

HERITAGE IMPACT ASSESSMENT

Specsavers, 31 Hall Place, Spalding, Lincolnshire SG

1.0 INTRODUCTION

1.1 Overview

This statement is in support of the above site for:

Full Planning: Alterations to shopfront. Replacing existing corrugated aluminium cladding to facade.

Adverts Consent: Proposed Internally Illuminated fascia sign & externally illuminated projecting sign.

Use: The unit is situated within the high street. Following the refurbishment works the unit will continue to trade as Specsavers Opticians.

1.2 Planning Statement

The proposed design and location of proposals aim to satisfy Local Planning Policy and in particular Section 16 relating to conserving historic environments and also Planning for Retail and Town Centres and Minimising and Managing Environmental Risks and Pollution.

National and local policies / guidelines relating to impact of developments within town centres and high streets are recognised by our client and the current proposal aims to comply throughout. The proposed refurbishment works and the proposed signage have been carefully considered and are intended to act in accordance with local policy and objectives.

2.0 HERITAGE ASSESSMENT

2.1 The Nature of the Asset:

The building is not listed, and is not neighboured by any listed buildings or monuments. The site does sit within the Spalding Conservation Area however.

2.2 The Extent of the Asset:

Located on a high street, among various retail units, the building's facade forms the wider part of the conservation area street-scene within the high street location, as one of a number of retail buildings all within close proximity. The vast majority of the surrounding buildings all have modern shopfront installations with modern signage throughout.

2.3 The Significance of the Asset:

The building is not listed as previously mentioned, and the buildings shopfront is of a more modern construction most likely a post war 1960's construction. The facade above the shopfront has had a corrugated metal cladding installed between the shopfront windows and first floor windows.

2.4 The Proposed Works:

Replace the metal corrugated cladding with a flat aluminium cladding, finished white to match the existing. Installation of new fascia signage and hanging signage to shop front, replacing the existing.

2.5 The Impact on the Asset:

No major impact on the building as a result of the proposed works, as the proposals are for minor works only. No major demolition works or stripping out is taking place, just alterations to update the shopfront signage and reposition it lower down to line through with the neighbouring properties signage, and replace the tired metal cladding to the facade (above the shopfront windows) with a more visually appealing solution, whilst retaining the materials and proportions of the existing construction.

It is therefore our belief that the proposals will not impact on the conservation area location.

2.6 Photos

