

Christopher Tredway Architects

Development Management,
Three Rivers District Council,
Three Rivers House,
Northway,
Rickmansworth,
Hertfordshire
WD3 1RL.

Ref. CTA/073/4 Church Road/8.2/Planning/Planning Statement
Wednesday 6th October, 2021

Dear Sir / Madam,

*RE: Shop 4, Walpole Buildings, 1 - 5 Church Street, Rickmansworth, Hertfordshire
WD3 1BU.*

This is a Design & Access Statement and Heritage Statement to accompany a Planning Application for a new Pizzeria at the above property.

Design & Access Statement:

Use:

Restaurant use will be maintained, although effectively there is a change of use class from A3 Restaurants & Cafés to E(b) since the government revoked Class A on 1st September, 2020.

Amount:

The changes proposed involve the installation of sliding folding doors and edge protection into the front elevation.

Layout:

The internal layout of the unit is unaltered.

Scale:

No extensions are proposed.

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Landscaping:

No landscaping is proposed.

Appearance:

The framework of the new sliding folding doors proposed will be painted to match the adjacent windows that will be retained.

Access:

Access will not be altered. Unfortunately this is stepped, so a door bell will be installed should any customers with restricted mobility need assistance entering the premises.

There is the public car park at the rear of the property.

The site is within an urban area that benefits from many nearby access to public transport (buses and trains).

Heritage Impact Assessment:

7 & 9 Church Street are Grade II listed buildings and the application site is located within the Rickmansworth Town Centre Conservation Area.

The Character Appraisal of the Rickmansworth Town Centre Conservation Area identifies the following characteristics of Church Street:

- Medieval street pattern;
- Brick walled entrance to the Churchyard;
- 16th and 17th century timber framed houses (covered by Georgian and Victorian brick facades);
- Granite kerbs;
- North end lack of cohesion; and,
- Gables to be retained.

As the alteration proposed in this application only involves the installation of sliding folding doors there will be little or no harm caused to any of these features by this proposal. This will not be appreciably different from the existing and we therefore assert that it is a di minimis alteration.

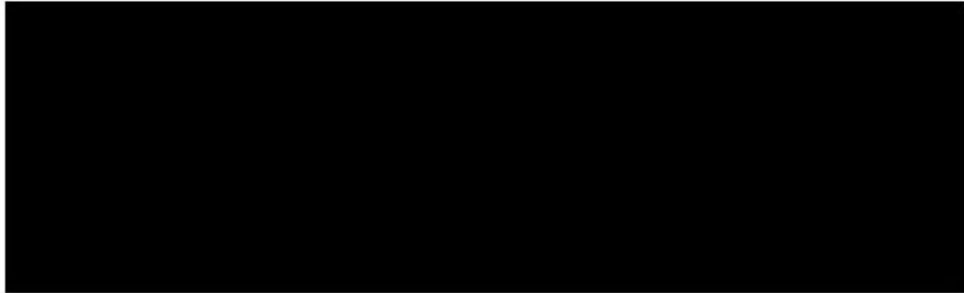
Overall our assessment is that the changes proposed will cause no harm to either of the identified heritage assets and have the benefit of returning the property to use.



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We trust that this information is sufficient and look forward to discussing these proposals further with the Case Officer.

My best wishes, yours sincerely,



Christopher Tredway RIBA, Christopher Tredway Architects Ltd.

Enclosures:

None.

