



Fego Café, 59 High Street, Marlow, & the High Street in the Late 1850s

Listed Building Consent for Internal Alterations to A3 Restaurant Unit, October 2019

Case

Working in association with WS Planning & Architecture, in early October 2019, The Heritage Advisory produced a Heritage Statement in support of proposals to effect a wide rear opening to the building and better accessibility more generally, combined with other minor changes to improve internal circulation and more efficient operation.

These proposals were configured to conform with not only legislation and national guidance on the matter, but more specifically, local policy, which seeks to balance conservation with modern convenience, whilst maintaining a high standard of design and layout.

The application site comprises a Grade II listed building designated on 31 January 1974, and its list description reads as follows:

'2. C18 cottages. 2 storeys. Grey vitreous brick. Eaves cornice. Tiled roof. No 59 has C19 shop front and door with bracketed cornice. Fanlight over door. Sash window over with glazing bars intact.

No 61 has C19 angled bay window on 1st floor with dentilled architrave cornice and rounded pilasters. Modern shop front.

No 63 is similar to No 61, with bay window on 1st floor and also blank window on left hand side. Modern shop front on ground floor.'

Elevating the heritage value of the property is its location within the heart of Area 1 of Marlow Conservation Area, first designated in 1969, before being revised and extended in 1987, 1991, and 2004. First emerging as a medieval core, this grew to comprise a thriving market town, which in turn constituted a tightly knit townscape of properties fronting onto main roads. The locale is intensely historic with a commensurately high number of designations.



Marlow - John Roque's 1761 Topographical Survey of Buckinghamshire

Whilst physical and/or visual impacts upon the fabric of the property's historic rear elevation would occur, investigation into the history and fabric of the building showed this to be justifiable where extensive, modern rebuilding of this façade - which is in any case obscured by a modern conservatory structure - had already occurred.

Proposals were also focused upon the reuse of existing and/or historic openings in order to minimise impacts upon physical fabric and visual legibility of phasing still further. Given such a scenario, our support of the scheme focused upon the relative lack of impingement upon historic fabric or layouts of significance and, conversely, its emphasis upon areas already impacted upon over the site's more recent history.

Clear improvements to circulation and/or operation would in turn assist in the building's ongoing viability; thus resulting in Fego's long term committed ownership, with associated implications for the site's continuing upkeep, maintenance and ultimate conservation.

Outcome

The Heritage Statement submitted in support of the scheme successfully justified proposals for the redevelopment of the site with listed building consent being permitted in October 2019.