

Internal Reference	L23451 – Davis
Property Address	50 High Street, Lymington
Post Code	SO41 9AG
Applicant	Bridget Davis
Agent	Sanford Group Limited t/a Wandsworth Sash Windows
Local Authority	New Forest District Council

Heritage Statement

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1275460

Date first listed:

28/10/1974

List Entry Name:

49 and 50, High Street

Statutory Address:

49 and 50, High Street

Listing Details:

Nos 49 and 50 SZ 3295 1/16 HIGH STREET (south side) Three piers, front railings, and gate to No 48 (Bellevue House)

1. 5235 HIGH STREET (South Side) ----- Nos 49 and 50 SZ 3295 1/16

II GV

2. C18. Red brick, No 49 with parapet, roof not visible. No 50 tiled roof. 3 storeys. 2 windows, 3 light bays on 1st and 2nd floors, sashes with glazing bars. Modern shop fronts, but that of No 50 includes altered, early C19, flattened bow.

Wandsworth Sash Windows is a trading name of Sanford Group Limited
Company Reg. No.: 10550497 VAT Reg. No.: 263 2750 10
Directors: N Smith M Smith T Smith

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.

Introduction and methodology:

This Heritage Statement has been prepared alongside the supporting documents to assess the historical and architectural significance of the existing windows to the Grade II listed property.

This report has been compiled through a methodology of a combination of a site visit to the property and the surrounding area as well as exploratory research in the history of the site. The purpose of this heritage statement is to outline the existing and proposed within the context of the listed building, through the lens of the historical significance and the proposals impact on the public realm's appreciation of the listed building.

The work proposed has taken into consideration the historical significance of the site on the High Street of Lymington as such it has been considered to be sympathetic to both the local and wider heritage, influenced by both precedence on the building as well as environmental factors. Preserving both the historical and architectural significance of the site is important to both the applicant and ourselves, therefore this statement will explain how the proposal maintains this significance whilst still providing a tangible improvement to both the living conditions and energy efficient of the listed building, in the emerging and worsening climate crisis this is especially relevant.

This report is written by Rio Jablonski, Head of Planning Department at Wandsworth Sash Windows, as the planning agent on behalf of the applicant who are the owners of the Grade II listed property.

Proposal:

Replace the two front elevation bay windows with timber slim lite double glazed replacements.

Understanding the site:

The terraced building sits in the middle of the busy high street, the building is made up of three storeys. The ground floor is a commercial space that is currently in use as a coffee shop, there is a large bay window on the ground floor frontage that is not original and has been renovated at a later date. The lack of glazing bars on these large bay windows are suitable for its current use and fit into the contemporary setting, however, are not historically viable or indicate any historical value. The first and second floor are used as a private flat above the store, these two front bay windows are the windows that are proposed to be replaced with historically sympathetic timber slim lite double glazed replacements. These white painted sash windows, feature a six over six design on the side

windows and an eight over eight design on the middle bay windows. This design would be maintained with the proposal, and the glazing bars are proposed to remain integral to the construction of the window. The preservation of the building is important as a historical asset for generations to come, and due to the current window's degrading condition that is beyond repair, full replacement of the windows is the justifiable in this context.



Figure 1 Front Elevation of Site, Google Earth

Historical context:

The town of Lymington dates from the Anglo-Saxon period and was documented in the Domesday book. Due to its coastal location, historically the town has been an important location for both shipbuilding since the 1800's and salt making as the two main industries that have driven the construction of the high street and many of the older buildings that remain in the town. The site which dates from the 19th century, is among a group of other listed buildings on the high street.

Description of the proposed works:

The proposal is to replace the existing tired and inefficient windows with a historically sympathetic replacement with slim lite double glazing, the existing window is of a degrading condition that is currently detracting from the architectural interest of the property, the proposed timber windows will be sash windows that match the existing on the property. Slim lite double glazing is proposed for this window as it would bring significant improvements over the existing single glazing, the proposal would be in keeping with the rest of the building and would enhance the historical sensitivity of the listed property as this window is currently in a poor condition visible both internally and externally.

The existing window has deteriorated substantially so is detracting from the aesthetic appeal of the listed property, a new timber replacement would add to the visual appeal of the elevation and the new window would be durable adding to the enjoyment of the listed property for years to come.

Current situation:

The existing single glazing in the window is highly inefficient and detrimental to the long-term wellbeing of the residents of the property. Despite the current owner's efforts to invest substantial time, money, and care into maintaining the windows throughout the years, this approach is unsustainable in the long term due to rising energy costs and rapidly deteriorating timber. In light of the need for future proofing the window and ensuring comfortable living conditions, it is essential to propose a full replacement. Upgrading the window to slim lite double glazing will significantly improve its energy efficiency and thermal performance, reducing heat loss and enhancing comfort within the building. Additionally, implementing modern draught seal techniques will help prevent drafts and moisture ingress which will damage the timber and the building further if left alone.

These efforts will not only preserve the historical character of the listed building but also enhance its long term sustainability and ensure a more comfortable living environment for its occupants for many generations.

Heritage impact assessment:

Windows on heritage structures form an important and visually interesting part of the façade, the design of each window tells an interesting story about the history of the building. Proposing a historically sensitive window that both sits within the existing structure whilst providing sufficient energy efficiency, is an important part of new work on listed properties in the current energy and climate crisis.

A proposal to replace the first and second floor bay windows will have an impact on the façade. Due to the existing condition of the windows and its non-originality, it is assessed that the proposal will have a positive impact on the special interest of the building despite the use of slim lite double glazing in a listed property.

Property planning history:

- 21/10670 | 1x Hand painted logo to existing fascia panel; 1x hand painted hanging sign; painted logo to lobby wall (Application for Advertisement Consent)

50 HIGH STREET, LYMINGTON SO41 9AG

Ref. No: 21/10670 | Validated: Thu 27 May 2021 | Status: Decided | Decision: Granted subject to Conditions

- 21/10671 | Fit-out of existing retail unit to include new lighting and partitions to form a new toilet; existing flooring and ceilings to be retained; A/C to be retained; new counter & banquette sitting to be installed; new finishes & paint to be installed; 1x Hand painted logo to existing fascia panel; 1x hand painted hanging sign; painted logo to lobby wall (Listed Building Application)

50 HIGH STREET, LYMINGTON SO41 9AG

Ref. No: 21/10671 | Validated: Thu 27 May 2021 | Status: Decided | Decision: Granted subject to Conditions

- 18/11124 | Repaint shopfront; display 1 non illuminated fascia sign; 1 non illuminated projecting sign (Application for Listed Building Consent) | 50 HIGH STREET, LYMINGTON SO41 9AG

50 HIGH STREET, LYMINGTON SO41 9AG

Ref. No: 18/11124 | Validated: Thu 23 Aug 2018 | Status: Decided | Decision: Granted subject to Conditions

- 18/11117 | Display 1 non illuminated fascia sign; 1 non illuminated projecting sign (Application for Advertisement Consent) | 50 HIGH STREET, LYMINGTON SO41 9AG

50 HIGH STREET, LYMINGTON SO41 9AG

Ref. No: 18/11117 | Validated: Thu 23 Aug 2018 | Status: Decided | Decision: Granted (Advert)

Policies:

National:

The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – legislation which provides for the designation & protection of listed buildings and & Conservation Areas.
- The National planning policy framework, July 2021 (Rev.), in particular chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- Historic England, Traditional Windows: their care, repair and upgrading, 2017.

Consideration of policies:

NPPF 199 – 202: ‘When considering the impact of a proposed development... great weight should be given to the asset’s conservation... any harm to the significance of a designated heritage asset should require clear and convincing justification... where a proposal will lead to less than substantial harm... this harm should be weighed against the public benefits of the proposal... including where appropriate, securing it’s optimum viable use.’

Paragraph 20 of the government Planning Practice Guidance clarifies ‘public benefits’: ‘public benefits may... deliver economic, social or environmental objectives (NPPF p8)... they should be of a nature or scale to be of a benefit to the public at large and not just the private benefit. However, benefits do not have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure it’s future as a designated heritage asset could be a public benefit. Examples include: sustaining or enhancing the significance of a heritage asset and the contribution to its setting; reducing or removing risks to the asset; securing the optimum viable use of a heritage asset in support of its long term conservation.

- This application does not propose making any changes to any of the original fabric of the building.
- ECONOMIC: n/a
- SOCIAL: ‘to support strong, vibrant and healthy communities... to meet the needs of present and future generations... that reflect current and future needs and support communities’ health, social and cultural well-being.
- Historic homes cannot be preserved in one place in time, they must be sensitively renovated to ensure that they remain aspirational and enjoyable places to live, preserving their future as a viable home to live in.
- A property which could have a negative impact on the owners’ health (due to unreasonably cold temperatures) may increase pressures on local health services.
- ENVIRONMENTAL: ... mitigating and adapting to climate change, including moving to a low carbon economy.
- The UK government has made a net zero pledge, and part of this is ensuring that all homes (including historic ones) are more carbon and thermally efficient. Privately owning a property means that you have the right to live in it, or rent it out. From 2025, it will be a legal requirement for all rental properties to achieve an EPC rating of a C. Exemptions will only be given where there are no further improvements that can be made to the property. Ensuring that future owners of the property are able to ensure it’s continuing optimum viable use as a residence, replacing the glazing in the windows will enable the property to be compliant with this future change to legal requirements.