

HERITAGE STATEMENT

Template

The Application Site

Site address:

10 ECCLESTON STREET.PRESCOT

Is the development site (please tick relevant boxes):

- ☐ A listed building
- ☐ A scheduled monument
- ☒ Within a designated conservation area
- ☐ Within a registered historic park or garden
- ☐ A building of local interest
- ☐ A site of known or potential archaeological interest
- ☐ Other non-designated heritage asset
- ☐ In the setting of/adjacent to one of the above

The Proposed Works

Please describe the proposed works including layout, scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings or buildings of local interest, this should also include details of any historic fabric or architectural features that would be lost as part of the proposals. For known or potential archaeological sites, this should include details of any new foundations, other ground disturbance or provision of services.

THE EXISTING FRONTAGE IS A TYPICAL 70'S DESIGN.IT IS INTENDED TO RETAIN THE EXISTING CANOPY IN PRINCIPAL.THE FRONTAGE WILL BE FULLY REMOVED AND REPLACED WITH A NEW DESIGN TO BE IN KEEPING WITH THE CONSERVATION AREA. GENERALLY IT WILL BE OF A VICTORIAN DESIGN.

The Proposal Site

Please describe the proposal site and its relationship to its surroundings, for example, its position in the streetscene, townscape, village or countryside, and neighbouring land uses, topography, orientation, views from and to, etc.

THE BUSINESS IS CURRENTLY A PIZZERIA AND WILL REMAIN SO.
IT IS EXPECTED THAT THE NEW DESIGN WILL ENHANCE AND FIT IN WITH THE ADJACENT BUILDINGS.
THE EXISTING ADJACENT BUILDINGS ARE A MIX OF DESIGNS.

The Nature of the Asset(s) to be affected by the proposal

Please describe the history (including recent planning history), character and appearance of the heritage asset(s) that either will be directly impacted by the proposal through conversion, demolition, alteration, extension or new development, or be impacted through changes to their setting. You should refer to (but not simply reproduce) for example, the statutory list description, scheduled monument description, conservation area character appraisal (if available), and the relevant Bedford Borough Historic Environment Record data. The council's Archaeology Team can also provide further advice, upon the receipt of a pre-application enquiry, on the scope of work required to assess the known or potential archaeology of a site prior to the submission of a planning application.

THERE ARE NO EXISTING ASSETS.

Significance of the Asset or Assets

Please describe the archaeological, architectural, artistic or historic significance of the asset or assets that will be directly affected by the proposal or through changes to their setting. This should include for example, the age, phases of development, layout, appearance and significance of particular features or characteristics, materials and construction for visible heritage assets and known or potential belowground archaeological remains. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. For further assistance, please refer to the documents listed under 'Further guidance' above.

THERE ARE NO PRTECTED ASSETS TO THE
SHOP FRONTAGE OR CANOPY.

The Impact on the Asset(s)

Please describe the impact the proposals will have on the significance of all heritage assets potentially affected including through changes to their setting. Impacts may include for example, the loss or concealment of key features or historic fabric, the blocking of key views to and from the building/site, a loss of tranquility, impact on the relationships between buildings, the loss of archaeological evidence etc.

THE PROPOSAL WILL BE TO BRING BACK THE
FEEL AND GENERAL VICTORIAN DESIGN OF
ECCLESTON STREET.

Preserve, Enhance and Mitigate

Please describe how the proposal will preserve or enhance the heritage assets to be impacted or better reveal their significance? What steps have been taken to mitigate any harm? Finally, if there is harm, are there any public benefits which might outweigh the harm?

THERE ARE NO PROTECTED ASSETS TO THE
70'S SHOP FROTAGE AND DESIGN