



Heritage Statement Beach House

20 December 2023 - Rev A



Provision of four new electric vehicle charging stations and associated equipment at Beach House car park. Situated on the B3058, Lymington, SO41 0PT.

This statement is to be read in conjunction with all related documents and drawings uploaded as part of this planning application submission.

InstaVolt Ltd are proposing a development of four electric vehicle (EV) charging stations with associated equipment. InstaVolt own, install and operate our own rapid EV charging stations, leading the way in EV charging infrastructure. Using the latest cutting edge technology, InstaVolt are helping to make the UK an easier place to own and operate an electric vehicle providing rapid charging to any EV.

Proposals affecting Heritage Assets

Within the NPPF December 2023, the following guidance is provided for applicants and local planning authorities:

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Significance of the Asset

The site is located within the car park of the Beach House public house which is a Grade II listed building.

InstaVolt understand the significance of listed buildings for their special architectural and historical interest which must be protected for future generations. It is important that any proposal is carefully thought-through and considered to protect the asset, however in order to service the many individuals, families, businesses, and communities that live close to or visit this local asset after the 2035 ban on ICE vehicles, there is an urgent requirement for electric vehicle charging infrastructure. It is paramount that this charging infrastructure is situated in locations which avoid conflict or negative effect on the heritage asset.

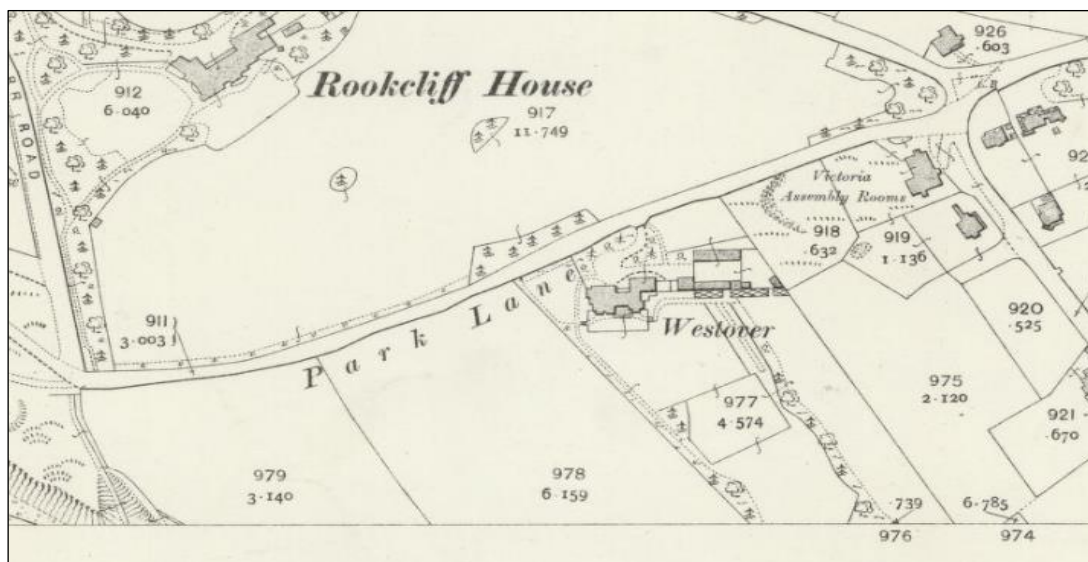
The four proposed electric vehicle charging stations have been designed to fit discreetly within the car park of The Beach House public house. Whilst the pub is a Grade II listed building, the proposed development is located within the already established gravel car park and shielded behind screening.

The relevant historic environment record has been consulted for this historic building, which is detailed below.

Description: 1897. Arnold Mitchell architect. A large house in Norman Shaw tradition. Irregular plan. Red brick, with stone and stucco dressings, upper storey tile hung. Wide eaves cornice, gabled, with tiled roof. North facade faces road. 2 advanced gabled wings with recessed hall between and low porch in north west angle. Building of uniform height but of 1 1/2, 2 and 2 1/2 storeys. Approximately 9 bays width. Casement windows with leaded glazing. Recessed wing has pedimented dormers with low relief moulding in tympana. Windows below extend full height of building. Mullion and transoms. Interesting treatment of chimney stacks. South facade has square bays under gables and small, 2 storey verandah. Interior has panelled hall and some stained glass windows. Included in Methusuis's Das Englische Hans. Vol 2.

Date Range: 1897 - 1897

Extract taken from Hampshire County Council Historic Environment Record ID: 11956, Westover.



Extract taken from National Library of Scotland. Map published 1908 showing the Grade II listed building.

The Impact on the Asset

The development as a whole is small in scale and will have minimal impact on surroundings and no direct impact to the building itself.

The asset's setting (the car park) will be altered as per the proposal. The gravel car park will be extended on to an unused grass verge and a new wall installed which will be in keeping with the existing wall/stone on site. To reduce the visual impact of the alterations needed for the development, a native foliage screen will be planted to conceal the charging equipment. Our charging equipment is only 2.3m in height which is fairly low and unobtrusive compared to the surrounding street furniture that already exists on and nearby the site.

The National Planning Policy Framework paragraph 202 describes how:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...”

It can be determined that this proposal will bring a **less than substantial harm** to the asset. The proposal has no direct impact on the features, characteristics, or materials of the building. Greater weight should be given to the public benefits of this proposal.

Within the New Forest District Council (NFDC) area, the most greenhouse gas emissions come from the transport sector (44%) as published in the Climate Change & Nature Emergency Annual Update 2023 by NFDC. Road transport is a priority area within NFDC's carbon reduction programme which includes developing an EV charging network across the district.

This proposal will aide NFDC in meeting their carbon reduction targets as the publics uptake of electric vehicles (EV) is a main factor in the decrease of transport emissions. As the Climate Change Committee's net zero target grows closer, the benefit to the public in the use of EVs is substantial. As electric vehicles do not produce any exhaust emissions, their increased adoption will help decarbonise our society. Not only will decarbonising transport be the big advancement in meeting net zero targets, but it will also improve health by removing a source of toxic air pollution and reduce daytime noise levels for more enjoyable places to live, work and visit as EVs are extremely quiet compared to traditional vehicles.

Conclusion

The four proposed EV charging units at Beach House will provide essential infrastructure for the area and will utilise the latest charging technology which is accessible for all EV drivers to use. The location of the proposed development is considered ideal given less than substantial harm to the surrounding area and buildings.