

The Righton Building

Manchester

HERITAGE STATEMENT: Significance Appraisal & Impact Assessment

Prepared by



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Prepared for
**Manchester
Metropolitan
University (MMU)**

August 2022



The Righton Building, Manchester - Heritage Statement

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EXECUTIVE SUMMARY

- i) In June 2022, Heritage Architecture Ltd (SLHA) were commissioned by Manchester Metropolitan University (MMU) to evaluate the relative heritage significance and to assess the potential heritage impact of the proposed basement M&E works and ground floor refurbishment works to the Grade II listed Righton Building, Manchester. The Site is not situated within a Conservation Area but is within the setting of a number of Listed Buildings. Subsequently, SLHA advised the design team on the proposals and completed this Heritage Statement to supplement the planning permission and listed building consent applications.
- ii) The Site is formed of a single building known as the Righton Building, which was originally built as a drapers shop and showroom with storage at basement floor level, the building was subsequently converted when taken on by MMU in 20th century as the students union and subsequently and currently for the school of art and Manchester fashion institute. The building was designed by W & G Higginbottom for William Righton of William Righton Ltd. utilising a buff terracotta and white glazed brick to the primary elevations and red brick to the secondary. The building largely retains its original plan form and retains many of its original internal finishes and features.
- iii) In line with Historic England's recent Guidance Note on "*Statements of Heritage Significance*" (October 2019), the Significance Appraisal provides the first part of the Heritage Statement. The Appraisal provides a detailed evaluation of the relative architectural and historic interest of the Site and heritage assets in the surrounding area. The Significance Appraisal will help inform the design development of the proposed refurbishment of the building in Winter 2021-22.
- iv) Non-intrusive Site surveys (undertaken in June 2021) have established those parts of the Site which convey special architectural and historic interest. The Significance Appraisal provides baseline understanding of the building in order to assess the impact of the proposed refurbishment works as proposed by the clients appointed team in Spring 2022.
- v) The Heritage Impact Assessment that forms the second part of this report, provides an itemised assessment of the proposals in order to understand the individual and collective impact of the proposed redevelopment on the special interest of the Grade II listed building.
- vi) The impact assessment concluded that the proposals will have a neutral direct impact on the setting of the heritage asset.

1. INTRODUCTION

1.1 Purpose of the Heritage Statement

- i) This Heritage Statement has been written by Stephen Levrant Heritage Architecture Ltd (SLHA), an architectural practice specialising exclusively in the historic environment.
- ii) This report has been commissioned by Manchester Metropolitan University (MMU) to provide a heritage appraisal of the basement and ground floor levels of the Grade II listed Righton Building, Manchester, and undertake a heritage impact assessment in line with national and local planning policy and provide an objective assessment of the Site's historic interest, contribution to the surrounding built historic environment and potential for impact.
- iii) The proposed works include the replacement of M&E plant at basement level and minor internal refurbishment at ground floor level



Figure 1: The Righton Building as viewed from Cavendish Street (Source: SLHA 2022).

- iv) The appraisal was a comprehensive study of the building and the associated internal areas, which is required to understand the potential for impact.
- v) The Site comprises a former Draper's shop and showroom from 1904 that was later converted for use by MMU as the students union and subsequently for the school of art. The building underwent a comprehensive refurbishment programme in 2012. The building was listed Grade II in 1991.
- vi) The Site is not located within a Conservation Area, however it is within the setting of a number of Listed Buildings. The relative significance and sensitivity of the Site must therefore be

considered in order to objectively evaluate the potential impact of the proposed development upon the historic environment.

- vii) The following **Significance Appraisal** comprises a significance appraisal of both the building and the character and setting of the surrounding listed buildings (**Part 1**). The content and level of detail of the document accords with the NPPF (2021) requirements, as well as Historic England's October 2019 guidance on the structure and form of Significance Appraisals / Heritage Statements.
- viii) The subsequent **Heritage Impact Assessment** encompasses an itemised assessment of potential impact to the building. Due to the minimal nature of the external works and potential to impact the setting of identified heritage assets (where applicable) only a direct heritage impact assessment was completed (**Part 2**).
- ix) The NPPF emphasises that the level of detail submitted in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision and should be proportionate to the significance of the heritage asset(s) affected and the impact on that significance (NPPF, paragraphs 43-44 and 194).

1.2 Methodology

- i) This Heritage Statement is framed by the requirements of the **Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72**. This is necessary because the 1990 Act requires that the Local Planning Authority (LPA) must treat the desirability of preserving the character, fabric and settings of designated heritage assets (including conservation areas) as issues which are afforded great weight (rather than simply as material considerations) as defined by **NPPF paragraph 199**.
- ii) The LPAs assessment of potential harm to the character, fabric or setting of a listed building, or to the character and appearance of a Conservation Area, must be an evidence-based planning judgment. This is because the weight which the authority applies to determine the degree of direct (physical) or indirect (visual) impact must be *proportionate* to the relative significance of the identified heritage asset.
- iii) Thus, '*less-than-substantial*' harm should not be afforded the same weight as that defined as being '*substantial*'. The NPPF also stresses that all analysis and evidence must be **proportionate** to the relative significance of the heritage asset and the impact of the proposed development. This fundamental requirement informs the methodology used in this Heritage Statement.
- iv) The analysis of heritage significance and impact in this Heritage Statement accords with the requirements of the **paragraphs 194 and 199** of the NPPF and Historic England's October 2019 guidance, 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”.

- v) The Heritage Statement assessment is based on the definition of **‘heritage assets’** defined in the NPPF:

“a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

- vi) It is important to distinguish **‘designated heritage assets’** from **‘non-designated heritage assets’** as they are subject to different legislative and policy evaluation requirements at both national and local level. Designated Heritage Assets are defined as:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or a Conservation Area designated under the relevant legislation”.

- vii) The Heritage Impact Assessment (Part 2) comprises an assessment of both the **direct and indirect heritage impacts**, defined as follows by ICOMOS in its 2011 guidance:

- **Direct heritage impacts** are physical alterations to the fabric or character of the Site arising as a primary consequence of the proposed development. They result in a degree of change to the Site, or alterations to the surroundings in which the heritage asset is experienced (i.e. its setting).
- **Indirect heritage impact** are changes to the experience of the Site, or the setting of other heritage assets. Indirect heritage impacts on setting refers to perceptible visual effects on the experience and/or character of heritage assets beyond the development footprint.

- viii) The assessment of relative significance is a comparative process, and for this reason it relies heavily on the analysis of a range of information, including local knowledge. It aims to establish whether a component of the area is of local, regional, national or international significance, and therefore merit appropriate consideration in the Planning process.

1.3 Proposals

- i) Through winter 2021-2022, the basement of the building underwent a scheme of asbestos removal works, known as Phase One, as to enable Phase Two to come forward.
- ii) The Phase Two proposals focus on replacing the now failing M&E plant for the building, as well as the refurbishment of the ground floor. Please refer to the associated proposed works packages for full details.
- iii) In summary, the Phase Two works will include:

- At basement level and externally:
 - o Removal of the modern Mechanical and Electrical (M&E) plant to the basement.
 - o Relocation of the basement plant to the original boiler room within the basement.
 - o Installation of pipes and ductwork from the existing to new location.
 - o Forming new openings (to predominantly blocked up / compromised brickwork) in order to reinstate ventilation grilles and a flue pipe. The flue pipe will run in the location of an earlier now removed flue pipe as to minimise impact.
 - At ground floor level and externally:
 - o Removal of modern partitions and erection of new partitions.
 - o Installation of new fixed furniture.
 - o Renewal of floor and wall finishes.
 - o Installation of new mechanical and electrical services.
- iv) Phase Two will ensure that the buildings M&E is renewed, and the minor refurbishment works of the ground floor can continued to be accessed and utilised for the university.

1.4 Planning history

- i) The Righton Building has been granted a number of planning permission and listed building consents over the past 25 years, the following applications are associated with the basement level of the building:
- ii) A change of use application was made in 2002 under the following application:
 - a. 064863/FO/CITY2/02
Change of use of building from arts and design workshops and exhibition area to office use (B1) and elevational alterations.
- iii) In 2003 listed building consent was granted for works to the basement identified in the following application:
 - a. Listed Building Consent 068333/LO/2003/C2
LISTED BUILDING CONSENT internal alterations to basement including under drawing of existing plaster ceiling and installation of new boiler.
- iv) Additional planning and listed building consent applications were made in 2012:

- a. Planning Permission 100564/FO/2012/C1 and Listed Building Consent 100565/LO/2012/C1

Formation of a glazed link at ground floor level between the Righton Building and Cavendish South, and formation of 4no. windows in rear wall of the Righton Building, together with minor internal alterations to the Righton Building.

- v) Through these consent extensive refurbishment at ground floor and upper floor levels took place, with the associated ground floor works altering works from this refurbishment scheme..
- vi) In January 2022 a listed building consent was submitted and subsequently granted in March 2022, for the asbestos removal works, identified in the following application:

- a. Listed Building Consent 132760/LO/2022

LISTED BUILDING CONSENT for the removal of modern plasterboard ceiling, asbestos insulation, asbestos contaminated lath and plaster ceiling and reinstatement with new lath and plaster ceiling to match the original.

1.5 Research sources

- i) This Significance Appraisal is the result of an extensive process which synthesises relevant evidence sourced from: documentary research, Site analysis, building surveying, and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, and reports.
- ii) Visual surveys of the Site were conducted through 2021 and 2022, in order to identify the relative architectural and historic interest of the Site and surrounding listed buildings.
- iii) Consideration has also been given to the historical development of the area and key views to the designated heritage assets within the locality. The purpose is to define the contribution of the built form to the appreciation and understanding of the special interest of the area.

1.6 Authorship

- i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.
- ii) Authors:
 - Declan Cahill [BSc (Hons); IHBC; SPAB Lethaby Scholar] Historic Building Surveyor
 - Lee Hutchings [BSc (Hons)] Senior Historic Building Consultant

2. THE SITE AND HERITAGE CONTEXT

2.1 Location and statutory designations

- i) The Righton Building is owned by Manchester Metropolitan University and forms part of the university's estate, forming the new Hollings Campus in 2012.
- ii) The building is located on the southwest corner of Grosvenor Square. The principal façades of the building are to the north on Cavendish Street and to the east on Higher Ormond Street, whilst the building's two "rear" elevations front onto a service yard to the south on Boundary Street West, and to the west, which is largely concealed by the Cavendish building.



Figure 2: Map of the subject site demarcated by the red line and its surrounding area. The blue triangles indicate listed buildings, with the closest listed buildings to the Site being numbered. (Image source: Historic England)

2.2 Area of Analysis

- i) Consideration has been given to the relevant part of Manchester City centre that surrounds the Site. A 50m radius around the Site has provided the baseline for assessment. Due to the high level of built form around the Site, and the minor nature of the proposed external works, it is considered this radius is proportionate for the purposes of this assessment, and thus potential for impact.
- ii) For the purpose of this report, the area of analysis is limited to the Ormond Building to the North and Grosvenor Building to the east (**Figure 2, above**).
- iii) The study area provides a focus for assessment but is not intended to be prescriptive; buildings outside the boundary of the study area will be considered where relevant.

2.3 Listed Buildings

- i) Statutory listing means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of “exceptional interest”; Grade II* buildings are particularly important buildings of “more than special interest”; and Grade II buildings are of “special interest”.
- ii) The Righton Building was designated Grade II listed on the 11th June 1991. The complete list description can be found in Appendix A.
- iii) The building sits adjacent to the Grade II listed Ormond Building (marked “1” in **Figure 2 above**) and the Grade II listed Grosvenor Building (marked “2” in **Figure 2 above**). Although not related, the three buildings form a group of listed buildings on this corner of Grosvenor Square.
- iv) Due to the nature of the proposed works at the Righton Building, it is not deemed necessary to scope in other heritage assets for assessment.
- v) **Table 1 below** identifies the designated heritage assets within a 50m radius to illustrate the understanding of the heritage context and confirming that they can be scoped out.

Table 1: Listed Buildings within a 50m study area which have the potential to be impacted by the Proposed Development

Number, Figure 2 (above)	Designated Heritage Asset and potential for impact.	Grade
1	Ormond Building – The building’s primary elevations face towards Lower Ormond Street (east) and Cavendish Street (south). The proposed works to the south and west elevations of the Righton Building do not have scope to impact the character or setting of the building.	II

2	Grosvenor Building – The building's primary elevations face towards Cavendish Street (north) and Upper Ormond Street (west). The proposed works to the south and west elevations of the Righton Building do not have scope to impact the character or setting of the building.	II
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2.4 Archaeological potential

- i) Due to the nature of the proposed works, a desk based archaeological assessment will not be required, however if the proposed works change to include excavation works, the requirements for this will change.

3.0 POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

- i) **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.
- ii) As the Site is a Grade II listed building and is within the setting of a number of listed buildings, Section 66 of the Act is of relevance, 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.

3.2 National Planning Policy Framework (NPPF) 2021

- i) 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 protecting and enhancing our historic environment (**NPPF paragraph 8**).
- ii) 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 189**).
- iii) 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.
- iv) 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 as presented in a Heritage Statement.

3.3 Planning Practice Guidance (PPG) (2019 and as subsequently amended)

- i) The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section “*conserving and enhancing the historic environment*” of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.
- ii) Of particular relevance in this instance is the PPG’s commentary upon the importance of “significance” in decision taking (**Paragraph 7**). This section advises that “*being able to properly*

assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.” This report aims to provide such information and in particular to assess the significance of the settings of the identified designated heritage assets which may be affected by the proposals.

- iii) Also, of relevance in this instance is **Paragraph 13** which aims to define setting as a term and to explain how it should be taken into account in the assessment of proposals. Paragraph 13 defines the setting of a heritage asset as *“...the surroundings in which an asset is experienced [which] may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive...”*.
- iv) It goes on to note that *“the extent and importance of setting is often expressed by visual considerations”* however setting also includes *“our understanding of the historic relationship between places”*. This highlights the requirement for proportionate research into the development of the area affected by the proposals and the relationships between the various identified heritage assets.

3.4 Local Planning Policy - Manchester City Council (MCC)

- i) 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”*. The following policies from Manchester’s Core Strategy (2012) are of importance to the heritage assets considered within this statement.
- ii) **Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.
- iii) **Policy EN3 (Heritage)** states that throughout the City, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.
- iv) The Council’s key regeneration objective is tempered by the need to ensure that: *“historic Sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals”* (**paragraph 12.21, Policy EN3**). The policy thus evidently requires development proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.

3.5 Historic England's guidance.

- i) The Significance Appraisal 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). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.
- ii) 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.
- iii) **Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment – March 2015)** 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 PPG.

4.0 HISTORICAL BACKGROUND AND DEVELOPMENT OF THE SITE

4.1 Introduction

- i. In order to understand the heritage significance of the Site and its contribution to the surrounding historic environment, it is first necessary to understand its historical development and the impact it made on the development of this part of Manchester.
- ii. This section of the report analyses and interprets historic maps and primary and secondary information in order to provide a sound evidence base, placing the Site in the context of the development of Manchester.

4.2 Construction of the Building

- i) The Righton Building was designed in 1904 by prominent local architects W & G Higginbottom for William Righton of William Righton Ltd; a ladies clothes and dress material dealer established in 1880, who required a new premises for his growing business. The site chosen was a wood yard adjacent to the Cavendish Street Chapel on Grosvenor Square.



Figure 3: A view looking west along Cavendish Street towards the Cavendish Street Chapel in c1865, showing the future site of the Righton Building to be an empty plot up for sale (outlined). (Source: Manchester Archives)

- i. Higginbottom designed a modern store for William Righton, which was both purely functional for his haberdashery business and also decorative in its modern Arts and Crafts/Art Nouveau detailing and features.

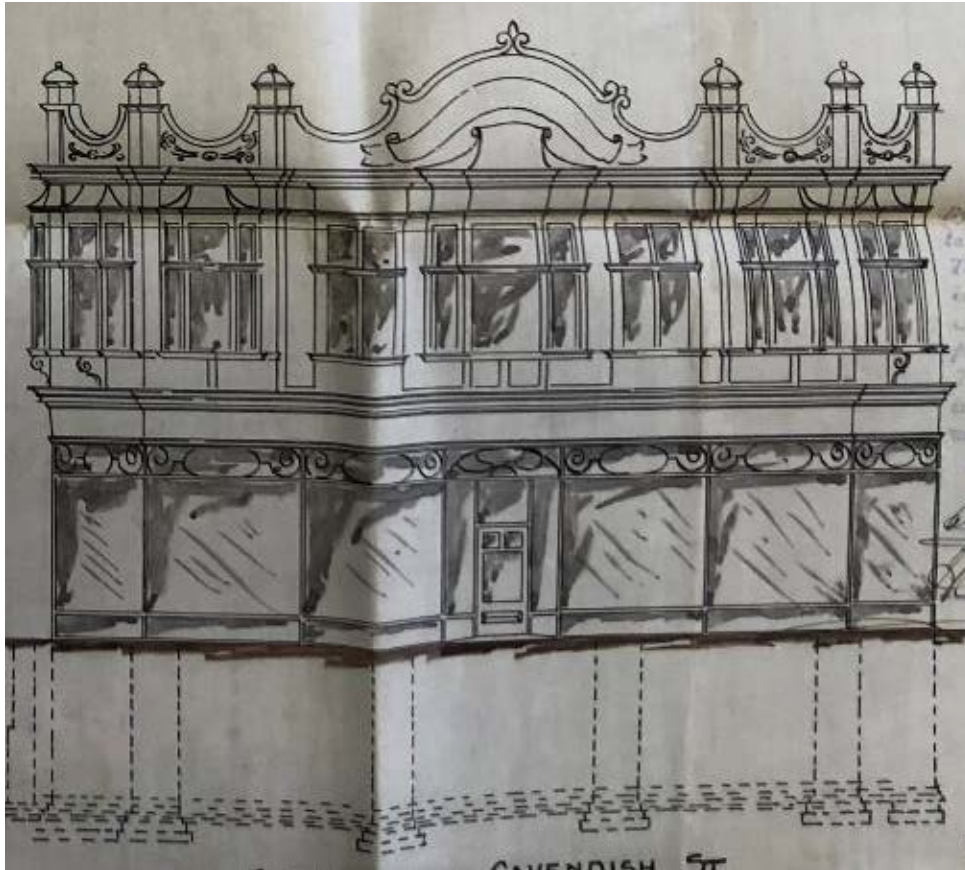


Figure 4: W & G Higginbottom's 1904 proposed north elevation onto Cavendish Street, showing the original Art Nouveau ground floor shop fronts (now replaced). Note the dotted outline of the basement level. (Source: Manchester Archives)

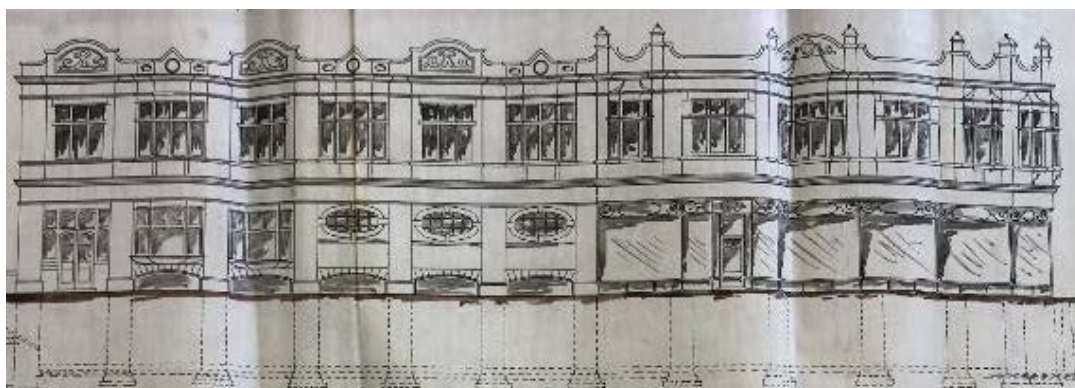


Figure 5: W & G Higginbottom's 1904 proposed east elevation onto Cavendish Street, showing the original service and deliveries entrance to the left, which have direct access into the basement via the surviving stone staircase. Note the dotted outline of the basement level. (Source: Manchester Archives)

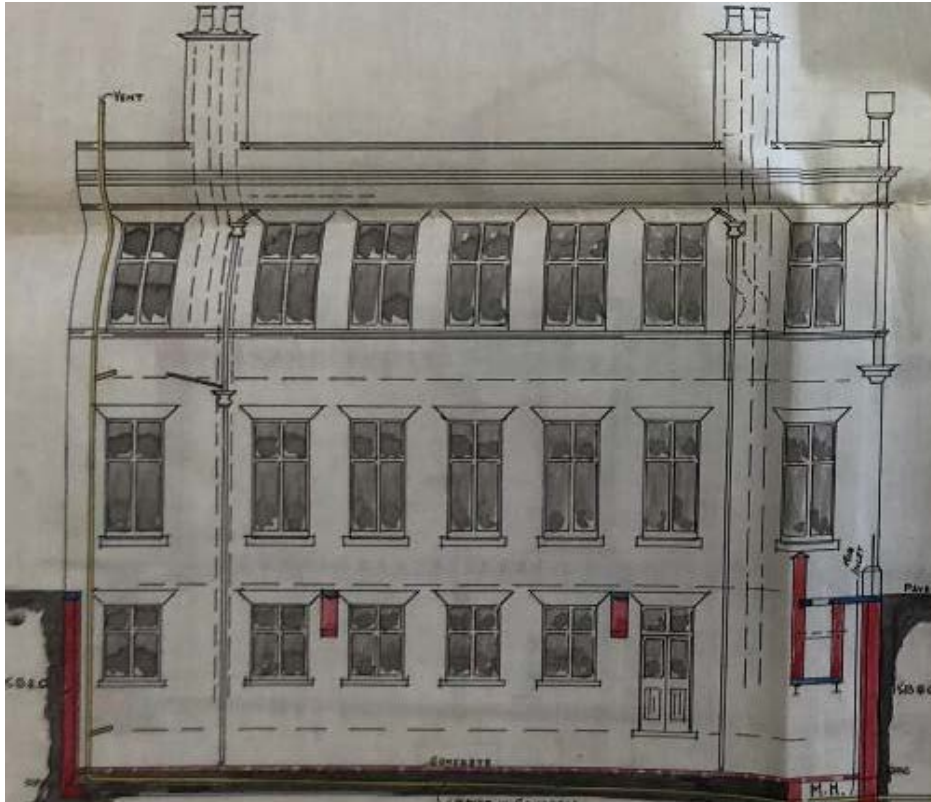


Figure 6: W & G Higginbottom's 1904 south elevation showing the utilitarian "rear" aspect of the new building. The basement level can be seen to back onto a new lightwell area. Note the dashed lines of the internal chimney flues, one of which serviced the basement boiler room. (Source: Manchester Archives)

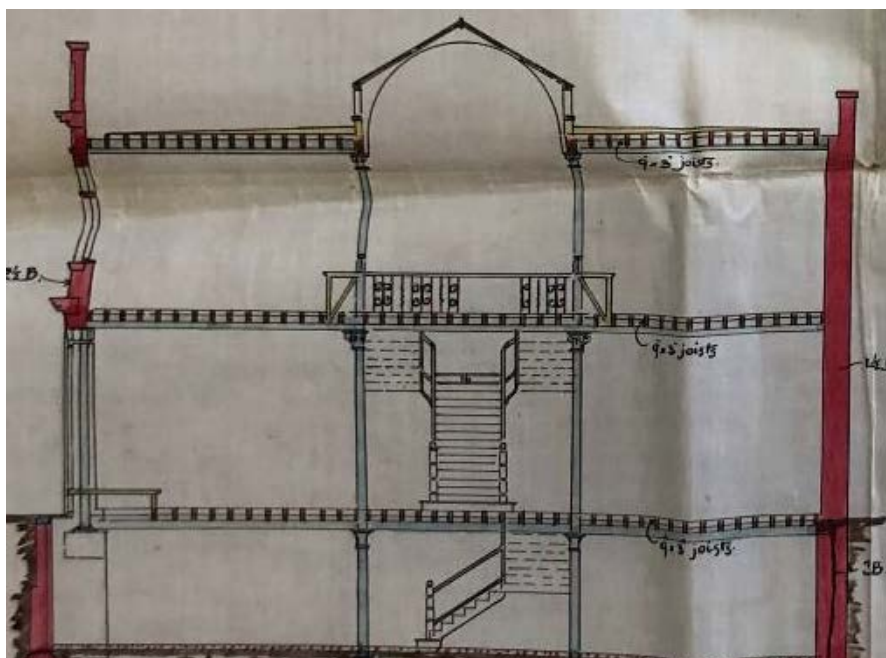


Figure 7: W & G Higginbottom's 1904 section (east-west) through the proposed new store showing the three floor levels with one of two central lightwells and atriums. The basement level can be seen outlined red. (Source: Manchester Archives)

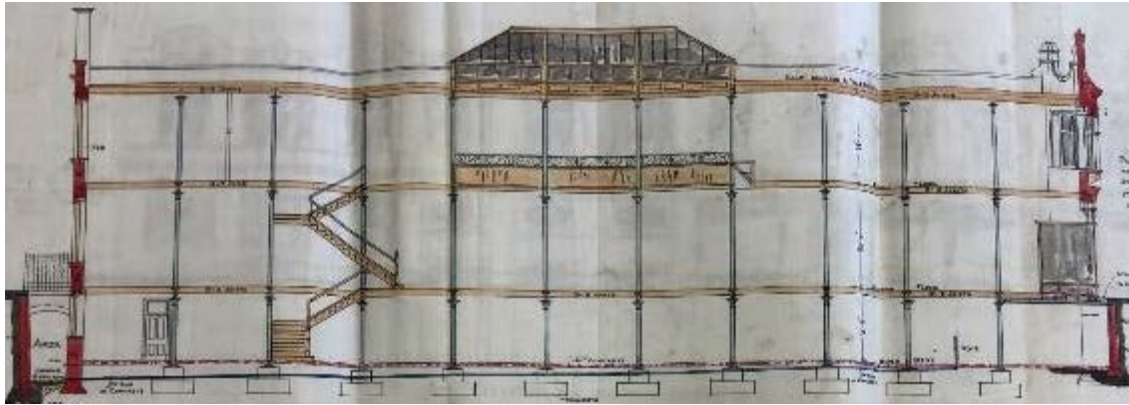


Figure 8: W & G Higginbottom's 1904 section (south-north) through the proposed new store showing the three floor levels with one of two central lightwells and atriums. The basement level (outlined red), with termination of main staircase and doorway into toilet can be seen to the left. (Source: Manchester Archives)

- ii. The new store was designed with a large shopfloor to the ground floor level, with a general office and department for processing "countrywide" orders to the rear (south). To the south-east corner of the ground floor was the service stairs, which allowed deliveries to be directly taken down to the basement storerooms.
- iii. The first-floor level also provided a large shopfloor, but with the inclusion of a central lightwell lit by a glazed roof lantern. To the rear (south) of the first floor was Mr Righton's private office, a tearoom for customers, and a small customer toilet.
- iv. The basement floor level would have formed the storeroom for the store's products and would not have been publicly accessible. To the rear (south) of the basement was a small staff toilet, access into the service staircase and a coal store.

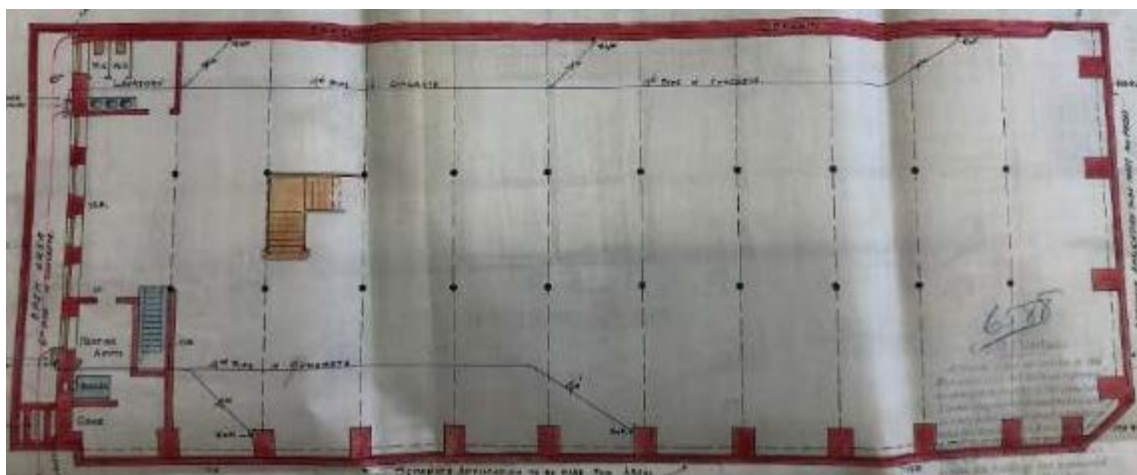


Figure 9: W & G Higginbottom's 1904 basement plan, showing the open-plan design of the storeroom. Note that this first application did not include provision for pavement lights at street level, which came soon after in a second application to the Pavement Committee. (Source: Manchester Archives)

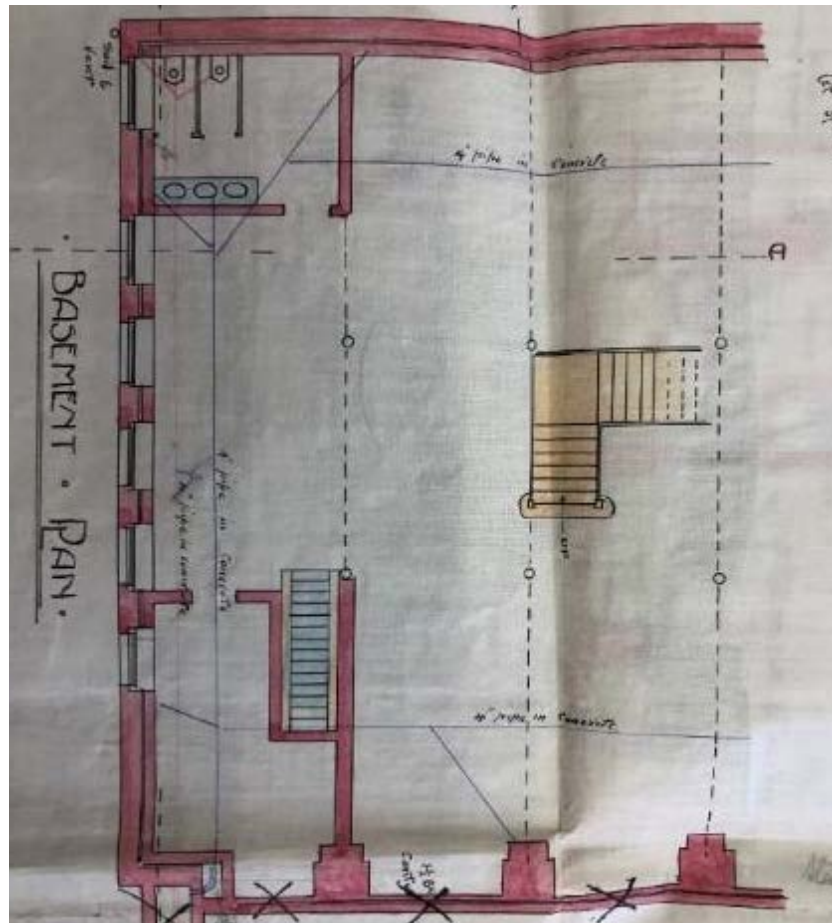


Figure 10: Partial 1904 basement plan illustrating original brick wall construction, cast iron columns, main and service staircases, WC arrangement and coal store. (Source: Manchester Archives)

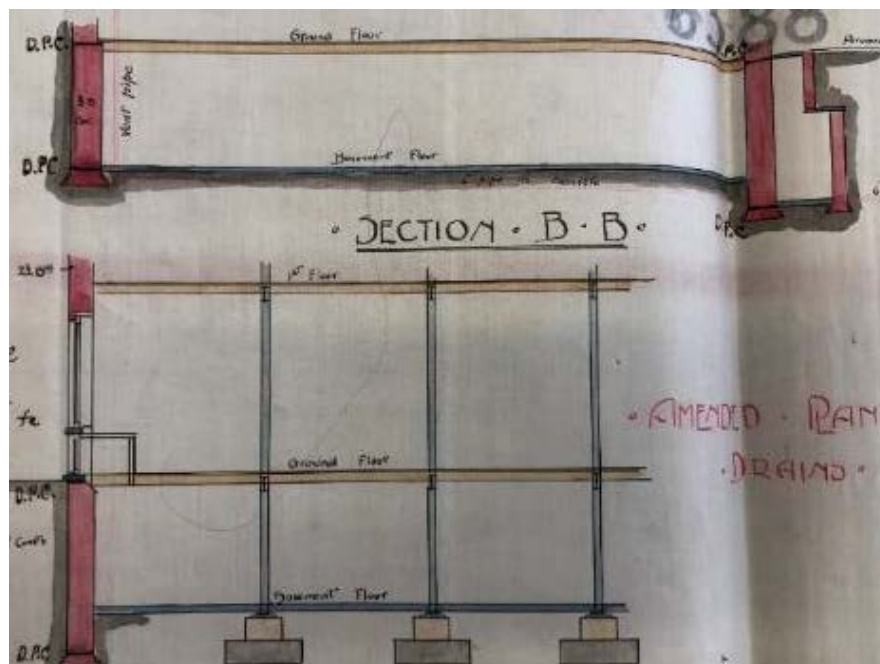


Figure 11: 1904 sections through the basement level indicating foundation, external wall, column, “borrowed lights” and ceiling construction. (Source: Manchester Archives)

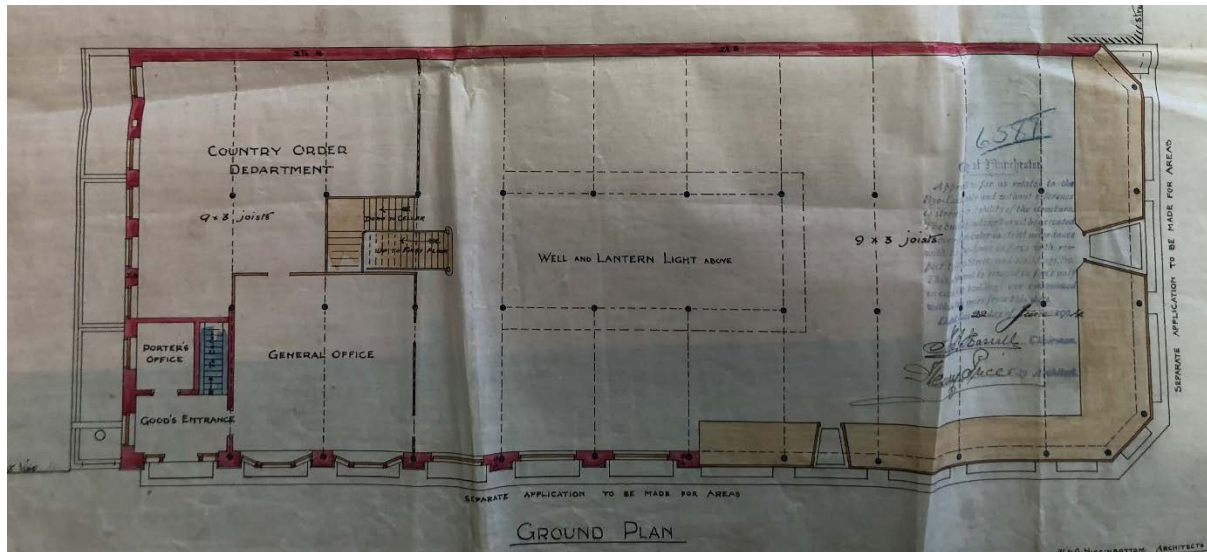


Figure 12: 1904 Plan of the Ground Floor illustrating the open plan shopfloor to the north (right hand side) of the building with window displays, staircase to first floor and offices to the south end (left hand side). The goods entrance and rear staircase can also be seen with porters office. The floorlight that survives centrally to the ground floor that can be seen in the basement cannot be seen. (Source: Manchester Archives)

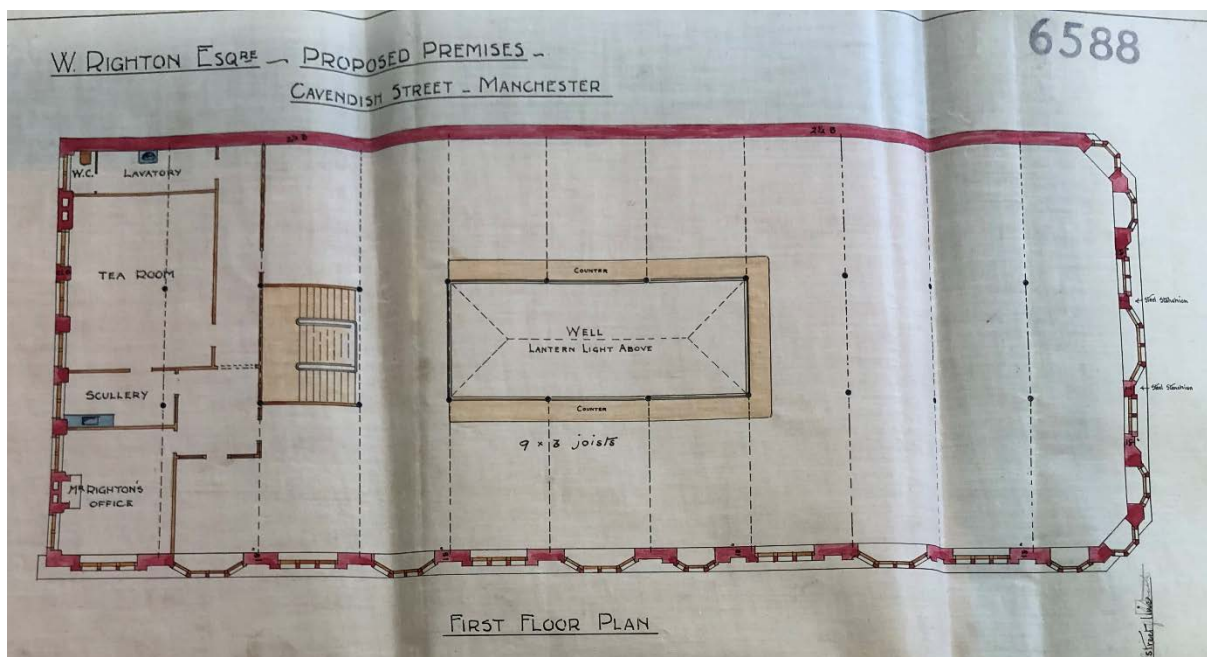


Figure 13: 1904 Plan of the First Floor, again illustrating the open plan nature of the showroom and ancillary office spaces to the south end (left hand side) of the plan. (Source: Manchester Archives)

- i. "Righton's new dress warehouse" opened on Saturday the 25th March 1905, having closed their original store at 54-56 Stretford Road in Hulme two days previously.
- ii. An advertisement placed in the Manchester Evening News on the 12th April 1905 described the new merchandise as being the "Latest novelties and specialties in dress and blouse fabrics". A further advert placed in the same newspaper on the 9th October exclaimed that

“fashionable and beautiful novelties...dress fabrics, blouse materials, coat cloths are Righton’s three specialties!”.



Figure 14: The first advertisement to be placed in the Manchester Evening News for Righton’s new store on the 12th April 1905. (Source: Manchester Evening News)



Figure 15: Advertisement placed in the Manchester Evening News on the 20th November 1905, explaining that Righton’s “Are very favourably known for novelty of design and beauty of colouring, combined with the most moderate prices for goods of the best manufacture and finish”. (Source: Manchester Evening News)

- iii. The building continued to be used by William Righton Ltd into the circa early-1960s when it was bought by Manchester University to become their student union, and in 2012 the building became the new Hollings Campus.

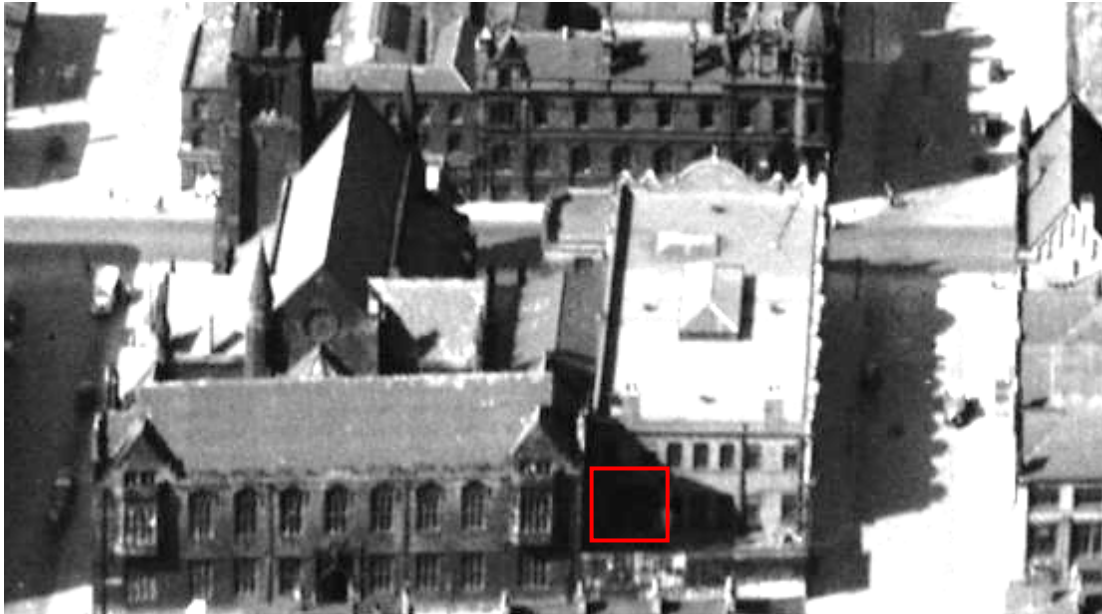


Figure 16: An aerial view looking north over the Site in 1949, showing that the rear elevation had received a large loading bay by this time (outlined). Note that this view shows the inclusion of two separate roof lanterns, which indicates that the original 1904 plans were subsequently amended to include a second lantern. Also note the location of the original rainwater downpipe. (Source: Britain From Above)



Figure 17: The front entrance of Rightons on Cavendish Street as seen in 1958, showing the c1930s replacement shopfronts and signage. (Source: Manchester Archives)



Figure 18: The Righton Building as seen in 1973 shortly before the Cavendish Street Chapel was demolished. (Source: Manchester Archives)



Figure 19: The rear (south) of the building seen in 1973 shortly before the demolition of the Cavendish Street Sunday school (left) was demolished. Note the introduction of a modern brick goods lift. Also note the introduction of the (white) flue pipe that has now been removed but which cut through the decorative cill and cornice. (Source: Manchester Archives)

5.0 BUILDING DESCRIPTION

5.1 Introduction

- i) This section of the report provides an illustrative description of the relevant external and internal areas of the building in order to disaggregate and inform the Assessment of Significance in Section 5. Reference should be made to the significance plan in Figure 30.



Figure 20: View of the basement following clearance of the modern storage furniture in March 2022.



Figure 21: Timber stair that connects the primary ground floor area to the basement. Although this was down to the storage / backroom space the timber staircase is equally as ornate as the timber stair between ground and first floor.



Figure 22: View of a pavement light with internal timber boarding. The arrangement was to maximise natural daylight within the basement.



Figure 23: The primary timber stair survives albeit in poor condition.



Figure 24: The basement floors are either of exposed concrete or painted.



Figure 25: A non-original timber ply door to the basement.



Figure 26: Concrete service stair believed to be contemporary with the original building.



Figure 27: Current modern boilers installed post 1960.



Figure 28: General view of the ground floor as you enter the building highlighting how the original open plan form has been divided to provide office / teaching / workshop spaces, as well as the fixed furniture and modern finishes.



Figure 29: View of the ground floor from the central staircase looking north, with the pod meeting space and compartmentation of the floorplan to provide individual units.



Figure 30: View again of the modern glazed partitions to the eastern side of the floorplan. Also note the modern floor and ceiling finishes.



Figure 31: View of the northwest corner of the ground floor with half height partitions to help define the café space.



Figure 32: General view of the building from the north east showing the primary north and east elevations with the buff terracotta and glazed brick, note the non-original shopfronts and signage.



Figure 33: The compromised south elevation with external service lift.



Figure 34: Close up view of the south elevation showing the repaired section of the cornice and gap in the cill string course.



Figure 35: Close up view of the brickwork at ground floor level which has been patched and repaired from previous interventions.



Figure 36: View of the existing external flue to the west elevation .



Figure 37: Close up view of the outlet of the external flue and ventilation intake.

6.0 ASSESSMENT OF SIGNIFICANCE

6.1 Introduction and methodology

- i) The purpose of the Assessment of Significance is to use recognised criteria to assess the heritage significance and interest of the Site and its building components, which could be affected by the proposals for the Site.
- ii) The below analysis of the significance of the external elevations, basement and ground floor level of the Righton Building allows for an assessment of the current integrity, sensitivity and authenticity of the heritage asset and its components.
- iii) Statutory criteria, as set out in the ‘Principles of Selection for Listing Buildings’, DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England’s criteria outlined in ‘Conservation Principles, Policies and Guidance, 2008’ have also been considered.
- iv) The key criteria for statutory listing of buildings and structures are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset; the sum of its architectural and artistic, historic, or archaeological interest needs to be disaggregated and determined.
- v) In line with current Historic England guidance, the significance of a heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- iv. The assessment of significance is based on both desktop research and site surveys. The significance appraisal and statement of significance utilised the below categories as to define the relative heritage significance of individual aspects and fabric of the building:

- a. **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.
- b. **Considerable 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.
- c. **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.
- d. **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.

6.2 Statement of Significance

- i) The special architectural and historic interest of the Righton Building is recognised by its Grade II listed designation. This Statement of Significance provides further details and a summary of the relevant parts of the building's special interest.
- ii) The original basis for the Grade II listing of the Righton Building was due to it retaining the majority of its fabric and being legible as a highly ornate early 20th century drapers' showroom and shop.
- iii) The building's external appearance largely survives with the most notable interventions being the removal of the original, decorative Art Nouveau shopfronts / display windows and external service lift tower and loading bay.
- iv) Internally, although the ground and first floor plan forms have been altered in order to compartmentalise the space into individual spaces, the offset of these partitions from the original, ornate columns, and the retention of decorative plasterwork, still ensures that the building is legible as a showroom.
- v) The basement space, now open plan, is legible as a secondary and functional space of the Drapers shop, but has been much altered with the removal of original partitions and storage racks.
- vi) The historic fabric/features that survives from the building's original conception and that contribute to the building's original design concept – and that are of **HIGH SIGNIFICANCE to the architectural, aesthetic, and historic interest of the building**, include:

- Original red brick walls
 - Cast iron / steel columns and I-beams
 - Original timber ceiling / floor joists and floorboards.
 - Ornate Lath and Plaster ceilings
 - Original timber staircase.
 - Vault room door.
 - Cast iron pavement / wall lights and internal timber boarding to the chamfered ceiling soffit.
- vii) The historic fabric/features that survives from the building's original conception or is a replacement of an original component that still reflects the original design intent – and that are of **CONSIDERABLE SIGNIFICANCE to the architectural, aesthetic and historic interest of the building**, include:
- The concrete staircase.
 - Flat Lath and Plaster Ceilings
- viii) The historic fabric that survives from the building's original conception and make an insignificant contribution to the buildings original design concept – and that are of **LOW SIGNIFICANCE to architectural, aesthetic, and historic interest of the building**, include:
- Metal and concrete drainage gully's, underground drainage and drainage covers.
 - Surviving components of original M&E
 - Secondary brick walls (non-original but not modern)
- ix) Alterations that took place from the C20th and C21st that are of **NO SIGNIFICANCE to the architectural, aesthetic, and historic interest or are detrimental to the building** include:
- Modern plasterboard ceilings.
 - Altered concrete floor slab.
 - Metal cage panelling.
 - Modern stud partitions, glazing, brick and blockwork masonry.
 - Modern floor finishes including vinyl and carpet tile.
 - Modern wall paint.
 - Modern suspended ceilings.
 - Modern M&E equipment including cable trays, pipework, conduit and lights.
 - Modern fixed and loose furniture.
 - Concrete pavement lights.
 - Timber plyboard doors and frames.

7.0 HERITAGE IMPACT ASSESSMENT

7.1 Measuring heritage impact

- i) This assessment of the potential heritage impact principally concerns the direct (physical and any change to the buildings appearance) impact of the proposals upon the Grade II listed Righton Building.
- ii) The magnitude of impact is a product of the extent of change which is likely to result from the proposed alterations to the basement and ground floor levels of the buildings. Where the proposed changes are considered to enhance the building, the impact on its significance will be deemed to be *beneficial*. Conversely, where the proposed works are considered to compromise or diminish its positive heritage values / special interest, the impact on the significance will be deemed *adverse*.
- iii) Therefore, measuring the heritage impact of the proposed works is essentially an evaluation of change to the: fabric, character, and appearance of the listed building, balanced against its relative significance. Please refer to **Tables 6 and 7, Appendices B and C for relative significance / values / special interest used in this Heritage Statement.**
- iv) Due to the minor nature of the external proposals, it has been established that no indirect impact on the settings of surrounding listed buildings will result from the proposals and thus no assessment is required.
- v) The effects are rated as: **Major, Moderate, Minor, Negligible or Neutral**, and can be adverse or beneficial.
- vi) The criteria for assessing the magnitude of change and significance of impact are set out in **Tables 6 and 7 (Appendix B and C)**, both direct heritage impacts (physical alteration or change in character) and indirect heritage impacts (such as the change to the setting of listed buildings), are set out in **Table 7 (Appendix C)**. This follows the recommended approach to evaluating heritage impact derived by ICOMOS (2011) and the tests set by Historic England in the 2017 guidance on the evaluation of: “The Setting of Heritage Assets” (Historic Environment Good Practice Advice in Planning. Note 3).
- vii) As Historic England’s Guidance Note on producing Statements of Heritage Significance makes clear, the reliance and use of tabulated matrices can lead to a reductionist approach when assessing the true ‘significance’ of impact. Consequently, the following impact assessment is formed of a non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.

7.2 The Proposals and other documentation

- i) The proposed development comprises the replacement of the buildings M&E plant, along with minor refurbishment of the ground floor. Externally, only the relocation of a ventilation flue and introduction of ventilation grilles will change the external appearance to the south elevation.

Internally, the new plant is to be located in the buildings original boiler room, and at ground level the refurbishment works are to modern non-original fabric within the buildings reception and open plan breakout space.

- ii) The proposals are fully detailed in the following document packages:
- a. AHR – Stage 4 Planning and LBC ground floor drawing package.
 - b. Design and Access Statement
 - c. AHR – Manchester Metropolitan University – Study Space. Preambles. 14-06-2022.
 - d. Hulley and Kirkwood – Stage 4 Mechanical and Electrical Engineering Drawing Packages. 24/05/2022.
 - e. Hulley and Kirkwood – Manchester Metropolitan University. Estates Projects. Righton – Ground Floor Study Space. Mechanical Services Specification. 27th May 2022.
 - f. Hulley and Kirkwood – Manchester Metropolitan University. Estates Projects. Righton – Ground Floor Study Space. Electrical Services Specification. 27th May 2022.
 - g. AHR - Pre-Construction Information Plan. Manchester Metropolitan University. Summer Building Works. Righton, Cavendish & Geoffrey Manton Buildings. May 2022.
 - h. Manchester Metropolitan University – Righton Boiler Replacement Drawing Package 300-01 to 300-05

7.3 Direct Heritage Impact Assessment

- i) Direct Heritage Impacts are those that result as a primary consequence of the proposed development or change of use. They will comprise of physical changes to fabric, or a change in the character or appreciation of a designated heritage asset. The degree of impact will thus depend on the relative importance of the affected component.

Table 6: Direct Impact Assessment		
MMU Righton Building - Front (north) elevation		
Building element	Proposal/intervention	Impact/mitigation
MMU Righton Building - Side (east) elevation		

MMU Righton Building - Rear (south and west) elevations		
Boiler flue pipe and ventilation intake (existing) to west elevation	Removal of existing flue and ductwork to the west elevation, including all brackets and fixings. Making good of brickwork with bricks and mortar to match.	The intervention will have a neutral impact on the building as the current arrangement is discrete and does not impact the buildings special interest.
Boiler flue pipe (proposed) to south elevation	Installation of new powder coated stainless steel flue pipe with brackets and fixings.	The proposed new flue is to be located to the secondary and rear southern elevation, taking the route of a non-original mid-20 th century flue that has subsequently been removed, targeting already compromised historic fabric. The flue will be hidden from view of the primary elevations due to its location behind a chimney stack. The proposal will have a negligible adverse impact on the special interest of the building.
Removal of brickwork (south elevation)	Removal of the ground level brickwork to the south elevation to enable the installation of the new flue and ventilation grilles.	The proposed removal of brickwork will have a neutral impact on the building as the removed brickwork is largely non-original.
Installation of ventilation grilles (south elevation)	Introduction of new powder coated aluminium ventilation grilles at ground level.	The proposal being to a secondary, functional elevation will have a negligible adverse impact to the buildings special interest, whilst its location provides the most sensitive approach possible whilst achieving a beneficial impact internally.
MMU Righton Building - Basement Level		
M&E Plant (existing)	Removal of existing boilers, M&E services and redundant pipes / ductwork.	The proposed removal from the open plan space of the basement will have a negligible beneficial impact on removing this equipment from the open plan area of the basement.
M&E Plant (proposed)	Install boilers and incoming plant to original boiler location adjacent to the rear stairs with new pipes and ductwork to connect into the existing.	The proposed installation of the boilers to the original boiler location will have a negligible beneficial impact on returning this room back to its original location and legibility of the buildings original plan form.
MMU Righton Building - Ground Floor Level		

Modern Partitions / pod meeting space existing electrical and other fixed furniture	Remove non-original internal stud partitions including the pod, fixed furniture and electrical installation.	The proposal will have a negligible beneficial impact on the buildings special interest with being able to better appreciate the original sense of depth of the ground floor plan.
Floor Finish	Renew modern floor coverings.	The renewal of the modern floor finishes will have a neutral impact on the buildings special interest.
Ceiling and wall finishes	Renewal of modern ceiling and wall finishes.	The renewal of the modern ceiling and floor finishes will have a neutral impact on the buildings special interest.
New Partitions	Install new hit and miss timber partitions and re-decorate wall and ceiling finishes.	The proposal will have a negligible beneficial impact on the buildings special interest with being able to better appreciate the original sense of depth of the ground floor plan.
New fixed furniture	Introduction of new fixed and movable furniture.	The proposed new fixed and movable furniture will have a neutral impact on the buildings special interest.
New M&E services	Install new M&E services to the refurbished area.	The proposed new M&E services will utilise existing routes wherever possible to minimise the impact on historic fabric. The new services run largely through modern ceiling and floor voids. It can however be expected that the proposals will result in a negligible adverse impact .

7.5 Direct Impact Assessment Summary

- i) The direct impact assessment above has demonstrated that the proposals will result in:
 - a. **4** instances of **negligible adverse** direct impact
 - b. **5** instances of **neutral impact** direct impact
 - c. **4** instances of **negligible beneficial** direct impact
- ii) Whilst elements of adverse direct impact arising from the proposals have been identified, the proposals to reinstate the basement plan form and partially open up the ground floor plan of the building, help to balance the impacts of the refurbishment proposals.
- iii) Overall, the minor proposals to the exterior, basement level and ground floor will have a **neutral direct impact** on the building's special interest.

8. CONCLUSIONS

8.1 Overview of significance and impact

- i) This Heritage Statement provides a proportionate appraisal of the Righton Building in anticipation of the minor refurbishment and alteration works currently envisaged by the project team. The heritage appraisal part of this report has been sufficient to inform the design process in order to sensitively refurbish and alter the Righton Building with the aim of maintaining the building's significance and special interest as a designated heritage asset .
- ii) The original 1904 Drapers Showroom at ground floor level can still be appreciated, with the primary elevations surviving with minimum alterations and the plan form still being legible. The surviving components of the building that contribute to the buildings special interest as a Grade II listed building, demonstrably yield **high heritage significance**. Whilst the original fabric that has been subject to alteration or erosion, such as the south and west elevations were always intended as function and non-decorative facades.
- iii) The 2002 change of use to become the school of art department of the university meant that the building's interior was largely refurbished and subsequent alterations of the building have been completed with a sensitive conservation-led approach to enable the building to become a successful educational building. This work utilised many best-practice conservation principles that enable the buildings historic fabric to be celebrated. Although of best practice, these attributes are considered to yield **no heritage significance**.
- iv) The Righton Building is not within a conservation area, but is in the proximity of a number of listed buildings and thus makes a positive contribution to their settings, however the scope and scale of the proposed external works means that the Heritage Statement concluded that there will be **no potential for impact** upon their settings.
- v) The proposals have been designed to ensure that the building continues to be utilised as well as enabling more space within the basement to be freed up as to bring forward the future redevelopment. Designing around historic fabric, whilst partially opening up the ground floor plan, has helped to ensure that the impact on the building's special interest has been minimised.
- vi) The minor scope of the proposed works, their sensitivity to the building's special interest and their impact being largely focused on non-significant modern fabric, has meant that the heritage impact assessment has concluded that the proposals will have a **neutral direct impact** on the building special interest as a Grade II listed building.

9. REFERENCES

The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.

1. Planning (Listed Buildings & Conservation Areas Act 1990.
2. Department of Communities and Local Government (2021). National Planning Policy Framework.
3. Department of Communities and Local Government (2019) Planning Practice Guide. Conserving and enhancing the historic environment
4. Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
5. Historic England (2008). Conservation Principles. Policies and Guidance.
6. Historic England (2017). The Setting of heritage assets.
7. Historic England (2016). Making Changes to Heritage Assets. Historic England Advice Note 2.
8. Historic England (2015). Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment.
9. Historic England (2019). Statements of Heritage Significance.
10. Architects of Greater Manchester, 1800-1940. Online Resource.

10. APPENDICES

10.1 Appendix A - Historic England List Description

Grade: II

List Entry Number: 1197781

Date first listed: 11-Jun-1991

Date of most recent amendment: 06-Jun-1994

Statutory Address: RIGHTON BUILDING, CAVENDISH STREET

Details

MANCHESTER

SJ8497 CAVENDISH STREET 698-1/20/591 (South side) 11/06/91 Chorlton-On-Medlock	
Righton	Building
GV	II

Formerly known as: Cavendish House CAVENDISH STREET Chorlton-On-Medlock. Draper's shop and showrooms, now annex to school of art. 1905, altered. White glazed brick and buff terracotta, slate and glass roof. Rectangular plan on corner site, with chamfered corner. Two storeys over cellars, 5 windows to Cavendish Street plus the corner to the left; ground floor altered; terracotta sill-band, frieze, cornice and shaped parapet, the centre arched with a finial and displaying a banner with raised lettering "A.D. RIGHTON 1905"; transomed canted oriel windows of 8 lights to the centre and 6 lights to the outer bays and the corner. Left return side (to Higher Ormond Street), 11 bays, the first 5 altered at ground floor as the front, the next 3 with oval windows at ground floor, and the last 3 with oriel windows and a doorway, all with a plain frieze and dentilled cornice, and at 1st floor canted 8-light oriels alternating with transomed 6-light windows, a segmental-arched upstand to the parapet over each of the latter, with moulded terracotta decoration. Interior: central atrium with gallery of superimposed cast-iron columns, the lower with open-work brackets forming elliptical arches and the upper with Corinthian capitals supporting a panelled frieze, with set-back glazed screen walls to both floors, Art Nouveau wrought-iron balustrades to the gallery, and a glazed roof supported by slender iron trusses with open-work spandrels.

Listing NGR: SJ8425196984

10.2 Appendix B: Definition of Significance Terms used in this Heritage Statement

Table 6: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)	
Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: - Scheduled Ancient Monuments, - Grade-I listed buildings, - Grade-I historic parks/gardens, - and battlefields, defined by statute, where the particular Site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II* and grade-II listed buildings, - Grade-II* and grade-II historic parks/gardens, - battlefields, as defined by statute, - Conservation Areas containing very Important buildings. where the particular Site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Grade-II listed buildings (dependant on character), - Grade-II historic parks/gardens and battlefields, - designated Conservation Areas, - Unscheduled archaeological Sites and landscapes of potential national interest where the fabric and character of the Site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: - Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), - Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. - unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to Sites which may be: - recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. - buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/Sites where the potential importance interest requires determination</i>	This heritage grading relates to Sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

10.3 Appendix C: Assessing the Magnitude of Change or Impact

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 7: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	Direct heritage impacts (<i>physical alteration or change to character</i>)	Indirect heritage impact (<i>visual change to the experience or setting of the building and its context</i>).
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 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 <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 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.

10.4 Appendix D: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within ICOMOS Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. The scale or severity of impact can be ranked without regard to the value of the asset. This significance of impact can be either adverse or beneficial.

Table 8: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight



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