



**Ground Floor  
38 St James Street  
Weston Super Mare  
North Somerset**

**Proposed Subdivision of existing ground floor retail unit to three separate units  
Planning Application**

**HERITAGE STATEMENT**

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## **1.0 Introduction**

This Statement supports a planning application proposal to subdivide an existing retail unit within the Weston-Super-Mare town centre area, within a conservation area:

This statement seeks to establish the heritage value of and impact on the existing building as a result of proposed alterations.

## **2.0 Methodology**

The following items have been essential to the preparation of this study:

Survey of the existing building.

Government guidelines regarding lowering of carbon emissions.

English Heritage guidance regarding the conservation of energy.

Scaled plans are included within the application to identify the alterations proposed.

## **3.0 Historic Background**

The site is located within the centre of the town of Weston Super Mare. The property is a modern concrete framed building, thought to originate during the 1960's as a replacement of earlier buildings at the site.

All elevations to the property are fairly uniform, with no particular architectural features noted.

## **4.0 Matters of Significance**

The existing property is typical in style, size and material with retail properties of the period.

The property consists of a three-storey structure with a flat roof and uniform windows set to a regular pattern. Windows are generally large in size around the property, with the ground floor consisting of large shop front glazed panels and associated entrance doors. The property is not currently extended.

Adjacent and nearby properties range in size, age and appearance.

The external facing materials are a white coloured render and mixture of metal and timber framed glazing.

The proposed alterations are predominately internal with isolated alterations externally where necessary to provide an additional shop front access. Replacement frontage will look to mimic the existing external appearance of the host building in both material and style.

### **4.1 Summary**

The existing building is synonymous with the rank of properties that it sits within, with no architectural heritage or interest. With matching materials and uniform dimensions, the proposed alterations will not affect the character of the host building or the rank of properties along St James Street.