

6th March 2024

Heritage Statement: Refurbishment works to Third Floor of Fourways House (Grade II), Hilton Street, Manchester.

1. Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by RSK Group to prepare a Heritage Statement for minor refurbishment works to units on the entire third floor level of Fourways House (Grade II). Reference should be made to the information and plans prepared by CS2 Limited and John Wood Architect Limited.

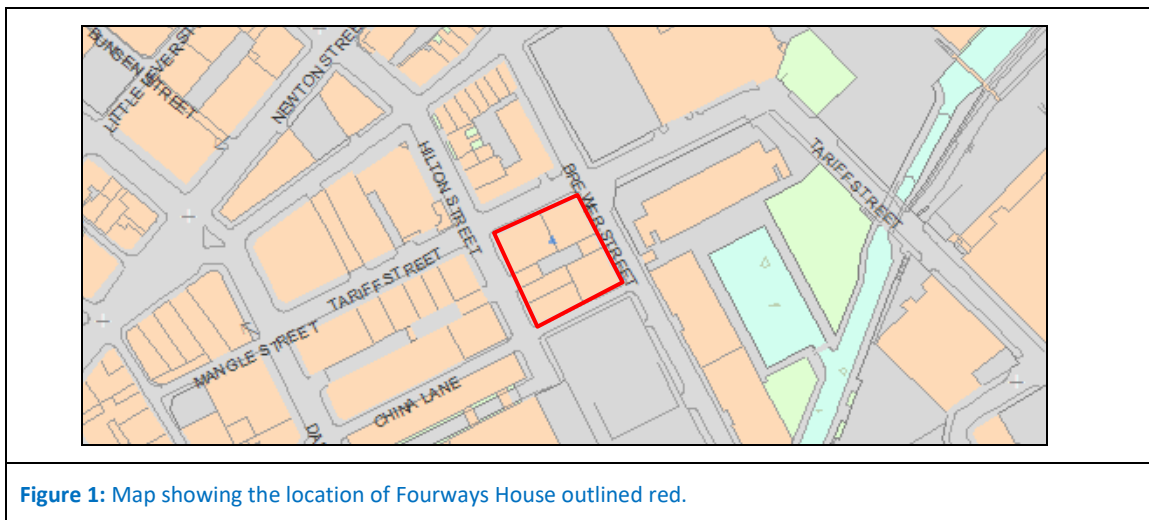


Figure 1: Map showing the location of Fourways House outlined red.

2. Statutory Designations

Fourways House is situated on a plot between Brewer Street and Hilton Street and is located in Manchester City Centre. The building comprises six stories in height, with a basement level, and was statutorily designated as Grade II Listed on the 1st June 2000, and subsequently amended on the 9th July 2002.

The listing description is as follows:

Grade II Packing warehouse, now offices. 1906, with minor late C20 alterations. By James William Beaumont, architect, of Manchester. Red brick on a low stone plinth with ashlar sandstone dressings and moulded brick detailing. Multiple ridge roof, with a Welsh slate covering. PLAN: Rectangular plan, with centrally- placed narrow rectangular courtyard/light well accessed from streets to east and west. FRONT (NORTH) ELEVATION. Symmetrical 8-bay frontage range to Tariff Street, of six storeys above a basement. Entrances to bays 2 and 7, with stepped approaches to altered double doorways set within ashlar surrounds. Ashlar cill band to first and sixth floor. Ground floor shop front windows

with metal lintel beams and deep stall risers, and above, coupled sash windows without glazing bars to all floors. These are flat-headed, except to upper floor, where openings have semicircular arched heads below a shallow parapet. Bays 2 and 7 have triple windows, a wide central opening with narrower flanking windows, all with sash frames, and with the lintels set lower than in other six bays. The heads of these bays step up above parapet level, with a wide banded semi-circular arch to the heads of the upper floor windows. Angled corner to right returns onto Hilton Street, and incorporates ground floor single doorway with late C20 canopy. Stacked single light openings above extend to 5th floor, those above first floor in widened chamfered frontage carried on shallow side corbels. SIDE (WEST) ELEVATION: Asymmetrical facade, with wide central vehicular entrance beneath flat metal lintel beam wagon. Windows in couples and triples, arranged 1:2:2:2:4:3:3:3, with entrance to bay 7, and raised parapet with wide arch to window heads. Remaining elevations reflect various aspects of these elevational details. INTERIOR. Load-bearing external walls carry internal frame of cast iron columns and metal cross beams. Service lifts for goods and passengers survive, together with original staircases. Exposed roof structure to attic storey. Glazed brickwork to internal courtyard to create light well.

A little-altered and prominently sited example of a distinctive Manchester commercial building type, designed by a notable Manchester architect, and a component of a significant commercial quarter. It forms a group with the adjacent canal warehouse (item 29/416) and other packing warehouses (items 29/85, 29/86, and 29/87)

The building is located within the Stevenson Square Conservation Area and is considered to be a positive contributor to its significant character and appearance. The current proposals relate to the interior of the building only, as such, the focus of the present report will remain on the Grade II listed building only.

3. Planning Legislation and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 is of relevance to the proposals as it provides specific protection for buildings and areas of special architectural or historic interest, over and above that provided by development management. **Section 66** of the Act must also be recognised in line with the proposals, as it requires the LPA to “*have special regard to the desirability of preserving the 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 (December, 2023) constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported. This is because one of the key dimensions of sustainability is to protect and enhance our natural, built and historic environment (**NPPF paragraph 8, point c**).

The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**NPPF paragraph 196, point a**).

The NPPF stresses that “great weight” should be given to the conservation of designated heritage assets (**NPPF paragraph 205**), emphasising the need to avoid substantial harm in terms of: demolition, alteration, or the compromise of its setting. Substantial harm is broadly defined within the NPPF as having a fundamental impact on the significance of the heritage asset by means of its total loss, profound physical harm to its fabric,

or the complete compromise of its setting (para.204). As stipulated by the PPG, substantial harm is a high test, and will not arise in many cases.

Less than substantial harm is a sliding scale, defined within **para.205** of the NPPF as follows: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

It will be clear that proposed alterations to the interior of a listed building may give rise to some impact on its fabric, and that it could be either beneficial, neutral or harmful. The fundamental design objective is to ensure that the balance of the impact on the heritage assets will minimise any negative impact on their significance. Consequently, development works are required to be justified by clear and convincing justification, which is detailed within the accompanying design and access statement.

The extent of the third floor that is subject to the current proposals is illustrated in Figure 2, below.

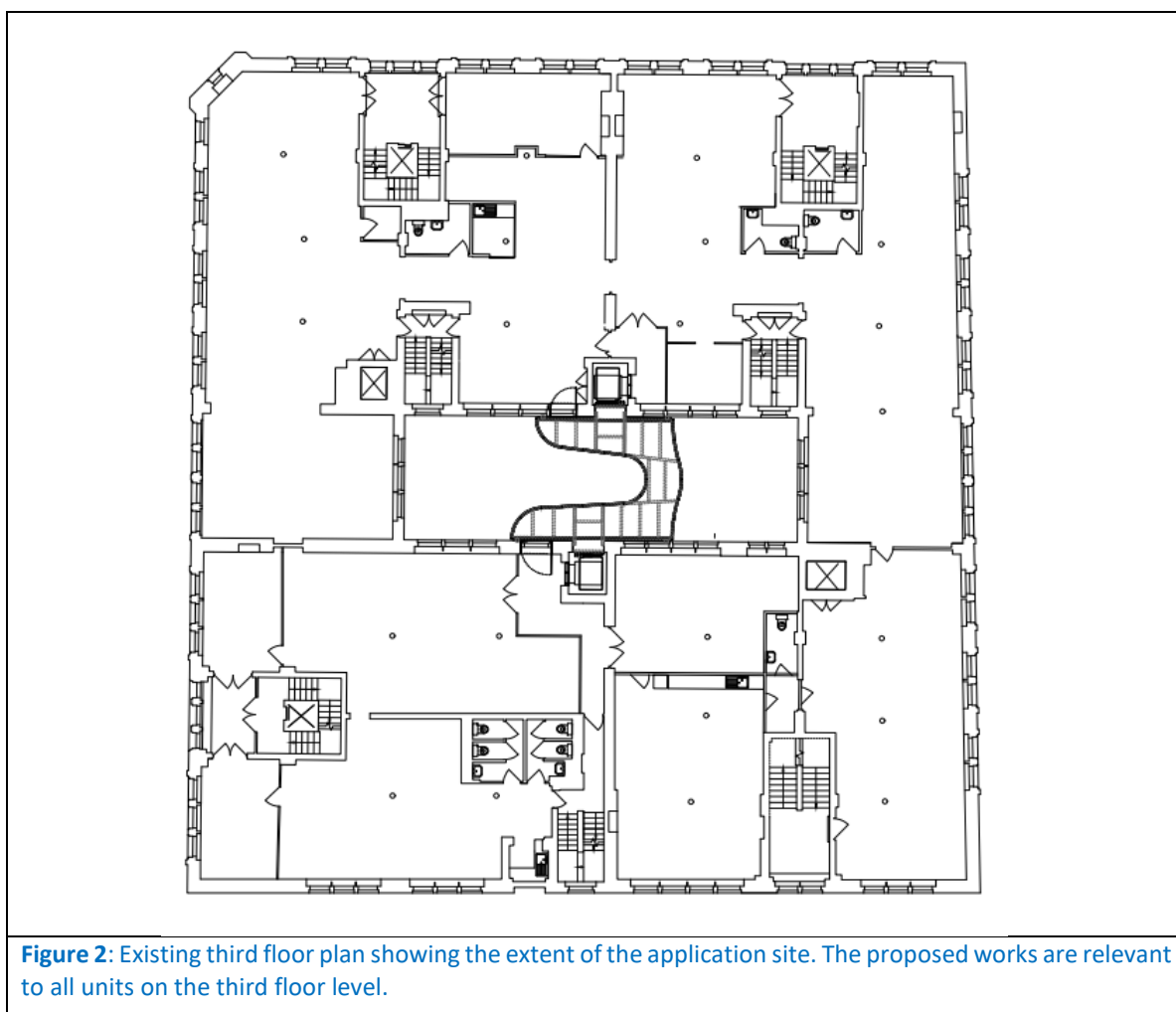


Figure 2: Existing third floor plan showing the extent of the application site. The proposed works are relevant to all units on the third floor level.

4. Historic Development

The area within which the Site is located remained undeveloped until the late 18th Century, when it developed rapidly following the purchase of land by William Stevenson and the construction of new roads

and industrial premises. Development was concentrated around Rochdale Canal Basin, located where on the site of the current Piccadilly Railway Station.

The rapid development of Manchester as a textile manufacturing and trading centre created demand for warehousing. During the late-19th and early-20th centuries, areas of early workers' housing and other industrial buildings were demolished to make way for the next phase of shipping warehouse building, including the construction of Fourways House in 1906, and new warehouses along China Lane, Back China Lane, Dale Street and Hilton Street (Figure 3, below).

Fourways House was constructed in 1906 as a packing warehouse and was designed by the architect James William Beaumont of Manchester. The building is an exemplar of this type and retains a large number of original features alongside a clearly legible original planform, including hoist locations, stair cores and former warehouse rooms designed to be used by multiple companies. The building was developed on an island block site immediately adjacent to the busy Piccadilly Canal Basin and London Road Railway Station (now Piccadilly Station), creating a convenient location for a successful packing warehouse.

The building was originally designed to house several individual tenants, and was originally divided into four quarters, with each quarter having its own entrance and address. Each quarter was further divided into two halves to create a single address and entrance per two tenants. Over time this arrangement was modified to suit future tenants. The hoist locations were in some cases shared between two tenants and had steel doors either side of the hoist, whilst other hoists were for the sole use of one tenant. This same arrangement can be seen in the rear service staircases.

The name "Fourways House" does not appear in any historic documents or maps and it is therefore presumed that this name dates from the relatively recent commercial refurbishment of the building.

The area and its industry declined from the earlier 20th Century. Recent regeneration initiatives have revived the Piccadilly and Northern Quarter areas, with a residential population returning to the area and a growing number of bars, restaurants, cafes and other commercial uses establishing to cater for this new demographic.

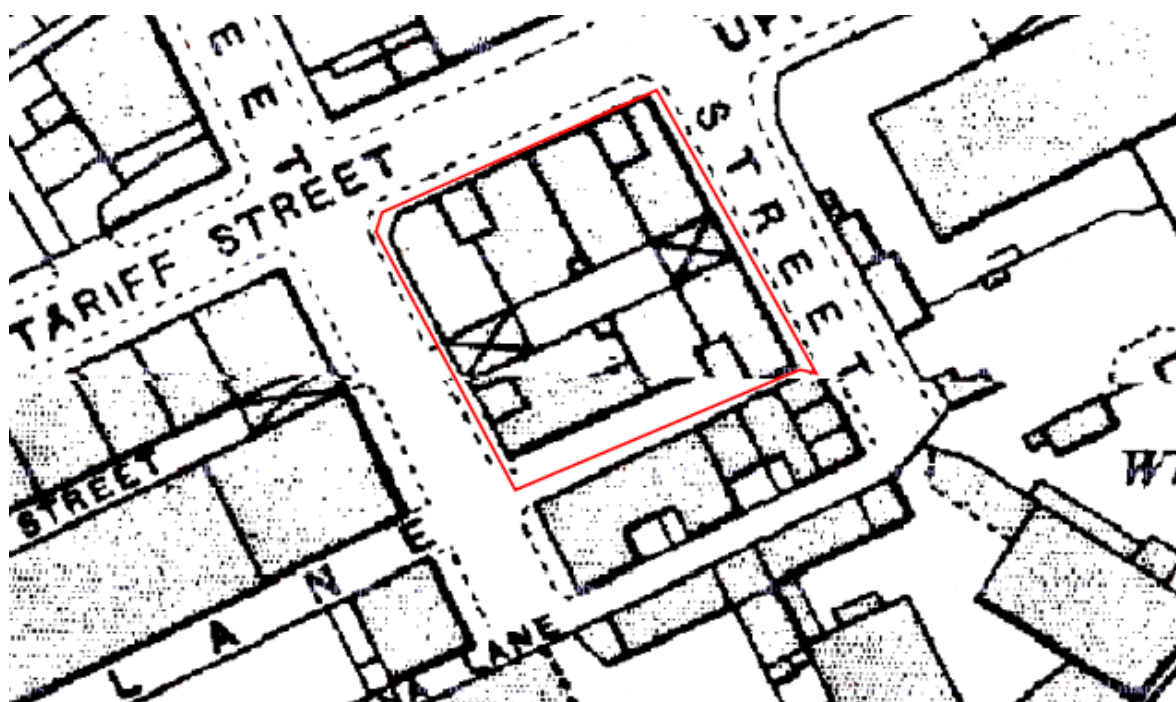


Figure 3: 1908 OS –Fourways House (originally known as 55-57 Hilton Street and 16-18 Tariff Street) was completed two years prior in 1906. The map shows that the new building has a central loading bay linking Hilton Street (left) with Brewer Street (right). The building can be seen to be divided into 8 separate premises.

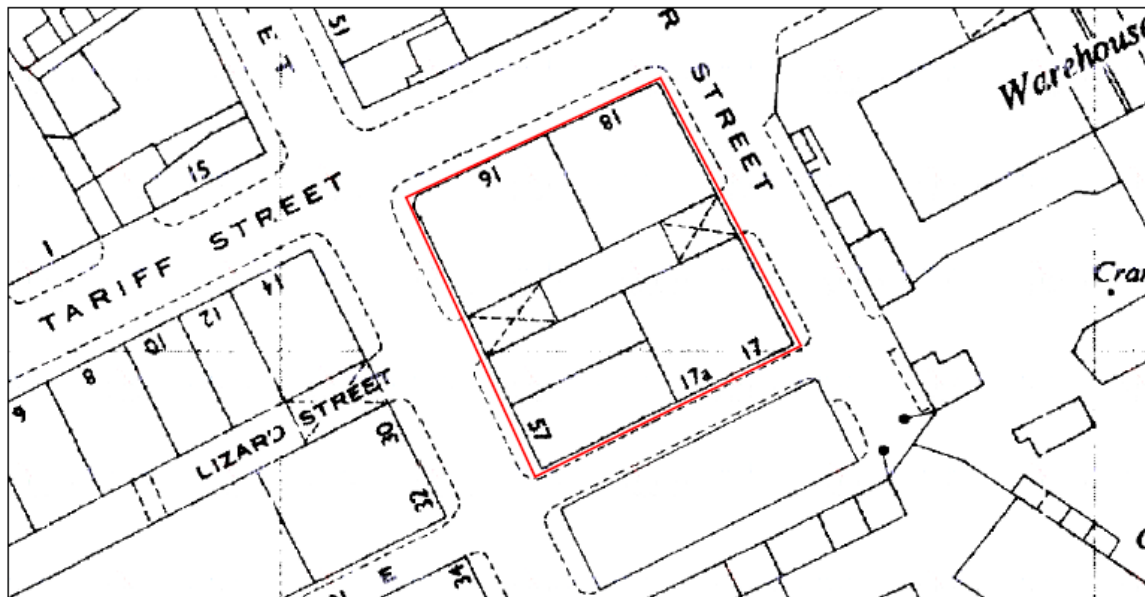


Figure 4: 1948 OS – This late-1940s map of the building shows the individual street numbering of all the premises, and illustrates that by this time, the building was split roughly into 5 premises.

5. Late 20th – Early 21st Century Development and recent LBC applications

The third level of the building were initially converted in the 1990s and was subsequently refurbished during the 2000s to form office accommodation with associated toilets, modern suspended ceilings, partitions, and wood effect flooring.

In 2019, the whole building received consent for a full, sensitive refurbishment, including a bridge link at all upper floor levels and improvements to WC provision, lighting, heating and ventilation (Planning Ref: 122935/LO/2019) and, subsequently, individual units have received revised fit-outs.

There has subsequently been a series of LBC applications for minor changes and refurbishments for office use, principally to the 1st, 2nd 4th and 5th floors. In 2021, consent was granted for refurbishment of these floors to undergo the strip out of modern internal partitions, WCs, and kitchen fixed furniture; and the insertion of new WC cubicles, together with a full overhaul of internal heating, lighting and ventilation installations (Planning Ref: 130337/LO/2021).

There is now a requirement to upgrade the third floor spaces in line with the approved standard and approach taken for the other floors within the building.

6. Assessment of Significance

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.

Significance of the third-floor level

The building is set over seven floors, inclusive of basement and attic storey, and is of red brick construction with red sandstone detailing to window sills, window heads, sill courses and cornice. Red sandstone is also used around the main ground floor entrances and some carved corner treatments. The building retains its original one-over-one sash windows throughout, with larger, shop windows to the ground floor level which would have originally functioned as display rooms for goods. During the early 1960s the original three decorated gables above the two entrances on Tariff Street and the entrance on Hilton Street were removed, along with the original tall chimney stacks.

The upper floors (including the third floor) largely follow the same design and planform, with slight variants installed by subsequent and present tenant fitouts. Areas of high significance within the third-floor space include: any original walls, floors, windows, original hoist doors and general open spatial quality. The location and survival of the seven original staircases and five hoists, and the location of two passenger lifts, servicing the numerous former warehouses are also of high significance.

The third floor level was initially converted in the 1990s to form office accommodation with associated kitchen area and toilets, modern plasterboard ceilings, glass office partitions, and wood effect flooring, where it exists (all of no heritage significance). In 2019 the third floor was included as part of a wider refurbishment scheme of the building, which included renewal of existing heating, ventilation and lighting arrangements (Planning Ref: 122935/LO/2019 & 130337/LO/2021).



Figure 5: Third floor significance plan. Elements of **high significance**, such as original walls, windows and doors are marked in red, whilst elements of **no significance**, such as modern interventions, are marked in green.

Elements of **no significance** include all interventions completed as part of early- refurbishment works, including modern partitioned toilets and toilet suites/decorative scheme, and modern flush doors, modern radiators and skirting trunking, all lighting and M&E, recently completed link bridge over central lightwell.

Elements of **high significance** include the original cast iron columns and original metal hoist doors, original exposed timber floorboards and original stairwells. The below images illustrate the current layout of the third floor. Please refer to the full photographic record compiled by CS2 limited for further detail.



Figure 6: Looking SW from east unit (former Berghaus unit, 3rd floor) towards central atrium. Note, there is no fire door to this entrance.



Figure 7: Looking west, illustrating modern partitioning of no significance.



Figure 8: Looking north east across space (former berghaus unit, 3rd Floor). Illustrating original columns and redbrick walls of high significance. Flooring is modern overcovering original floor below.

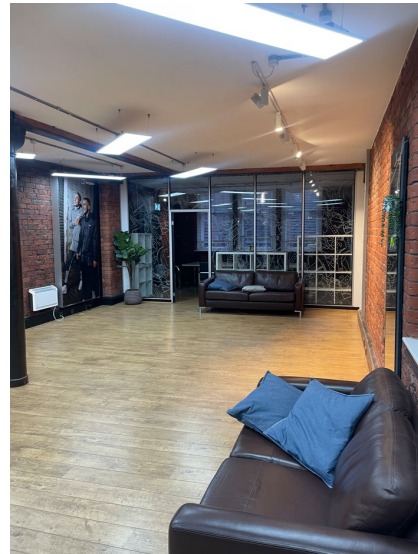


Figure 9: Looking SE across space. Modern glazed partitions and plasterboard ceilings / lighting of no heritage significance.

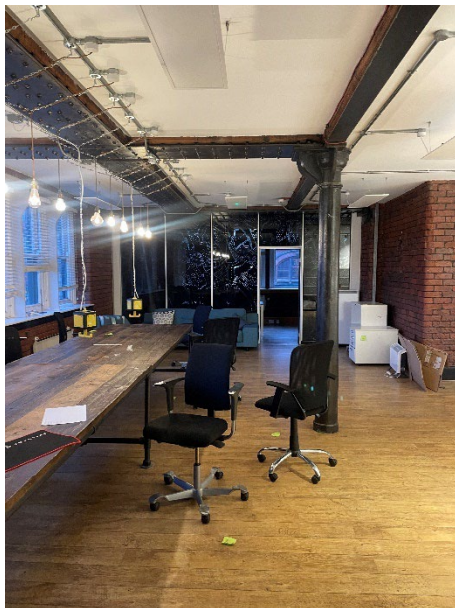


Figure 10: Looking SE across southern-most portion of the unit (east unit, 3rd floor). Modern glazed partitions and plasterboard ceilings / lighting of no heritage significance.



Figure 11: Example of modern partitions and doors to WCs area (no heritage significance) proposed to be new store.

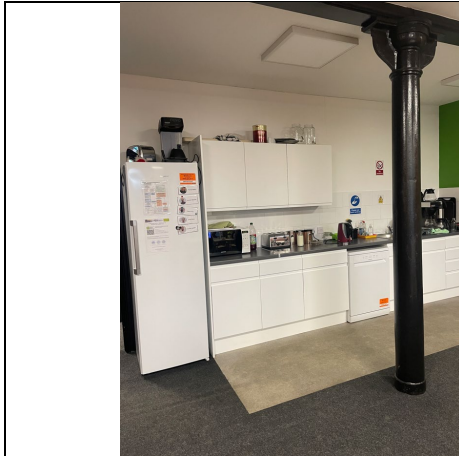


Figure 12: Example of modern kitchenette within north unit (no heritage significance) proposed to be removed as part of the works.



Figure 13: Looking east within north unit, illustrating original brick wall and column arrangement. Modern plasterboard ceilings, lighting and carpet overcovering original floor.



Figure 14: Example of original hoist door.

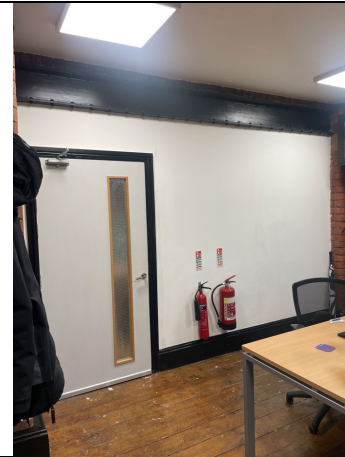


Figure 15: Example of plasterboard partition proposed to be removed as part of the application. Original steel beam visible above.



Figure 16: Original exposed flooring, redbrick walls, columns and beams are of high significance. Later alterations and additions such as plasterboard ceilings are of no significance.



Figure 17: Example of modern door proposed to be upgraded. Skirting boards in these spaces are all modern and of no heritage significance.

7. Design process and options analysis

Toilet Facilities

- Initial proposal was to have 3 separate toilet block in the original locations. This would make use of the existing services however due to column positions it was difficult to make best use of the space. There was also no mechanical ventilation to any of the Toilet facilities which is a part F of the building regulations.
- Rev A – Toilet facilities reduced to 2 separate toilet blocks. A new larger toilet block within the original RSK area to include 4Nr Unisex WCs and 1Nr Accessible WC. The toilet block in the Berghaus area was to be refurbished and include 3Nr Unisex WCs.
- Rev B – The toilet block in the original RSK area was amended to include a cleaner's cupboard, along with the inclusion of lobbies onto the Toilet Cubicles for privacy.
- Rev C – Toilet facilities amalgamated into a single toilet block. When developing the design, it became apparent that we could not provide mechanical ventilation to the previous toilet block locations. The Landlord identified a riser where we could install our mechanical ventilation to the roof. The toilets backed onto the atrium windows where an existing soil pipe is located.
- Rev D – Toilet block design flipped so we avoid partitioning over the atrium windows. The design change also means we will have to use a pumped system to dispose of the foul waste.

Meeting Room Partitions

- There is a requirement for multiple meeting rooms on the floor. The proposed design is to incorporate 128 desks which serve 20 RSK companies. Initial brief was for 1 large meeting room and 2 smaller meeting rooms.
- Initial design allowed for increasing the size of the existing meeting room (off the reception area) with the addition of 2 smaller meeting rooms.
- Rev A – The smaller Meeting Room adjacent to the reception area was deemed in practicable as there was no viable ventilation. The meeting room was moved to an alternative location with openable windows.
- Finalised proposal – Proposed Meeting Room partitions moved to sit on the structural lines of the building. Partitions also designed to go around original, historic columns to prevent fixing to them.

Comms Room

- Existing comms room deemed too small with a 50% increase in desks and additional companies moving into the premises with their own comms towers and servers.
- Existing comms room has an internally mounted condenser omitting into the office space which is not complaint. See photo 04 on drawing 402124.08
- Rev B – New Comms Room proposed in the Berghaus / RSK area to amalgamate all comms towers and servers into one space.
- Rev C and D – Comms Room located near to original position due to cost of rewiring the data to all desk and meeting room positions. Landlord also confirmed that the adjacent riser can be used to locate a condenser on the roof.

Kitchen / Kitchenette

- Propose to remove all the small kitchenettes and create one large communal welfare / kitchen space. Location (Berghaus area) was chosen due to a lack of natural ventilation in this area. The Kitchen / Welfare area would be occasional use whereas the working areas (desk positions) would be better suited next to the windows for natural ventilation. See photos 07, 08, 09 & 10 on drawing 402124.08

Store Room

- Tenant requirement for secure storage. Propose to use the existing partitions serving the WC block in the Berghaus area to create the store room.

8. Proposals

The proposals will follow the aesthetic and methodology of already completed schemes for a number of other floors and units throughout the building.

The finalised proposals for the Third Floor are as follows:

- **Ceilings and windows**
 - Patch repair and redecoration of modern plasterboard ceilings (modern fabric only).
 - Redecorate steelwork in black (like-for-like, as per other units).
 - Repaint windows in breathable ecosphere paint (colour to match existing).
- **Walls - see drawing 4052124-02 and 4052124-03.**
 - Removal of modern partitions including kitchen and toilet facilities.
 - Removal of modern glazed partitions to the Berghaus area.
 - Install new glazed partitions to create 3x Meeting Rooms, Store Room, Comms Room, Cleaner's Cupboard and gypsum plasterboard Toilet Block. Includes all new doors in line with the Landlord's door Schedule.
 - Redecorate modern joinery and columns in black.
 - Replace existing modern timber skirting trunking with new black aluminium skirting trunking.
- **Flooring**
 - Retain and restore original flooring
- **Doors**
 - Replace all modern fire exit doors with new, same style as applied to other floors.
 - All new internal doors, (replacement of modern doors only).
 - New entrance fire door leading from atrium (matching others in building).
- **M&E – see drawing 4052124-05**
 - Upgrades to existing lighting, emergency lighting, fire alarm, fire signage etc, to comply with new layout.
 - Power & data works to new (Berghaus) area (SW Unit).
 - New mechanical extraction to the toilet block, replacing existing (no further impact on historic fabric)
 - New air conditioning to the Comms Room

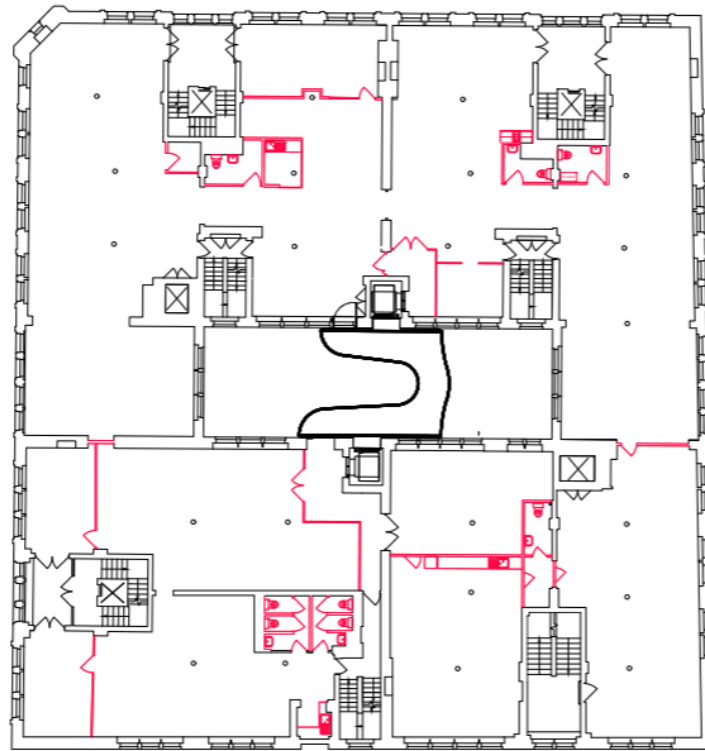


Figure 18: Demolition plan.

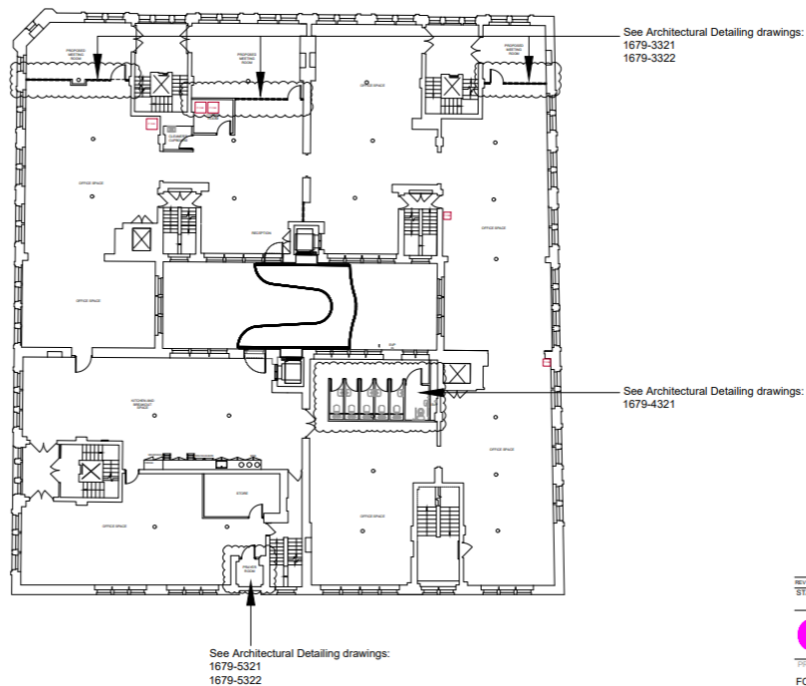


Figure 19: Proposed plan. Removal of extensive partitions and insertion of new glazed partitions to NW and NE spaces, consolidation of WCs and new kitchenette. New prayer room proposed to the south aspect of floorplate.

9. Heritage Impact Assessment

Definitions of the terms used in this assessment are provided in the table in Appendix 1.

Level 03

The proposed refurbishment of the third floor relates to modern fabric, with general repair and redecoration proposed to modern plasterboard and removal of previous, insensitive alterations, including plasterboard partitions. The removal of these previous interventions will incur some **minor beneficial impact**. The proposed, minor internal works are demonstrably light touch and in keeping with previous, strategy for the other floors of the building, particularly in relation to the introduction of new fire doors and M&E which are simple upgrades in line with current requirements.

The new partitions within the space are necessary to align to contemporary meeting room needs, these are proposed to be glazed to ensure the visual interaction throughout the space is not hindered. The placement of each partition has also been carefully considered, avoiding awkward junctions and window mullions. The head of each glazed frame is proposed to be fixed using shot fired fixings into existing steel plates (c.nom. 300mm). The fixings are minimal and thus the impact of this on the special interest of the listed building is therefore considered to be **negligible adverse**.

With regards to M&E, existing systems throughout the building are proposed to be connected into in order to reduce the impact on historic fabric. The new drainage for the kitchenette is to be connected into the existing, above ground drainage system. Equally, the new WCs proposed just south of the atrium space will have a new duct running into the existing riser, terminating at the roof. The duct will require a new cavity in the original wall to the former hoist, this is considered to incur a single instance of **negligible adverse impact**.

New fire doors and aluminium skirting will replace modern fabric only, following a similar approach to approved materials used elsewhere in the building. Equally, the use of breathable paint to the window frames is considered appropriate, incurring a **neutral impact**.

It will be evident the current proposals will result in a range of negligible adverse impacts which are counterbalanced by the **overarching minor beneficial impact of removing previous, insensitive alterations which have a negative impact on the reading of the space**. The current proposals seek to ensure the long-term, flexible use of the unit, whilst limiting any impact on historic fabric.

10. Conclusion

The proposed scheme is part of an on-going refurbishment plan for the listed building and is necessary to ensure its continuing sustainable use as modern office spaces.

Overall, the proposed works will ensure that the quality of office provision in both units matches those found elsewhere within the building and will ensure the building's on-going attraction to potential tenants, securing the future viability and use of the building.

Whilst the Heritage Impact Assessment has identified some isolated instances of negligible adverse impact, it is considered the wider benefits of removing previous, insensitive alterations suitably counterbalance this adverse impact. The proposals will not result in any removal of significant historic features and seek to open up the space and enhance its spatial character. Overall, it is considered the proposals therefore accord with the requirements of para.196 of the NPPF, which stresses the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation.

10. Design and Access Statement

This section of the statement forms the design and access statement which supplements the Listed Building Consent (LBC) application.

We have above provided a description of the existing fabric and modern materials within the building and reference should also be made to the drawings by CS2 Limited and John Wood Architect Limited for full details of the proposed works.

Design

The site is a Grade II listed building located in Manchester city centre. The proposed works which are the subject of this listed building consent application relate to one of the third floor units within the building.

The proposals have been designed to minimise the impact of sub-division by retaining views throughout the open plan floorplate. All new work will utilise the previously accepted methods of installation to the building. The proposals are consistent with previous refurbishment works and maintain a sympathetic yet contemporary finish in keeping with the existing buildings refurbishment.

Access

Access from the ground floor entrance will be as existing where communal stairs and lifts lead to the third floor level. The main entrance provides a level threshold, and the ground floor lobby is fully accessible at pavement level.

The entrance to the unit will remain as existing, with the exception of a new fire door from the atrium. New doors within the proposed new glazed partitions will be compliant with Part M of the current Building Regulations. In summary, the proposed works will not affect access to the building or the unit and the new meeting rooms will also be accessible.

Appendix I – Impact terms used within this report

Table 1 below defines the terms used to describe the physical (direct) impact of the Proposals on the character and fabric components of the Grade II listed building and the degree of heritage impact which would result from the Proposals.

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.	Development which comprises an imperceptible physical impact resulting in no apparent	Imperceptible change to the fabric and character of a designated heritage

<i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	asset, or the setting of the identified designated heritage assets. 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 is 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</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

<i>characteristics of its heritage interest.</i>		will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
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