

HERITAGE STATEMENT

Cocotte Minute 28 High Street, Warminster

Listed Building Consent - Shopfront / Fascia Alterations

1. Purpose of this statement

This Heritage Statement accompanies an application for Listed Building Consent relating to the commercial shopfront at 28 High Street, Warminster, to be occupied and operated as "Cocotte Minute", a French restaurant.

The proposal is deliberately limited in scope. The intention is to improve the appearance of the existing shopfront by applying a new finish and fascia treatment over the existing frontage. The existing shopfront structure, dimensions and underlying fabric are to be retained. The works do not involve removing the existing shopfront or altering the size, position or proportions of the frontage.

2. Heritage asset and setting

The premises form part of a Grade II listed building on High Street, Warminster. The building therefore has recognised architectural and historic interest, and the appearance of the commercial frontage contributes to the character of the listed building and to the wider historic town-centre setting.

For the purposes of this application, the heritage significance most relevant to the proposed works lies in the established scale, proportions, form and traditional appearance of the street-facing frontage, together with the survival of historic building fabric.

3. Existing shopfront

The existing commercial frontage comprises the current fascia/shopfront arrangement facing High Street. The proposal has been developed around the principle of retaining what is already present rather than stripping out or replacing the frontage.

No enlargement of the fascia, new structural opening, change to the shopfront dimensions, or removal of the existing underlying frontage is proposed as part of these works.

4. Proposed works

The proposed works comprise:

- Retaining the existing shopfront and fascia structure in situ.
- Keeping the existing dimensions, position and proportions of the shopfront/fascia unchanged.
- Covering and finishing the existing frontage rather than removing the underlying material or historic fabric.
- Applying the Cocotte Minute identity and signage to the fascia in a traditional and restrained manner appropriate to the building.
- Carrying out the works as a reversible or low-intervention treatment wherever practicable, so that the retained frontage remains beneath the new finish.

The hanging sign is not included within the scope of this Listed Building Consent application. This statement therefore relates only to the proposed treatment of the shopfront/fascia.

5. Design approach

The design approach is based on minimum intervention. Rather than removing the existing shopfront and introducing a new frontage, the proposal works with the existing form and dimensions. This avoids unnecessary loss of fabric and preserves the established proportions of the elevation.

The proposed Cocotte Minute frontage is intended to have a traditional character suitable for a historic High Street building. The treatment is designed to read as a modest commercial frontage rather than an overly dominant modern intervention.

6. Assessment of impact on heritage significance

The proposed works are considered to have a neutral to beneficial effect on the significance and appearance of the listed building. The principal reasons are that the existing shopfront is retained; no historic fabric is intentionally removed; the existing dimensions and proportions remain unchanged; and the works are confined to the surface treatment and presentation of the commercial frontage.

The proposal consequently avoids the more substantial heritage impacts that could arise from complete removal, reconfiguration or replacement of the shopfront. The revised appearance is intended to improve the presentation of the premises while respecting the architectural character of the listed building and its High Street setting.

7. Conservation principles

The proposal follows the conservation principles of retaining existing fabric, minimising physical intervention and making alterations that are proportionate to the commercial use of the premises. Any fixing or finishing method should, where reasonably practicable, avoid unnecessary damage to retained historic material.

8. Access

The proposed shopfront works do not alter the existing entrance arrangement, access route, doorway dimensions or internal circulation. There is therefore no material change to access arising from the works covered by this application.

9. Conclusion

The proposed works provide a proportionate and sensitive means of adapting the existing commercial frontage for Cocotte Minute. The shopfront remains in its existing position and at its existing dimensions, with the underlying fabric retained rather than removed. The intervention is limited principally to covering, finishing and branding the existing frontage.

On that basis, the proposal is considered to preserve the special architectural and historic interest of the listed building while allowing an appropriate and visually coherent commercial frontage for its continued viable use.

10. Supporting information

This statement should be read alongside the submitted existing and proposed shopfront photographs/drawings and the location plan forming part of the Listed Building Consent application.

Applicant / Occupier: Cocotte Minute

Site: 28 High Street, Warminster

Document date: 17 August 2026