



## **HERITAGE STATEMENT**

New shop front at  
Spice Oven, 2-4 Church Street, Reading, RG4 8AT

Prepared for: Keen Partnership

*The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.*

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## **PROJECT OVERVIEW**

### **Heritage Asset and its Setting:**

Project Address: Spice Oven, 2-4 Church Street, Reading, RG4 8AT

Local Authority: Reading Borough Council

Conservation Area: St Peter's

Building Use: Commercial/Residential

Listing Status: Grade II          List entry no. 1155068

#### **Designated Heritage Asset:**

|                               |   |
|-------------------------------|---|
| Scheduled Monument?           | N |
| Listed Building?              | Y |
| Registered Park and Garden    | N |
| Historic Battlefield          | N |
| Conservation Area             | Y |
| World Heritage Site           | N |
|                               |   |
| Non Designated Heritage Asset | N |

### **Project Overview:**

New replacement shop front and external refurbishment of existing Listed Building front facade.



*Photo 1 – View of front (south) elevation*

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*Photo 2 – View of front/side elevation (southwest)*



*Photo 3-5 – View of main entrance way*

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*Photo 6 and 7 – View of second entrance way*



*Photo 8 – View of front/side elevation (southeast)*



*Photo 9 and 10 – View of property from Church Street (northeast) and listed neighbouring properties*

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### **Drawings and Documents provided:**

2158 E01 Existing shop Front Plans, Elevation and 3D

2158 P01 Proposed shop Front Plans, Elevation and 3D

### **Schedule of Intervention:**

In order to achieve the works, the following alterations/ interventions will be required:

- Remove existing shop front including the cornice
- New timber shopfront with relocated double door position to rebalance the facade.
- Removal of large 'Spice Oven' signage and associated lighting.
- Reinstatement of former sash window in previous location.
- Repair and redecoration of existing front façade,

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## Setting Overview/ Context:

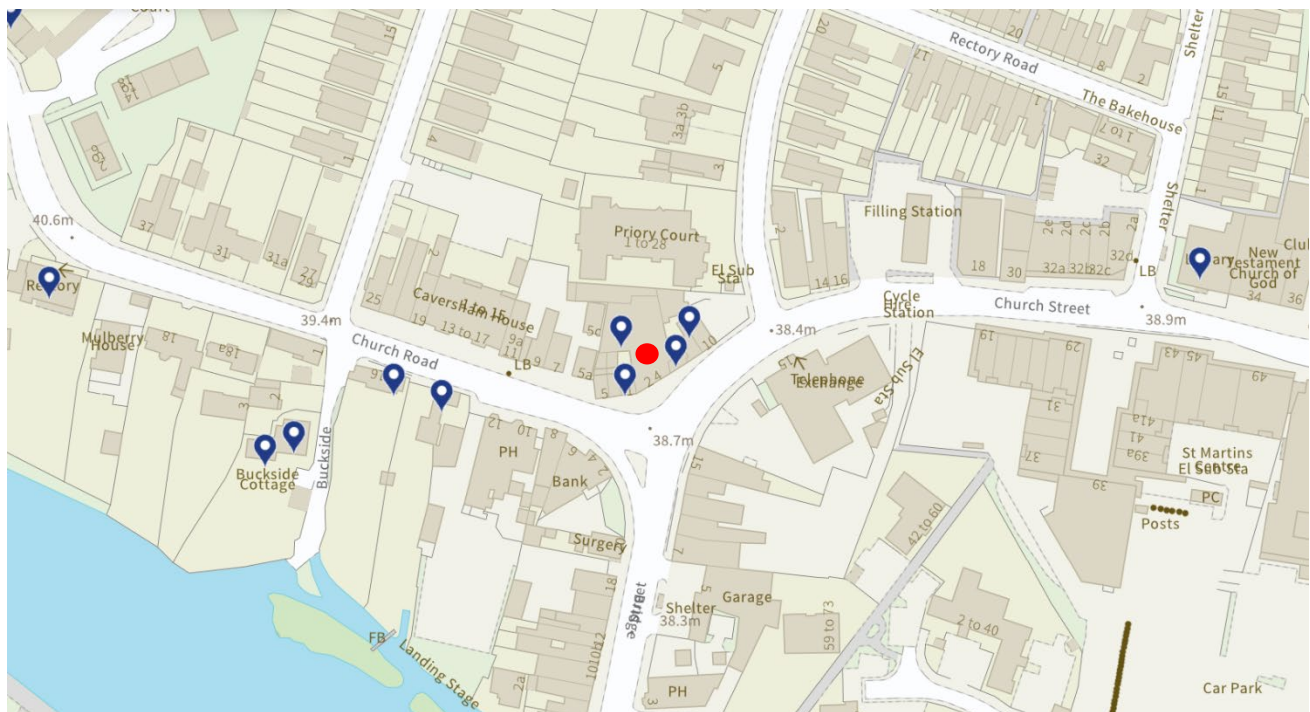
The Spice Oven former restaurant building is located on Church Street, a short distance north of Caversham Bridge, north of the Town of Reading. It is situated on the north side of the road between Church Road and Priory Avenue addressing a prominent and busy road junction. The site sits within the St Peters Conservation Area within a small retail area containing many traditional shop frontages.

The two storey building sits on the pavement edge with a modern shop frontage, containing a number of access doors, across the full façade at ground floor level. The shop frontage has been split up to provide access to residential accommodation above on the RHS. There is a plain clay tile roof containing several brick chimneys behind a rendered parapet. The front roof contains 3 no. dormer windows with pitched clay tile roofs to loft accommodation. The front façade is rendered at first floor level and contains 2 sash UPVC windows. The building itself is Grade II Listed.

The shop front replacement is part of a larger redevelopment scheme and this report focuses only upon the shop frontage replacement aspect.

Setting: Urban Area

Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

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## Site Planning History:

PL/24/1531 Listed building consent (Alt/Ext) Status: Under Consultation  
Part demolition of existing single and two storey extensions to rear of the building and retention of the remaining parts of the extension as an ancillary outbuilding to the ground floor units. Reconfiguration of existing first floor rear terrace area, first floor rear extension to access two existing upper floor flats and associated works and re-use as Class E.  
Received on: 14/9/2023

PL/23/1257 Full planning permission Status: Valid  
Part demolition of existing single and two storey extensions to rear of the building and retention of the remaining parts of the extension as an ancillary outbuilding to the ground floor units. Reconfiguration of existing first floor rear terrace area, first floor rear extension to access two existing upper floor flats and associated works and re-use as Class E.  
Received on: 02/9/2023

PL/19/1531 Listed building consent (Alt/Ext) Status: Under Consultation  
Part demolition of rear of restaurant and erection of 2-storey building consisting of 4 flats with associated bin stores and bike stores.  
Received on: 23/9/2019

PL/19/1530 Full planning permission Status: Valid  
Part demolition of rear of restaurant and erection of 2-storey building consisting of 4 flats with associated bin stores and bike stores.  
Received on: 23/9/2019

PL/16/0800 Full planning permission Status: Decision Made - Approve  
Change of use at ground floor level from restaurant/takeaway (Class A3/A5) to 2 flexible shop (Class A1) or financial and professional services (Class A2) units and associated shopfront/facade alterations. Part demolition of existing single and two storey extensions to rear of the building and retention of the remaining parts of the extension as an ancillary outbuilding to the ground floor units. Reconfiguration of existing first floor rear terrace area, first floor rear extension to access two existing upper floor flats and associated works (amended description)  
Received on: 28/4/2016 Decision Date: 19/6/2018

PL/16/0801 Listed building consent (Alt/Ext) Status: Decision Made - Approve  
Internal and external works including shopfront alterations and internal alterations to ground floor unit; part demolition of existing single and two storey extensions to rear of the building and retention of the remaining parts of the extension as an ancillary outbuilding to the ground floor units; reconfiguration of existing first floor rear terrace area, first floor rear extension to access two existing upper floor flats and associated works (amended description).  
Received on: 28/4/2016 Decision Date: 19/6/2018

PL/16/0808 Full planning permission Status: Decision Made - Refuse  
Demolition of the existing single storey building to rear and erection of part three, part two and part single storey (with rooms in the roof space) building containing 5 self-contained flats with associated amenities, parking spaces, bicycle store and bin store (amended description).  
Received on: 03/5/2016 Decision Date: 18/8/2017

PL/10/1245 Approval of details reserved by a condition Status: Decision Made - Conditions discharged  
Discharge of conditions 2, 5, 6, 7, 11, 12 and 14 of planning permission 08/01192/FUL.  
Received on: 10/5/2010 Decision Date: 26/10/2011

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PL/10/0844      Approval of details reserved by a condition      Status: Decision Made - Conditions discharged  
Discharge of conditions 2, 3, 4, 5, 6 and 8 of Listed Building Consent 08/01193/LBC.  
Received on: 10/5/2010      Decision Date: 26/10/2011

PL/10/0881      Listed building consent (Alt/Ext) Status: Decision Made - Approve  
Mezzanine floor with staircase and platform lift (amendment to Listed Building Consent 10/00327/LBC)  
Received on: 18/8/2010      Decision Date: 05/11/2010

PL/10/0252      Full planning permission      Status: Decision Made - Approve  
Proposed mezzanine floor with staircase and platform lift  
Received on: 24/2/2010      Decision Date: 06/5/2010

PL/10/0253      Listed building consent (Alt/Ext) Status: Decision Made - Approve  
Proposed mezzanine floor with staircase and platform lift  
Received on: 24/2/2010      Decision Date: 21/4/2010

PL/09/0937      Approval of details reserved by a condition      Status: Decision Made - Conditions not discharged  
Discharge of conditions 1, 2, 3, 4, 5, 6, 7 and 8 relating to permitted application 08/01193/LBC  
Received on: 27/7/2009 Decision Date: 18/1/2010

PL/09/1659      Approval of details reserved by a condition      Status: Decision Made - Conditions not discharged  
Discharge of conditions 1, 2, 3, 4, 5, 6, 7, 11, 12 and 14 of planning permission 08/01192/FUL.  
Received on: 17/7/2009      Decision Date: 11/9/2009

PL/08/0988      Full planning permission      Status: Decision Made - Permitted subject to Legal Agreement  
Conversion of existing staff accommodation, first floor stores and roof space to two self-contained flats  
Received on: 09/9/2008      Decision Date: 11/12/2008

PL/08/0784      Listed building consent (Alt/Ext) Status: Decision Made - Approve  
Conversion of existing staff accommodation, first floor stores and roof space to two flats  
Received on: 09/9/2008      Decision Date: 10/12/2008

PL/07/1404      Listed building consent (Alt/Ext) Status: Decision Made - Withdrawn  
Conversion of 1st floor store rooms and roof space to 2 habitable rooms.  
Received on: 05/7/2007      Decision: 29/5/2008

PL/07/0184      Full planning permission      Status: Decision Made - Withdrawn  
Conversion of existing 1st floor stores and roof space into 2 X 2-bed flats  
Received on: 27/6/2007      Decision Date: 28/5/2008

PL/05/0299      Removal/variation of conditions Status: Decision Made  
Application to remove conditions 2 and 3 of planning consent 00/00074/FUL, to alter hours of operation and to allow for a take-away facility  
Received on: 26/4/2005      Decision Date: 12/1/2006

PL/04/0077      Removal/variation of conditions Status: Decision Made - Approve  
To vary the opening hours condition (2) of planning consent 00/00074/FUL  
Received on: 19/7/2004 Decision Date: 13/9/2004

PL/00/0021      Consent to display an advertisement      Status: Decision Made - Approve  
Provision of Illuminated Fascia Sign

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Received on: 02/2/2000

Decision Date: 31/5/2000

PL/00/0151 Listed building consent (Alt/Ext) Status: Decision Made - Approve  
Internal Alterations Including Block Walls for Kitchen and Stud Partitions for Other Areas and Toilets for  
Disabled in connection with Change of Use to Restaurant

Received on: 20/1/2000

Decision Date: 05/4/2000

PL/00/1219 Full planning permission Status: Decision Made - Approve  
Change of Use from D2 (Assembly and Leisure) to A3 (Food and Drink)

Received on: 18/1/2000

Decision Date: 05/4/2000

PL/98/0160 Removal/variation of conditions Status: Decision Made  
Continued use of building as nightclub without compliance with condition two of consent number 96/0404  
which specifies a named operator.

Received on: 21/10/1998

Decision Date: 17/12/1998

PL/96/0040 Listed building consent (Alt/Ext) Status: Decision Made  
First floor internal alterations and associated works.

Received on: 20/3/1996

Decision Date: 06/6/1996

PL/95/0507 Listed building consent (Alt/Ext) Status: Decision Made  
First floor internal alterations. 2nd upvc mechanical vent terminals to rear wall.

Received on: 15/11/1995

Decision Date: 21/5/1996

PL/94/0244 Full planning permission Status: Decision Made  
Removal of existing pitched roof and replacement with new flat roof incorporating sound insulation.

Received on: 14/12/1994

Decision Date: 07/7/1995

PL/94/0231 Listed building consent (Alt/Ext) Status: Decision Made  
Removal of existing pitched roof and replacement with new flat roof incorporating sound insulation.  
(Retrospective)

Received on: 14/12/1994

Decision Date: 07/7/1995

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### Impacted Heritage Assets:

The building sits within the St Peter's Conservation Area.

The building itself is Grade II Listed.

Official list entry  
Heritage Category: Listed Building  
Grade: II List Entry Number: 1155068  
Date first listed: 14-Dec-1978  
List Entry Name: 2 and 4, CHURCH STREET, CAVERSHAM  
Statutory Address 1: 2 and 4, CHURCH STREET, CAVERSHAM

Location  
Statutory Address: 2 and 4, CHURCH STREET, CAVERSHAM  
District: Reading (Unitary Authority)  
Parish: Non Civil Parish  
National Grid Reference: SU 71169 74791

Details  
This list entry was subject to a Minor Amendment on 30/01/2014  
1. 5128 SU 7174 11/454  
Caversham CHURCH STREET (North Side) No. 2 and No. 4  
(Formerly listed as No. 4 Church Street) GV II  
C18 altered and refronted. 2 1/2 storeys. C19 tile roof with 3 gabled dormers and crested ridge, the 2 left hand dormers with bracketed gable ends. C20 stucco 2 storey shop front with 2 outer 1st floor glazing bar sash windows. Parapet with slight break in centre for shaped panel. Large fascia board for shop. Interior totally opened out for supermarket. Included for group value.  
Listing NGR: SU7116974791

The building is within the context of several Listed Buildings.

Official list entry  
Heritage Category: Listed Building Grade: II List Entry Number: 1113442  
Date first listed: 19-Mar-1975  
List Entry Name: 1-5, CHURCH ROAD Statutory Address 1: 1-5, CHURCH ROAD

Location  
Statutory Address: 1-5, CHURCH ROAD  
District: Reading (Unitary Authority) Parish: Non Civil Parish National Grid Reference: SU 71170 74776

Details  
CHURCH ROAD 1. 5128 (North Side) Caversham Nos 1 to 5 (odd) SU 7174 11/317 19.3.75. II GV 2. Late C17. 2½ storeys, painted brick with old tile roof hipped to left. 3 brick ridge chimneys and 3 dormers. Nos 1 and 3 retain original cross casement windows. (2 each), No 5 pebbledashed with new casements. 3 ground floor early C20 shop fronts with curved fascia brackets. Tile hung gable to left.  
Listing NGR: SU7117074776

Official list entry  
Heritage Category: Listed Building Grade: II  
List Entry Number: 1113455 Date first listed: 19-Mar-1975  
List Entry Name: 6 AND 8, CHURCH STREET  
Statutory Address 1: 6 AND 8, CHURCH STREET

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#### Location

Statutory Address: 6 AND 8, CHURCH STREET  
District: Reading (Unitary Authority)  
Parish: Non Civil Parish  
National Grid Reference: SU 71186 74785

#### Details

CHURCH STREET 1. 5128 (North Side) Caversham Nos 6 and 8 SU 7174 11/267 19.3.75. II GV 2. Altered C17 cottage row. 2 storeys. Colourwashed brick and plaster. Small low 2 storey link block with No 4 with 2 light mullion window on 1st floor. Old tile roof with catslide to rear. 3 windows on 1st floor, outer 3 light, centre 2 light. 3 similar windows on ground floor, blocked, and one with shutters. 2 doors. Ground floor openings segmental headed. String at 1st floor level and corbelled brick eaves cornice, original window frames on 1st floor. Listing NGR: SU7118674785

#### Official list entry

Heritage Category: Listed Building      Grade: II  
List Entry Number: 1248745      Date first listed: 19-Mar-1975  
List Entry Name: 10, CHURCH STREET  
Statutory Address 1: 10, CHURCH STREET

#### Location

Statutory Address: 10, CHURCH STREET  
District: Reading (Unitary Authority)      Parish: Non Civil Parish National Grid Reference: SU 71190 74794

#### Details

CHURCH STREET 1. 5128 (North Side) Caversham No 10 SU 7174 11/267A 19.3.75. II GV 2. Mid-late C17 altered. 2 storeys, timber framed, 1 bay to road, with timber frame applied over plaster and 3 to east. Plaster infill. Hipped corner to old tiled roof, 3 chimneys. To street: C19 3-light casements. To east: 2 light casements on 1st floor, modern windows on ground floor. Door off-centre left. Small single-storey wing to right. Interior remains of bread-oven to right of ground floor parlour fireplace. Roof formerly thatched. Catslide to rear. Listing NGR: SU7119074794

## Assessment of Significance:

*Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.*

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF*

**Archeological:** *As defined in the Glossary to the National Planning Policy Framework, 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.*

There are no proposed ground works as part of this specific scope of works so below ground archaeology has not been reviewed as part of this report. The area however is noted for its medieval origins so should this scope change then an archaeological evaluation would be important.

**Historic:** *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.*

'Caversham is mentioned in the Domesday Book as a settlement in the 11<sup>th</sup> century. It was independent from Reading, separated by marshlands on the south side of the River Thames, but connected by Caversham Bridge and a toll road.'

Development is shown in the vicinity of the building on the early 1761 Rocque Mapping. The area formed part of an important medieval settlement and its built form on the map has historic significance even if the building itself is 18<sup>th</sup> Century in nature and has been greatly adapted.

The building is highlighted as being 18<sup>th</sup> Century in age in the Conservation Area Appraisal. It is recorded as being a house and garden in 1845 owned and occupied by Mary Leach with the retail centre of the village being located around the corner on Church Road.

It remains recorded in the census as being a household in 1891.

By 1901 no. 2 Church Street is occupied by a greengrocer and no. 4 a photographer which is evidenced in the photo below and is assumed to have been rebuilt between 1845 and 1891.

The property remained retail in purpose with residential above since then with a formal use as separate flats on the first floor as separate entities from 2008. There have been a considerable number of internal alterations over time and the existing shop front is modern in nature.

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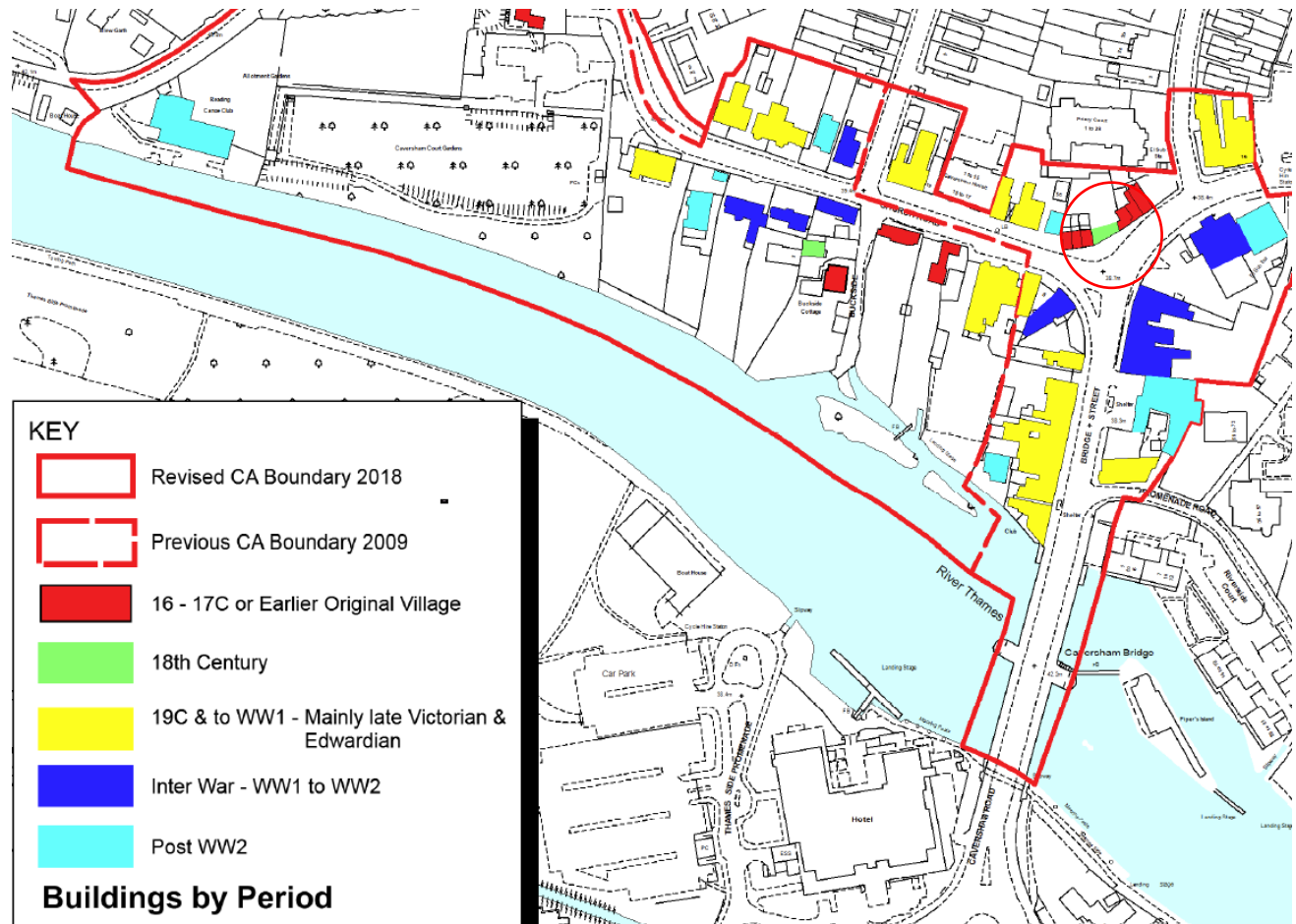
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Photograph of the property in approximately 1901- Note the width of the parapet detail, the middle sash window and the shop detailing.

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**Architectural or Artistic:** *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 skill, like sculpture.*

The building sits within a prominent location on a key view through the Conservation Area from Caversham Bridge. It was Listed for its architectural significance from a collective group value with its retail frontage contributing to the retail core of the area.

The existing restaurant frontage at ground floor level however is a modern addition and lacks the traditional detailing present in many of the adjacent properties having a negative impact upon both the building itself and its wider setting. The front sash windows are currently a poor quality UPVC and the extent on the top parapet has been extended. The building is also in a poor state of repair which impact upon its architectural value.

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**Historic Mapping** – For reference dating only, not for reproduction



Extract from Rocque Map 1761



Extract from Plan of Parish of Caversham 1844

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Extract from Oxfordshire LVI 1882



Extract from Oxfordshire LVI.SE 1900

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Extract from Oxfordshire LVI.15 1913



Extract from Oxfordshire LVI.15 1932

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Extract from SU7174 1956



Extract from SU7074SU7174 1961

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Extract from SU7174NW 1971

## **Development Impact on the Historical Asset:**

*An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.*

*Proposals should and do:*

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

## **Building Elevations and Setting:**

The building at present has lost its original architectural details and consistency, containing both a modern shop front and access to the residential unit above. The proposed revised designs rebalance and restore the elevation with a traditional shop frontage to the benefit of both the Listed Building and its wider conservation area setting. The proposals are sympathetic from both a materiality and detailing perspective.

The current poor condition of the building is remedied by restoring a prominent building on a key view through the Conservation Area reinstating features such as the missing sash window and repairing the render.

A Victorian style of shop frontage has been selected with a slightly chunkier framing since that was when it was first evidenced as having been used for retail purpose and was presumably rebuilt for this new usage.

There is a visual enhancement to the building along a key view within the Conservation Area as a result of these proposals.

## **Internally:**

Internally access to the residential above is relocated away from the frontage to the rear of the property as part of the wider scheme. The interior of this property has been substantially altered over time and the new proposals appear not to impact upon historic fabric. The proposals reinstate the shop front to the ground floor to its overall visual benefit. The relocation of the double doors rebalance the façade without harming the internal functionality.

## **Scale and Massing:**

There is no change to the scale or massing of the property as a result of the proposals.

## **Archeaology:**

There are no proposed below ground works as a result of the scheme so there is no impact upon below ground archaeology.

## **Use:**

The property remains a mix of commercial and residential as it was historically since Victorian times.

## Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021 and 2023.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset as, '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. Heritage assets are either designated heritage assets or non-designated heritage assets.

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

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When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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## **Conclusion:**

The scheme sympathetically restores the Victorian shop front that has been lost over time, to both the benefit of the building and the Conservation Area setting. The proposals relocate the access to the first floor accommodation to the rear of the building improving overall aesthetics.

The reinstatement of historic detailing using traditional materials and the repair of a dominant façade in a prominent location should be seen as an opportunity in line with the Conservation Area Appraisal identified opportunities especially on a such a key vista.

There is no loss of historic fabric by removing the existing modern and low quality shop frontage. There is no change to the scale or massing of the existing property as a result of the proposals. The proposals do not materially harm the value of the heritage asset as either the Listed building or wider Conservation Area.

Overall the investment in the Listed building bringing it back into functional use is of heritage benefit supporting its long term conservation and acting in line with both local and national heritage planning policy.

## **Assessor Details:**

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit:29/01/25 Weather conditions at time of visit: Dry

## **Information Source Checklist:**

*The following information sources have been used when conducting desk based research:*

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

Local Records Office Other (please state):