

Heritage Statement

FOR

CHANGE OF USE OF GROUND AND LOWER GROUND FLOORS
FROM CAFÉ TO CAFÉ WITH TAKEAWAY (MIXED CLASS E / SUI GENERIS)
AND ALTERATIONS TO SHOPFRONT

AT
155 FRIAR STREET
READING
RG1 1HE

This guidance and template has been designed to be used to help produce the necessary heritage statement when submitting a listed building application. There is no requirement to use the template, however the issues covered need to be included in the statement you do submit in order for your application to be valid.

A Heritage Statement and Impact Assessment must be submitted with any application for Planning Permission affecting designated heritage assets including listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, conservation areas and their settings, or non-designated heritage assets. As per paragraph 128 of the NPPF.

Planning applications will not be validated or processed unless the required Heritage Statement and Impact Assessment have been submitted. Historic England's publication "Conservation Principles" (2008) would be useful to follow in assessment of significance (evidential, historic, aesthetic and communal).

The Application Site

Site address:

155 FRIAR STREET
READING.
RG1 1HE

Is the development site (please tick relevant boxes):

- ☒ A listed building
- ☐ A building of local interest
- ☐ A scheduled monument
- ☐ A site of archaeological interest
- ☐ Within a designated conservation area
- ☐ Within a registered historic park or garden
- ☐ Within a registered battlefield
- ☐ In the setting of/adjacent to one of the above
- ☐ A non-designated heritage asset

The Nature of the Asset

Please describe the history, character and appearance of the heritage asset, e.g. listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

THE BUILDING WAS CONSTRUCTED IN THE VICTORIAN PERIOD, PROBABLY AS A GROUND FLOOR SHOP WITH LIVING ACCOMMODATION ABOVE. THE BUILDING IS GRADE II LISTED AND HAS AN ELABORATED DETAILED FRONT FACADE.

The Extent of the Asset

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

ALTHOUGH THE PROPERTY IS NOT SITUATED WITHIN THE MARKET PLACE CONSERVATION AREA IT CONTRIBUTES TO THIS HISTORIC PART OF FRIAR STREET, AS WELL AS THE SETTING OF THE MARKET PLACE AND OLD TOWN HALL SQUARE.

The Significance of the Asset

Please describe the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains. For further assistance please refer to Historic England's "Conservation Principles" 2008.

The Proposed Works

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

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AND ALTERATIONS TO SHOPFRONT.

THE EXTERNAL ALTERATIONS ARE
ADDITIONAL SIGNAGE WITH NO LIGHTING.

Relevant Planning History

Please discuss any relevant planning history which has influenced the heritage asset

171037 GRANTED 22/06/2018
171038 GRANTED 22/06/2018
151500 GRANTED 21/07/2016
151501 GRANTED 21/07/2016
130814 GRANTED 24/07/2013
071319 GRANTED 10/01/2008

The Impact on the Asset

Please describe the impact the proposals will have on the significance of the asset or its setting. This may include example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

THE PROPOSED EXTERNAL SIGNAGE HAS BEEN
DESIGNED SYMPATHICALLY TO HAVE MINIMUM
IMPACT ON THE FRONT FACADE .

Applications for demolition

If you are applying for demolition of a listed building or a building in a conservation area which makes a positive contribution to the area (as defined by the Local Planning Authority) please provide a justification statement for the demolition explaining how you have met the requirements of para 133 of the National Planning Policy Framework.

NO PROPOSED DEMOLITION .

Preserve, Enhance and Mitigate

How does the proposal preserve or enhance the heritage asset or better reveal its significance? What steps have been taken to mitigate any harm?