

Conservation Officer – comments

12 West Street is a non listed building located in the St Faiths Conservation Area. The front elevation in particular is of significance and is attractive when viewed from the public realm. The timber and tiled shop front and the traditional appearance of the sash windows are of particular note.

The principle of converting the upper floors to residential would appear to be a positive move in this case as this part of the building is deteriorating having not been properly used for many years. These proposals would mean that this part of the building is put to use and will ensure the long term viability of the building.

As part of the proposals a number of external additions are sought. These include extensions to the rear, new dormer windows to the front elevation and some changes to the shop front. These are dealt with in turn below:

Extensions to the Rear

The rear of the building has a number of modern additions and alterations and is screened from any important views by the Meridian Centre. The impact of these changes on the conservation area are therefore minimal. The extensions will have more of an impact on the host building as some of the symmetry will be lost that currently exists (rear gables). However, these changes are necessary to undertake the improvements to the building as a whole and are of level that would give rise to any unreasonable harm. I would suggest that the proposed tile hanging is replaced with render and that a window is also re-introduced at second floor level to break up the bulk and add consistency to the elevation.

Dormers

From the site visit there were some signs that dormers had previously existed on the front elevation. I would suggest that it was two or three from the looks of the roof timbers. The proposal seeks the introduction of four dormers that individually are of an appropriate scale. However, I am slightly concerned that the appearance of four dormers over clutters the roof form. As a suggestion I would like to see the number reduced to three as this will allow for greater separation and for more of the roof to be visible.

Shopfront

The alterations to the shopfront are considered appropriate as they will preserve the character of the conservation area and the host building. They would not harm the traditional shop front appearance ensuring the important character of this is retained.

Subject to the aforementioned amendments I would recommend the following conditions are attached to any permission:

- 1) Material Samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted