

5th April 2022

Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts
AL8 6AE.

Dear Team,

Site: COTE BRASSERIE, 1-3 HOWARDSGATE, WELWYN GARDEN CITY, AL8 6AL
HERITAGE STATEMENT

ASSESSMENT

This building is currently occupied by Cote Brasserie and has been for a vast number of years. The building is located in the Town Conservation Area.

The application is currently seeking advert consent for signage to the building. The majority of signage is like for like and we are merely doing a refurbishment and refresh of the signage to bring it up to date and attract custom to the area.

EVALUATION

Given the general commercial make up of this site and building we do not foresee any detrimental impact by installing replacement signage that previously had consent at this site.

PROPOSAL / SETTING

The proposal is for the change of signage. The works proposed would generally be of a decorative nature and to the frontage of the building. We do not envisage any detrimental impact on any areas of historical interest.

CONTEXT / SIGNIFICANCE

No change of use or external changes are proposed and therefore no general contextual issues would be affected.

CONSULTATION

No consultation has been carried out due to the nature of the proposed works.

AMOUNT OF IMPACT / DEVELOPMENT

The building is remaining as existing and therefore not an issue in this instance.

LAYOUT

The building is remaining as existing and therefore not an issue in this instance.

SCALE

The building is remaining as existing and therefore not an issue in this instance.

LANDSCAPING

The building would generally remain as existing and therefore not an issue.

APPEARANCE

The building will remain existing namely due to the retention of the existing signage and inclusion of new signage that is being replaced like for like. Where possible all fixtures and fittings will be re-used.

SUSTAINABILITY

The proposals are generally contained with the existing building fabric and therefore have no / very limited bearing on the external environment.

ACCESSIBILITY

The building would generally remain as existing and this is not an issue.