



18 January 2023

Heritage Statement - 9th Floor, Ship Canal House, King Street, Manchester M2 4WU

1. Introduction

Stephen Levrant Heritage Architecture (SLHA) have been commissioned by Savills Building & Project Consultancy to prepare a Heritage Statement for minor refurbishment works to the ninth floor level of the Grade II listed Ship Canal House (Ref. No: 1219203). Reference should be made to the information and plans prepared by Savills and Bluesky Design.

2. The Site



Figure 1: Map showing the location of Ship Canal House outlined red. **Source:** Historic England

Ship Canal House is a large commercial building situated on King Street, in Manchester City Centre (Figure 1). It is bounded to the north by King Street, to the east by Brown Street, and to the south by Chancery Lane. To the west, Ship Canal House abuts the corner building at 84 and 86 King Street and 27 and 29 Pall Mall, a former banking office building and now in commercial use.

3. Statutory Designations

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

Ship Canal House comprises three adjacent buildings: Ship Canal House; Lombard Chambers; and Atlas Chambers. All three elements are statutorily designated as Grade II. Lombard Chambers was listed on the 3rd October 1974; Ship Canal House on 9th March 1982; and Atlas Chambers on 6th June 1994. All three list descriptions are included at **Appendix 1 of this report**.

The subject site is also located within the Upper King Street Conservation Area. Due to the nature of the works, it is not considered the proposals will have any impact on the character and appearance of the conservation area, the focus of the present report, therefore, is on the impact of the proposals upon the fabric and character of the Grade II listed building.

4. Planning Policy and Relevant Guidance

With regard to the Planning (Listed Building and Conservation Areas) Act 1990, Section 16 of the Act 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 listed building consent. This heritage statement has consequently been prepared in the context of relevant national and local heritage planning policy.

The policies in the NPPF 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 NPPF stresses that “great weight” should be given to the conservation of designated heritage assets (**NPPF paragraph 199**), 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.

It will be clear that any alteration or demolition of a heritage asset would have 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 evidence of the impact. Please refer to Appendix 2 of this report for detail on impact assessment. Methodology.

The relevant, local heritage Planning policy maintains the same focus as the NPPF. The City Council’s heritage policies focus on the fundamental importance of “*preserving or, where possible, enhancing the historic environment*”. Policies **CC9 (Design and Heritage)** and **EN3 (Heritage)** from Manchester’s Core Strategy (2012) are considered within this statement.

5. History and Development of the Site

Atlas Chambers, at the junction of Brown Street and Chancery Lane, dates from 1868 and was designed by George Truefitt. Ship Canal House, occupying the dominant central portion of the King Street frontage, was constructed between 1924-27 to designs by the architect Harry S Fairhurst. Atlas Chambers, at the junction of King Street and Brown Street, was designed by Michael Waterhouse and opened in 1929. Whilst Ship Canal House and Atlas Chambers date from the same period and share some aesthetic similarities, Lombard Chambers is stylistically very different.

Historic maps show that the site had been fully developed since at least the 1780's and, by 1849, was occupied by The Manchester & Salford Savings Bank; Messrs Cunliffe, Brook & Co. Bank; and the offices of The Manchester Fire Assurance Company. Lombard Chambers is evident on the map of 1888 (**Figure 2**).



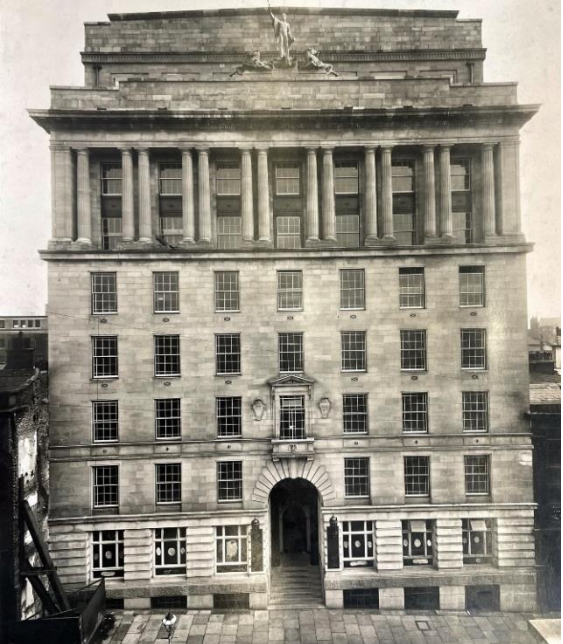
Figure 2: 1888 Town Plan showing the location of Ship Canal House (prior to construction) outlined red. Lombard Chambers is shaded blue. **Source:** National Library of Scotland

Following the opening of the Manchester Ship Canal in 1894, the Manchester Ship Canal Company had established their headquarters at no.41 Spring Gardens in a building designed by Alfred Waterhouse. However, as the canal continued to flourish, and perhaps further encouraged by the trading success of 1923 (the most successful up to that time), the decision was taken in 1924 to commission a new HQ. Ship Canal House was designed by Harry Smith Fairhurst, a prolific local architect, and was completed in 1927 by J Gerrard & Sons Ltd, a Swinton-based construction company.

The building has eleven storeys (including basement and three attic floors) and was constructed with a steel frame clad in Portland stone. Its neo-Classical frontage on to King Street is symmetrical (arranged in seven bays), with a two-storey colonnaded screen to fifth and sixth floors. The attic floors are set back from the frontage, as originally designed. At the time of its construction, its height of 140 feet was greatly in excess of the Manchester average and Ship Canal House was considered to be the City's first skyscraper. As such, it was regarded as highly significant (**Figures 4 and 5 below**).

Two years later, Michael Waterhouse completed Atlas Chambers. Situated immediately adjacent to Ship Canal House, it, too, has a steel-frame clad in Portland stone and a neo-Classical style, which also picks up on key levels (base, string, cornice) but its double-height ornate entrance; response to its corner plot; and pedimented three-bay attic lack the stripped simplicity of Ship Canal House and somewhat unbalance the latter's symmetrical design.

A planning application submitted in 1949 formed a link between Atlas Chambers and Lombard Chambers. An earlier application in 1926 altered the rear staircase and infilled the open courtyard between Lombard Chambers and Ship Canal but it is not clear if these two buildings were linked at that time.

SHIP CANAL'S NEW OFFICES. A "House-Warming." HOW MANCHESTER BENEFITS. The Manchester Ship Canal Company yesterday entertained a large gathering of business men at the Midland Hotel to celebrate their entry into their new offices—Ship Canal House, Captain W. C. Bacon (chairman of the company) presided. The Lord Mayor (Alderman J. H. Swales), who proposed the toast of "Ship Canal House," said the building was one of which the city could justifiably be proud, and it was a sign that the city was progressing. Another reason for satisfaction was that the building was designed by a Manchester architect. The Manchester Corporation had a very special interest in the progress of the Canal, for it had £6,740,286 invested in the company. In 1960 that investment would mean a clear income to the Corporation of £197,000 a year, while even to-day the dividends received were larger than the payments that had to be made in respect of interest and sinking fund, and resulted in relief to the rates equal to 3d. in the pound.	
Figure 3: Report of the opening of Ship Canal House Source: Manchester Guardian 8th November 1927	Figure 4: Early photograph of main elevation (Atlas Chambers not yet constructed) Source: Manchester City Archives

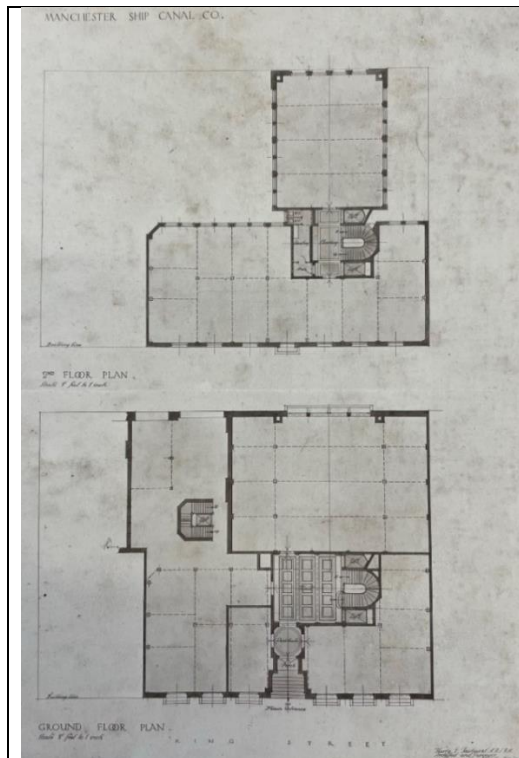


Figure 5: Original plans of Ground and Second Floors **Source:** Manchester City Archives

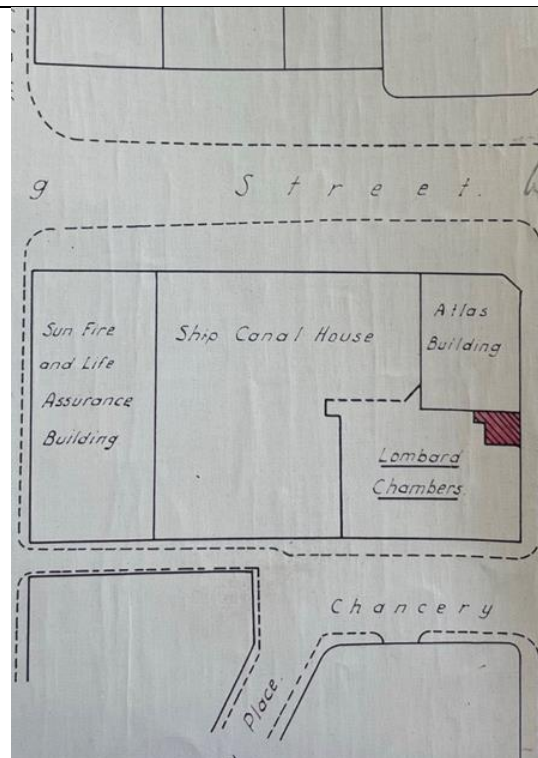


Figure 6: 1949 planning application to link Atlas and Lombard Chambers . **Source:** Manchester City Archives

Ship Canal House remained the HQ of the Manchester Ship Canal Company until 1969, when the Port of Manchester, along with many others, was nationalised. Ship Canal House was subsequently sold. The building retains its general external appearance, though the fenestration has been altered. In the late 1960s or later, the windows across Ship Canal House and Atlas Chambers were replaced to unify the design, and as a result, the original Ship Canal House has metal-paned rather than timber windows as originally designed.

At the rear, a major extension was added in the late 20th century which infilled part of the return of the rear wing. In **Figure 7** below the rear wing of the building clearly has eight bays – note the distinctive narrow windows of the ninth floor. **Figures 7** and **8** provide further clarity to when and how the rear of the building was altered.



Figure 7: Aerial photograph from 1969 indicates that the extension was added after this date

Source: Historic England – Images Collection

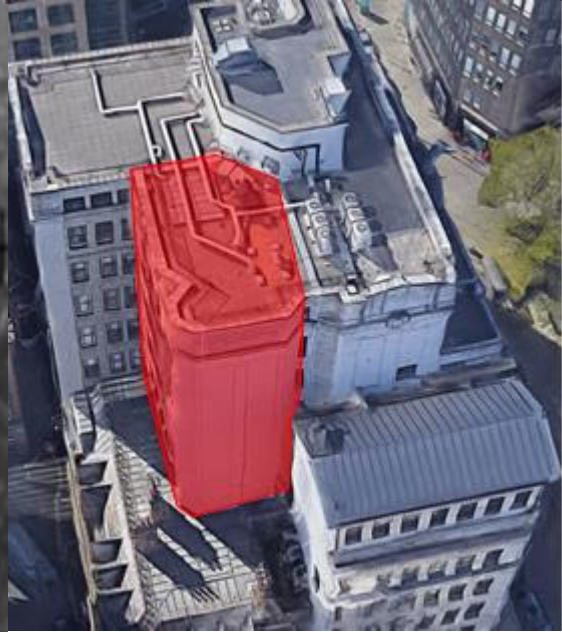


Figure 8: 2022 aerial image shows rear wing reduced to 3 bays by the late 20th century extension: 9th floor windows altered to match width of those below. **Source:** Google Maps

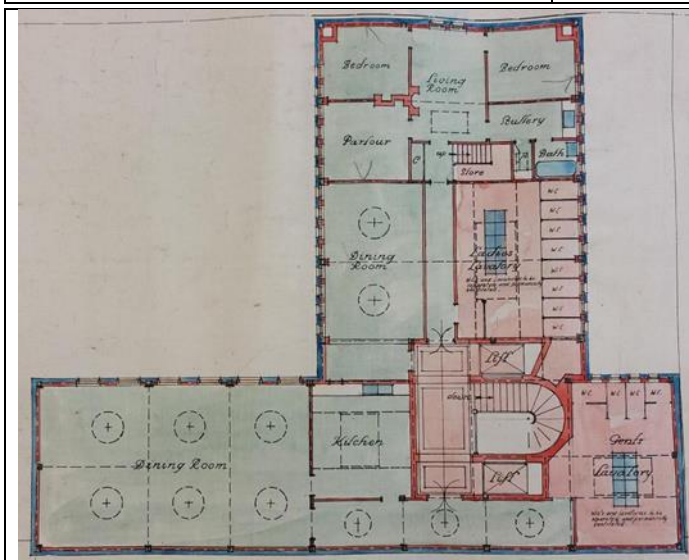


Figure 9: Original plan of the ninth floor of Ship Canal House. Part of the floor was used as accommodation for the building caretaker. On the west side, the narrow windows relate to WC cubicles. Circular rooflights are indicated and these can be seen in the 1969 aerial photograph (**Figure 15**). It is possible that the rooflights were lost at the same time as the arched windows were inserted into the pediment. **Source:** Manchester Archives

Internally the building has also been much altered. During the 1980s, the ground floor reception and lift lobbies were extensively refitted with marble panelling which was subsequently removed as part of 2006 application 079179/LO/2006. An early consent, granted in 1983, allowed partial demolition, alteration and extension to form new offices with associated showrooms/ office equipment sales (ref: 019081 & 019057). However, the main staircase survives which helps to provide some legibility of the original plan form. The most notable change is the addition of a third lift together with reconfiguration of the lift positions.

Note - A recent application of relevance to this proposal approved internal reconfiguration works to the ninth floor office floorspace and refurbishment of the existing WC (Planning ref: 128169/LO/2020). However, this consent was not implemented, and an alternative proposal is now being pursued.

6. Assessment of Significance

The purpose of the significance assessment is to use recognised criteria to assess the heritage significance and interest of the Site.

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. Significance of the Ninth floor level

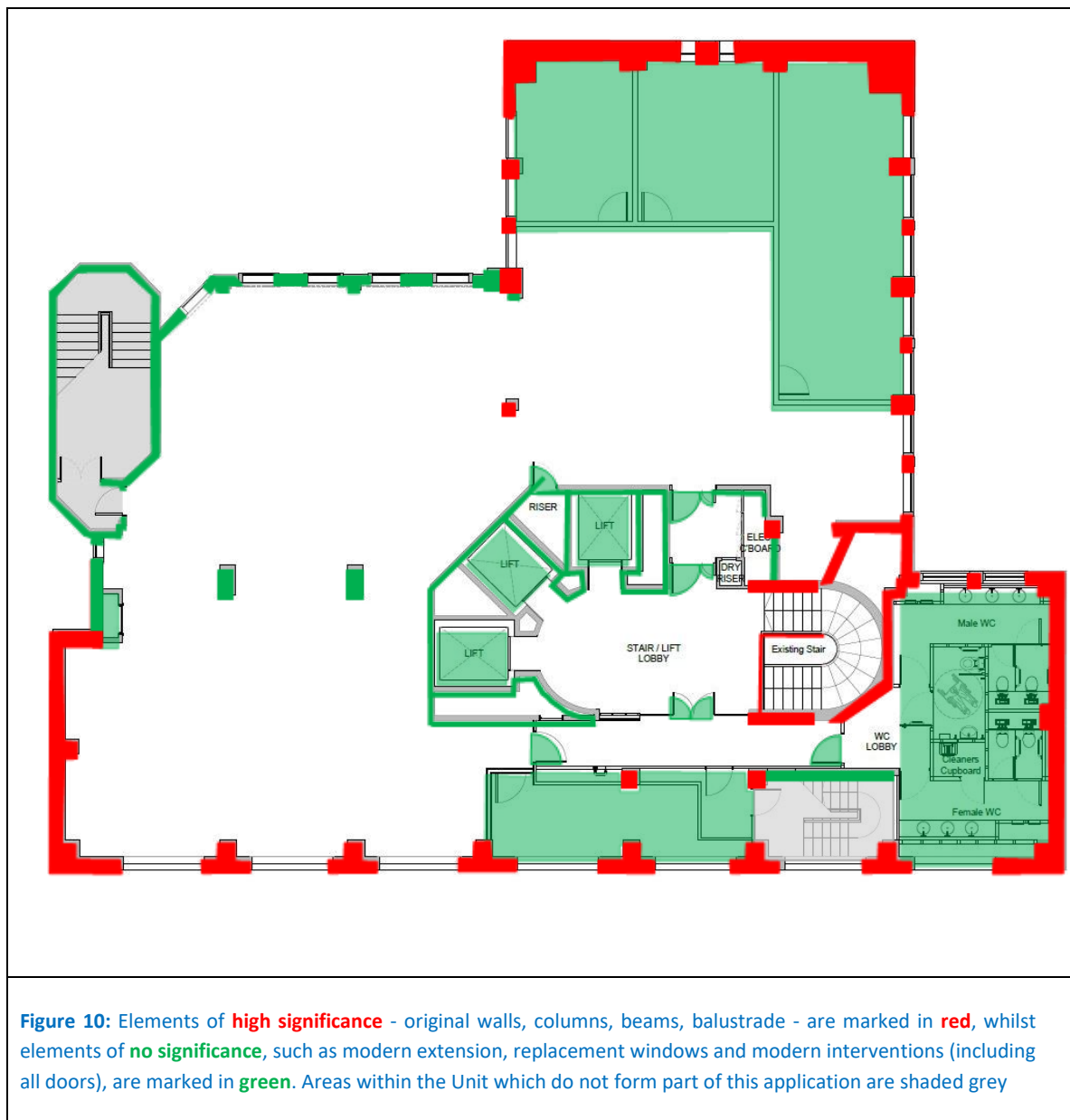
The ninth floor level forms part of the original Ship Canal House and is therefore confined to the central element of the building.

Not long after the building was listed, consent was granted (10 May 1983) for: "*Refurbishment of existing offices including partial demolition, alteration and extension to form new offices with associated showrooms/ office equipment sales*" (Planning Refs: 019057 & 019081). The interior of the building was not inspected at the time of listing, and so it is possible that historic features were lost as part of these consents.

Today, with the exception of the main staircase (including handrails, treads, tiling, and stained-glass lantern over – all of which are **high significance features**), the interior has been 'fitted out'. Office space is open-plan, with suspended ceilings; plastered walls, beams and columns; and raised 'access' floors (all of **no significance**).

In 2006, the whole building received consent for a full refurbishment (Planning ref. 079179/LO/C1), including alterations to ground floor reception and toilets, refurbishment of the historic third floor boardrooms, and refurbishment of office areas on all floors. Subsequent consents have been for individual floor / unit revised fit-outs.

Figure 10 below provides some further detail on the significant component parts of the 9th Floor.



Elements of **no heritage significance** include the late 20th century rear extension; and all interventions completed as part of previously consented refurbishment works, including modern partitioned toilets suites; decorative schemes; modern flush doors; modern radiators; skirting trunking; all lighting and M&E.

Elements of **high heritage significance** include the original encased steel columns and structural ceiling beams; original windows; and original stairwells, including balustrading and tiled dado (outside of this application).

The below images illustrate the ninth floor as it appears today, with the 2020 consent unimplemented.



Figure 11: View towards head of staircase. Original balustrade remains, together with decorative mosaic tile dado. Modern doors lead to WC corridor



Figure 12: View across Lobby – the configuration is not historic and all finishes are new

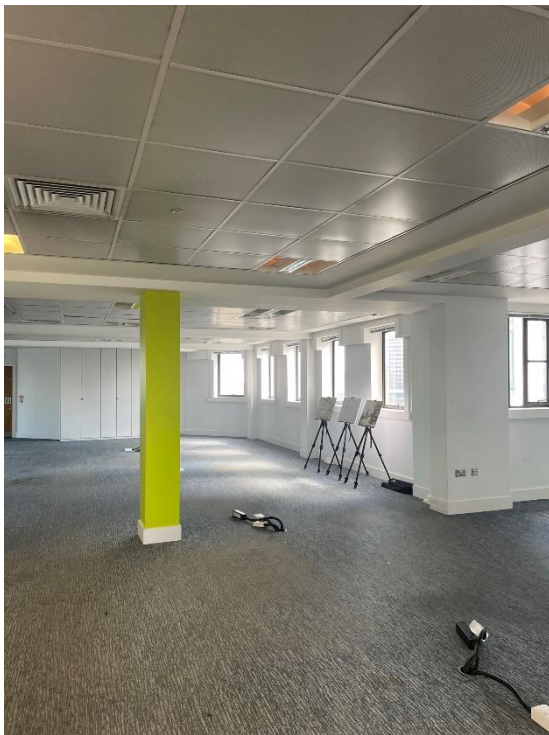


Figure 13: Looking east across the open-plan office. All finishes are modern. Raised access floor and suspended ceiling are evident. Only column and beams are original.



Figure 14: Modern kitchen. Ceiling part suspended, part plastered with downlighters



Figure 15: View towards individual rooms with fully-glazed partitions



Figure 16: View through glazed partitions to meeting room. Modern lighting within suspended ceiling is evident



Figure 17: View towards the front of the building (facing King Street). Original columns, beams and later arched windows visible, but all finishes are modern



Figure 18: One of the arched 'Diocletian' windows which are located on the front elevation. Not part of the original design and not evident on early photographs

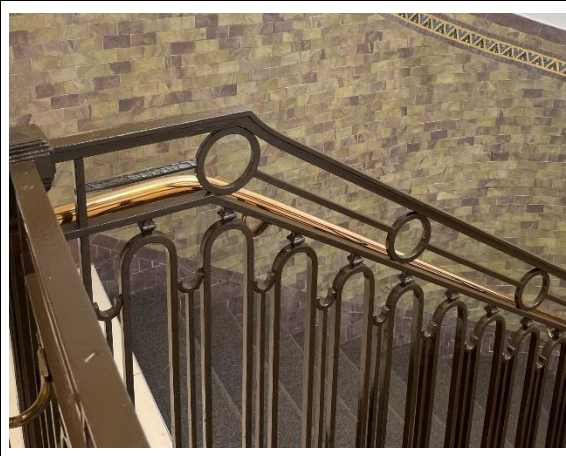


Figure 19: Original balustrade at the 9th Floor, together with a detailed view



Figure 20: Original stained and leaded glass oculus above the staircase

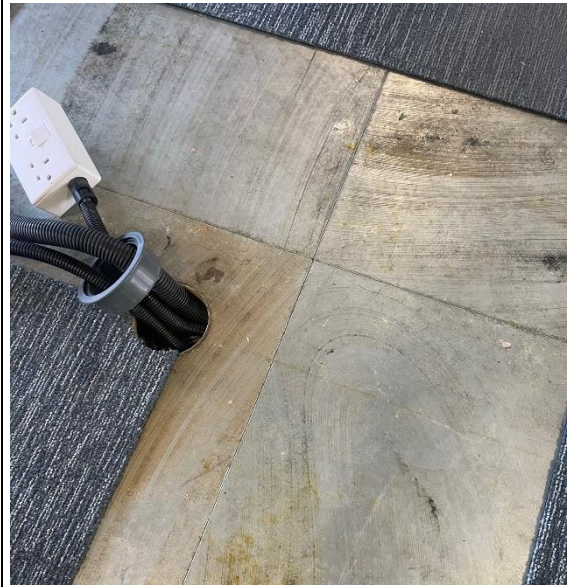


Figure 21: Modern raised access flooring beneath carpet tiles



Figure 22: Modern ducted heating / ventilation system evident from grilles within the suspended ceiling



Figure 23: Modern doors are found throughout the ninth floor

8. Proposals

The proposals concentrate on refurbishing the ninth floor, to improve layout, flow and update the appearance of the office and ancillary spaces. The existing modern glazed partitions (of no heritage significance) will be removed to concentrate the open-plan office areas at the rear of the building, whilst the reception and meeting spaces will be located at the front of the building, with direct access from the stair / lift lobby.

The existing kitchenette will be retained and fittings up-graded, with the area extended to include a break-out space. Existing suspended ceilings are to be removed, and the original ceilings and beams underdrawn with plasterboard for fire proofing. New lighting and mechanical services systems are to be introduced, and a new fire curtain inserted behind the internal entrance door. The proposals include a general refurbishment, redecoration and upgrade of washroom facilities.

Please refer to the accompanying Listed Building Consent drawings for detail.

The proposals for the Ninth Floor are as follows:

- Removal of modern glazed partitions to existing offices, restoring a larger, open-plan office space;
- Removal of modern suspended ceilings, underdrawing the original ceiling, including around original beams;
- Existing beams to be boxed out in plasterboard to heights shown, tight to existing beam and painted white. Required to be 90 minutes fire resistant.
- Refurbishment of the existing kitchenette, replacing and repositioning cupboards and sink, and forming a new store by installing a partition / door across the existing alcove;
- Replacement of ninth floor entrance doors: replacement of non-original glazed doorway panels with new solid fabric and replacement of non-original doors;
- Insertion of a new fire curtain with motor, within ceiling space, inside entrance doors;
- Replacement of existing WCs and WHBs with new fittings (with no alteration to drainage or water supply);
- Changes to the existing lighting throughout the unit, replacing existing light fittings with suspended luminaires and track spotlights;
- Light upgrade to the M&E installation

9. Impact Assessment

The proposed internal works to the ninth floor level of the Grade II Listed Ship Canal House aim to refurbish and upgrade the accommodation to a style and quality appropriate to the building and its city centre location, and is necessary to ensure its continuing sustainable use as modern office space.

The removal of existing, glazed partitioning to the ninth floor level is necessary in order to reconfigure the floor to predominantly open-plan office space in response to the current demands for office accommodation. The original walls will be ‘made good’ carefully where the existing partitions are removed and this will not impact on the special quality or character of the space. Incurring some **minor beneficial impact**.

Following the removal of modern suspended ceiling systems, the original ceiling will be underdrawn with plasterboard, including drawing around the original beams. The expression of the original beam layout will better reveal the historic structure, improving the legibility of the original structural regime. Incurring some **minor beneficial impact**.

The proposed changes to the M&E installation will introduce some **negligible adverse impact** (both physical and visual), but are necessary to refurbish the ninth floor to accommodate contemporary standards.

The replacement of the entrance doors, and returning the doorway to a more standard width, will not impact on historic fabric. The fire curtain behind the doors will not be visible to users of the space, and will have a **neutral impact** on the special character and appearance of the space.

The refurbishment and replacement of the existing kitchen and washroom fixtures and fittings will have no impact on the special character and appearance of the building. Whilst the original concept for the prestigious entrance lobby and board rooms to the 9th floor was decorative, no evidence has been found for the office and ancillary areas, but these were likely to have been much more restrained.

Overall, the proposed works will upgrade the floor to a standard found elsewhere within the building and will ensure its on-going attraction to potential tenants, securing the future viability and use of the building. All historic features and surfaces will be retained and enhanced.

Consequently, given the level of historic intervention and alteration which the building has sustained, it is considered that the current proposals will result in an **overall negligible beneficial impact** on the special interest of the Grade II listed Ship Canal House as a whole. As per the descriptions outlined within table 1, Appendix 2 a negligible beneficial impact would equate to: *“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”*.

The proposed works are therefore considered to accord with local and national planning policy requirements, in particular Para.195 and 197 of the NPPF.

APPENDIX 1

LIST DESCRIPTIONS

LOMBARD CHAMBERS, BROWN STREET

National Grid Reference: SJ 83986 98224

HERITAGE CATEGORY: LISTED BUILDING

GRADE: II

LIST ENTRY NUMBER: 1208211

DATE FIRST LISTED: 03-OCT-1974

DETAILS :

MANCHESTER

SJ8398SE BROWN STREET 698-1/27/31 (West side) 03/10/74 Nos.46 AND 48 Lombard Chambers

GV II

Bank, now offices. Dated 1868 over doorway, by George Truefitt. Sandstone ashlar, slate roof. Rectangular plan on corner site. Eclectic style, with Gothic details. Three storeys, with a 4-window facade to Brown Street and 4:3-window facade to Chancery Lane, hinged on a 3-window semi-cylindrical oriel above ground floor; with channelled rustication at ground floor, enriched frieze and cornice above 2nd floor, and steeply-pitched roof with gabled dormers. The principal feature of both facades is the corner, which has a round-headed doorway in each side with incised decoration to the heads and enriched linked impostes, the doorways protected by a very prominent underhang to the oriel balcony, which has arch-vaults over the doorways and concave pendentives all richly carved, including a shield and the date 1868 in the centre; a wrought-iron balustrade to the balcony, tall curved French windows at 1st floor with pilaster strips and elaborate consoles to an enriched cornice, curved casements at 2nd floor with enriched surrounds, and an attic turret with gables over windows which have foliated colonnettes and carved tympana, the whole finished with a wrought-iron corona. Otherwise, each facade has a 3-bay arcade of windows in style matching the doorways, plus a doorway to the right of that to Brown Street; tall casements at 1st floor with cornices on consoles and linked pseudo-balconies on brackets, a semi-circular balcony to the window over the right-hand doorway, and windows at 2nd floor and attic level like those of the oriel; and the further end of the Chancery Lane facade has a wide round-headed archway at ground floor, and windows like the others but without the balcony at 1st floor. Interior not inspected.

Listing NGR: SJ8398698224

SHIP CANAL HOUSE, 88-96, KING STREET

National Grid Reference: SJ 83961 98244

Heritage Category: Listed Building

Grade: II

List Entry Number: 1219203

Date first listed: 09-Mar-1982

DETAILS :

MANCHESTER

SJ8398SE KING STREET 698-1/27/196 (South side) 09/03/82 Nos.88 TO 96 (Even) Ship Canal House

GV II

Office building. 1927, by Harry S. Fairhurst. Steel-framed structure with cladding of Portland stone (roof not visible). L-shaped plan (rectangular but for re-entrant round rear of 44-46 Brown Street). C20 classical style. Seven storeys with basement and attic, 7 bays, symmetrical; with channelled rustication to ground floor, unusual giant colonnaded screen to 5th and 6th floors consisting of paired fluted Tuscan columns in antis, plain frieze and prominent mutuled cornice, parapet surmounted by figure of Neptune flanked by Tritons, and set-back attic storey. The centre has a round-headed entrance arch breaking into the 1st floor, with rusticated voussoirs and triple keystone, and internal steps up to a recessed doorway; and above this a stone balcony and pedimented architrave the central 2nd floor window. Otherwise all the windows have plain surrounds and margin panes to centrally-hinged casement openings, those behind the colonnade being tiered; and the attic has lunettes. Right-hand side abutted by Nos 84-86 (q.v.), left side abutted by No.98 (q.v.). Interior not inspected.

Listing NGR: SJ8396198244

ATLAS CHAMBERS, 98, KING STREET

National Grid Reference: SJ 83987 98247

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197941

Date first listed: 06-Jun-1994

DETAILS :

MANCHESTER

SJ8398SE KING STREET 698-1/27/197 (South side) No.98 Atlas Chambers

GV II

Insurance company office, now banking hall and offices. 1929, by Michael Waterhouse (grandson of Alfred Waterhouse), for the Atlas Assurance Company. Steel-framed with cladding of Portland stone (roof not visible). Narrow rectangular plan on corner site, with chamfered corner. C20 classical style. A 6-storey 4-window facade plus 3-window attic, consisting of a 2-storey banking hall with a cornice, then 3 regular storeys (the upper 2 with shallow giant pilasters) with another cornice, and the top floor and attic treated as a 2-storey 3-window pedimented penthouse with flanking 1-storey wings. The banking hall has a plate-glass screen with a bronze doorway set in the centre and surmounted by a bronze Atlas with golden globe, a bronze plaque on the corner and a cartouche above this, and its left return side (to Brown Street) has a similar plate-glass screen with fluted Doric columns distyle in antis. The upper floors have very regular fenestration (matching that of Ship Canal House to the right) consisting of tilting casement windows with margin panes and plain surrounds, the one-window corner and 6-window return side matching the front (but the attic storey set back at this side). Forms group with Ship Canal House (with which it is easily confused at first sight; q.v.).

Listing NGR: SJ8398798247

APPENDIX 2 – IMPACT ASSESSMENT 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.

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 character)	Indirect heritage impact (visual change to the experience or setting of the building and its context).
Major adverse <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 values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse <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 values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse <i>The negative impact will need to be 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 values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse <i>This does not mean that there will be no physical or visual change, rather that the resultant difference</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric	Negligible perceptible change to the character of a designated heritage asset, or the experience

<i>would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	component, but avoids diminishing its character and its special architectural or historic interest.	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 <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 values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial <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 <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, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial <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 values.</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 values. Moderate enhancement to the setting of the built heritage asset. Where the development will

		enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial <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 values.</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 values.	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.