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Heritage Statement for: Re-application for Proposed Alterations and Redevelopment at 1 Bridge Street, Fordingbridge, SP6 1AH

Date of this Statement ; *6th December 2023*

INTRODUCTION

This statement has been prepared in support of the re-application for the proposed re-development of the vacant former Lloyds Bank premises at 1 Bridge Street, Fordingbridge. The building is not listed but is within the town Conservation Area.

There is a separate Design and Access Statement which accompanies this application.

1. SITE DESCRIPTION

1.1 The site has a mix of past commercial uses, most recent being the use as a Lloyds Bank branch up until March 2017 when it was closed by the Lloyd's Banking Group, - it was the last 'foot-fall' bank branch in the town.

1.2 The site is within the Conservation area of Fordingbridge, part of which is also the main commercial area of the town, highly sustainable and close to all major facilities. Surrounding areas feature many different commercial and residential uses and some nearby Listed Buildings.

1.3 The existing former bank building at 1 Bridge Street features two storey brick and stone quoin feature facades to Salisbury Street and Bridge Street with a narrow side pedestrian access from Salisbury Street to the rear, and a remote gated vehicular access to the north giving limited access to the rear of a number of enclosed buildings via a private access road know as Riverside Place. Riverside Place extends out to the banks of the River Avon.

The interior parts of the site – which are concealed within the site and not readily visible from the publicly accessible Conservation area – feature a mix of facing brick and cement rendered facades and feature timber and pvc framed fenestration together with a mix of styles.

1.4 The site is on a clearly visible corner in the town centre of Fordingbridge and needs to retain its main facade features which contribute to the Conservation area. The property occupies a prominent position in the town and is classified in the adopted Local Plan part 2 as a primary retail frontage given its main frontages to Salisbury Street and partly to Bridge Street.

The key Planning policy considerations relate to the impact on the vitality of this part of the town centre and this primary retail frontage where policy requires that the proposed use is either neutral or adds to the vitality of the shopping frontage. In conjunction, any proposals must respect the Conservation area and related Planning policy.

LOCATION PLAN - Not to scale – please see scale bar

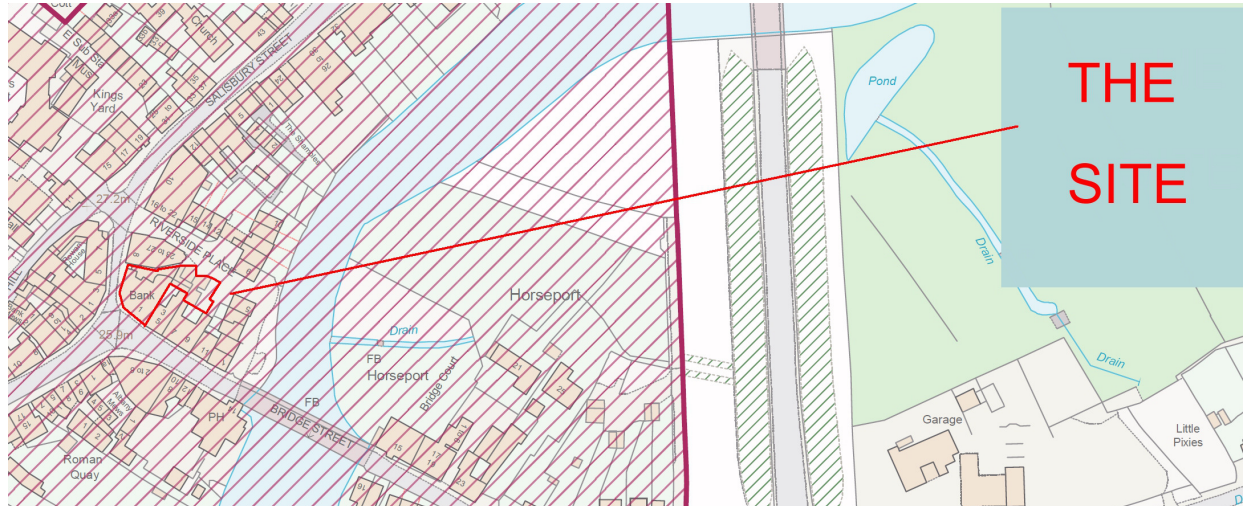


Aerial View from Google Maps

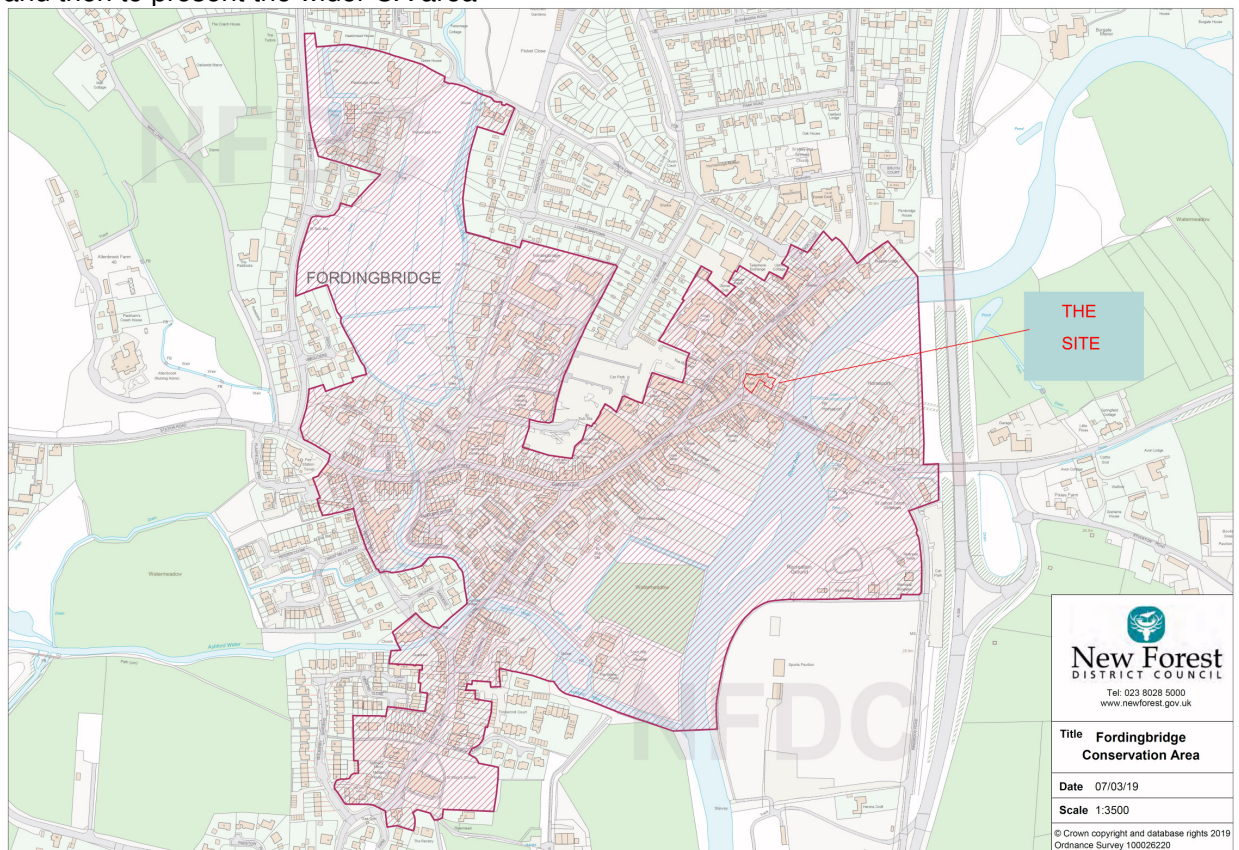


2. History of the Conservation Area

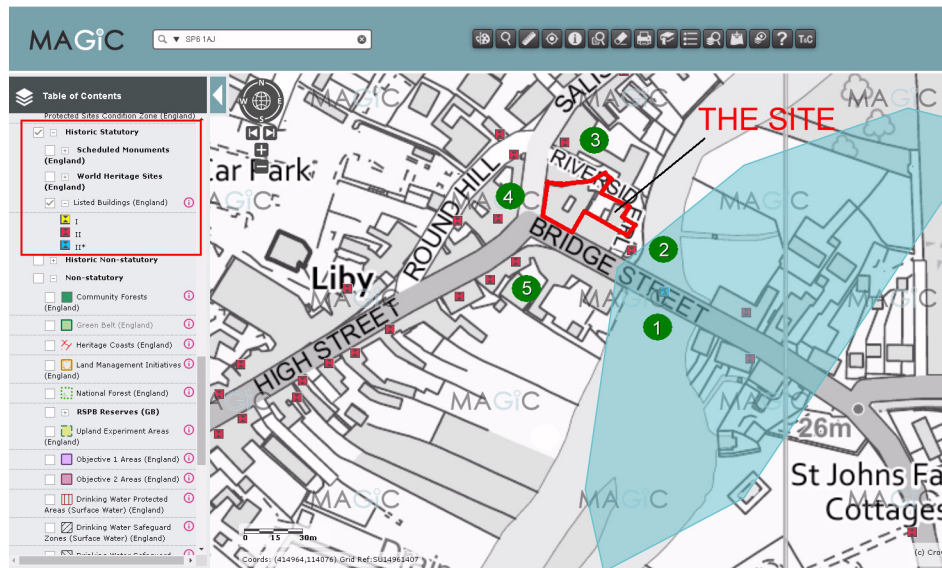
2.1 The Town Centre and other nearby areas were first established as conservation areas in 1975. Subsequent additional areas and changes to Authority boundaries since then have resulted in the composite Fordingbridge Conservation area identified today – as indicated on the following plans; firstly, to highlight the site -



and then to present the wider CA area -



To analyse the heritage assets in the area we have utilised the Defra 'Magic Map' application – presented below - which describes the various assets, their Listing grade and description. We have numbered the nearby assets from 1 to 5 and these are described in detail below.



The locations of the listed assets are shown as 1 – 5 on the extract from the Defra 'Magic map' as indicated above. The following paragraphs describe the items.

1. Listed Buildings (England)

Name- ROAD BRIDGE OVER RIVER AVON

Reference1301381

GradeII* Date Listed 30/09/1964

Hyperlink <https://historicengland.org.uk/listing/the-list/list-entry/1301381>

The stone, 7 arch Bridge dates originally from the 14th or 15th centuries, though there are records of earlier possibly timber 'fordes' in this location. Subsequent additions and alterations have taken place – most recently in 1966 to add a cantilevered pedestrian walkway. The bridge is also a Scheduled Ancient Monument.

2. Listed Buildings (England)

Name- Augustus John statue (1964- 1967 by Ivor Roberts-Jones)

Reference1 431368

GradeII

Date Listed19/01/2016

Hyperlink<https://historicengland.org.uk/listing/the-list/list-entry/1431368>

This is located on the banks of the Avon, to the East of the properties at 1 and 2 Riverside Place. The statue is not visible from the proposal site – nor vice versa.

3. Listed Buildings (England)

Name- GREYHOUND HOTEL

Reference1166972

GradeII

Date Listed30/09/1964

Hyperlink<https://historicengland.org.uk/listing/the-list/list-entry/1166972>

[Demolished in 1988](#)

4. Listed Buildings (England)

Name - ANGLIA BUILDING SOCIETY- BUBBLY BARGAINS

Reference1166792

Gradell

Date Listed13/02/1987

Hyperlink<https://historicengland.org.uk/listing/the-list/list-entry/1166792>

Laterly known as the Nationwide Building Society premises this is sited on the B3078 side of the junction - opposite the proposal site.

5. Listed Buildings (England)

Name FOX AND SONS

Reference1350963

Gradell

Date Listed13/02/1987

Hyperlink<https://historicengland.org.uk/listing/the-list/list-entry/1350963>

Now Fordingbridge Chiropractic Clinic- this is directly opposite the proposal site.

6. Listed Buildings (England)

Name 3-5, HIGH STREET

Reference1094865

Gradell

Date Listed14/12/1983

Legacy UID143965

Scale of Capture1:1250

Easting414860

Northing114231.2627

Hyperlink<https://historicengland.org.uk/listing/the-list/list-entry/1094865>

Also nearby, but not viewable from the proposal site are :-

Listed Buildings (England)

Name BRIDGE HOUSE

Reference1094898

Gradell

Date Listed13/02/1987

Hyperlink<https://historicengland.org.uk/listing/the-list/list-entry/1094898>

and

Listed Buildings (England)

Name20-24, BRIDGE STREET

Reference1166445

Gradell

Date Listed16/12/1983

Hyperlink<https://historicengland.org.uk/listing/the-list/list-entry/1166445>

Both these Listed assets are at the East end of the Bridge, over 100 metres from the proposal site which is not readily visible from each asset – or vice versa.

The site is adjacent to the River Avon and the River Avon System SSSI

Reference1006597

Natural England Contact DIANNE MATTHEWS

Natural England Phone Number0845 600 3078

Hectares475.94

Citation2000183

Hyperlink<http://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s2000183>

Reference was made to the research and excavations carried out in 1987 and 1998 by Phil Harding & Anthony Light :

Proc. Hampshire Field Club Archaeol. Soc 58, 2003, 130-176 (Hampshire Studies 2003)
EXCAVATIONS IN FORDINGBRIDGE, 1989 and 1997: THE FORMER ALBANY AND GREYHOUND HOTEL SITE By PHIL HARDING and ANTHON Y LIGH T With contributions by MICHAEL J. ALLEN, JENNY HILL, M. LAIDLAW, EMMA LOADER, LORRAINE MEPHAM, SHEILA HAMILTON-DYER and SARAH WYLES Illustrations by S. E. JAMES

3. CONCLUSIONS:

The previous approval for the site notes that the LPA sought to approve a building which was able to conserve the existing area and sit within it's surroundings in this popular part of the Town and Conservation area.

We believe that the current proposals form a sustainable use for this site and meet the requirements and the aims of the National Planning Policy Framework in making re-use of underused existing premises.

The buildings main aspects, to the two public visible facades now incorporate timber framed white painted sash windows as requested by the Planning Authority.

We respectfully ask the Council to consider this re-application for approval.