

35 Castle Street, Reading, RG1 7SB

Heritage Statement

Introduction

We have included sections normally found in the heritage statement. The NPPF states that the Heritage statement should cover 'no more than is sufficient'

Although a change of use application from A1 to A3 use for this unit was originally permitted in 2015, application 150284, this permission lapsed prior to the application wishing to make a new application for this same use. The permission related to an A3 coffee shop, when current proposal is for a Greek street food restaurant.

The original 2015 was approved without a listed building application, but for the current application (181906) the officer has requested a Listed Building application to be made, due to the listing of the building.

The building at 33-37 Castle Street's listing is as follows, copied from the Historic England website:

CASTLE STREET 1. 5128 (South Side) Nos 33 to 37 (odd) SU 7173 SW 2/58 II GV 2. Early C19. 3 storeys. Silver grey brick headers with red dressings and plain parapet. Asymmetrical front. Glazing bar sash windows in 3 ranges, On the ground floor, 3 shop fronts, altered, and 4 doors all grouped under continuous entablature and framed with narrow reeded pilasters with reeded caps. Rectangular overlights to doors. Each shop front has been altered to a small angular bay. Throughpassage has timber-framing.

Listing NGR: SU7129473170

It would appear that there is no objection to the proposed change of use, and the current application is running, with further information requested on odour control, extract system noise and a detailed description of the food type submitted on 13th December at the request of the planning officer.

It should be noted here that the proposed changes to the listed building are minimal and non-intrusive, and reversible in future.

Works in relation to the change of use are generally limited to the interior of the existing retail unit at 35 Castle Street.

The only change to the exterior is the addition of a louvred area where there is currently a window. The louvred area would fill the area of the window, and not be any larger or smaller so that no structural works are required.

The proposed louvre / mesh would be in stainless steel, which would blend in with the white render finished walls externally.

No works are proposed to the external windows, doors or walls.

No works are proposed to the roof.

No works are proposed to existing floors of the shop, other than changing of the floor covering (vinyl replaced with plywood screwed to floorboards, and varnished with floor paint).

We trust that the information provided in this section is 'proportionate' to the relatively minor level of intervention on the original fabric, and the fact that the building had already been modified to suit it's current retail and residential use, for example by the insertion of PVCU windows to the upper floors.



high level horizontal window to be used for kitchen extract ventilation. shape and size to be retained.



Existing shop front with bay windows in timber frame, no changes proposed.

Heritage Impact Assessment

Internal changes to the fabric have been kept to a minimum and include the creation of 2 local openings at high level within existing walls, measuring 460x450mm and 610x 310mm respectively. These would be in walls that appear to be modern stud partitions so would not impact on the original character or fabric of the building.

A further change is the addition of stainless steel ductwork and extract, which can be suspended from the existing ceiling without causing any damage using screw fixings.

Stainless steel panels are proposed to be fixed to an area of wall within the retail space, and this will be screw fixed again to prevent any permanent damage to the structure.

The impact of these changes is minimal as existing openings can be found in this wall, and because walls are plastered and painted which means that it will be easy to repair any local disruption.

Existing glazing within a modern steel framed window at the rear of the shop is

proposed to be replaced with a bird mesh, which would have a stainless steel plenum box fixed directly behind it. This would not impact on the listed building, character or fabric.

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