

40 Eaton Avenue
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Heritage Statement

Heritage Statement to accompany a Planning Application at The Bank House Social Club, 7 Front St, Newbiggin-by-the-Sea, Newcastle, NE64 6NU

Ref: Heritage Statement on behalf of ParkingEye Ltd The Bank House Social Club, 7 Front St, Newbiggin-by-the-Sea, Newcastle, NE64 6NU

Wednesday, 20 September 2023

PROPOSAL: INSTALLATION OF CAR PARK MANAGEMENT SYSTEM WHICH INCLUDES THE INSTALLATION OF AUTOMATIC NUMBER PLATE RECOGNITION CAMERAS AND ASSOCIATED SITE SIGNAGE.

Applicant Registered Office Address:

ParkingEye Ltd
40 Eaton Avenue
Matrix Park
Buckshaw Village
Chorley
PR7 7NA

Review and Acceptance by: Yaseen Laher
On behalf of ParkingEye Ltd

Job Title: Desk Based Account Manager & Planning Administrator

Date: Wednesday, 20 September 2023

Rev.	Date.	By.	Description of Modification
1	20/09/2023	Yaseen Laher	First Draft

Contents

Items contained within this document

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1. Introduction

This supporting heritage statement has been produced to support a planning application for the installation of a car park management system and associated signage within the car park of the The Bank House Social Club, 7 Front St, Newbiggin-by-the-Sea, Newcastle, NE64 6NU which falls within a Conservation Area.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the local planning authority in determining applications for development affecting listed building to pay special regard to the desirability of preserving the building or its setting. The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

'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

To comply with these requirements, this document provides a brief assessment of the significance of the **of** the site & conservation area, proportionate to both the importance of the asset and the likely impacts. This assessment is undertaken on the basis of published information, Archival research and on-site visual survey. It culminates in an assessment of the impact of the Proposed Development on the significance of the listed building, in light of the statutory duties and national and local policy.



Source: Newbiggin-by-the-Sea, Conservation Area (existing and proposed), Management Strategy, 2009

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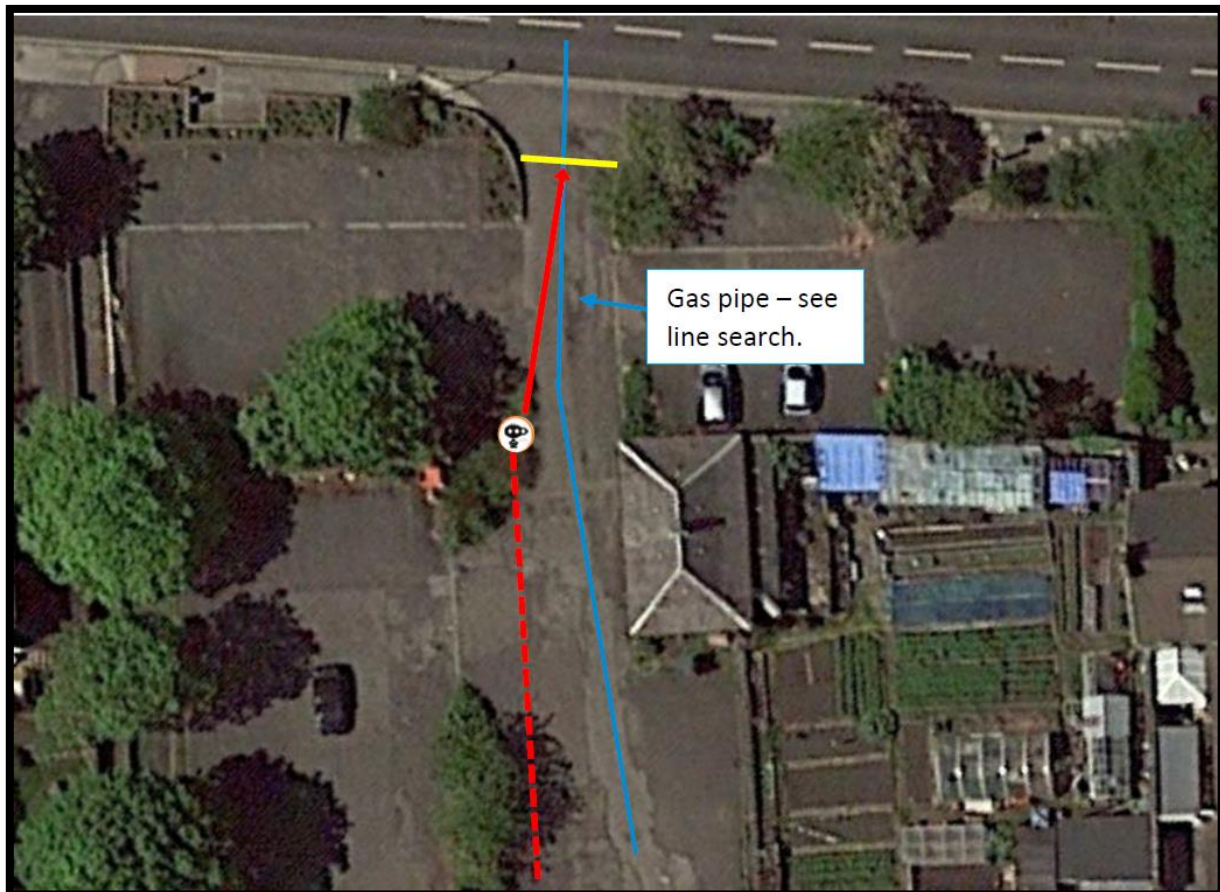
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2. Assessment of Significance

The site falls within the conservation, however, is outside of any Archaeological Sensitive areas. The purpose of the conservation area is to ensure the design of the new development compliments the area and preserves or enhances the character and appearance of the area.

3. Overview of Proposals and Planning Context

The proposed development involves the installation of an ANPR car park management system along with associated signage to prevent misuse of the car park. ANPR cameras are to be installed on new columns which will monitor the entrance and exit points of the car park and the associated signage is to be mounted on new & existing poles and lighting columns detailing the terms and conditions of using the car park.



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KEY

- | | |
|---|---|
|  ANPR Camera |  Wireless Subscriber |
|  External Cabinet location |  Main Wireless Base Station |
|  Single sign on existing double poles |  Payment Machine |
|  Single sign on existing pole |  Suggested new pole for sign |
|  Double sign on existing pole |  Wall mounted sign |
|  Existing lighting column suitable for signage |  ADSL Location |

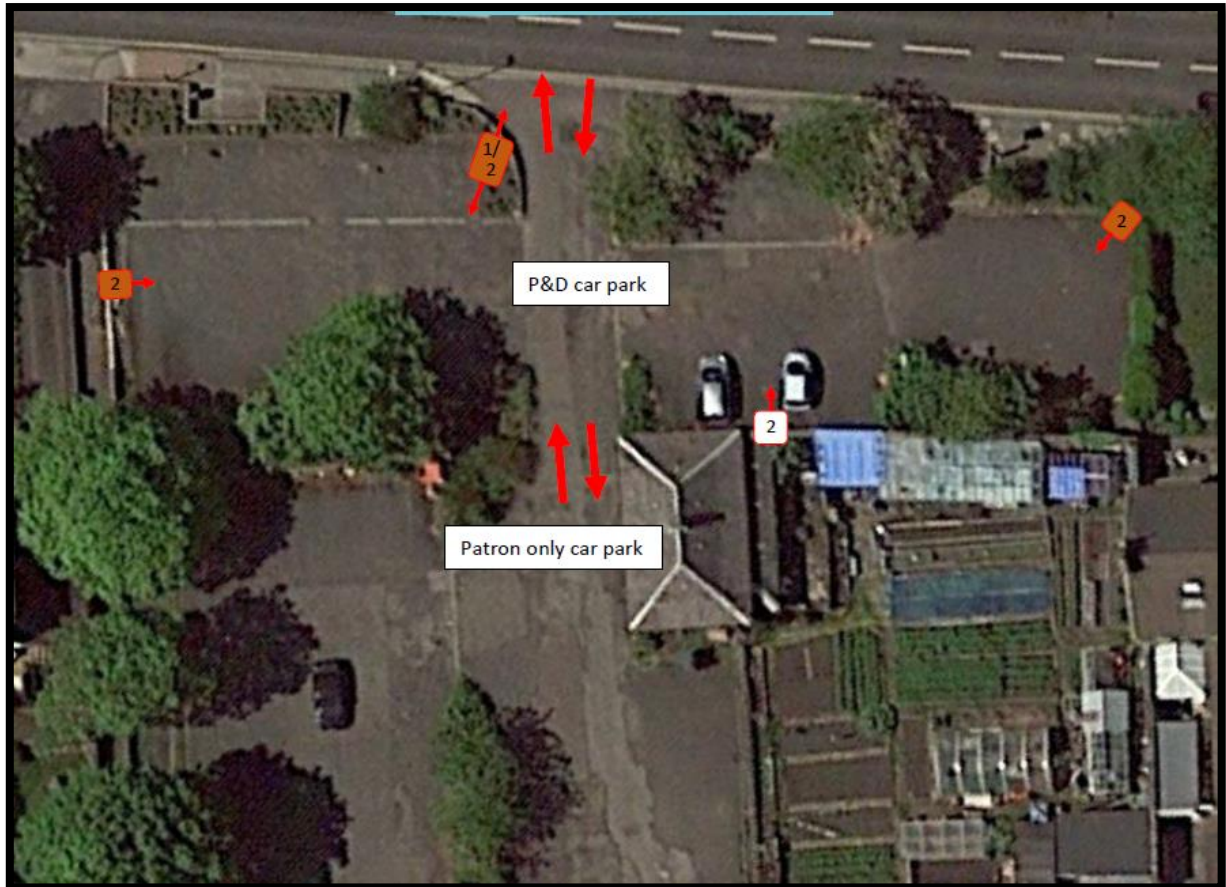
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




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Key for Installation Locations

Icon	Definition
	Sign to be installed on existing pole
	Sign to be installed on new pole
	Sign to be installed on a wall
	Sign to be installed on existing double poles
	Sign to be installed on new double poles

Entrance & Exit



4. Assessment of Impact

Previously there was no management of the car park meaning cars could park anywhere within, regardless of if they were patrons or not. The new set up create separates public parking and patron parking – ensuring patrons are able to park and at a more convenient location, closer to the building entrance. The work has been carried out by skilled workers, assessing anything underground and repairing any surface where work has been carried out. The development consists of new infrastructure such as signage poles, columns and signage to give a new, fresh appearance to the area. The development enhances the area without affecting the lodge on site. Also the requirement to park within marked bays enhances the site visually. Furthermore, as a safe public parking space has been created, this helps reduce the chances of vehicles parking on the main road. The site is now efficiently utilised with parking for the public and patrons.

Where possible signage has been installed away from the main road to ensure views to and from the building and lodge aren't impeded and to reduce any possibility of visual clutter. The impact of clutter has also been addressed by having a reduced number of signs whilst complying with BPA guidelines.

5. Conclusion

The proposals adopt a sensitive approach to the conservation area and are based on an appreciation of the significance of the area and site. The development aims to increase the number of visitors to the asset by providing easy access to parking close to the building and also increase the number of visitors to the area by providing public parking.

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