

HERITAGE ASSESSMENT

93A MAIN STREET, YAXLEY, PE7 3LZ

The site falls outside the boundary of Whittlesey Conservation Area.

This property is not a listed building. It is a two storey premises, used as a retail unit.

There are listed buildings within the vicinity of the application site.

6 High Causeway

Grade: II listed building

Source ID: 1227998

Vinpenta House

Grade: II listed building

Source ID: 1287392

The previous fascia sign has been replaced with externally illuminated fascia sign.

The sign is of a vinyl material with black background and yellow text. It has been replaced at the same location of the previous sign.

The retrospective fascia sign is: 0.6 (h) x 4.15 metres (w). From the floor to the base of the sign is 2.3 metres.

The other sign is window display sign, which is: 1.3 (h) x 0.8 metres (w).

Currently, the window and door frames are painted in pastel green colour. This will be replaced back to white as previously.

The illumination levels will be in accordance with the Institution Lighting Professionals (ILP) and will not be higher than 300cd/m.

The proposed sign, by virtue of location, scale and use of materials used will not be detrimental to any Listed Buildings within the Conservation area and will not impact upon them.

It is considered that the street scene would not be detrimentally harmed on the front elevation of the property by the proposed sign.

The special interest of the Conservation Area as a designated heritage asset would be preserved with the details provided above.

The amenities enjoyed by neighbouring occupiers of land and buildings would not be unacceptably harmed.

The neighbouring property to the proposed development would be unaffected by the proposed fascia sign.

If the retrospective fascia sign is not considered acceptable the applicant is happy to change the fascia sign. By removing the fruit and vegetable images from the sign and keep the black background with white text same the adjacent property no. 16 Malcolm James Estate Agents.