

Design & Access and Heritage Statement

This statement is to support the Planning Application to Not Just Café, 29 Market Street, Whittlesey, PE7 1BA.

This application seeks to replace the existing timber framed windows with UPVC double glazed windows to the front elevation on ground and first floor and repositioned entrance door in line with the shopfront glazing and similar to No.27. adjacent.

There will be no structural change to the existing building and minor changes to the ground floor elevation with the introduction of fan light to allow natural ventilation to customer seating area, and the repositioned entrance door.

A Heritage Statement is also required to accompany this application under paragraph 128 of the NPPF and Local Plan Policy LP18 as the building is located within a conservation area.

As stated above, the proposed works include minor amendments to the front shopfront façade to reposition the entrance to the café and replacement shopfront and windows to lower level and replacement sash windows to first floor accommodation.

The replacement sash windows at first floor will be of a similar style as existing therefore will have no impact to the conservation area. The changes to the ground floor shopfront glazing although different from existing will have minimal impact to the conservation area.