

Introduction

This Heritage Statement contains a description of the significance of the heritage asset affected by the proposal, and the contribution of its setting to that significance.

English Heritage Listed Building Information

List entry Number:	1027750
Location	104, Highfield Road
National Park:	Not applicable to this List entry.
Grade:	II
Date first listed:	17-Oct-1957
Legacy System:	LBS
UID:	297594
Asset Groupings:	This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description:	HIGHFIELD ROAD 5401 SOUTH BERSTED No 104 SU 9300 9/26 17.10.57. II 2. C17. 2 storeys. 3 windows. Red brick and grey headers now painted. Brick stringcourse and modillion eaves cornice. Modern casement windows. Doorway with flat hood over supported on brackets.
Listing NGR:	SU9377900224

Historical Significance

The building subject to this application is listed by association as it sits within the curtilage of a 17th C two storey detached dwelling as mentioned in the English Heritage listing. Whilst it has a physical connection to this building it is distinct from it in appearance, size, shape and use, and has features that have been added to or removed over time to suggest separation.

Significant features of the building include it's single storey, road-side aspect that fronts the junction of Highfield and Ivy Road. The barbers Shop has been adapted over time and includes full height glazed aspects and access to the pavement, a bitumen covered flat roof projection and modern signage, appropriate to its use. There is no proposed change to this element of the site. The Storage area that has current access onto to the shop will be modified with a change of use application for dwelling house purposes. There will be minimum external change to the envelope, structure and appearance of this element. Whilst it is understood the building forms part of the overall listing it is considered to be of secondary historical importance in relation to the two storey dwelling it borders.

It's interesting curved shape that banks the corner of the plot will be retained, current large signage removed and appropriately scaled and detailed window opening installed. This represents the only noteworthy external change to the façade. All other proposed window and door openings are re-instatements of original positions as indicated by their patchy blocking up over time. It is felt these reinstatements offer a positive net contribution to the worth of the building, which at present has a dishevelled appearance in places.

Material consideration of the structure will be placed at the forefront of all proposed works. There are a number of different masonry materials at work, particularly on the southern elevation, all of which will be retained and maintained, with no changes to the white and black painted colour schemes proposed which match other buildings within the curtilage. This will mean minimum change to elevations.

Internal works will involve ripping out much of the existing modern studwork and reinstating partitions appropriate to the proposed use. All timbers will be checked for structural adequacy and updated

appropriately if necessary. It is proposed to open out the ceiling to expose roof joists which will include removing the existing modern artex.

The tapered roof tiles that follow the line of the curve on the north elevation and in material quality match other buildings within the curtilage will be retained throughout.

It is considered in general that the proposed works respect any material and aesthetic worth the building represents in view of its listing. In light of this the proposal seeks to suggest minimal intervention and provides a number of benefits in bringing a neglected building back into appropriate use.