

Heritage & Design & Access Statement incl
Justification in Support of Full Plans Application to
a Building in a Conservation Area at –

‘Lytham House’



(formerly Portofinos)

Situated at:
10A Henry Street,
Lytham St Annes
FY8 5LE

HERITAGE STATEMENT Date – January 2021

View From Rear Passage



View From Thomas Street



- 1) Introduction: This Heritage Statement has been prepared to accompany, justify and explain the Full Planning Application with regards to retrospectively regularising completed installations of 3no heat dumps and a replacement kitchen vent systems & ducting to the rear elevation of Lytham House.
- 2) Project Description/Use: The kitchen Vent system was re-designed and installed during the recent internal refurbishment with a view to reducing and minimising noise levels in effort to improve the existing noise levels for adjacent neighbouring properties. Our client recognises the importance of keeping noise levels down in the existing vibrant local café scene. Ductworks and a/c heat dumps are fitted entirely with this in mind. The kitchen ductwork replaces existing ductwork in the existing location and is of a similar size. See enclosed 'Two Trees' specialist design dwgs
- 3) Site & Surrounding Area: Lytham House is not a listed building but is situated within the conservation area. Some other local buildings including the nearby Clifton Arms, are on the local authority list for their undoubted architectural and historic merit (Grade 2) and it is important that proposals at Lytham House suitably compliment the local setting in terms of architectural and historic character. Council car parks and street parking nearby will continue to provide an acceptable utility. A footpath to the rear abuts neighbouring properties and provides access to car parking.
- 4) Access – accesses generally including the Car parking access will be unaffected by proposals.
- 5)
- 5) Heritage Justification – Proposals will have no impact on the main façades from Henry Street and Thomas street. The Premises are not Listed but lie within the Conservation Area, and consideration is given to the impact of nearby Listed Buildings and the conservation area. Ducts and a/c units are located in effort to provide no detriment to neighbours .

LYTHAM CONSERVATION AREA

