

Architecture Design Limited

Design and Heritage Statement

25 High Street, Royston, SG8 9AA
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1. Introduction

This Heritage Statement has been prepared to accompany the Listed Building Consent Application for 25 High Street, Royston, SG8 9AA, for proposed internal alterations.



Figure 1 - Costa Royston Front Elevation (Courtesy of Google Maps)

2. Site Description and Location

The site is located on Royston High Street and comprises of a Costa Coffee store on the ground floor. The site can be accessed by the public from the front entrance which abuts the High Street, whilst there is a secondary private staff entrance to the rear of the building, accessed from King Street.

The application building is Grade II listed, and forms part of a group listing with No's 7 to 13 and 17 to 25. It is C19 in part, with a later modern addition of a single storey glazed side extension, constructed in 2010.

The Grade II listed building is located in Royston Conservation Area and is also within an Area of Archaeological Importance (see Fig 2). There are no known further planning constraints associated with the site.



Figure 2 - Planning Constraints (Courtesy of North Hertfordshire Council)

3. Proposal

The proposed works to the listed building are as follows:

- *Removal of existing internal walls, which appear to be modern additions to the original listed building.*
- *Boarding over of existing basement stair.*
- *New access hatch and ladder to basement.*
- *Removal of one existing cramped bathroom to provide a larger Back of House area.*

The building exhibits an existing layout which is extremely tight and cramped, which has led to a very small counter being constructed within the coffee shop and a small back of house area which is no-longer fit for purpose. With this existing layout, the coffee shop is struggling to serve the needs of both the community that use it, as well as its staff. In addition to this, there is an existing customer toilet which is just 860mm in width, which is almost impossible to use.

The proposal set out in the application seeks to provide a space which is more suitable for public use and comfort, and which can support the functioning of the business more effectively.

As can be seen from the Proposed Ground Floor Plan in this application, the removal of non-structural walls at the top of the plan, which appear to be of a later modern addition (please refer to Figs 3-5). There are no previous historical plans to refer to in order to date the internal walls that are proposed to be removed, but Figure 3, a 2008 image of the previous Toy Shop, appears to show an open store-front, with no internal walls or storage space visible to the right side of the elevation, which is in contrast to the current configuration (Figure 4), in which a cupboard door and walls can clearly be seen, therefore indicating that these walls are likely of a much later modern addition.

The removal of these walls in the front of house allows for greater space at the front of the store by recessing the counter further into the store. This creates a more useable, functional space for a full-size counter and a comfortable and safe circulation space for customers and staff.



Figure 3 - Previous Shop, 2008 (Courtesy of Google Maps)



Figure 4 - Current Costa, 2023 (Courtesy of Google Maps)



The removal of the non-structural walls to the top of the plan allows for the proposed counter to be moved further back into the store. In order to accommodate this, the proposal includes the boarding up of the existing basement stair. To replace this, a new access hatch has been proposed, with a ladder to provide access to the basement storage area.



Finally, the removal of the existing small bathroom and associated wall allows for the creation of a larger and more practical Back of House area for storage and services such as a hand-wash basin and fridges. The existing bathroom is just 860mm in width and is almost impossible to use (please refer to Fig 6), and it represents a later modification to the listed building.

The proposal has been carefully considered and planned, with the least amount of disruption caused as possible to the listed building, respecting its character and heritage. The proposals also only relate to the interior of the building, and as such, there is no impact or changes to the exterior character of the listed building and its curtilage.

The proposed changes can be seen as positively improving the use and practicality of the listed building, whilst maintaining its character and appearance. In addition to this, by improving the usability and comfort of the space, we believe that the local area will benefit from this proposal, socially and economically, through promoting an increase in social interaction and turnover of customers between this commercial establishment and the surrounding High Street environment.

4. Impact on Conservation Area

The proposed works have no impact on Royston Conservation Area due to only proposing minor internal alterations which do not cause any impact to the exterior of the listed building in any way.

We hope that the scheme presented can be seen as both respecting the listed building and wider Conservation Area in which it is located, and providing a scheme which preserves its character and appearance, whilst also providing public benefit through the improvement of the commercial space which serves the community.