
HERITAGE STATEMENT

Change of use of 7 Bridge Street.

Introduction

The site is an existing 1960's property in the centre of Stourport. The application site is located within the town centre Conservation Area and is in proximity to several listed buildings.

The council have requested a Heritage Impact Assessment of the proposal.

There are no proposed works to the property other than the inclusion of an external flue. The proposal is a simple application for a change of use and proposes not external changes or alterations to the shop front or advertisements.

Brief description of the site and surrounding area

The current use of the retail unit is class E and this application proposes a change of use for mixed class E and sui generis. The proposed use will be a restaurant with a takeaway facility. The level of takeaway is at present undetermined and thus an approach seeking planning permission has been taken to avoid any future complications.



The existing property is principally single storey in nature, generally comprising a brick structure with a flat roof. It is expected that the premises was constructed in the early 1970's.



The shop front of the existing premises is limited to the access doors via a small ramp and a closed off retail frontage. A delivery bay is accessible from Bridge Street with a standard roller shutter.

The property has been used as a shop for some time and is currently occupied by the "Original Factory Shop".

South of the town centre retail unit is an accessible car park including a height restrictor.

The wider surrounding area generally comprises similar red brick building, but with significantly greater historic interest. Those surrounding buildings are three storeys in nature, two upper floors with retail units at ground floor. Pitched roofs are apparent on almost all other units with a mix of roof types, predominantly slate.

The property to the north is two storeys, and more modern than many of the buildings in the surrounding area, comprising more modern brick and concrete roof tile.

Generally, the area comprises the town centre, with the basin and riverside facilities in proximity.

Conservation Area

No 1 Conservation area covers over 16 hectares of land and generally comprises the group of canal basin and associated environs and buildings from the 18th and 19th centuries, together forming the southern part of the town.

The conservation area includes around 75 listed buildings and structures together with other buildings of local interest. The conservation area features are summarised as:

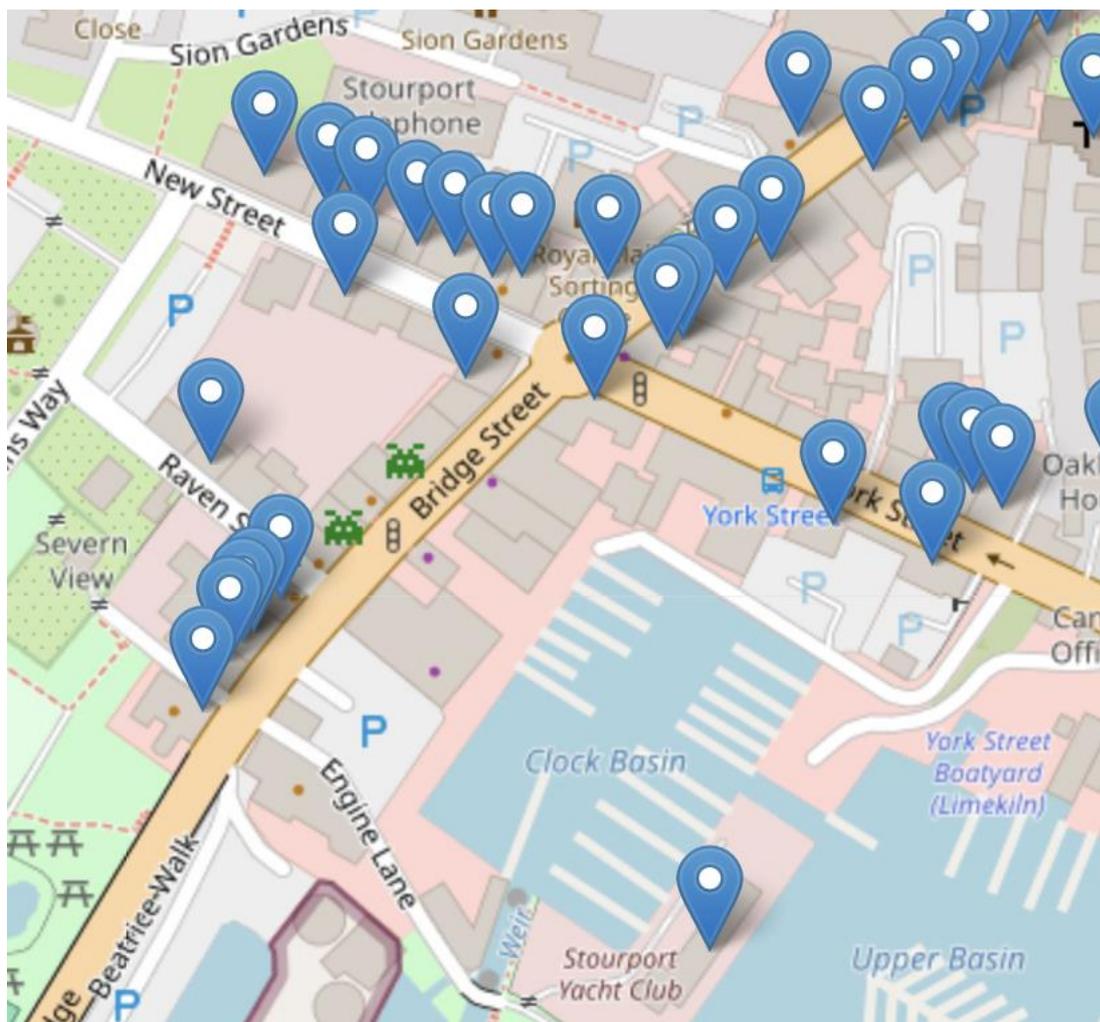
- Bridge over the River Severn and its arched causeway.
- Buildings in Bridge Street, Raven Street and Lichfield Street.
- Buildings and structures which were properties of the Staffordshire and Worcestershire Canal Company, including the Canal basins, locks, foot bridges, railings and walls; the Tontine and former stabling at the southern end of Mart Lane; the Canal Maintenance building and attached cottage to northwest of the Tontine; terraces of houses in Mart Lane.
- Basin retaining and enclosing walls, terrace revetments and riverside quays, in red sandstone and brick.
- Clock Warehouse.
- Inscribed culvert markings on the Tontine.

- Nos. 19, 20 & 21, & York House, York Street.
- Red brick walls laid in Flemish bond and poly-chrome brickwork in Cheapside.
- Sets of railings.
- Canal-side crane and former warehouse (now a chandlers) in Mart Lane.
- Narrowly enclosed, twisting footpath leading from Severn Side to Severn Road/Cheapside and the Angel Public House, and its entrance from Severn Side.
- Narrow road leading from Cheapside to the river, including a retaining wall in blue brick and some original brick paving.
- Former vinegar works (Cheapside).

The councils Character Appraisal for the Conservation Area was revised in January 2015. The review identifies the application site as one of having neutral impact.

Buildings of Interest

As described above, there are a large number of listed buildings with the conservation area as well as others of interest and importance. A number are within close proximity to the subject site, on the opposite side of Bridge Street.



11 to 15 Bridge Street and the Bridge Inn are the closet listed properties, all being grade II.

Impact

No external changes are proposed for the building. The application proposes just a change of use.

A revised shop front and advertisements may be required but will need its own planning permission. That application will be subject to more detailed design work including a more detailed assessment of the historic environment.

We have submitted existing elevations, and these remain the same for the proposed scheme. There are no internal plans as this is not relevant to planning. In short, the design of the scheme is likely to change between now and the grant of planning.

In summary, the proposal will have no impact on either the setting or appearance of any historic assets.