

PLATTEN'S YARD

PROPOSED COVER/TERRACE

DESIGN AND HERITAGE STATEMENT

BACKGROUND

Platten's is the well known fish and chips shop and restaurant on The Quay at Wells-next-the-Sea.

It comprises Nos. 12 and 13 The Quay and the Yard which is the subject of this application is situated at the rear of No 13. It is used by both buildings but mainly No 12 where the fish and chips shop and restaurant and food preparation area are situated and also where the bins are kept with a direct access to the Quay for access and collection.

PROPOSALS

The proposals are to build a cover/canopy over the Yard which is also constructed as a terrace to serve the two flats at first floor level. This to form a means of escape from the Managers Flat which although having a planning approval has still to be constructed, and an amenity space for the use of one of the Apartments. It will be open on three sides for ventilation with a staircase down to ground level and the flats will also have access to the bins.

There is also a small store to one side of the Yard which it is intended to be demolished to give a more open space. It was built in 2012 approx., is small and no longer of any practical use and tends to obstruct the use of the Yard. The existing roof conflicts with the proposals.

HISTORIC SIGNIFICANCE

The buildings are basically 18th C to their frontages with later additions to the rear. They both have been subject to extensive alterations over very many years and, as a result, the interiors and the exteriors at the back are almost entirely of the late 20th / early 21st Cs. Not only are their internal finishes now almost ubiquitously modern but their plan forms are similarly compromised and there is no element of the historic fabric that survives around the yard although floors and envelope party walls are presumably 18th C too.

The significance of the buildings lies, therefore in their street frontages, and in any elements of their interiors which are 18th century construction and surviving traces of original plan form. There will be no loss of historic fabric.

DESIGN

The design of the cover/canopy/terrace and removal of the small store will have no effect on the surviving traces of original plan form. The height of the terrace is above the eaves of the buildings to the south and east sides to keep clear open ventilation and is at a suitable level against the two storey buildings to north and west to give access to/from the flats. Part of the north side is mostly open and the design will have little effect on the existing buildings and no effect on the frontages.

Construction will be of a lightweight metal frame structure supporting what is most likely timber joists although the decking and finish have still to be discussed and decided.

ACCESS

Access to the Yard between both properties remains as existing and the access to the cover/terrace from the two first floor flats is as previously stated. Access to the bins is also as existing including to the Quay on bin collection days.

JUSTIFICATION

The overriding benefit of the proposals and its ultimate ambition is that it would allow the building to function better as a business by enabling easier accessibility and use for those working in the premises. This benefit would help secure the long term optimum viable use for the buildings and this would be in line with the North Norfolk Local Plan Policy EN8.

RM Partnership