

Heritage Statement

This statement accompanies a full planning application to erect a canopy to the front of the building in the forecourt area of the property.

The Site

The property is a three storey building with the ground floor used as an express supermarket. It is one of a terrace of properties which are mainly for commercial use.

The upper floors of number 161 have been converted to living accommodation and office facilities. The rear at ground floor consists of an external loading bay and off road parking. Internally a large storage/stock area links to the loading area.

The proposal

The canopy consists of a light weight metal frame supporting a clear polycarbonate sheeted covering providing a light open feel. Support is provided at the front by stanchions in the forecourt area and attachment to the building at the rear. The main purpose, during opening hours, is to display fresh fruit and vegetable produce allowing them to retain a high level of freshness and provide an exciting and interesting display. When not trading, the area will be enclosed by roller shutter doors providing high level security to the property and deter night time occupation of the sheltered area and the tendency for litter accumulation and unsociable activities in the recessed doorway.

Conclusion

In terms of visual impact it is overshadowed by the large advertising/branding hoardings of the adjacent property which dominates the area. The proposal cannot be seen from other terraced properties.

The proposal would improve the cleanliness and amenity of the Northgate conservation area, by removing windblown accumulations of litter and deterring anti-social activities in the existing doorway. And, like many urbanised shopping areas throughout the country improved amenity from the produce display which will provide a more vibrant outlook to the conservation area.


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