

Design & Access Statement - Heritage Statement

43 Market Place
North Walsham
Norfolk
NR28 9BT
Proposed works



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Listing Description - Listed Building Ref LBII/071/71 Historic England Ref 1281166

History or applicants ownership and intentions Late C18 or early C19, grey brick, 3 storey, 3 sash windows, at 1st and 2nd floors, with glazing bars and gauged flat arches. Slate roof, eaves soffit. Modern glass and metal commercial front at ground floor. All the listed buildings in Market Place (North Side) form a group.

Description of proposed works

Installation of a commercial cooker extract fan and grille located to the rear facade of the building. This application is retrospective.

Photos



Statement of justification

43 Market Place comprises of a ground floor for commercial use and 2 upper storeys of residential use. The ground floor unit has within the last 18 months been operating as a retail unit for the sale of hot food and drinks (previously Arnold Keys the estate agent).

As such, the unit operates a small commercial kitchen unit with cooker that requires mechanical extract. Due to the limitations of the freehold residential units above, it is not possible to route a flue vertically and internally to roof level, only leaving extract at ground floor as a viable solution. Given the important status of the shop frontage to Market Place it is deemed preferable to site the extraction to the rear of the property.

It is noted that the rear of the property to the church yard is a secondary elevation being of lesser quality materials and detailing. The Listing itself only makes reference to the grey brick front façade not the red brick rear.

It is also noted that a number of adjacent properties have sited various AC units and other mechanical fixtures to the rear of their properties.

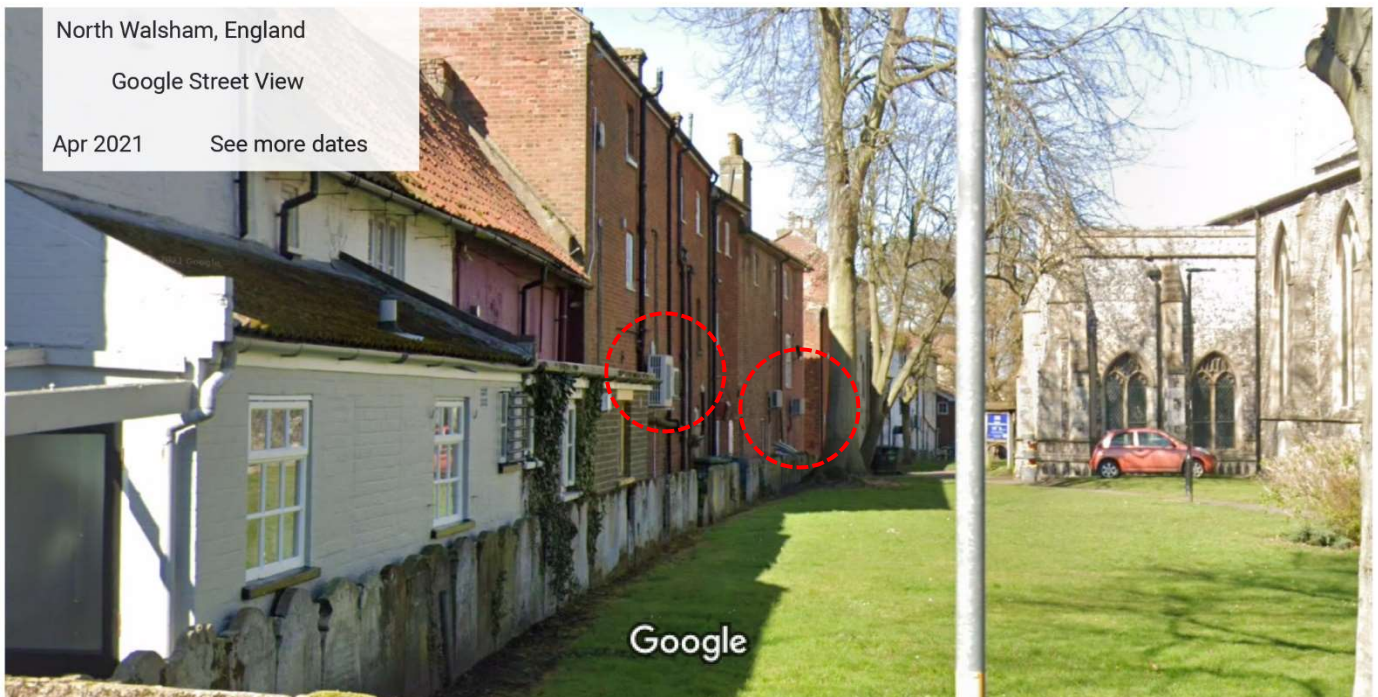


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Impact upon the building

It is important in a Conservation sense that buildings continue to be viable for occupation in order that they are maintained and preserved for future generations. North Walsham has recently undertaken a substantial redevelopment of the public realm (including pavement widening and re-surfacing) of Market Place through HAZ funding, partially funded by Heritage England. As part of the HAZ initiative new businesses have been encouraged back to the town centre, and 43 Market Place represents one of these, with the occupation of the previously vacant Estate Agent premises.

The extract unit does have visual impact upon the aesthetics of the rear of the building but no more so than any historical additional elements on the adjacent properties. Given that the siting of the extract is to the rear elevation (rather than the front) it represents the lesser of evils.

We would therefore conclude that the works represent Less than Substantial Harm and the public interest of the benefit of the operation of the commercial space outweighs this 'Less than Substantial Harm'.