

# Heritage Statement

Provision of External Covered Area for Use in Association  
with Existing Coffee Shop at 16 High Street, Tewkesbury.

On Behalf of Mr. and Mrs Prokopiou

January 2022

Helen Watson BScHons DipURP MRTPI  
Planning Consultant  
8 New Street  
Childswickham  
Broadway  
Worcestershire  
WR12 7HQ

## **1.0 Introduction**

- 1.1 This heritage statement is submitted to support a Planning Application and Listed Building Consent Applications for the erection of a small external covered area to the rear of 16, High Street.
- 1.2 The planning and listed building consent applications relates to the provision of a small light weight covered area at the rear of the property to provide some additional preparation area.
- 1.3 Planning permission and listed building consent were granted in 2018 to change the use of the number 16 to a coffee shop and carry out various alterations to the property (18/01007/FUL & 18/01136/LBC).
- 1.4 Since obtaining permission in 2018 the applicants have successfully carried out the alterations and been operating a coffee shop from the premises. The kitchen area is however very small and this is making preparing food efficiently difficult. The applicants are therefore seeking an additional area in which they can do basic food preparation and also have additional space for washing up.
- 1.5 There is to be no change in the nature of the coffee shop.

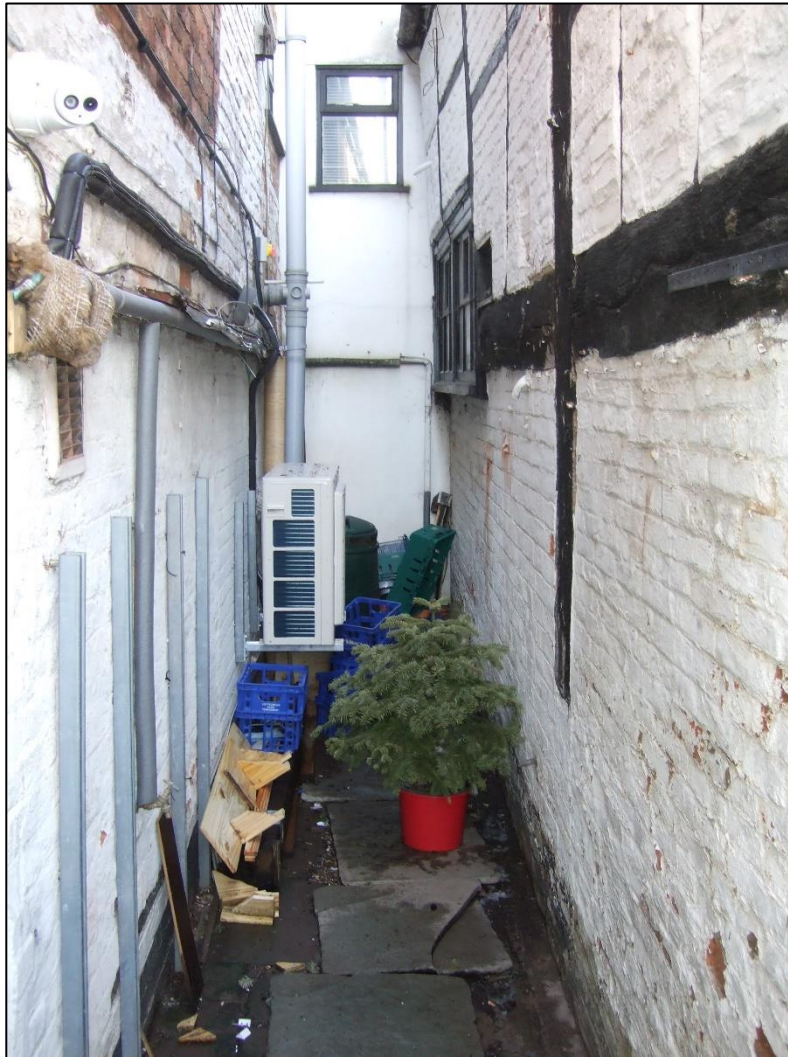
## **2.0 Site Description and Context**

- 2.1 16 High Street is situated on the western side of the High Street in Tewkesbury. The building itself is arranged on three floors plus a basement. The first and second floor are used as a self-contained flat known as 16A High Street. These applications relate to a small part of the yard area at ground floor.
- 2.2 The building is finished in red brick to the front, with the roof not visible from road level, as it is hidden behind a parapet. To the left of the front elevation is the entrance door to 16A, the remainder of the ground floor front elevation consists of a modern plate glass shop front.
- 2.3 16 High Street is a Grade II Listed Building (list entry number 1206381). The List Description is attached as an appendix. The property, at ground floor has been the subject of modern alterations as referred to in the listing which includes reference to the plate glass and aluminium front and to “a much-modified ground floor”.



Shop Front to 16 High Street

- 2.4 The following photograph show the existing rear section of yard where it is proposed to install the covered area.



2.5 Immediately adjoining the property to the south is 15 High Street, a Grade II\* Listed Building.

2.6 The site also lies within the Tewkesbury Conservation Area.

### **3.0 Policy Background**

3.1 The Planning (Listed Building and Conservations Areas) Act 1990 is relevant as the proposal affects a Listed Building within a Conservation Area. The act requires at section 66, *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the*

*case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Within section 72 of the same Act requiring 'In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

- 3.7 In relation to 'the Framework' Paragraph 131 of the National Planning Policy Framework requires account to be taken of the desirability of sustaining and enhancing the significance of heritage assets. Further paragraph 132 requires when considering the impact of a proposed development on the significance of a designated heritage asset, great weight to be given to the asset's conservation.
- 3.8 Set out below are sections both on the significance of the building and also details of the proposals and their impact on the heritage assets.

## **4.0 Significance of Site and Setting**

### **Historic and Cultural Significance**

- 4.1 The Listing suggests that the property dates from the 16<sup>th</sup> and 17<sup>th</sup> Century with an early to mid 18<sup>th</sup> Century front. However, the Listing also sets out has been much alteration to the ground floor, in particular, the shop front pilasters date from the 19<sup>th</sup> Century and the "plate glass and aluminium front" and fascia from the 20<sup>th</sup> Century.
- 4.2 An extract from a map prepared by survey in 1883 and revised in 1900-1901 identifies the property has having a long burbage plot stretching to Back of Avon.



- 4.3 The Residential & Trade Directory of Tewkesbury 1905 sets out the business establishments in order down West Street. An annotated copy is attached in appendix 2. No property numbers are given however using the public houses as reference points it is deduced that the property was occupied at the time by H Bishop – Butchers. Further reference to the Bishop Butchers of High Street Tewkesbury can be found in Tewkesbury Traders Directory of 1856 but again no property numbers are recorded so it can not be shown whether they were occupying the same property.
- 4.4 The evidence suggests that the property has been in use historically, on the ground floor, as a retail unit and possible as a butchers for a number of years.

### **Archaeological Significance**

- 4.5 The works are relatively minor involving and will not involve any excavation, removal or alteration of any of the historic structure. It is considered the works will not affect the archaeological significance of the area.

### **Aesthetic Significance**

- 4.6 The narrow section of yard that it is proposed to cover is currently used for ad hoc storage. In addition the wall of number 16 currently has a number of modern fixtures including; plastic water pipes, an air conditioning unit, extractor vent and metal racking supports.

- 4.7 The wall to number 15 remains largely unaltered, consisting of painted brick timber infill panels. Although there is a modern casement window.

## **5.0 Impact of Proposals**

- 5.1 The covered area has been designed to be as light weight structure as possible and to only be attached to the ground and number 16. There is to be a new screed floor
- 5.2 Whilst it will result in the infilling of a very small section of the historic burbadge plot the design is such that this will still be readable.
- 5.3 The structure is light weight with plaster board and stud walling, with a slate roof. The proposal will preserve the historic interest of both 16 and 15 High Street.
- 5.4 The proposal will not be publicly visible and will not therefore casue harm to the character or appearance of the Conservation Area.
- 5.5 There will be minimal excavation, only to lay the screen flooring. There will therefore be no impact on any archaeology.



Kitchen Door





Office Door

## **6.0 Conclusion**

- 6.1 In conclusion any remaining form on features of the existing building are to remain with the level of work proposed being kept to a minimum, whilst allowing the building to be refurbished and renovated to a high standard.
- 6.2 The historical, cultural and aesthetic qualities of the building will be preserved, whilst allowing the ground floor of this building to be brought back into use.

# 16, HIGH STREET

[1 contribution](#)

## Overview

Heritage Category: Listed Building

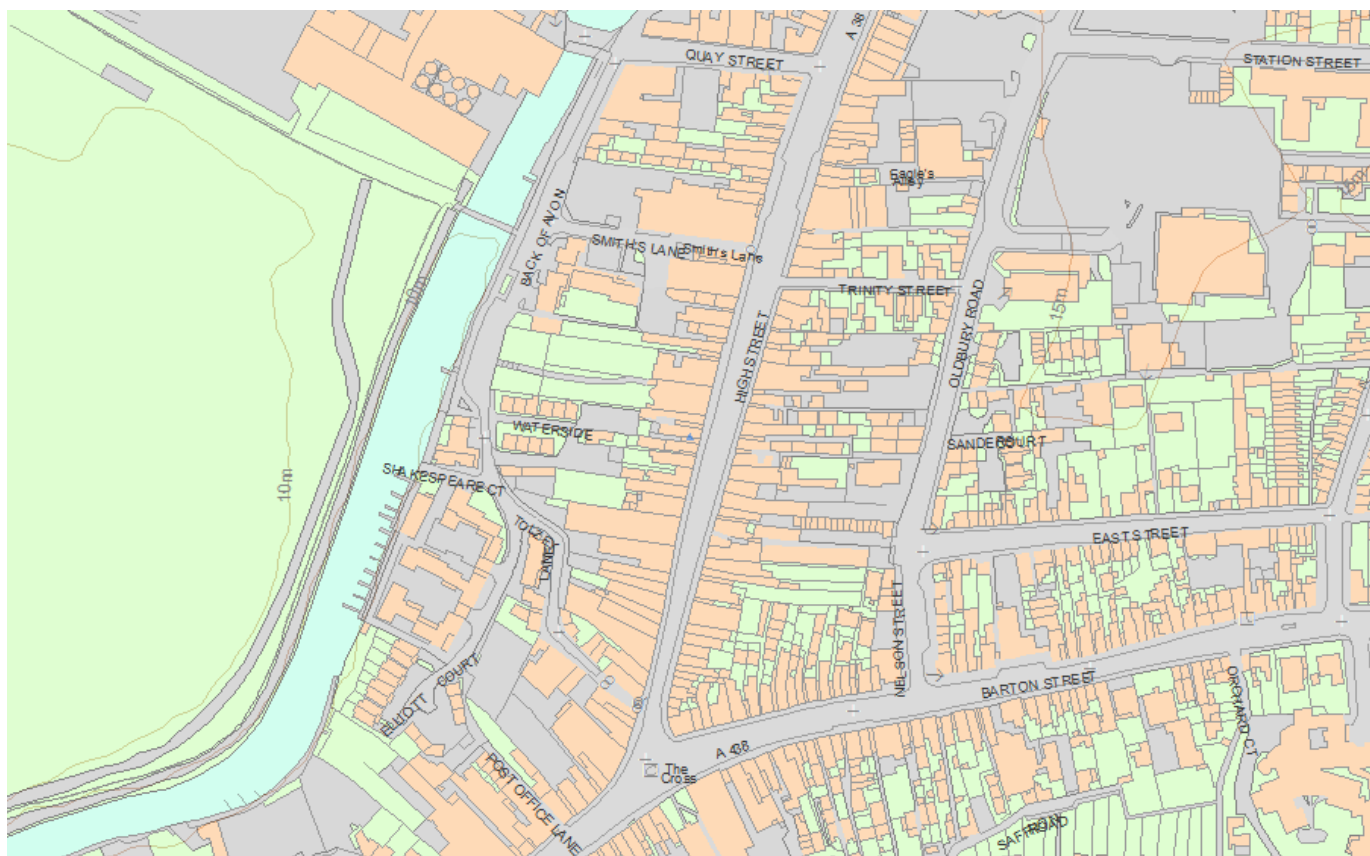
Grade: II

List Entry Number: 1206381

Date first listed: 04-Mar-1952

Statutory Address: 16, HIGH STREET

## Map



© Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2018. All rights reserved. Licence number

102006.006.

Use of this data is subject to [Terms and Conditions](#).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1206381 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 29-Oct-2018 at 19:33:37.

## Location

Statutory Address: 16, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County: Gloucestershire

District: Tewkesbury (District Authority)

Parish: Tewkesbury

National Grid Reference: SO 89293 32818

## Summary

Legacy Record - This information may be included in the List Entry Details.

## Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

TEWKESBURY

SO8932 HIGH STREET 859-1/6/193 (West side) 04/03/52 No.16

GV II

House in row. C16 and C17, early to mid C18 front. Timber-framing, with Flemish bond brickwork front, roof not visible behind parapet. PLAN: a 2-room depth plan, with stack on

---

Heritage Statement January 2022

©Helen Watson

Page 10

the right party wall, central staircase, and throughway to the left; C18 rear wing makes L-plan. EXTERIOR: 3 storeys, 2-windowed. 12-pane sashes in moulded flush boxes, small brick-on-edge heads to second floor and segmental heads to first floor, stone cills. Late C19 full-width shop front in pilasters with swept consoles to fascia with moulded cornice above very deep C20 fascia over plate glass and aluminium front. To the left is a low 4-panel part-glazed C19 door to the throughway. Full-width moulded cornice above second floor windows, deep blocking course and coped parapet. The back of the main building is rendered, on braced square-panel framing, and the throughway has framing each side, with a C16 or early C17 deep-chamfered beam. A further narrow gabled wing in brick with tile, and various blocked openings. INTERIOR: the ground floor has been much modified, and the underlying structure is not visible, except in the throughway. At the first floor, 2 transverse boxed beams, and a C16 deep chamfered beam carried on a post on the S side. A good late C17 or early C18 winder staircase with twisted balusters, moulded handrail, and square newels. The top floor has a pair of large jewelled posts, in the back wall a remnant of a moulded beam, and a large plate or roof tie; the roof was not accessible for inspection.

Listing NGR: SO8929332818

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 376776

Legacy System: LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

## Residential & Trade Directory of Tewkesbury.

(Arranged in consecutive order as the Houses occur).

NOTE.—Where the premises are occupied as a Business Establishment the principal line of trade with the name of the person or title of the firm, is given; but where the premises are tenanted simply as Private Residences the name of the occupant alone is given.—Where the name is printed in more prominent type the person or firm has a special advertisement in the Almanack, and to this the particular attention of the reader is directed.

[CORRECTED TO CHRISTMAS, 1904.]

### HIGH STREET.

High Street—West Side.	Heading & Sons, Offices and Flour Mills	Jordan, H.
Prece, Rev. H. J. (Baptist)	Rice & Co., corn dealers	Crisp, H., shopkeeper
<b>Horton, J., Clothier</b>	High St.—West side—contd.	Manila, W.
Milner & Co., ironmongers	Watton, E., <i>Anchor Hotel</i>	Dickenson, J.
—	Finnigan, D. H., grocer, &c.	Dr. Liston, Hereford House
<b>Coleman and Bradford, Outfitters</b>	Hall, J., <i>Foresters' Arms</i>	Malvern, W., vet'y. surgeon
Roberts, C. A., stationer	Moore & Sons, Auction Offices	Aetm, T., baker
<b>King, H. Ironmonger</b>	Webb, W., hairdresser	Bishop, G., shopkeeper
10—Pike, P. A., <i>Swan Hotel</i>	Griffiths, E., shopkeeper	Ford, W.
Bradley, Messrs., Outfitters	Handley, S., ironmonger	Wilkins, G. A.
Hunter's Grocery Stores	Reynolds, S. J., saddler	Bedford, H., shopkeeper
<b>Dobell &amp; Co., Wine Merchants</b>	Badham, H. A., jun.	<b>Taylor, E. T., sculptor</b>
<b>Jolleyman, Miss, Tobacconist</b>	Thomson, T. W., solicitor	Green, R.
167 Harris, C., plumber, &c.	Rice, Miss, ladies' school	Thompson, J., fishmonger
187 Site—Bishop, H., butcher	Harrington, C.	Jones, Mrs., shopkeeper
Mellows, C., saddler	Smith, C., <i>George Inn</i>	Bedford, G., house painter
<b>Baker, A., Old Bank</b>	Clifton, F., innkeeper	Woods, F., <i>Happy Returns</i>
Dyer, Mrs.	Mann, J.	Boro' Surveyor, Sun Street
Hone, G., auction offices	Jaynes, J.	<b>Sheward, J., Coach Builder</b>
Merrill, Mrs.	James, J., boot maker	Martin, F. G., Corn Stores
Brookes & Badham, solicitors	Moore, Miss, 'Hill View'	Croft, J. J.
Milner, P., ironmonger.	— 'Trentishoe'	Douglas, Rev. D. G.
Lear, G., tobacconist	Healing, A. E., 'Avonside'	Saunders, grocer
Moore, G. B., grocer	Alford, Mrs.	Rice & Co., corn dealers
Beale, Mrs., shopkeeper	Moodry, F. E., "Trafalgar House"	Whittaker, Mrs., milliner
Frost, The Misses	Scott, Mrs., 'Moffat House'	Wilkes, C. J., hrazier
28—Newman, G., <i>The New Inn</i>	Bayliss, G. C.	Moulds, Mrs., innkeeper
Raynsford, T., greengrocer	Smith, F., <i>Black Bear Inn</i>	Smith, W., pork butcher
Doherty & Co., retail dep't	Bayliss & Merrell, Distillery	Roberts, Bros., bakers
<b>Arnold, Parrett &amp; Co.</b>	<b>Bathurst, C., Boat Builder</b>	<b>Pearman, A., Decorator</b>
Boyer, A. W.	Taylor, G.	Co-Operative Co's. Stores
James, J. B., <i>Narrel Inn</i>	Wakefield, Joseph	Durrant, T., boot maker
<b>Crouch, C., baker, &amp;c.</b>	Daffurn, Mrs.	Clarke, Miss, milliner
Mouldar, W., confectioner	Wallis, W. H., 'Lilycroft'	Stretton & Co., cycle agents
Fovey, W., pork butcher	High Street—East side.	<b>Parker, W. M., Hairdresser</b>
Fluck, Miss	Devereux, Dr., North House	Moss, D., <i>Star Coffee Taverns</i>
Stephens, N. B., corn dealer	Moore, N. G., solicitor	Trinity Street.
—	Stroud, L. L.	Wilkes, E.
Quay Lane.	Bishop, Miss	Stylos, F.
Holder & Co., corn dealers	Creese, C. R.	Milham, W., insurance agent
Thornbury, Mrs., <i>Royal Oak</i>	Grubb, Miss	Price, W. T., coal dealer
Perry, Mrs., <i>Coach &amp; Horses</i>	Davis, Mrs.	Crockett, W., shoing smith