Heritage, Design & Access Statement

Relating to:

6-7 The Pavement, St Ives, PE27 5AD



pmp Building Surveying
Project Management
Cost Consultancy

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1. Introduction

This Heritage, Design and Access statement has been prepared in support of an application for Listed Building Consent for the proposed shop floor fit-out and shopfront works to 6-7 The Pavement, St Ives, PE27 5AD The Grade II listed property is situated within a main shopping high street within St Ives.

The Mountain Warehouse demise will be part 6-7 The Pavement, St Ives, which includes all of the ground floor and part of the first floor of both properties. At ground floor, the 2 properties were opened up by the previous tenant to create one larger unit, assumed to be part of the series of planning applications in 1993. The demise includes rear parts of the first floor, but the front part of the first floors and 2nd floor are outside the demise. The neighbouring buildings along the high street being of the same function often with storage or residential floors above.

Both properties at ground floor level have painted timber shop fronts. The upper floors to both properties are outside the scope of this application, but No6 has white rendered front elevation with side quoining. No 7 has red brick masonry elevations, both with timber sash windows.

Listed Status

6 and 7 The pavement, St Ives have separate listings, their summary as follows:

6A and 6B The Pavement

Heritage Category: Listed Building

Grade: II

List Entry Number:1128708

Date first listed: 24-Mar-1972

List Entry Name: 6A AND 6B, THE PAVEMENT

Statutory Address 1: 6A AND 6B, THE PAVEMENT

County: Cambridgeshire

District: Huntingdonshire (District Authority)

Parish: St. Ives

National Grid Reference: TL 31417 71245

THE PAVEMENT 1. 1588 TL 3171 1/71 Nos. 6A and 6B II GV 2. C18 formerly one house. 3 storeys with attics, timber-framed and plastered, tile roof, band below 2nd floor windows, moulded and dentilled eaves cornice, rusticated quoins. 4 windows, 2 blocked on 2nd floor, some without glazing bars. Late C19 shop fronts. RCHM.

The Corn Exchange, Nos. 5 to 10 (consec.) and No. 12 form a group.

Listing NGR: TL3142571249

7 The Pavement

Heritage Category: Listed Building

Grade: II

List Entry Number: 1330672

Date first listed: 29-Sep-1951

List Entry Name: 7, THE PAVEMENT

Statutory Address: 7, THE PAVEMENT

County: Cambridgeshire

District: Huntingdonshire (District Authority)

Parish: St. Ives

National Grid Reference: TL 31425 71241

Details

THE PAVEMENT 1. 1588 TL 3171 1/72 29.9.51 No. 7 II GV 2. Circa 1720. 3 storeys with attics, brown brick with red brick dressings, moulded band between 1st and 2nd storeys, enriched modillioned eaves cornice. Windows with glazing bars, 2 flat-topped dormers with glazing bars. Modern shop front. In passageway on right reset early C16 beam- carved with Shield of Arms of Ramsey Abbey flanked by an Ox and Sheep and with the addition of a Crown and Rose sprig and the name W Wesbyche. At 2nd floor level moulded brick in form of bell. RCHM.

The Corn Exchange, Nos. 5 to 10 (consec.) and No. 12 form a group.

Listing NGR: TL3142571249

2. Statutory Designation

Planning (Listed Buildings and Conservation Areas) Act 1990

Under the above act, laws on granting planning permission for building works were altered to ensure that proposed works have consideration of their impact on the historic environment. Most relevant for this report, Sections 16 and 66 ensure that decision makers in the exercise of planning functions have special regard to the desirability of preserving the special interest of listed buildings. Section 72 ensures that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance' of a Conservation Area, if the development falls within its area.

National Planning Policy Framework - Last updated 20 December 2023

The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied in England.

Heritage assets are defined as a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. Heritage assets are predominantly considered within *Chapter 16: Conserving and Enhancing the Historic Environment.*

For proposals affecting heritage assets, local planning authorities require, applicants to describe the significance of any heritage assets affected in order to understand the potential impact of the proposal on their significance. The level of detail should be proportionate to the asset's importance. In regard to

Conservation Areas, paragraphs 206 and 207 note that proposals which preserve or enhance elements of the Conservation Area that make a positive contribution to it should be treated favorably, but that not all elements of a Conservation Area will necessarily contribute to its significance.

Huntingdonshire's Local Plan 2019-2036

The local plan sets out the need for local infrastructure to support development and that the Historic environment needs conserving. This includes consenting development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities.

Direct substantial new development to two strategic expansion locations of sufficient scale to form successful, functioning new communities; provide opportunities for communities to achieve local development aspirations for housing, employment, commercial or community related schemes, support a thriving rural economy, protect the character of existing settlements and recognize the ntrinsic character and beauty of the surrounding countryside.

The aim is to conserve and enhance the historic environment and provide complementary green infrastructure enhancement and provision to balance recreational and biodiversity needs and to support climate change adaptation. The council will seek to protect and enhance heritage assets and their settings in keeping with the policies in the National Planning Policy Framework.

Site Allocations and Development Management Plan 2014

This guidance reiterates the points laid out in the NPPF and the Planning Act 1990, by stating that proposals relating to listed buildings would 'have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings', and with regards to conservation areas developments would be expected to 'preserve or, where appropriate, enhance those elements which contribute to their special character or appearance'.

Planning History

1993 Applications

There is limited information available due to the 31 years since these applications, but the following applications are listed online in relation to the property

Reference: 9300201LBC

Proposal: Formation of two openings

Status: Approved 31 March 1993.

Reference: 9300335LBC

Proposal: Opening at first floor level Between 6 & 7 The Pavement, St. Ives.

Status: Approved 17 May 1993

Reference: 9300687LBC

Proposal: Internal alterations and installation of new sign

Status: Approved 21 Jul 1993

There are a number of associated applications that pre-date

- 8901358FUL 1989
- 8901359LBC 1989
- 9101632FUL 1991
- 9101681LBC 1991
- 9200396LBC 1992

2006/Proposed Works

The proposed works are to sympathetically prepare the unit for a new incoming retail tenant and do not affect the listed elements or character of the building.

External Works

The proposed external works are limited to the shop frontages, which are to include;

- Decoration of the existing timber shopfronts, with no.6 and 7 painted in Mountain Warehouse company colours (RAL 6005).
- Installation of non-illuminated Mountain Warehouse signage – see plans provided.

Internal Works

The internal works are related to shop fitout, and are limited to;

- Reconfiguring the partitions to the rear of the ground floor to form a fitting room, including DDA compliant space.
- Installing battens to existing partitions to receive fixtures
- Wallpapering existing and new wall linings
- Decoration of columns
- Decoration of ceilings and walls
- Installation of retail shop fixtures and fittings

3. Heritage Assessment

External Works

The external works proposed are relatively minor in nature, extending to simply external decoration of the timber shopfront and the installation of non-illuminated lettering. The ornate timber frieze above the shop entrance to number 7 will be retained and preserved.

The timber shopfront paint had become dull and would benefit from decoration to preserve and maintain the timber.

The signage to no.6 and 7 is proposed to be on a single line, non-illuminated, and replicated to both fascias.

The proposed works are relatively minor in nature and are being applied to non-original or historic

building fabric. The elements are sympathetic to the historic nature of the building. The proposed decoration is in keeping with the historic nature of the building and the surrounding area. The decoration will help protect the fabric and will not be detrimental to the historic significance of the heritage asset. The Georgian era building features above are not being altered as they are outside of the demise.

The proposed signage is in keeping with that used elsewhere on the High Street, and is in keeping with the use class of the building. The proposed signage is wholly reversible, and as such will not be detrimental to the historic significance of the building.

Internal Works

The use class of the property remains as type E and will be fitted out as a retail premises as existing, in keeping with the high street.

The proposed shop fitting out is relatively soft-touch. Where the more disruptive work is proposed, such as the reconfiguring of the fitting room space to the ground floor. The remaining works are wallpapering, and decorating elements of the new and existing wall linings and partitions, and installing the retailers fixed and freestanding furniture. These additions to the fabric are wholly reversible, and in many instances are being applied to non-historic elements of the building. There is a new floor finish that is being fitted throughout but again this will easily be removed at the end of the tenancy.

The largely original elements of the 1st floor are the rooms to the rear of 6 and 7, these rooms are to be largely preserved in their current state.

Considering the above, the proposed shop fitting works do not remove historic fabric, and where new materials and fixtures have been added, these are removable and not detrimental to the historic significance of the building.

4. Design and Access Analysis

Use

The building has been used for retail purposes, and this will not change with this proposal.

Amount

The work proposed is limited to external shopfront decoration, signage installation and internal shop-fitting works. A number of existing elements of the interior are being retained, staircase and upper floor finishes.

Access

Access can be conducted through the front and rear, and there will be level access throughout the ground floor retail premises. Working at height is limited and can be conducted from mobile towers both internally and externally. There is nothing being added that will hinder accessibility to the premises.

Layout

Some layout changes are proposed to non-historic elements of the building, with the reconfiguring of an existing fitting room to the ground floor to the back of house areas for staff use.

Appearance

The external appearance changes will be limited to the decorative colour of the timber shopfront, and installation of new signage lettering.

5. Summary

The proposals are focused on preparing the property for a new incoming retail client. The character and features of this listed heritage asset is not being affected by these works intend to work with the existing building as closely as possible by preserving the listed feature and the external timber shopfront. We therefore feel that these proposals are not of detriment to the significance of the historic asset.

6. Photographs



1. Internal ground floor existing and proposed layouts





2. Proposed illustration of the shopfront refurbishment



3. Existing frieze to shop front being preserved and not painted.