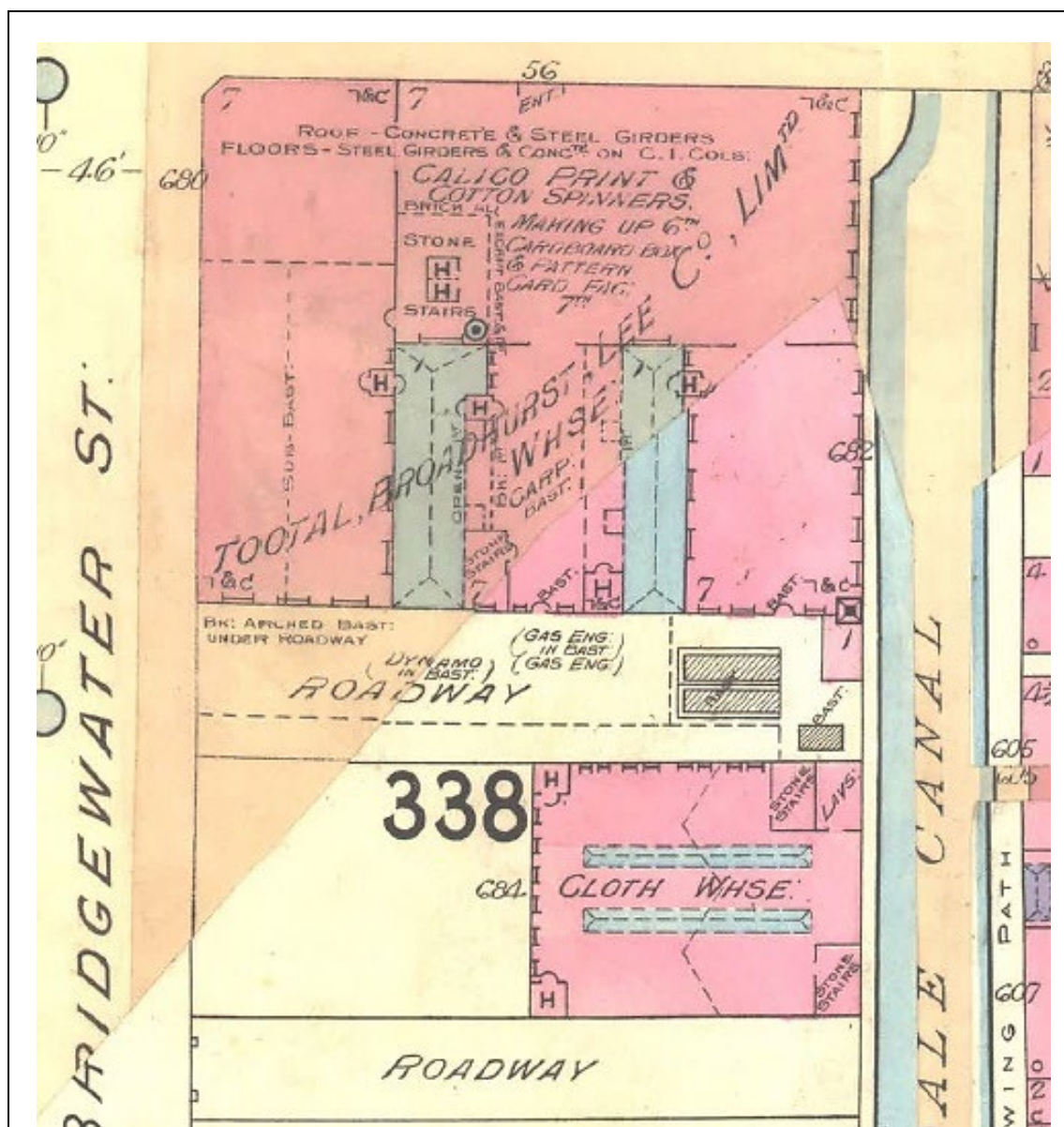


Figure 3: A plan dating to September 1901 showing the original planform of the building before it was extended. (Source: Goads Fire Insurance Plan)

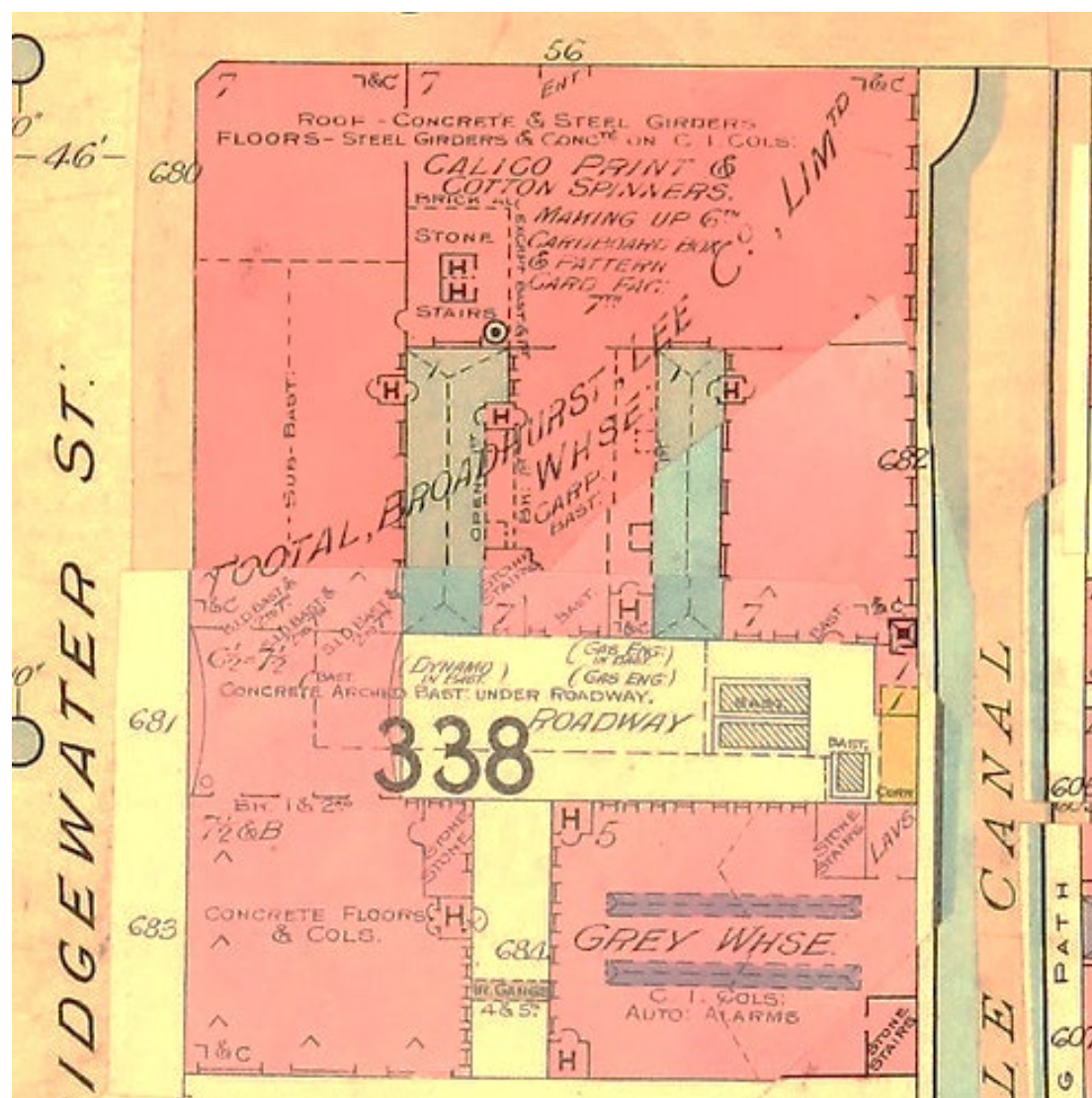


Figure 4: Plan of the building following its 1910 extension (bottom-left) (Source: Goads Fire Insurance Plan)

The first floor level of Churchgate House was used for “No. 1, No. 3 and No. 4” departments (See Figures 5 & 6), although it is not understood what these departments would have been responsible for, however, it is likely they were simply departments undertaking the production and packaging of clothing garments.

The original plan in Figure 5 below shows the first floor level before the 1910 alterations to its western end, and shows the floor was provided with four goods hoists, a secondary stairs to the central wing, and a small toilet to the western end of each of the three wings.



Figure 5: First floor level (Source: Manchester Archives)



Figure 6: This photograph represents one of the warehouse spaces on the first floor of the building, and illustrates the type of circular, reinforced concrete column that survives today. (Source: Historic England Archive)

In the 1920s the company recognised that it required additional warehouse accommodation. The company's chairman, Kenneth Lee (whose wife was American) and his architect Harry Fairhurst hoped to create a 17-storey skyscraper in the Chicago Style (Figures 7 & 8).

The new extension to the existing headquarters of the original 1890s/1910s building was designed in 1928, with construction starting in 1929. By September 1931 the podium level was complete, however, due to the effects of the Great Depression, the main body of the building was never completed, leaving only the 8-storey podium level complete.

Although never fully realised, the original design intent can still be understood in the heavy, stylised concrete detailing and tripartite window formation (although the original Crittall windows were later replaced in the 1980s).



Figure 7: The northern elevation of Lee House in the 1950s (Source: Manchester Archives)



Figure 8: Lee House drawn by Edward Adams, 1929. (Source: book: *The Soul of Manchester*, 1929)

Following the end of the Second World War the building continued to be occupied by the textile trade, but the original open-plan spaces were over time subdivided and historic features/fittings largely removed or concealed.

In 1966, following Tootal's merging with the English Sewing Company Ltd previously in 1963, alterations, again designed by Harry S. Fairhurst, were undertaken to the building including the installation of the current metal-framed windows to the southern, canal, elevation. More substantial alterations were undertaken during the 1980s/1990s with the building being refurbished throughout to create lettable offices.

LONDON: 62 British Grove • Chiswick • London • W4 2NL • Tel: 020 8748 5501
MANCHESTER: Canada House • 3 Chepstow Street • Manchester • M1 5FW • Tel: 0161 806 0410
 Registered in England 3053944 • VAT GB656883581 Stephen Levrant RIBA, AA Dipl, Dipl Cons (AA), FRSA, IHBC

5. Site Gazetteer

The following section provides photographs and descriptive text illustrating typical rooms, spaces and features throughout both demises.

Table 1: GMCA demise

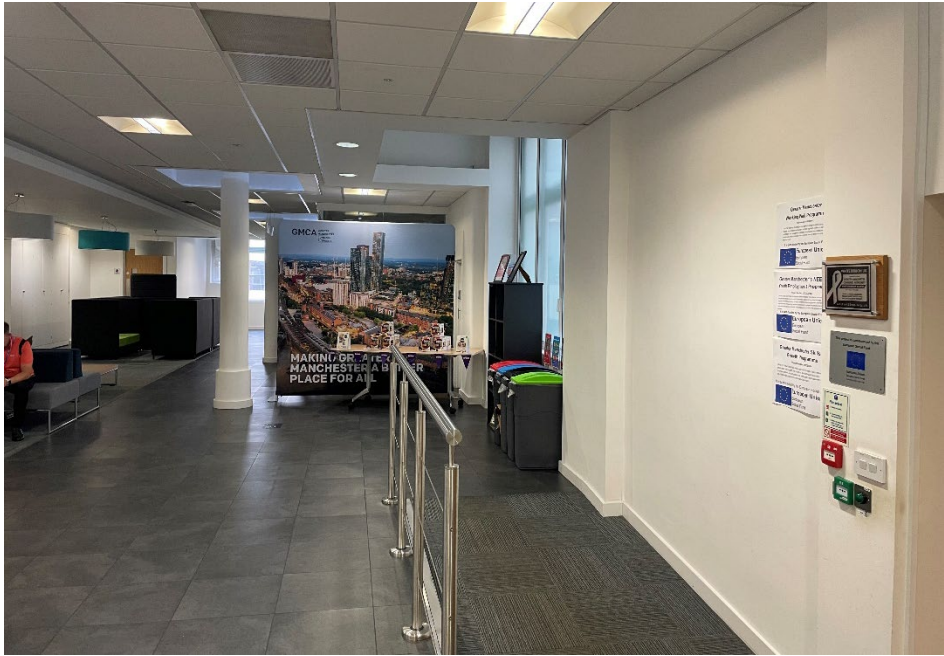


Figure 9: Looking west into the first floor level demise of the unit (Chuchgate House) from its entrance form the principal staircase/lift core (far right), showing the modern floor coverings, dropped ceiling, raised access floor and entrance ramp, skirtings and lighting, which is typical throughout the unit.



Figure 10: Looking east across the first floor level demise of the unit (Chuchgate House) from its central wing, showing the modern floor coverings, dropped ceiling, raised access floor, office enclosures, skirtings and lighting.

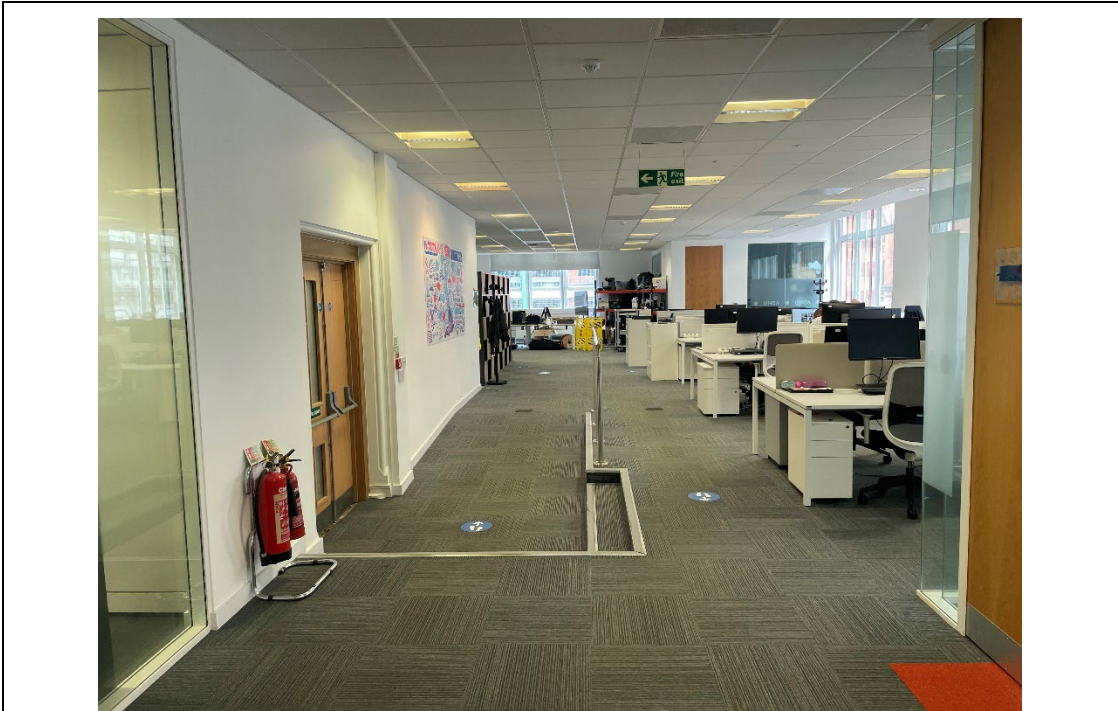


Figure 11: Looking north across the eastern side of Churchgate House (first floor level), showing the modern floor coverings, dropped ceiling, raised access floor and entrance ramp, skirtings and lighting, which is typical throughout the unit.



Figure 12: A typical example of the deep, dropped ceilings across the unit, which obscure or conceal the original column capitals.



Figure 13: A view looking west across the c1950s extension wing between Lee House (ahead) and Churchgate House (behind).



Figure 14: An example of the typical design and materiality of all modern kitchenettes across the unit.



Figure 15: An example of the modern curtain dividers used in Lee House.

Table 2: Countrywide demise



Figure 16: Looking towards the principal second floor entrance into the Countrywide unit in Churchgate House from within the unit, showing the modern raised access floor/railed ramp and dropped ceiling.



Figure 17: Looking south across the centre of the second floor level of Lee House, showing the modern dropped ceilings.

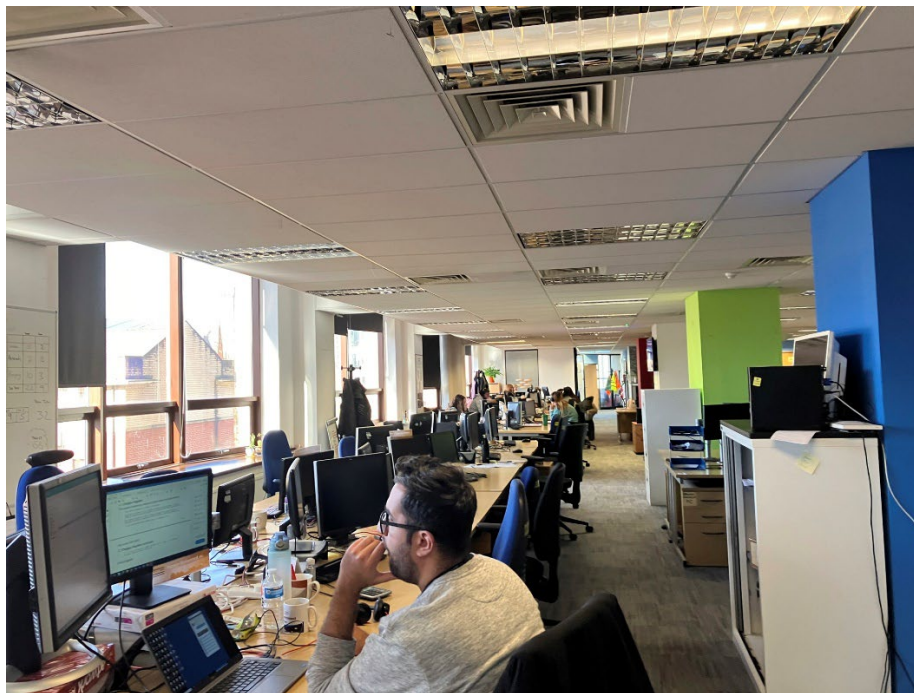


Figure 18: Looking north along the western elevation of Lee House showing the modern c1980s windows, dropped ceiling and concealed concrete column capitals.



Figure 19: An example of a shallower dropped ceiling which partially obstructs views of the original columns in Churchgate House.



Figure 20: The south-western corner (looking south-east) of Lee House, again showing the use of raised access floors and railed ramps. Also notice the modern c1990s doors and windows.



Figure 21: A typical view of one of the toilets seen across both office units, showing modern fit-out/tiling etc.

6. Significance Assessment

This significance assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2023) and uses Historic England’s methodology outlined in its 2019 document, “Statements of Heritage Significance”. Historic England’s “Conservation Principles. Policies and Guidance,” 2008, has also been utilised as part of the following assessment.

High significance relates to those parts or elements of the Site deemed to be of particularly special interest. These components are *fundamental* to the understanding of the building and its architectural design concept and play a major role in reflecting its historic, artistic/architectural or archaeological interest.

Medium significance relates to those components of the Site deemed to be of special interest. They are *important* to the understanding of the architectural design concept and play a considerable role in reflecting its historic, artistic/architectural or archaeological interest.

Low significance relates to those components of the Site deemed to be of more modest interest. They provide a relatively minor contribution to the understanding of the architectural design concept and a modest role in revealing its historic, artistic/architectural or archaeological interest.

No significance/Detrimental features and elements that do not contain any special interest. These can detract from the significance of the building and maybe evidence of modern or ad-hoc refurbishments, or poor craftsmanship.

The special architectural and historic interest of the Site is recognised by its separate Grade II* and Grade II listed designations. The below statement of significance provides further details and a summary of the Site's special interest:

- Both buildings yield **high historic interest** through its original and long use by the renowned Tootal, Broadhurst and Lee company, and by Churchgate House being a substantially bigger and more elaborate example of such a building type in the city centre. Lee House forms a unique example of a American inspired skyscraper, which due to the Great Depression, was never fully realised.
- Both buildings yield **high architectural and artistic interest** through Churchgate House's very high quality design, materials and craftsmanship, which can be seen in all principal elevations of the building and surviving original internal decorative schemes. High interest is yielded in Lee House by its confident Art Deco exterior and by the and remaining Art Deco features internally, primarily the staircase hall.
- The building is considered to yield **no archaeological interest** due to the Site being built with a basement and partial sub-basement level. The proposals only effect the upper floor levels.

Areas/elements of **High Significance** in the 1st and 2nd floor levels of Churchgate House include:

- **The original reinforced concrete columns.**
- **The original windows.**
- **The original hoist enclosures.**
- **The original principal staircase/lift hall (not part of this application).**

Areas/elements of **High Significance** in the 2nd and 3rd floor levels of Lee House include:

- **The original staircase/lift hall (not part of this application).**
- **The original undecorated, reinforced concrete columns, which, due to the intended original height of the building, the columns are unusually wide in diameter to accommodate the intended weight above.**

Areas/elements of **No Significance/Detrimental** in the 1st and 2nd floor levels of Churchgate House include:

- **All modern office fit-out, including:**
- **Floor coverings**
- **Suspended ceilings, with some areas concealing or encroaching on original column capitals.**
- **Lighting & M&E**
- **Toilets**
- **Kitchenettes**
- **Stud and glazed partitions/enclosures**
- **All doors**
- **Raised access floors, ramps, railings**
- **New blinds.**

Areas/elements of **No Significance/Detrimental** in the 2nd and 3rd floor levels of Lee House include:

- **All modern office fit-out, including:**
- **Floor coverings**
- **Suspended ceilings, with some areas concealing or encroaching on original column capitals.**
- **Lighting & M&E**
- **Toilets**
- **Kitchenettes**

- Stud and glazed partitions/enclosures
- All doors
- Raised access floors, ramps, railings
- New blinds.

7. Heritage Impact

The proposed minor refurbishment changes to the Grade II* listed Churchgate House and Grade II listed Lee House have arisen from the need to overhaul and update the existing dated and worn previous 1980s/90s and 2000s refurbishment programmes across both office units to create CAT A offices.

The primary works include splitting of part of the second floor of Churchgate House and 3rd Floor of Lee House (currently one large suite) into 3 no. office suites including for full CAT A refurbishment with some minor CAT B fit out.

Other works are a CAT A refurbishment to the first floor of Churchgate House and 2nd Floor of Lee House (one large suite) which includes the M&E systems, redecorations and floor covering replacement as well as the forming of some new meeting rooms to an isolated area.

The proposed refurbishment works comprise the following elements:

First floor level of Churchgate House

- Ceiling – retain existing suspended ceiling gridwork and replace tiles.
- Redecoration.
- Retain existing raised access floor throughout - New carpets and vinyl throughout.
- New structural steel beam above door opening to south-east corner.
- New M&E.

Second floor level of Churchgate House

- Remove suspended ceiling, repair existing ceiling.
- New M&E, exposed and painted in with ceiling.
- Original windows repaired and redecorated.
- New secondary glazing to original windows.
- New meeting room/board room enclosures – Crittal style with ‘solid’ band at the bottom and reeded glass.
- Remove original area of structural wall to south-east corner and widen wall.
- New lighting scheme.
- New toilets.
- Redecoration.

First floor level of Lee House

- Ceiling – retain existing suspended ceiling gridwork and replace tiles.
- Retain existing raised access floor throughout - New carpets and vinyl throughout.
- New M&E.
- New lighting scheme.
- New white meeting room glazed enclosures with branded manifestations.
- Redecoration.

Second floor level of Lee House

- Split floor into three suites.
- New meeting room/board room enclosures – Crittal style with ‘solid’ band at the bottom and reeded glass.
- New toilets.
- Redecoration.
- Kitchenettes.
- Meeting rooms.
- Repaint inside of metal window frames.
- New curtains to board/meeting rooms.
- New secondary glazing (metal framed) to board room.
- Existing raised access floor to be retained but altered to suit new layout.

1. Heritage Impact Assessment – Conclusions

This assessment of the Grade II* Listed Churchgate House and Grade II Listed Lee House, accompanies the Listed Building Consent and Planning application for the refurbishment and minor alteration of existing office suites to continue their viable, long term use as lettable office suites.

The significance assessment above has established a baseline from which the potential impact of the Proposals have been assessed. The aim is to demonstrate the cumulative impact of the proposed works to the Site as a whole. The sensitive proposals reflect the realistic level of works necessary in order to update and refurbish the existing office suites (across the 1st floor level of Churchgate House and into the 2nd floor level of Lee House, and the 2nd floor level of Churchgate House into the 3rd floor level of Lee House floor levels) to a high quality CAT A and part CAT B standard, continuing the matching high quality refurbishment of the ground floor units of Churchgate House, which is currently awaiting determination for listed building consent (planning reference: 138330/LO/2023).

The proposals focus on updating the GMCA and Countrywide office suites in a modern yet traditional style, which utilises the original features of the spaces where possible, whilst replacing dated and worn fixtures, fittings and decorations with high quality examples, and reversing/redesigning certain elements in order to better utilise space and circulation as well as providing enhanced facilities such as toilets, board and meeting rooms, which will allow for the continuation of the suites as viable office lets.

Beneficial impacts include the removal of existing suspended ceilings to second floor level of Churchgate House and the revealing and restoration/redecoration of original plastered ceilings/cornice/column capitals, the replacement and creation of meeting rooms/board rooms etc using traditional styled Crittal glazed enclosures, and the general improvement of carpets, lighting and decoration.

Where minor adverse impacts occur, these concentrate on the removal of short sections of truncated dividing walls/stubs to the south-east corner of Churchgate House (which formed the original location of one of three original WC’s on this floor level before the building was extended westwards) in order to improve circulation and flow of the south-eastern aspect of the second floor suite. Whilst this intervention involves the removal of short sections of original c1890s wall (and replacement of existing lintel below at first floor level), these areas of plain, plastered brick wall retain no historic fixtures and fittings of heritage interest and have been previously truncated and altered during the late-20th century.

The above intervention also requires the additional strengthening of the door opening immediately below on the first floor level of Churchgate House, which will have its lintel removed and replaced with a new RSJ on new concrete padstones to structurally accommodate the wider opening created at second floor level.

The second floor level of Churchgate House and Lee House will be split into three separate units (making a total of four suites) which will involve new stud partitioning (minimally affixed to existing fabric). Although this intervention results in a degree of subdivision, due to the very large existing planform and amount of existing subdivisions from previous refurbishments this is not considered to be detrimental to the overall character of the space, nor to impact adversely upon historic fabric apart from isolated instances where minimal fixings are attached to external walls. These interventions are also reversible in nature.

Therefore, when weighing up both the beneficial and adverse impacts of the overall scheme, it is considered the Proposed Development will result in a negligible adverse direct impact to the historic fabric of the Churchgate House unit and a minor beneficial direct impact on the Lee House unit. The proposals will therefore incur some isolated instances of adverse impact, i.e. “harm”, which is considered to be “less than substantial”. In accordance with the required tests as outlined in paragraph 202 of the NPPF (2023), the harm must be outweighed by clear and proportionate public benefits.

As per the definition outlined in Appendix i below, a neutral impact occurs when the degree of change would not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible.

Please refer to Appendix i below for the criteria used in this Heritage Statement for assessing heritage impact.

Appendix i – Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

Table 1: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (physical alteration or change to the site's character)	Indirect heritage impact (visual change to the experience or setting of the site and its context).
Major adverse Impact. <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 Impact. <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 Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. 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 impact. <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 Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.

<i>difference will be imperceptible or appropriately balanced.</i>	which detracts from the special interest of the building fabric.	A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. <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 Impact. <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 values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <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 interest.</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 interest.	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 interest of the heritage assets in the view, or the ability to appreciate its significance.