



24th July 2023

Ground Floor Unit - Colwyn Chambers, 24-30, Mosley Street, Manchester - Heritage Statement

1. Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by 'Create It Studios' to prepare a Heritage Statement for the proposed minor alterations to Colwyn Chambers (Grade II) to introduce a new café / restaurant (**Figure 1**). The building was listed at Grade II in April 1985 (Listing reference: 1197929). Please refer to Appendix I for full listing description.

For the purposes of this report, the 'site' is defined by York Street to the south-west, Mosley Street to the south-east and West Mosley Street to the north-west. Although the building is listed, the interiors date wholly to the 1990s, following an extensive façade retention project (**Figure 2**). The building is however, located within the Upper King Street Conservation Area and is considered to be a positive contributor to its character and appearance (**Figure 3**). 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.

The following report should be read alongside the Design and Access Statement prepared by 'Create it studios'.



Figure 1 – The Site, Colwyn Chambers, looking north from corner of Mosley Street and West Mosley Street.



Figure 2 –Colwyn Chambers, c.1991 aerial view. Illustrating the façade retention project underway. As approved in October 1989.



Figure 3 – Heritage Asset Map. The above map illustrates the site (Colwyn Chambers, shaded yellow) within its immediate heritage context.

The extent of the Upper King Street Conservation Area is defined by the red line.

Listed buildings are outlined in blue. Due to the minor nature of the proposals, the focus of the Heritage Statement is on the potential impact on the Conservation Area

2. Heritage Context

The site contains a Grade II listed building (Colwyn Chambers) 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.

For the purposes of this report, the focus will remain on: Colwyn Chambers (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, 2021), 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 194 and 203 of the NPPF (2021) 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 2021 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 October 1989, Listed Building Consent for the '*Demolition of interior and upgrading of facade prior to redevelopment*' was granted (ref: 034524). This resulted in a total loss of the interiors of the building and an additional two floors.

In October 1995, a subsequent LBC application was granted to permit '*elevational alterations to form new doorway*' (ref: 048309/FO/CITY1/95).

6. Historic Development of Site and surrounding area

Colwyn Chambers was established in 1896 to the design of prolific local architect, Mr J G Sankey. The building was designed for the Mercantile Bank and served as their city centre premises until the mid-20th century. The building later became shops and offices and was partially converted to restaurant and bars in the 1970s. In the late 1980s, an extensive façade retention scheme was consented (ref: 034524), resulting in the total loss of all interiors to the building (see Figure 2).

The following Table utilises historic maps and imagery to illustrate the historical development of the site, in order to provide a sound evidence base, placing the site in the context of the development of Manchester City Centre.

Table 1: Historic Development

Figure 4 – Goad Fire Insurance Plan looking north in 1886. The Goad Map illustrates the previous building upon the site in 1886, prior to the construction of Colwyn Chambers in 1896. The detailed plan provides greater insight into the use, height and internal arrangement of the site and buildings in the surrounding area, which are illustrated as having been laid out in a grid-like plan. Mosley Street and York Street are shown to have been laid out, with ‘Back Faulkner Street’ visible to the north-west (now West Mosley Street). The plan further indicates that warehousing dominated the building stock at this time. Source: OldMaps.com

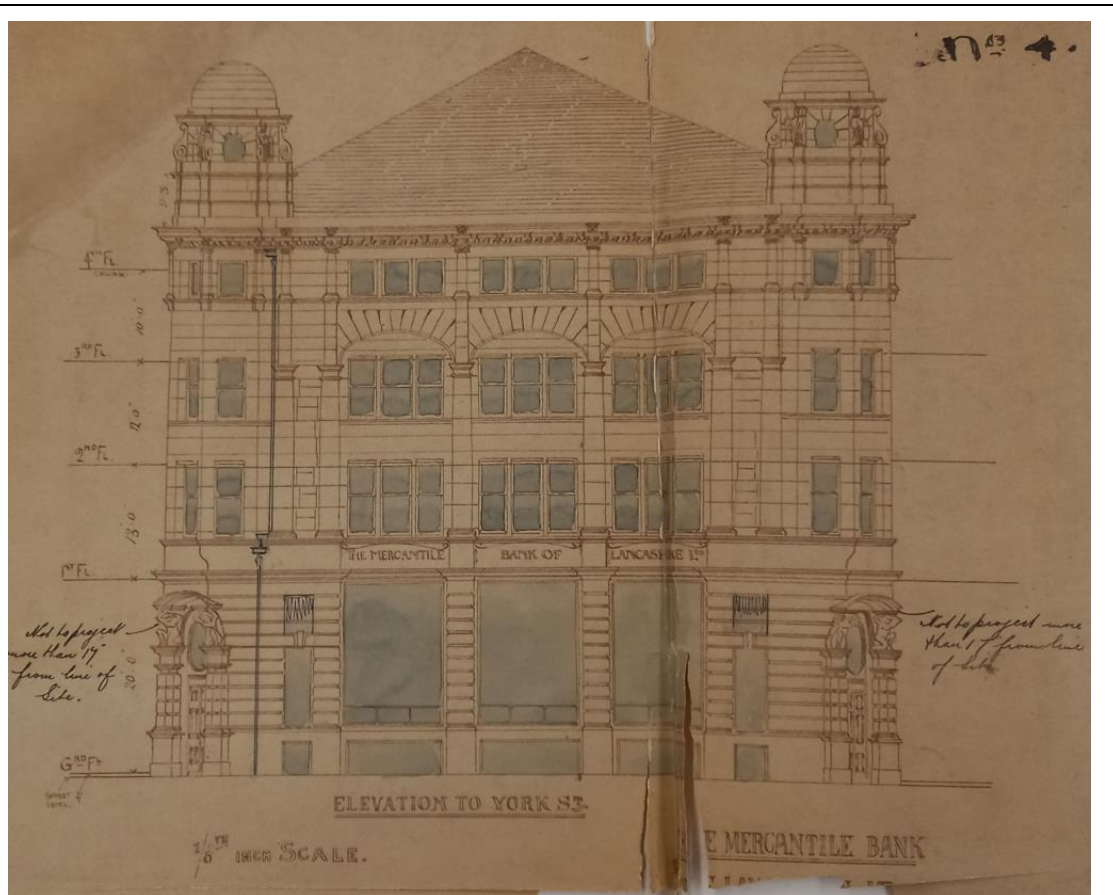


Figure 5: Original elevation plan for Colwyn Chambers (York Street side). J. Gibbons Sankey. Dated 1896. **Source:** Manchester Archives.



Figure 6: Original elevation plan for Colwyn Chambers (Mosely Street side). J. Gibbons Sankey. Dated 1896. **Source:** Manchester Archives.

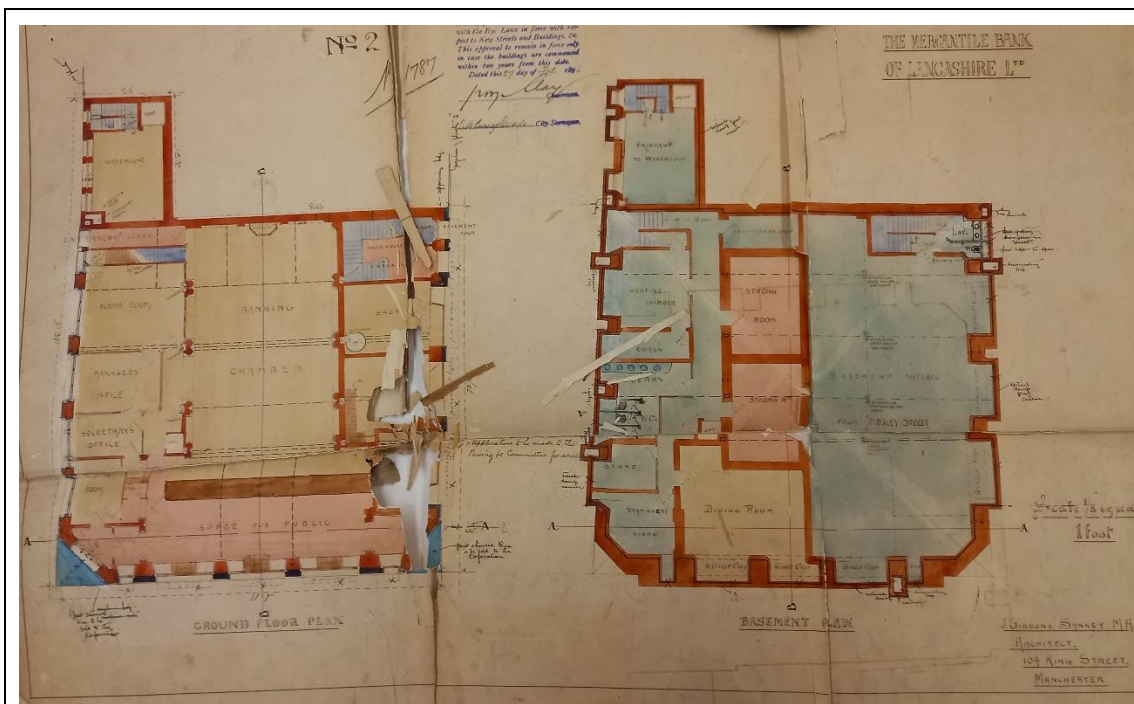


Figure 7: Original Ground Floor and Basement plan for Colwyn Chambers. J. Gibbons Sankey. Dated 1896. The Ground Floor Plan (left) illustrates the banking chamber was located to the centre of the space, with a 'space for the public' orientated to the south, running parallel with Mosley Street and various offices to the west, running parallel with York Street. A separate warehouse was located to the north-west, completely segregated from the bank. **Source:** Manchester Archives.



Figure 8: 1915 OS Map – site area outlined in red: The early-20th century map indicates the previous warehouse on the site has been replaced by a new 'bank' building, which is consistent with records that Colwyn Chambers was built in 1896 to the design of Mr J G Sankey. The map provides insight into the layout and form of wider townscape, where bank buildings and public houses are shown to have grown to significantly change the character of the area, which was historically dominated by warehouses. **Source:** OldMaps.com

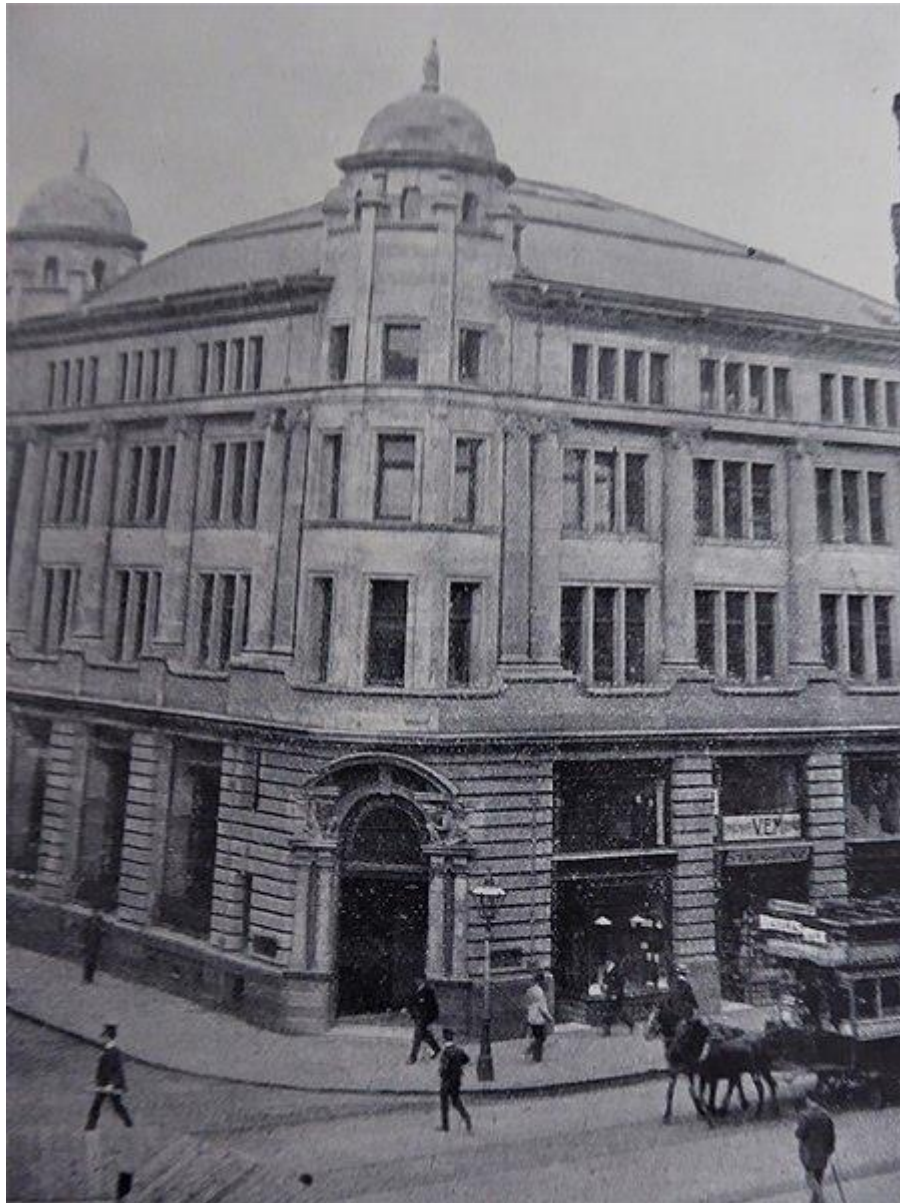


Figure 9: Exterior of the Mercantile Bank of Lancashire, Manchester. Pictured c.early 20th century. Architect: J Gibbons Sankey. At corner of Mosley Street & York Street, Manchester. The image depicts the original rusticated façade to the ground floor and classical bays to the upper storeys, intercepted by ionic pilasters. The roof is shown to have comprised a dome like structure (since lost during extensive 1990s refurbishment).

Source: https://commons.wikimedia.org/wiki/File:Mercantile_Bank_of_Lancashire_Exterior.jpg



Figure 10: Interior of the Mercantile Bank of Lancashire, Manchester. Space was originally double height with intricate tiling and arched detailing. **As illustrated by Figure 2, above, the entirety of these interiors were lost during the early 1990s works.** Architect: J Gibbons Sankey. At corner of Mosley Street & York Street, Manchester. **Source:** https://commons.wikimedia.org/wiki/File:Mercantile_Bank_of_Lancashire_Interior.jpg

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Figure 11: Historic newspaper article, c.1930s. The site was sold in the mid-20th century and used as offices.



Figure 12: Aerial view looking south along Mosley Street c.1992. Illustrating the site (outlined in red) following the completion of the façade retention and extension works, note the roof form has been altered. **Source:** Historic England aerial photo archive ref: EAC612838

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 (2021) 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: Colwyn Chambers

The site is located at a key nodal point on Mosley Street where it meets York Street. The building was originally established in 1896 to the design of local architect Mr J G Sankey for the Mercantile Bank. The building was subsequently known as the 'Mercantile Bank of Lancashire Limited' or 'Colwyn Chambers'.

Built principally of Portland Stone, the building originally comprised four storeys, with key frontages onto Mosely Street and York Street. The ground floor was designed to be double height, this is translated to the exterior by the channelled rustication which wraps around the building. Polished granite in alternating grey and pink also features to the lower aspect of the ground floor.

The upper floors comprise three equal bays to each principal elevation, separated by ionic pilasters. Although the windows have been replaced, the original mullions convey their original form. The protruding cornice to the upper storey is embellished with egg and dart detail and moulded corbels. The corner entrances are round-headed and have elaborate architraves including pairs of Ionic columns with crouching atlantes on top supporting open segmental pediments. These originally contained decorative iron security gates, which were

removed as part of the extensive late-20th century works to the building. In 2015, the unit was adapted to accommodate the Toni and Guy Hair salon. It was at this time the new signage above the corner entrance was installed (see Figure 16 below).

As stated above, the building later became shops and offices and was partially converted to restaurant and bars in the 1970s. In the late 1980s, an extensive façade retention scheme was consented (ref: 034524), resulting in the total loss of all interiors to the building (see Figure 2). The building was subsequently refurbished by Orbit Developments 1991-2 with additional floors added, resulting in a change to the external form and character of the building. In the late 1990s, new doors were installed to the corner entrances. Windows across the building are also modern.

The original, late-19th century elevations reflect the original use of the building and the design of J. G. Sankey, the fabric and character of the facades, built principally of Portland stone and polished granite are thus of **high significance** and sensitive to change.

All windows, doors, interiors and upper two storeys were installed during the 1980s-1990s and are of **no heritage significance**. These areas are therefore not sensitive to change and provide an opportunity for enhancement.

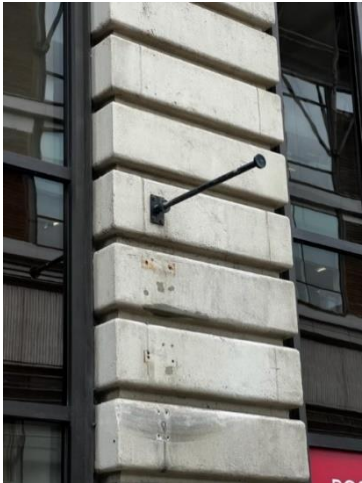
Table 2: The Site	
 Figure 13: Colwyn Chambers, exterior. Mosley Street entrance to centre of image. Portland stone and polished granite facades of high significance. Windows and doors have been altered (c.1990s) and yield no heritage significance.	 Figure 14: Detail of rusticated stonework of high heritage significance. Existing rod fixed into stonework (proposed to be utilised for modern signage).



Figure 15: Double door, Mosley Street side, leading into ground floor unit. with arched panel above (featuring signage) **No heritage significance.**
Surrounding stonework of **high significance.**



Figure 16: Existing signage plate above modern door. **No heritage significance.**
Surrounding stonework of **high significance.**



Figure 17: Interior of ground floor unit, looking north across the space. All internal fabric is modern and of **No heritage significance.**



Figure 18: Interior of ground floor unit, looking north-west across the space. All internal fabric is modern and of **No heritage significance.**



Figure 19: Interior of ground floor unit, looking south across the space towards the main entrance (Mosley Street side). All internal fabric and windows are modern and of **No heritage significance**.

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 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.

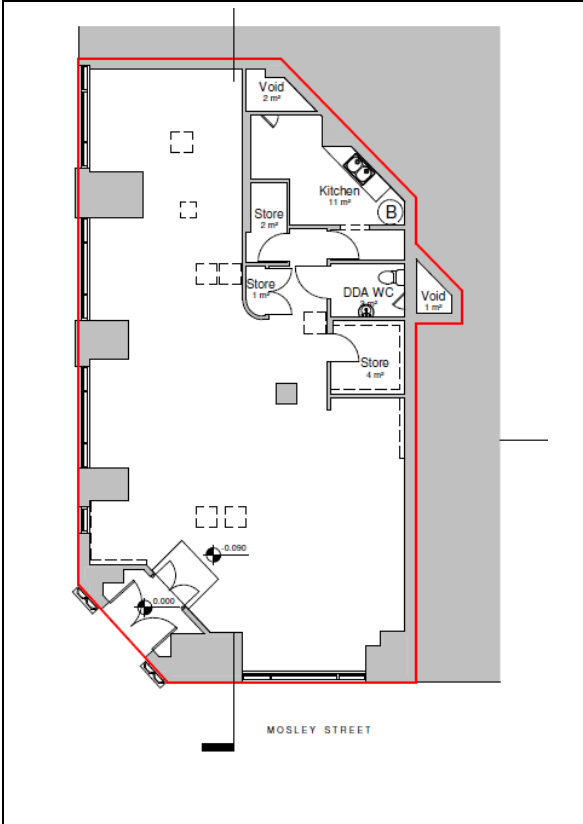
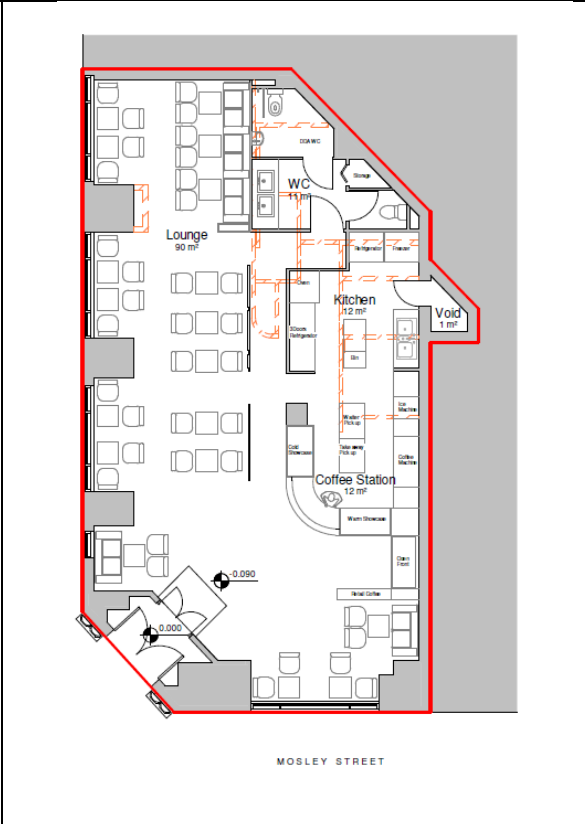
As is commonplace with city centre Conservation Areas, the architectural character and materiality is varied. This is primarily due to the continuous cycles of change and redevelopment which defines the commercial focused nature of town centres. The narrow form and coherent scale of built form around Kennedy Street is however uniform in its 19th century appearance and is thus sensitive to change.

Despite the extensive loss of internal and external fabric (including the ground floor windows), Colwyn Chambers is still recognisable as a significant piece of late-19th century fabric and makes a **positive contribution** to the overarching character and appearance of the Conservation Area.

8. The Proposals

The proposals seek to reconfigure the internal, ground floor space at Colwyn Chambers to provide a new café space for ‘Coffee Lab’. The proposals are lightweight, affecting some internal walls to provide a new coffee station and enhanced WC’s. **All areas being affected date to the 1990s and will have no impact on historic fabric.**

The main entrance to the Ground Floor unit which was previously used as a hair salon is accessed via Mosley Street. As stated above, the door and arched panel above the main entrance is a late-20th century addition and of no heritage interest. The proposals seek to retain the existing door and replace the signage with new, non-illuminated signage to align with the cafes branding. An additional sign is proposed to be fixed at high level to an existing projecting rod, which is protruding from the south elevation (refer to Figure 14 above).

Table 3: Proposals	
	
Figure 20 (left): Existing floorplan, all internal walls / configuration of internal spaces are modern. Figure 21 (right): Proposed floorplan. Proposed drawings, illustrating proposed reconfiguration of internal spaces to provide coffee station, new WC's and seating. Source: Createitstudios.	

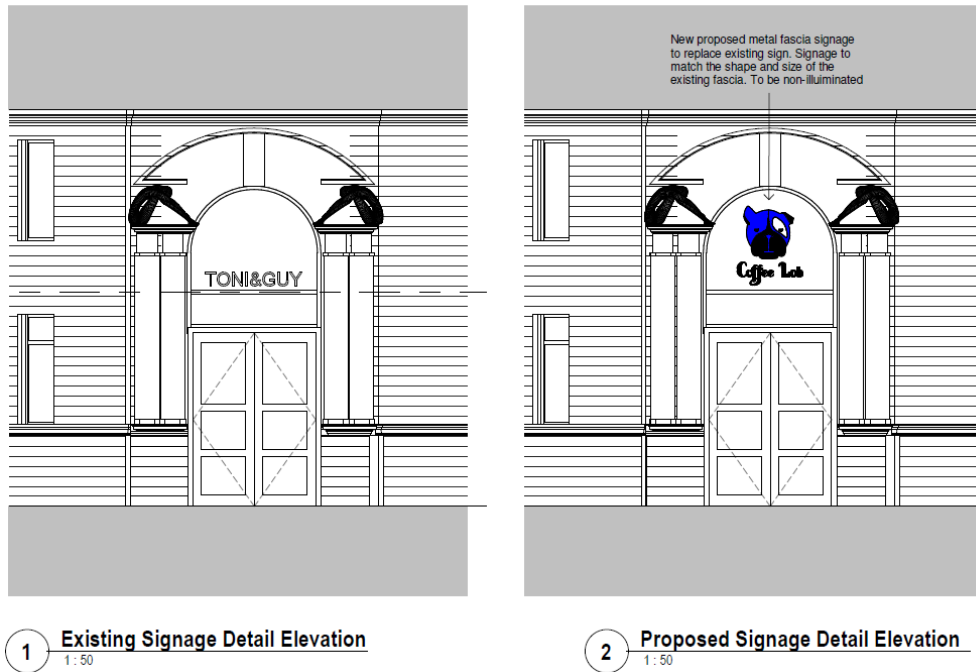


Figure 22: Existing and proposed signage. Source: Createitstudios.

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 areas proposed to be altered date to the 1980s-1990s and are of no heritage significance. The proposed alterations to the interior and the proposed signage to the exterior will thus have no direct impact on historic fabric and result in a **neutral direct impact** on the listed building.

As evidenced by the plans and supporting information provided by Createitstudios, the proposals will introduce a negligible change to the streetscape composition, with the external signage replacing existing, modern signage. This is suitably placed and slightly enclosed by the projecting arch. Nevertheless, it is recognised the introduction of this new element will result in a change to the classical form of the elevation, albeit to a negligible degree. It is therefore deduced the proposals will **incur one instance of negligible adverse visual impact** on the external appearance of the listed building. The mitigation for this impact being the alterations are lightweight, reversible and would incur no harm to the listed building fabric; whilst also securing a positive use for the building.

The design team has opted for non-illuminated signage, in order to minimise any potential for impact upon the character and appearance of the Upper King Street Conservation Area. Due to the mixed-use character of the area around Mosley Street / Piccadilly Gardens, it is not considered the introduction of new signage would appear out of place, or indeed, out of character. On balance, it is considered the impact on the significance of the Upper King Street Conservation Area would be **neutral**.

10. Conclusion

The site contains a Grade II listed building, known as 'Colwyn Chambers' which is located within the Upper King Street Conservation Area. Due to the statutory listing of the site and the designated area, it will be clear a heritage statement report is required to assess the significance of these designated heritage assets and the impact of the proposals upon this significance, in accordance with the 1990 Act and Para.194 of the NPPF (2021).

This report has demonstrated the significant fabric and character of the listed building is limited to the elevations, following the extensive façade retention scheme which took place in the 1980s-1990s. Consequently, all internal fabric is of no heritage significance. The windows and doors across the building also yield no heritage interest.

The proposals seek Listed Building Consent and Planning permission for the reconfiguration of the Ground Floor unit of Colwyn Chambers to provide a new café for 'Coffee Lab'. The focus of the proposals is on modern fabric only, and will thus incur no harm to any historic fabric.

The heritage impact assessment has identified:

- **1 instance of negligible adverse (visual) impact upon the listed building,**
- **1 instance of neutral direct impact on the listed building and**
- **1 instance of neutral impact on the character and appearance of the Upper King Street Conservation Area.**

In accordance with Para.202 of the NPPF (2021), it is for the Local Planning Authority to consider whether the benefits of the proposals outweigh the negligible degree of harm.

In summary, the proposals will introduce a positive use for the building whilst avoiding any unnecessary impact on significant, external fabric. The areas proposed for new signage have been carefully considered to avoid any need for loss or alteration, utilising areas of existing modern intervention. As stated above, it is considered the proposed use corresponds with the buildings along Mosley Street and Piccadilly Gardens, which contain an eclectic mix of banks, offices, retail and restaurant / café units. The overall impact on the character and appearance of the Conservation Area is thus deemed to be neutral.

Appendix I – List Entry

COLWYN CHAMBERS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197929

Date first listed: 25-Apr-1985

List Entry Name: Colwyn Chambers

Statutory Address 1: 24-30, MOSLEY STREET

Statutory Address 2: COLWYN CHAMBERS, 17 AND 19, YORK STREET

Details

MANCHESTER

SJ8498SW MOSLEY STREET 698-1/28/238 (West side) 25/04/85 Nos.24 TO 30 (Even) Colwyn Chambers (17 and 19 York Street)

GV II

Includes: Nos.17 AND 19 YORK STREET. Formerly headquarters of Lancashire Mercantile Bank, now variously occupied by shops, restaurant and offices. 1898, by J.Gibbon Sankey; altered. Portland stone with polished granite to ground floor, slate roof. Rectangular plan on end-of-block site, with chamfered corners. Neo-Baroque style. Four storeys and 3 principal bays to both facades, plus the corners; with high ground floor of channelled rustication, 3-bay giant Ionic colonnades in antis to 1st and 2nd floors, very prominent enriched cornice to 3rd floor, 3-sided corners carried up to domed octagonal turrets, the angles pilastered and finished with volutes to the set-back lanterns. The corner entrances are round-headed, and have elaborate architraves including pairs of Ionic columns with crouching atlantes on top supporting open segmental pediments, and outer security gates with decorative Art Nouveau ironwork. The windows at ground are mostly altered; those to the upper floors of the 3 main bays have 3 lights at 1st and 2nd floors, 4 lights at 3rd floor, those at the corners are 1-light; and at the right-hand end of the Mosley Street facade is one bay which has a square-headed doorway at ground floor, 2-light windows to the upper floors in a segmental-arched recess, and a segmental cornice. Interior not inspected.

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. <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 understand and appreciate its architectural and historic interest 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 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. <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 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.	Development resulting in negligible direct impact on a	Negligible perceptible change to the character of an identified heritage

<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>	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.	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. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the 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. <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 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. <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 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. <i>The proposed change would result in a considerable improvement to the overall</i>	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

<i>character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	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. <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.

