

11/01/2581 فول & 11/01/2591 CON App 2
CONSERVATION OFFICER'S COMMENTS

21/23 Wallingford Street, Wantage 11/01/758/CON

It has to be remembered that a significant amount of demolition can take place without the necessity for obtaining conservation area consent. The limitations of the legislation mean that much of the work carried out, in particular the internal works do not require consent.

I have been over the building and seen the limited extent of features and the general condition. In terms of condition I have to admit that this is probably one of the worst condition buildings I have come across in Wantage. Many historic interventions and alterations have seriously affected the structural integrity of the building and resulted in the loss of its historic fabric of significance.

Having now seen the appraisal regarding the building and its significance and the structural report, and having reviewed the extent of works permitted under the existing consent and the works that would be necessary to now retain even limited parts of the building I find it difficult to see how we could justify a refusal on conservation grounds.

The character and appearance of the conservation area could be preserved and enhanced if the replacement building is suitably detailed. I therefore consider it essential that any consent should be carefully conditioned to ensure that the reconstruction is controlled to ensure that all external elements of the new building are correctly detailed to reflect the local vernacular. In particular we should require plans of the elevations at a suitable scale to assess the quality of the details and should include windows, doors, shopfronts, eaves, chimneys etc.

GA-M 21/11/11