

8th August 2024

Wokingham Borough Council
Development Management
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Sir / Madam,

SITE: ZIZZI, 11-13 BROAD STREET, WOKINGHAM, RG40 1AU
HERITAGE STATEMENT

ASSESSMENT

This building is occupied by Zizzi and has been for a vast number of years. The building is in a conservation area and a Grade II Listed building.

The application is currently seeking advert consent for signage to the building and listed building consent for signage and the painting of the building including the front door, window frames and façade. Tiles to the bottom stall riser to be changed to new and serving hatch to the glazing. The signage is in muted tones and has been made using traditional materials.

EVALUATION

Given the general commercial make-up of this site and building we do not foresee any detrimental impact by installing signage on the building including the front door, window frames and façade. Tiles to the bottom stall riser to be changed to new and serving hatch to the glazing. Our experienced team of fitters will use the utmost care during the installation process.

PROPOSAL / SETTING

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

CONTEXT / SIGNIFICANCE

No change of use is 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 remains as existing and therefore not an issue in this instance.

LAYOUT

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

SCALE

The building remains 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 and new signage will be installed on the building. 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.

CONCLUSION

The installation of new signage to the frontage is minimal and replacing almost like for like and therefore we foresee no detrimental impact on the building with regards to our undertaking the above works. The signage bodes well with the setting of the building and conservation area. As mentioned above all fixtures and fittings where necessary will be used. The signage conforms to the Conservation area appraisal and is in line with the Council's Shopfront Advertising for Historic Buildings. Full details of the works are clearly annotated in our drawings that have been submitted with our advertisement application and listed building consent application.

Yours faithfully

Natalie Edwards
Natalie_edwards@technicalsigns.co.uk
Telephone: 01923 811999