

Heritage Assessment for works to the basement of 48 Princess Street.

48 Princess Street is a Grade II listed building. Its listing includes the following description.

Shipping warehouse and packing warehouse, now offices. c.1880-90. Red brick with sandstone dressings, slate roof. Trapeziform plan on island site. Eclectic style. Four storeys with basement and attic, a 9-window facade including curved corners; with stone plinth, brick pilasters, moulded cornice to ground floor, moulded main cornice with brick parapet, and pedimented attic dormers over centres and corners. Chamfered corners to ground floor with round-headed doorway and windows in pilastered surround with keystone; above this, curved oriels to full height, with transomed 10-light windows to all floors; at left centre and right centre of ground floor, a window of two round-headed lights with pilastered surround, above this a canted 2-storey oriel with transomed 8-light windows, and a cross-window to the third floor; mullioned and transomed windows of six lights and cross-windows in the other bays; cross-windows in dormers, single-light windows in corner dormers. Five-bay return side in simpler style, with brick pilasters, central attic gable. Interior not inspected. Forms part of uninterrupted linear group of similar buildings on this side of Princess Street. Included for group value.

The upper levels have been converted into apartments. The basement is currently vacant.

Bringing the lower levels of the basement of this building back into use will ensure that there is a proactive strategy to conserve the heritage asset of the building.

This is a viable use of the building with a minimal impact on the existing fabric of the building.

Consequently, this conforms with paragraph 195 and 196 (a)-(d) from section 16 of the NPPF.

The works proposed will not impact the original fabric of the building in any way. All work proposed is to amend or remove existing stud partition walls and ceilings that have been added recently as part of a temporary fit out to provide offices for a site office for a local development. As such, this will provide a positive contribution to the heritage asset.

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