

# Heritage Statement

Ref: N7152  
Date: 28 April 2022  
Version: 01  
Author: KMT

*Boots*

52D High Street  
Lymington  
SO41 9AG



# Heritage Statement

**APPLICATION SITE: 52D High Street, Lymington SO41 9AG**

**PROPOSAL: Replacement shopfront, display of non-illuminated fascia signs, 1no projecting sign and roof plant.**

## **01: CURRENT CONTEXT OF THE APPLICATION SITE**

The application site is located centrally in the town centre within the Lymington – High Street conservation area.

By virtue of its address, 52D appears to be considered part of the listed building at no 52, although it forms not part of Grosvenor House and is of modern construction.

52D is of no architectural or historical value.

The listing text reads as follows;

Heritage Category: Listed Building

Grade: II

List Entry Number: 1275464

Date first listed: 22-Dec-1953

Statutory Address: **GROSVENOR HOUSE, 52, HIGH STREET**

No 52 (Grosvenor House) SZ3295 1/17 22.12.53.

II GV

Early C19 large house. Grey Roman cement to facade, cornice and parapet, roof not visible. Above the ground floor Doric pilasters flank the outer window bays and engaged ionic columns the centre window bay. 3 storeys, 5 windows, the centre 3 bays are recessed. Sashes with glazing bars. The ground floor has now been cut away leaving part of the facade to stand as supporting piers. Modern shop fronts behind. The united Reform Church ,the Old Manse and Nos 48 to 53(consec)form a group with the railings and gate to No 48 and with No 77 opposite.


Listing NGR: SZ3254195537

# Heritage Statement

## **02: PURPOSE OF THE PROPOSAL**

The existing shopfront is not fit for purpose and does not lend itself to providing an independent entrance to the first floor.


The purpose of the proposed signage is to advertise the trade of the retailer and give direction for customers.



## **03: HOW THE PROPOSED WORKS RELATE TO THE EXISTING BUILDING**

The proposed shopfront is located on the face of the building and the customer doorway is centralised on the façade.

The fascia signs and projecting sign replicate the signs immediately preceding the application displayed by the former tenant, Peacocks.



## **04: DISCUSSIONS WITH NEIGHBOURS AND MEASURES CONSIDERING SHADOWING/ LIGHTING/ VISIBILITY/ PROXIMITY/ OVERBEARING/ NOISE ISSUES**

No discussions have been made with neighbours in relation to the proposals.

In light with Council policy, the new signs will be non-illuminated.

The proposal has no impact on shadowing, visibility or noise.

# Heritage Statement

## **05: EXPLANATION OF THE SCALE, HEIGHT, WIDTH AND LENGTH OF THE PROPOSAL AND ITS RELATIONSHIP TO THE EXISTING BUILDING**

The scale of the proposed shopfront is proportionate to the host building. The size of fascia, framing and stallrisers respect the adjacent listed building. Amenity within the conversation area is preserved.

Signage is sized to be a small proportion of the fascia on which it is installed. For example, the maximum height of 'Hearingcare' characters are a quarter of the fascia height.

## **06: INFLUENCE ON THE LISTED BUILDING, CONSERVATION AREA AND AFFECT ON AMENITY**

The local amenity is not affected by this proposal and the adjacent Grosvenor House and conservation area are preserved.

## **07: RELATIONSHIP BETWEEN THE PROPOSED WORKS AND PUBLIC ROUTES AND IMPACT IF ANY**

No public routes pass through the application site.

## **08: LANDSCAPING TREATMENT OR OTHER TREATMENT TO ENHANCE AND PROTECT EXISTING AMENITIES**

No landscaping or other treatment is considered necessary to preserve the existing situation.

# Heritage Statement

## **09: MATERIALS PROPOSED, THEIR USE, AND MAINTENANCE WHERE APPLICABLE**

Each sign character is of white acrylic stood off a colour coated aluminium fascia with brass spigots. The signage is low maintenance and shall be cleaned periodically.

## **10: STREET IMPACT**

The proposal is of low impact, sufficient to advertise the name and nature of the business trading within. This is in harmony with adjacent retailers and matches the previously consented installation. The property is set back from the building line of adjacent properties both sides.

## **11: SUSTAINABILITY OF THE PROPOSAL AND ENERGY EFFICIENCY**

The proposal is of low maintenance requiring no replacement materials over its projected lifespan and performs to the efficiency of modern equipment.

## **12: WHAT PROVISION HAS BEEN MADE FOR THE STORAGE OF WASTE AND RECYCLABLE MATERIAL?**

Storage of waste is not subject to this application and will continue to be housed in the existing enclosure.

# Photographs

## Street Context & Application Site



# Heritage Statement

## DOCUMENT REFERENCES

3099-197	Site and Block Plan 1:1250 1:500
3099-120	Existing Front Elevation 1:50
3099-121A	Proposed Front elevation 1:20

