

**HERITAGE STATEMENT TO ACCOMPANY PROPOSALS FOR  
CHANGE OF USE OF 28, MARKET STREET, LICHFIELD WS13 6LH  
FROM BEAUTY SALON TO BAR.**



**Cover:** General view of the listed building 28, Market Street

## INTRODUCTION

1. The writer was commissioned by Egle Kazdaileviciute to prepare a heritage statement in relation to the proposed change of use of 28, Market Street, from a Salon to a Bar with DJ area and a VIP lounge upstairs. A detailed site visit was made on 21<sup>st</sup> September, 2023. The building is Grade II listed. When first listed in 1975 it was part of a list entry which included nos. 30 and 32, but has had its own independent list entry since 1994.

2. This statement is prepared in accordance with paragraph 194 of the National Planning Policy Framework 2021 (NPPF), which says:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

3. The heritage assets concerned are:

- **The Lichfield Conservation Area**, designated on 3/3/1970.
- **28, Market Street**, listed Grade II in 1975.

These assets are now considered in turn, as follows:

### THE LICHFIELD CONSERVATION AREA

4. The current conservation area appraisal of the Lichfield Conservation Area is from 2008, and breaks the conservation area into separate character areas in accordance with recognised good practice.

5. No. 28, Market Street is in the City Core Character Area, being character area no. 12 in the appraisal. Its defining characteristics include:

- Its grid pattern of streets, thought to date from the deliberate laying-out of the city in the mid-12<sup>th</sup> century.
- The Victorian Church of St. Mary in the Market Place is the principal landmark.
- Retention of continuous built frontages on the historic building lines.
- Consistent scale and massing, while allowing for varying architectural designs.
- Commercial activity.
- 18<sup>th</sup> and 19<sup>th</sup> century buildings that sometimes hide earlier, timber-framed buildings behind them.
- Some potential for development of under-used backland plots.

6. The present proposal has no effect on any of these characteristics, and involves no change at all to the exterior of the building. It is therefore unnecessary to dwell further on the conservation area.

## THE LISTED BUILDING NO. 28, MARKET STREET.

7. The current list description is as follows:

“G[roup] V[alue Grade] II. Shop. Early to mid C18. Stucco; tile roof. 3 storeys; 3-window range. Top cornice. Late C20 shop front. 1st floor windows have pegged cross-casements; 2nd floor has 2-light and 5-light window. Rear has later wing.”

8. The building is also included on the Staffordshire Historic Environment Record (MST10829), but the entry adds nothing to the statutory list entry.

9. It is clear that the single-storey rear section of the property is a modern addition, replacing previous rear sections of the building as shown on the Ordnance Survey revision of 1921 (see **Figure 1**). It has a roof of trussed rafters jointed with connector plates.



**Figure 1. Ordnance Survey 25" revised 1921. No. 28, Market Street fronts the "S" of "Market Street".**

10. The historic interest is confined to the original section of the building, which is two rooms deep. The front part, against Market Street, is three storeys high, with the roof ridge parallel to the street (**Photo 1**). The rear part is of two storeys, with the roof ridge at right angles to the street (**Photo 2**).

11. The Market Street frontage has a modern shopfront, with two storeys above it. The render makes it difficult to put a date to the elevation, and the exposed areas of the rear elevation are rendered likewise, but the survival of the original window frames helps. All three of the first floor windows appear to have their original 18<sup>th</sup> century frames (**Photo 3**), originally designed to accommodate leaded lights with wrought iron opening lights, but now reglazed.

12. The top floor windows look as though they also have their original frames, but I was unable to inspect them internally. Between the two western attic windows, a section of walling has been removed to allow the insertion of an extra window light, thus conjoining two original two-light windows as parts of a single five-light one. The reasons for this are unclear, but some business presumably took place up there which required better light. The resultant large window looks like the framework knitters' windows associated with Derbyshire, Leicestershire and Nottinghamshire, but I am not aware that Lichfield was ever associated with framework knitting.

13. Provisionally, I would ascribe an early 18<sup>th</sup> century date to the three-storey front elevation, but it is unclear whether the façade was applied to an earlier building, or whether the whole front section was rebuilt at the same time as the façade. On balance, I suggest the latter. The two-storey part of the rear wing may be older, but there is little visible evidence to go on.

14. The interior of the building is no longer very eloquent, as so much is lost or concealed. In particular, I was unable to view the top storey, as the stairs have been removed and access is now by a ceiling hatch only, that was inaccessible at the time of my visit. The only part of the roof structure that I was able to see was the modern construction over the single-storey rear addition (**Photo 4**). Given the very minor nature of the proposals, the inability to make a full assessment does not matter, as the fuller inspection was not required to meet the demand of NPPF paragraph 194 to provide a proportional amount of detail, “no more than is sufficient to understand the potential impact of the proposal on ... significance.”

15. The ground storey is stripped of all historic fit-out, including the chimney structures, which have been broken through to give access between the front and rear rooms. There must at one time have been a historic staircase, probably a simple one by the chimneystack between the front and rear rooms, but all trace of it has gone. Access to the first floor is now by a modern staircase in a straight flight at the back of the modern rear addition.

16. Upstairs, the only internal features of note are a 17<sup>th</sup> century wainscot door in the lobby to the WC and kitchenette, and a large but plain fireplace opening alongside it (**Photo 5**). No change to these features is proposed.

#### **THE PROPOSALS AND THEIR IMPACT**

17. The proposal is to change the use of no. 28 from a Salon to a Bar. The alterations to the fabric of the building are non-structural and very minor, involving:

- The removal of a recent partition that currently divides the first floor front room into two.
- Reconfiguration of modern partitioning in the first floor rear room to create three WCs with handbasins, in place of the current single WC and kitchenette.
- Covering over of a corner fireplace in the front first floor room which, in its current form, is modern (**Photo 6**).

18. None of these works concern anything which contributes to the special architectural and historic interest of the building. Indeed, the removal of modern partitioning from the first floor front room will be beneficial. The re-fit will obviously involve bar/shop-fitting works, but these are generally outside the remit of listed building applications aside from the installation of soil and vent pipes, tank/boiler cupboards or external flues, none of which are proposed.

19. It is in fact doubtful whether the work to the modern partitioning in question actually requires listed building consent at all, and I believe that at least some of the modern partitioning may be unauthorised in the first place. In my experience local authorities will generally err on the side of caution in such matters, and the listed building consent application is submitted as much for the avoidance of doubt as anything else.

20. In the longer term, it would be beneficial to make better use of the external space at the back, and of the top floor, but these matters are not material to the determination of the current proposal.

Philip E. Heath, October 2023.

## PHOTOGRAPHS



1. Front elevation. The front windows, formerly leaded, and the heavy cornice, suggest an early 18<sup>th</sup> century date. The removal of a piece of walling between two attic windows, to make a larger window, is interesting but has had a bad effect on the overall proportions.



2. The rear elevation is not revealing, except for the large chimney stack between the front and rear sections of the historic part of the building.



3. The three first-floor front windows appear to be the original early 18<sup>th</sup> century ones, re-glazed in the 19<sup>th</sup> century.



4. Junction of modern roof to single-storey rear range with two-storey part of the historic building.



5. 17<sup>th</sup> century wainscot door and adjacent fireplace in rear first floor room, now partitioned to form a lobby, kitchenette and WC.



6. The modern corner fireplace in the first floor front room, which it is proposed to cover over, may represent infilling of an earlier, larger opening.