6th June 2024

Former Croma Unit, 1-3 Clarence Street / 10 Kennedy Street, Manchester - Heritage Statement

1. Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by Up North Architects to prepare a Heritage Statement for the proposed internal and external alterations to the former Croma unit at No.1-3 Clarence Street to facilitate a new restaurant.

The building is interconnected with No.10 Kennedy Street, which was listed at Grade II in June 1994 (Listing reference: 1200823). For the purposes of this report, the 'site' is defined by Clarence Street to the northwest, Bow Street to the south-west and Kennedy Street to the east; containing both 1-3 Clarence Street and 10 Kennedy Street respectively. The site is also located within the Upper King Street Conservation Area.

A Heritage Statement is therefore required to assess the significance and impact of the proposals upon the Grade II listed building and the built historic environment. As No.1-3 Clarence Street is interconnected with No.10 Kennedy Street, the impact of the proposals upon the building's heritage interest is required to be considered in the form of a Listed Building Consent Application.

The following report should be read alongside the Design and Access Statement prepared by Up North Architects.



Figure 1 – The Site, looking south-west from the junction of Pall Mall and Clarence Street. No.1 Clarence Street is outlined in red and No.10 Kennedy Street is outlined in blue.

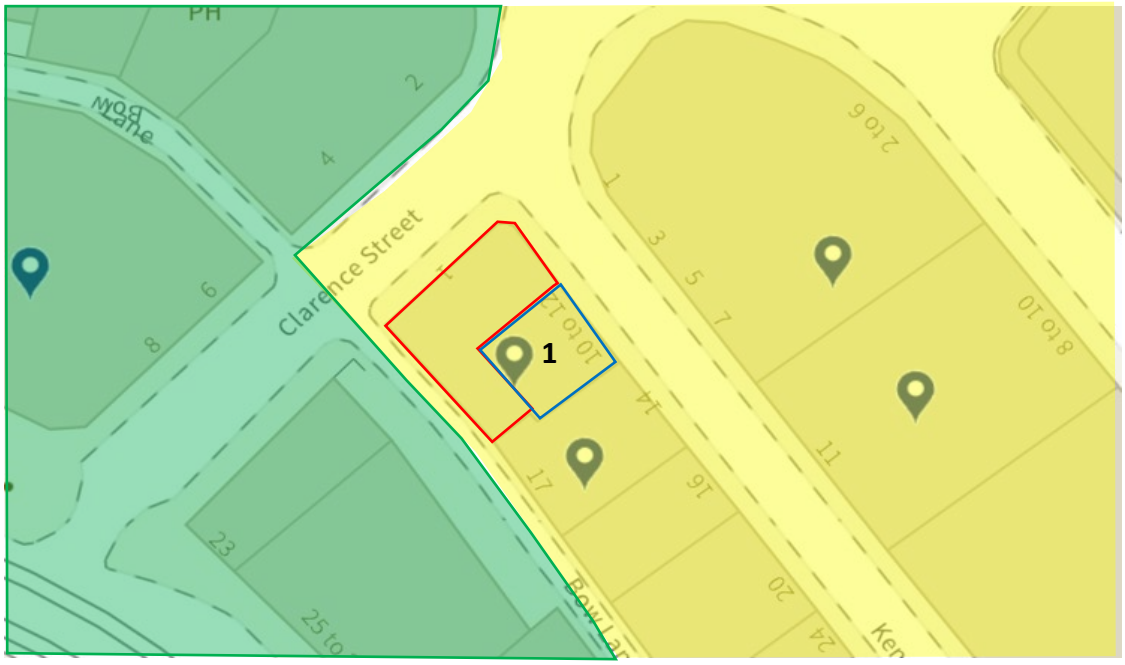


Figure 2 – Heritage Asset Map. The above map illustrates the site (1-3 Clarence Street, outlined in red and 10 Kennedy Street, outlined in blue) in its immediate heritage context. The south-east aspect of the site is formed of No.10 Kennedy Street (outlined in blue) with No.1 Clarence Street (outlined in red) orientated to the north-west – both buildings are considered as 'the site'. For the purpose of this report the Grade II listing (identified as No1 in figure above), covers the entirety of the site.

The Upper King Street Conservation Area (shaded yellow), the Albert Square Conservation Area (shaded green).

Listed buildings are identified as pins on the map. Due to the nature of the proposals, the focus of the Heritage Statement is on no.10 Kennedy Street only.

2. Heritage Context

The site contains a Grade II listed building (No.10 Kennedy Street) and is located within the Upper King Street Conservation Area. Due to the minor nature of the proposals, it is not considered there will be any meaningful impact upon the settings of nearby listed buildings or the Albert Square Conservation Area.

For the purposes of this report, the focus will remain on: No.10 Kennedy Street (Grade II) and the potential impact upon the character and appearance of the Upper King Street Conservation Area.

3. Planning Policy

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 paragraphs 200 and 203 of the NPPF (2023) as it presents sufficient and proportionate evidence to enable the Council to reach an informed decision. The key test, is to evaluate whether the proposals will give rise to any harmful impacts on the fabric and or character of the designated heritage asset, as set out in paras.207 and 208. The key planning objective is to avoid any harm to the significance of a heritage asset or its setting.

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).

4. Historic England Guidance

In 2015, Historic England released three Good Practice Advice notes supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources. Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) and Good Practice Advice Note 3 (The Setting of Heritage Assets – as amended December 2017) were both utilised as part of this assessment in order to gain a full understanding of the relevant issues, alongside the NPPF and the PPG.

The present report takes account of the advice contained within the revised version of Advice Note 3 on understanding what constitutes the setting of a listed building, conservation area or other heritage asset. Lastly, the Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in heritage Assets' (October 2019), providing relevant and proportionate information sufficient to inform decision-making by the Council.

5. Relevant Planning History

In February 1997, Listed Building Consent for the 'Removal of existing granite cladding, refurbishment and alterations to include restaurant at ground floor at 1/3 Clarence St/10 Kennedy St' was granted (ref: 050878/FO/CITY1/96). It is likely the installation of the current façade to the ground floor of No.1 Clarence Street was subsequently installed following the removal of the granite.

In March 2000, Listed Building Consent was then granted for the 'removal of internal walls' (Application ref: 057752/LO/CITY1/99). It can therefore be assumed the works which resulted in the interconnection of these two buildings were made at this time.

Approval for 'internal adaptations to improve disabled access' was granted Listed Building Consent on 11 March 2011 (ref: 094494/LO/2010/C1).

6. Historic Development of Site and surrounding area

In order to understand the heritage significance of the Site as a component of the surrounding built historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of the city. This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the site in the context of the development of No.1 Clarence Street and No.10 Kennedy Street, Manchester.

Table 1: Historic Development

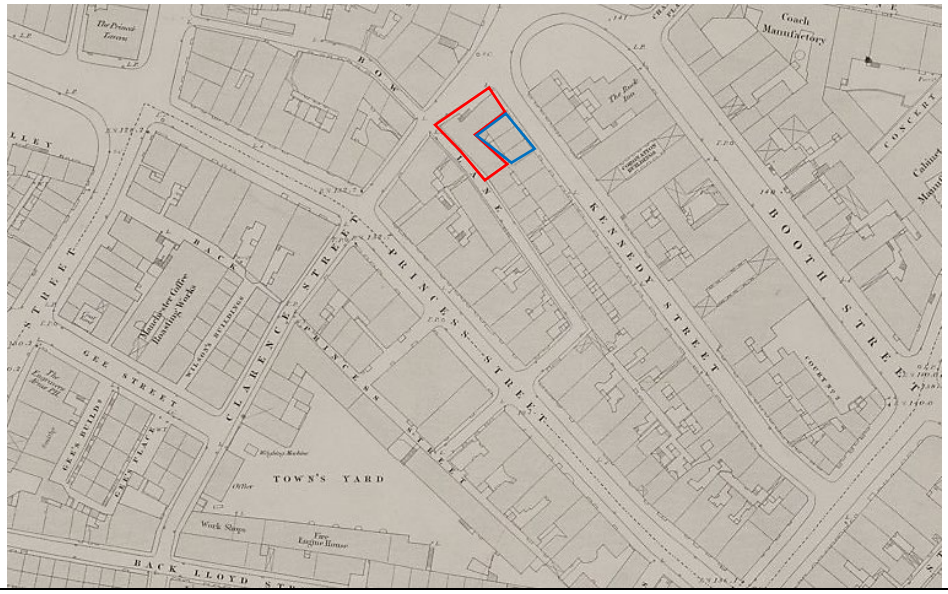


Figure 3 – 1851 OS. The map above illustrates the city centre townscape was already characterised by dense built-from by the mid-19th century, with key streets such as Princess Street, Kennedy Street, Clarence Street and Bow Lane shown to have been laid out. The land to the south, which would later come to occupy the Town Hall and Albert Square (c.1868), is identified as 'Towns Yard'. The approximate location of the site is outlined in red. No.10 Kennedy Street is not yet established, with the area shown to be occupied by three narrow buildings.

A distinctive 'L' shaped building is discernible to the north-west aspect of the site, which suggests the building at 1-3 Clarence Street occupied the site from the mid-19th century. The arrangement of the Clarence Street elevation does however differ slightly when compared to later mapping, which may suggest some alterations to the northern frontage were made in the late-19th century. **Source:** OldMaps.com



Figure 4 – Goad Fire Insurance Plan looking north in 1886. The Goad Map provides greater insight into the use, height and internal arrangement of the two buildings in the late-19th century, showing two distinct buildings at No1. Clarence Street and 10 Kennedy Street.

The three blocks at Kennedy Street are shown to have been demolished and replaced with 'the Scottish Imperial Insurance & Co' building at No.10. The building is identified as comprising three-storeys with a 2-storey extension and skylight to the rear.

No.1-3 Clarence Street is identified as a 'wine merchants', comprising three storeys over basement.

Source: OldMaps.com



Figure 5: 1896 OS Map – site area outlined in red / blue: The late-19th century map of the wider townscape illustrates the block-plan of the site (with limited detail). The map illustrates the character of the wider townscape had changed drastically with the introduction of Manchester Town Hall. The area around Kennedy Street is shown to have become increasingly occupied with bank buildings.
Source: OldMaps.com

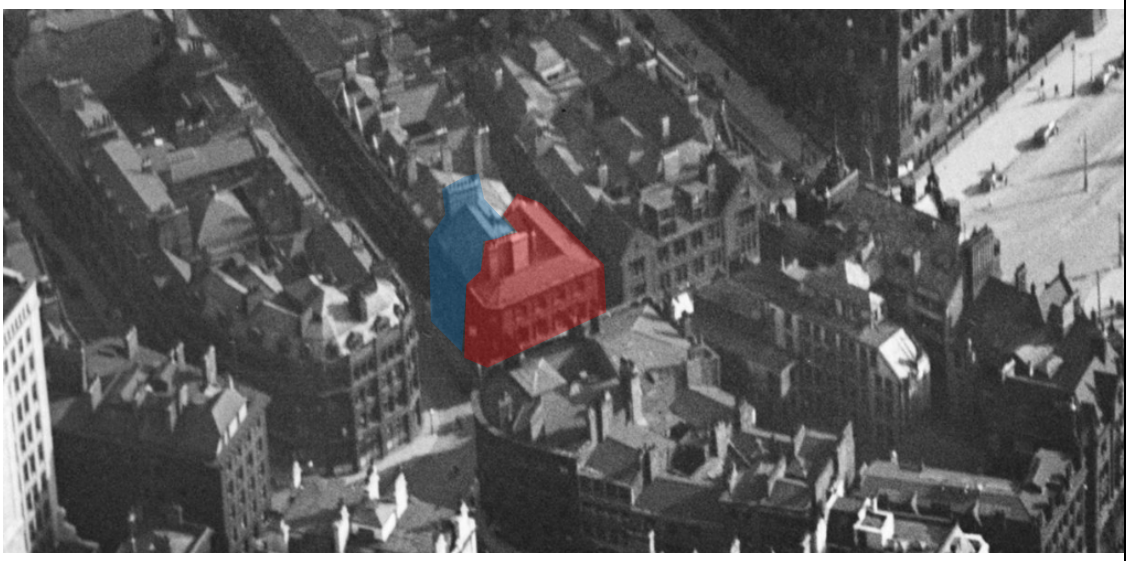


Figure 6: Historic aerial image, c.1934. Orientated south-west, looking towards the site (shaded red). The distinctive 'L' shaped plan form of the building is discernible, with a large chimney stack defining the boundary between No.1-3 Clarence Street (shaded red) and No.10 Kennedy Street (shaded blue). Source: Britain From Above, ref: EPW045995

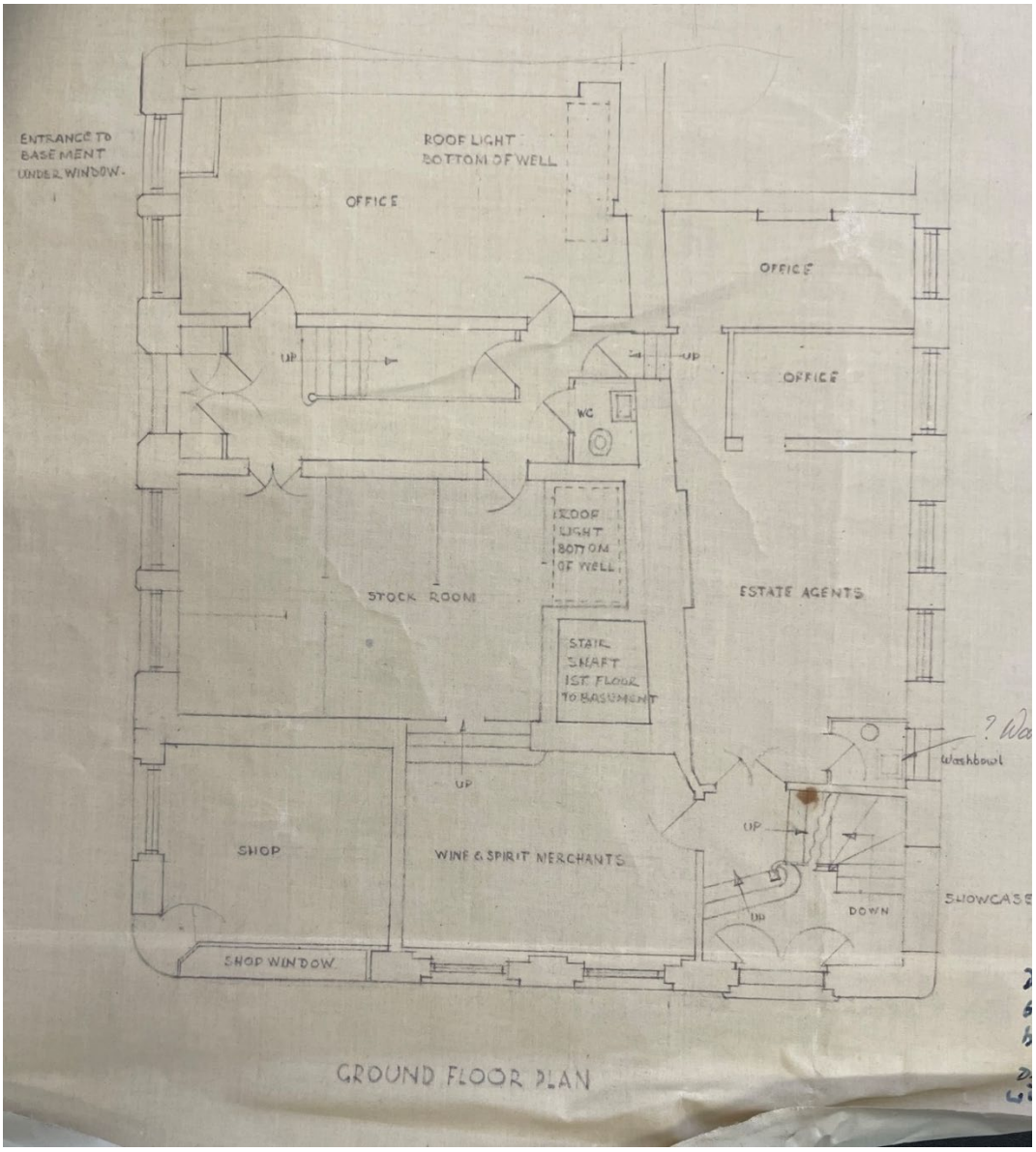


Figure 7: Clarence Street – Ground Floor Plan, c.1957. The plan of the building in the mid-20th century is likely fairly similar to the original layout. A small shop was located to the north corner, apparently completely separate from the wider building, but may have previously have been connected. Directly adjacent to this a wine & spirit merchants is identified, with steps leading up into a stock room. Beyond this, a corridor with a central stair leading out onto 10 Kennedy Street can be seen, with a WC to the end of the corridor. The other areas of the building are shown to have been used for office space, with an estate agent to the **Source:** Manchester Archives.

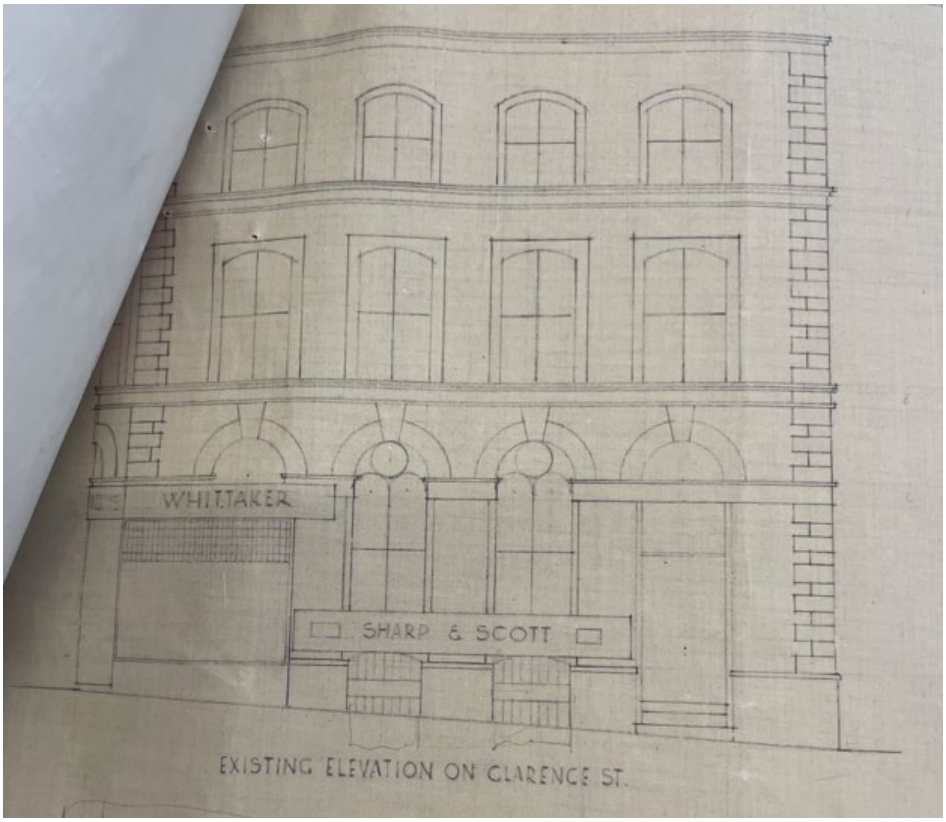
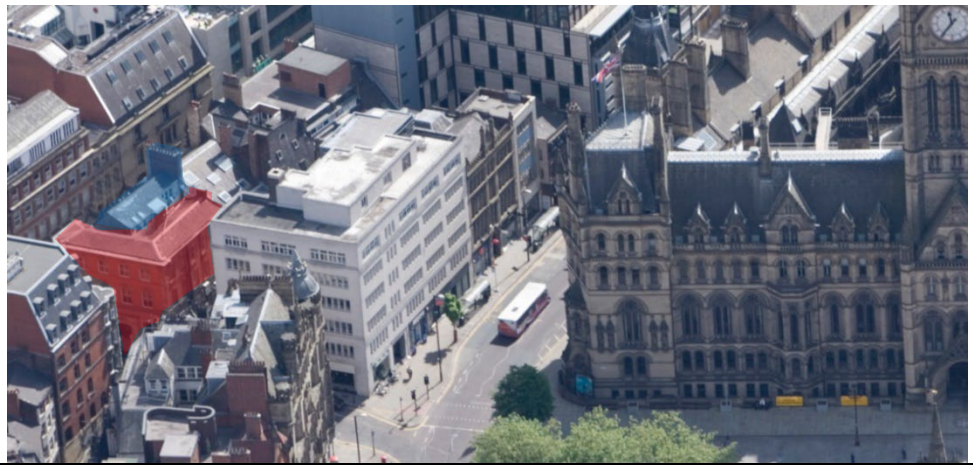


Figure 8: Clarence Street elevation, c.1957. The façade contained two separate entrances in the mid-20th century, with shop signage stating *"WHITTAKER"* to the north corner and another door to the south-west. Some original windows are evident to the centre. **Source:** Manchester Archives.



Figue 9: Aerial Image, c.2008. The image is orientated looking east, allowing for views of the site and its townscape context. Manchester Town Hall is the landmark building within the image, evident to the right. Pearl Assurance House (1955) is shown to the immediate right of the site, fronting onto Princess Street.

No.1-3 Clarence Street shaded red, No.10 Kennedy Stret shaded blue. The early 21st century aerial image illustrates the upper storeys of the 'L' shaped building at Clarence Street have been maintained, with the chimney stack removed. In accordance with the Planning history of the site, extensive remodelling works were undertaken to No.1-3 Clarence Street in the late 1990s / early 2000s which saw the removal of the chimney stack and removal of the granite façade / introduction of current façade.

7. Significance Appraisal

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site itself and of the settings of the identified heritage assets which could be affected by the form of the proposed development on the Site. The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance".* Historic England's *"Conservation Principles. Policies and Guidance"* 2008 has also been acknowledged as part of the following assessment. The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the areas of the Site affected by the proposals.

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", 2017 draft, 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 heritage significance** relates to those components of the Site deemed to be of some interest. They will make a modest contribution to the understanding of buildings design concept and play a minor role in reflecting their 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.

7.1.1 The Site: Significance Appraisal

1-3 Clarence Street / No.10 Kennedy Street

The site is formed of two buildings, No.1-3 Clarence Street, which is believed to have been established in the mid-19th century with extensive alterations made in the early 2000s and No.10 Kennedy Street, which was established in the late-19th century, c.1870s-1880s.

No.1-3 Clarence Street presents a three-storey, red brick building (c.mid-19th century) with stone quoin detailing (Figure 8, below). The principal elevation of the building fronts onto Clarence Street, with the upper storeys formed of four equal bays with 2-over-2 sash windows, complete with sandstone dressing and bracketed cornice. The Bow Lane elevation is formed of five bays, with four blind windows and the remaining featuring 6-over-6 sashes. As evidenced above, the building was extensively altered in the late 1990s to accommodate a new restaurant unit. This resulted in the remodelling of the ground floor, which was rebuilt in a paler tone of red brick, with artificial stone and flanking window openings positioned to form a new entrance. The original quoins appear to have been retained / reused, primarily at the Bow Street junction.

The first and second storeys of the building convey some architectural merit through the retention of the mid-19th century warehouse aesthetic, which is commonplace in Manchester City Centre. This aspect of the building at 1-3 Clarence Street is considered to yield **medium heritage interest**. The remodelled ground floor dates to the early 2000s and is therefore of **no heritage significance.**

It will be evident the focus of the special interest of the Grade II listing relates primarily to No.10 Kennedy Street (refer to **Appendix I** for full list description). Established as a purpose-built insurance office, the distinctive, red sandstone façade is of higher architectural interest than the adjacent building on the site, featuring a recessed, arched entrance with moulded sandstone dressings to the ground floor (**Figure 9**). Although the windows have been replaced, the original transom / mullions to the upper storeys convey their original form. No.10 is considered to yield **high architectural and historic interest**.

No.10 also shares considerable group value with the collection of historic buildings orientated to the southern aspect of Kennedy Street. The comparable form, scale and materiality of these buildings creates a coherent late-19th century character to the streetscape and thus provides a positive contribution to the Upper King Street Conservation Area.

Internally, there are little to no historic features of merit, with the exception of the sections of moulded cornice and skylight contained within the south-east aspect of the floorplate (ground floor) and the chimney breast (later infill) at mezzanine level.

Please refer to **Table 2, below** for a detailed breakdown of features and significance.

Table 2: The Site



Figure 10: No.1-3 Clarence Street, Bow Lane elevation to the right side of image. Areas shaded green indicative of late-1990s remodelling works. Areas shaded purple indicative of 19th century fabric of medium significance.



Figure 11: No.10 Kennedy Street, principal elevation viewed looking south-east from the junction at Clarence Street. The focus of the Grade II listing relates to this aspect of the site and is thus considered to be of high significance. Windows are later replacements and yield no significance.



Figure 12: View from existing balcony looking north across space. The interiors have been heavily altered and contain **no features of heritage significance**.



Figure 13: View of modern 1990s network of stairs. The image illustrates the various modern interventions to the space which has created a challenging and ill-conceived space. **No heritage significance.**



Figure 14: Looking north-east onto Kennedy Street. Some original walls and cornice remain, but internally the finishings are modern and of **no heritage significance.**

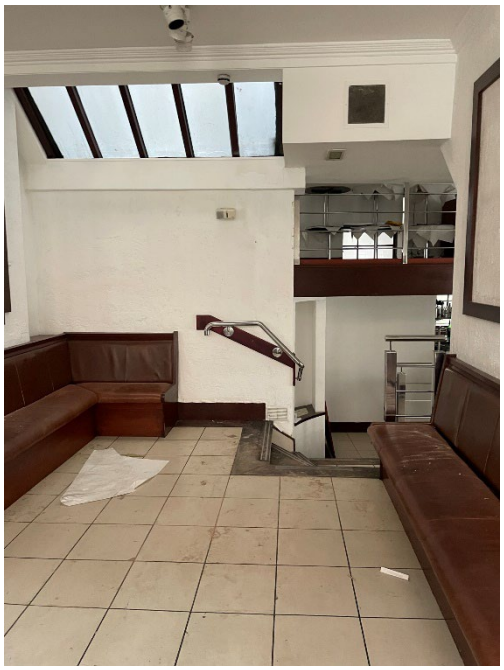


Figure 15: Looking south across space. Lightwell to the south wall is evident in mid-20th century plans and is considered to be of **medium heritage significance.**



Figure 16: Basement, heavily altered. Some original walls to perimeter but internally the finishings are modern and of **no heritage significance.**



Figure 17: Basement, heavily altered. Some original walls to perimeter but internally the finishings are modern and of **no heritage significance.**

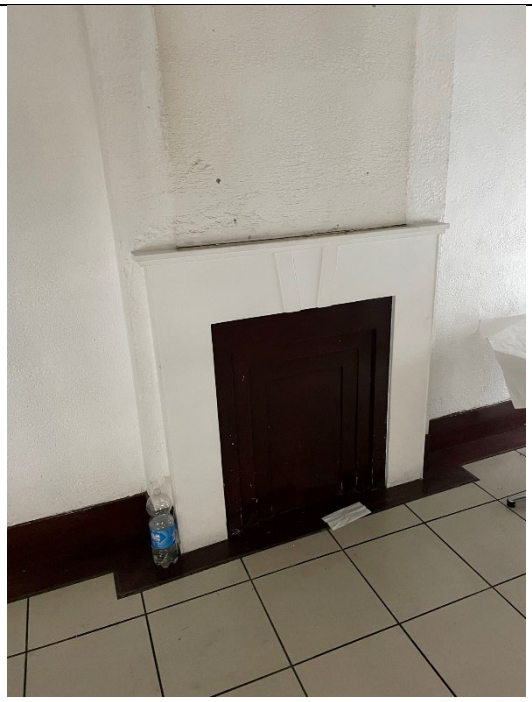


Figure 18: Upper mezzanine level. Original chimney breast of **high significance.** Fire surround is a later addition and of **no significance.**



Figure 19: Ground floor. The ceiling arrangement is indicative of the original walls which have been removed as part of the 1990s alterations.

7.1.2 Upper King Street Conservation Area

The Site is located to the south-west of the Upper King Street Conservation Area, which was designated on the 4th November 1970, and later extended in 1985. The focus of the Conservation Area centres on the full length of King Street, which runs east-west across the designated area from Deansgate to Spring Gardens, and represents the former 19th and 20th century banking district of the City to the eastern end, and the 19th century commercial district to the western end. The Upper King Street Area has been designated as a Conservation Area due to the **high architectural and historic interest** of a number of the buildings within the area and clear grouping of buildings that were born out of a commercial growth of the city during the mid-18th century to the early 20th century.

The southern area of the Conservation Area is formed by a network of historic streets, which follow an informal grid pattern in a fine urban grain, which is in clear contrast to the northern half of the Conservation Area, which consists of larger, highly decorative buildings, sometimes occupying entire island sites. The articulation of junctions and corners is often expressed by the architectural treatment of the buildings with either canted elevations displaying grand entrances or impressive rooflines. There is a rich variety of architectural styles within the area, although sandstone and redbrick predominates.

The Site is located between Kennedy Street and Bow Lane, which forms one of the quieter side streets within the Conservation Area. Both streets have been considerably altered through the demolition and construction of buildings throughout the 20th and 21st centuries, primarily along the central part of Kennedy Street, and the eastern end of Bow Lane. Views of the Site on Kennedy Street are primarily experienced from oblique views when traveling east and west along the two streets, whilst the much narrower back street of Bow Lane provides much more limited views. Due to the narrow width of the streets and the tall, fully built-up nature of their continual street walls, long range, and even medium range views are not able to be experienced fully.

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. The narrow form and coherent scale of built from around Kennedy Street is however uniform in its 19th century appearance and is thus sensitive to change.

Despite the alterations made to the ground floor of No.1-3 Clarence Street, the alterations do not detract from the significance of the Conservation Area, with the use of redbrick and artificial sandstone going some way to maintain the overarching character and appearance of the area. On balance, therefore it is considered 1-3 Clarence Street and No.10 Kennedy Street make a **positive contribution** to the Upper King Street Conservation Area.

8. The Proposals

The proposals seek to alter the buildings at 1-3 Clarence Street and No.10 Kennedy Street to provide a new restaurant unit with level access from Kennedy Street.

The below should be considered alongside the full package of drawings produced by Up North Architects.

External

- The main entrance to the building is currently accessed via Clarence Street and is accessed by 4 steps up from pavement level. The double entrance doors are recessed off a small landing area at the top of the steps. The proposals seek to remove these steps and reconfigure this entrance into a feature window. The adhesive material which has been applied to the windows across 1-3 Clarence Street is proposed to be removed, thereby reinstating the illusion of a 4 pane window, much akin to the character of the windows at first and second level. Please refer to **Figures 20 and 21** (Table 3) below for detail.

- A new point of access will be introduced to the north-east, at Kennedy Street, from which a modern window will be removed and replaced with a new timber frame door (**Figures 22 and 23** below). This will ensure level access to the proposed restaurant unit. The position of the entrance has been carefully considered to avoid any direct impact upon the listed building, with access from No.10 Kennedy Street discounted from the options considered to avoid unwarranted harm on original fabric. Areas proposed for demolition (such as the steps) are 1990s / early 2000s additions and of no heritage significance.

- Insensitive M&E installed at 10 Kennedy Street is proposed to be removed and the window made good, with new glazing.

- The Bow Street elevation will be utilised as a service exit. The proposals seek to remove all existing AC condenser units which are littered across the elevation. The proposals do however, seek to remove one original window to the elevation, this would incur some direct loss of historic fabric and therefore incur some minor adverse impact (direct and indirect).

Internal

As the significance appraisal above has demonstrated, much of the internal spaces contain no features of heritage significance and much of the appreciation and experience of the interiors have been significantly altered since the opening up works (undertaken c.1990s).

Proposals include:

- Removal of central sweeping stair (c.1990s) and installation of new stairs to within same location.
- Removal of fixed kitchen / bar to basement and installation of lightweight partitions to create new staff room, cellar and office spaces.
- General upgrade and refurbishment to floors, walls and doors
- New lighting and M&E
- New WCs / toilet cubicles to basement area and single WC to ground floor
- Installation of new bar

The new stair down to the lower ground sits cleanly within the existing floor void on site. A new 'switchback' stair creates a more compact arrangement on plan, and the stair arrives more successfully at the lower

ground in terms of a viable plan. A new stair to the mezzanine is created above the stair to the basement over the existing floor aperture. This stair has been positioned away from any existing windows to the perimeter of the building.

Table 3: Proposals (external)





Figure 20 (left): Existing elevation to Clarence Street. **Figure 21 (right):** Proposed drawings, Clarence Street elevation. Illustrating removal of stair and reconfiguration of former entrance to accommodate a feature window. **Source:** Up North Architects.





Figure 22 (left): Kennedy Street Elevation, Existing. **Figure 23 (right):** Kennedy Street Elevation, proposed. **Source:** Up North Architects.



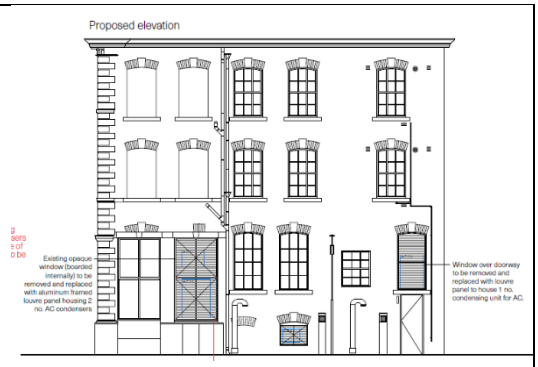
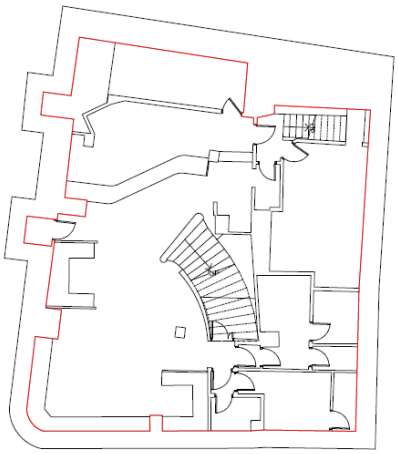


Figure 24 (left): Bow Lane Elevation, Existing. **Figure 25:** Bow Lane Elevation, proposed.

Table 4: Proposals (internal)



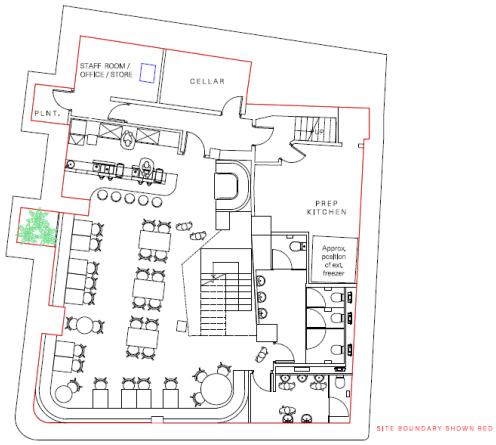


Figure 26: Basement plan, Existing.

Figure 27: Basement plan, proposed.



Figure 28: Ground Floor and Mezzanine plan, Existing.



Figure 29: Ground Floor and Mezzanine plan, proposed.

9. Heritage Impact Assessment

The following Heritage Impact Assessment has been informed by Historic England Guidance on Managing Change to Heritage Assets and ICOMOS Guidance on Heritage Impact Assessments (2011). Please refer to **Appendix II** for detail on terminology as used within this report.

As evidenced above, the Clarence Street entrance is entirely modern, established in the late 1990s (Planning ref: 050878/FO/CITY1/96). The reconfiguration of this NW elevation to form a new feature window and the removal of the steps will therefore incur no harm / loss to historic fabric. Equally, the reconfiguration of the

window to the corner of Kennedy Street (NE elevation) to form a new entrance will not result in any loss of historic fabric. The direct impact of the proposals on the external elevations is therefore **neutral.**

The proposals will remove insensitive ventilation fixed into the window at No.10 Kennedy Street, resulting in one instance of **minor beneficial impact (direct and indirect)** on the listed building and to the Conservation Area.

The Bow Street elevation will be utilised as a service exit. The proposals seek to remove all existing AC condenser units which are littered across the elevation, which would incur some **minor beneficial impact.** The proposals do seek to remove one original window to the elevation, this would incur some direct loss of historic fabric and therefore incur some **minor adverse impact** (direct and indirect).

Internally, a new stair is proposed in the same location of the floorplate as the existing 1990s stair. The removal of this modern stair will have no impact on the significance of the building. The impact of this intervention is therefore deemed to be **neutral.**

The proposals necessitate general upgrades and refurbishment to internal features such as floors and furnishings, given all of the current fit-out dates to the 1990s/early 2000s the impact of this will be **neutral.** New M&E, WCs and internal partitions will also have a **neutral impact** given the limited degree of historic fabric which survives internally.

As evidenced by the plans and supporting Design and Access Statement (Up North Architects), the proposals will utilise the existing, open plan form of the building and reactivate the entrance around Kennedy Street, which is of higher townscape value, introducing a minor, yet positive change to the streetscape composition. The slight changes to the windows at ground level will consolidate the appearance of the building as a whole, removing the insensitive additions made in the early 2000s, resulting in a minor beneficial impact on the upper King Street Conservation Area.

Overall, it is considered the proposals will incur a **largely neutral impact upon the listed building, with one instance of minor beneficial impact** on the character and appearance of Upper King Street Conservation Area and one instance of **minor adverse impact** (incurred through the loss of the original window to Bow Lane). On balance, it is considered the proposals are beneficial overall, however, the loss of the original fabric to Bow Lane would give rise to some 'less than substantial harm' which would need to be considered against para.208 of the NPPF and the wider public benefits of the scheme.

Appendix I – List Entry

10 KENNEDY STREET

Heritage Category: Listed Building
Grade: II
List Entry Number: 1200823
Date first listed: 06-Jun-1994
List Entry Name: 10, KENNEDY STREET
Statutory Address 1: 10, KENNEDY STREET

SJ8398SE KENNEDY STREET 698-1/27/172 (South West side) No.10

GV II

Insurance office (1905: West of Scotland Fire insurance). Late C19, altered. Red sandstone to ground floor, red brick with red sandstone dressings above. Eclectic Scottish Jacobean style. Three-storey 3-bay facade with narrow centre and wide outer gables; moulded segmental-headed doorway with gabled canopy on brackets, large rectangular windows either side (except left end which has short window over basement door, all with raked sills and ornamented margins ornamented band over 1st floor, 3-sided shafts to upper floors finished with domed finials; mullion-and-transom windows at 1st floor (8, 4 and 8 lights, the centre bowed slightly), blind arcaded band over; five 2-light mullioned windows at 2nd floor, all sashed; small-panel decoration to gables.

Appendix II – Heritage Impact Methodology.

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**	**Indirect heritage impact**
Major adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the 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 understand and appreciate its architectural and historic interest and thus results in total loss of significance.
Moderate Adverse Impact. *Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its heritage interest.
Minor Adverse Impact. *The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of an identified heritage asset, or the setting of the heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. *This does not mean that there will be no physical or visual*	Development resulting in negligible direct impact on a designated heritage asset which	Negligible perceptible change to the character of an identified heritage

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

character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.	enhancement of the site's character.	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. *The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the 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.