

Former Gilbridge Police Station LED Screen

Heritage Impact Assessment

Smart Outdoor Media Ltd

25 October 2023

LICHFIELDS

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1.0 Introduction

- 1.1 This Heritage Impact Assessment ('HIA') has been prepared by Lichfields on behalf of Smart Outdoor Media Ltd. Its purpose is to assist officers at Sunderland City Council ('SCC') ('the Council') in their consideration of proposals to display 2no. LED screens at the former Gilbridge Police Station, also known as 'The Yard', in Sunderland City Centre, SR1 3AP.
- 1.2 The report identifies above-ground heritage assets that may be affected by the proposed development. In accordance with paragraph 194 of the National Planning Policy Framework ('NPPF'), it establishes the significance of these assets, including an understanding of their setting and how this contributes to significance. This assessment is informed by desk-based research and fieldwork, carried out in October 2023.
- 1.3 Our methodology for assessing the significance of heritage assets, as well as the approach to assessing the proposed development's effects on their significance is set out in Appendix 1.

Background

- 1.4 Planning permission was granted in August 2021 for the refurbishment and change of use of the former police station to uses falling under Class E – commercial, business and services namely E (c), (d), (g), (i) and (ii) and the formation of a car park (planning application ref. 21/01622/FU4). This was granted after the building had been left vacant following the closure of the police station in 2015. As part of the conversion of the building, the rear cell block was demolished in April 2021. This was the subject of a separate listed building consent application due to its physical attachment to the Magistrates' Court (Grade II) (listed building consent application ref. 21/00405/LB4).
- 1.5 HIAs were prepared by Lichfields for the works that were carried out to the building in 2021. These assessments identified that former Gilbridge Police Station building is a post-war Brutalist building and a non-designated heritage asset ('NDHA'). They also identified that the site abuts the Bishopwearmouth Conservation Area to the south, this includes various listed buildings within the immediate surroundings include the adjacent Magistrates' Court (Grade II), Empire Theatre (Grade II*), Church of St Michael (Grade II*) and the Dun Cow Public House (Grade II).
- 1.6 In October 2022, advertisement consent was granted for the erection of an internally illuminated fascia sign on the front elevation of the building (ref. 22/02253/ADV). The Conservation Team had no objections to this as the proposed signage was considered to be sensitively designed and would have a negligible impact on the setting of the adjacent Bishopwearmouth Conservation Area and the Magistrates' Court.
- 1.7 At Keel Square, which has been the focus of much of the recent redevelopment of the area, planning applications have been approved for various temporary uses within the immediate setting of the Magistrates' Court and the Conservation Area (22/01422/LP3). It was agreed in principle that this would have no adverse impact on the heritage significance of the surrounding heritage assets.

- 1.8 Advertisement consent was also recently granted for the installation of 1,704 LED brick tiles and 2no. LED screens to the front elevation of the forthcoming Culture House. This was dealt with under delegated powers without any comments being provided by the Conservation Officer. The case officer concluded that the adverts would be viewed against the backdrop of the Culture House and that the city centre location was a place where adverts, in general, often form part of the built environment. The case officer made reference to the nearest heritage assets and concluded that the location of the adverts on the northern elevation of the Culture House would mean that *“there would be little impact upon the setting of these heritage assets.”* The proposed development of the LED screens at the former Gilbridge Police Station, in a less sensitive location than the Culture House, should be considered in the context of these recent approvals.

Scope

- 1.9 Designated heritage assets in the vicinity of the site have been identified using the National Heritage List for England and the Historic Environment Record.
- 1.10 The following heritage assets are considered to have the potential to be affected by the proposed development:
- 1 Former Gilbridge Police Station (NDHA)
 - 2 Bishopwearmouth Conservation Area (including listed buildings within it, with particular focus upon the Magistrates’ Court due to its proximity to the site).
- 1.11 Although there are some heritage assets in the wider surroundings of the site that are located outside of the Bishopwearmouth Conservation Area, due to the distance and screening from intervening buildings, the proposal would result in a negligible or no change to the visual settings of these heritage assets. As such they have been scoped out of this HIA. This is consistent with the approach that was taken during the preparation of the HIAs that were submitted for the refurbishment works in 2021.

2.0 Legislative and policy position

Statutory context

- 2.1 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') provides protection for buildings and areas of special architectural or historic interest. When considering whether to grant planning permission for a development which affects a listed building or its setting, S.66 (1) requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any special architectural or historic interest which it possesses.
- 2.2 The adopted Development Plan for the site comprises the Core Strategy and Development Plan (2015-2023) (CSDP, adopted 2020) and the saved policies of the Unitary Development Plan ('UDP', adopted 1998).

Core Strategy and Development Plan 2015-2033 (adopted 2020)

- 2.3 The relevant policies in the CSDP include the following:
- **Policy SP2 (Urban Core)** which states that development in the Urban Core should protect and enhance heritage assets and ensure a high standard of design that integrates well with the existing urban fabric.
 - **Policy BH1 (Design Quality)** which states that development should be of a scale, massing, layout and appearance which respects and enhances the positive qualities of nearby properties and the locality.
 - **Policy BH4 (Advertisements)** states that advertisements should be well designed and sympathetic to the character and appearance of their location and the building in which they relate.
 - **Policy BH7 (Historic Environment)** which states that the Council will give great weight to the conservation of heritage assets (designated and non-designated) based on their significance in accordance with national policy, and that it will support new development which makes a positive contribution to the character and townscape quality of the historic environment.
 - **Policy BH8 (Heritage Assets)** which states that development affecting heritage asset (both designated and non-designated) or their setting should recognise and respond to their significance and demonstrate how they conserve and enhance the significance and character of the asset(s), including any contribution made by its setting where appropriate. With regard to conservation areas, the policy requires development to preserve or enhance the significance of conservation areas, including their diverse and distinctive character, appearance and their setting.

Material Considerations

- 2.4 Other material considerations include the NPPF (September 2023); National Planning Guidance (2014, as updated); National Model Design Code and National Design Guide; and relevant Historic England guidance.

- 2.5 The following publications by Historic England are of relevance to this assessment:
- 1 Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (April 2008, currently under review).
 - 2 Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (GPA2, March 2015).
 - 3 Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (GPA3, December 2017).

Key Considerations

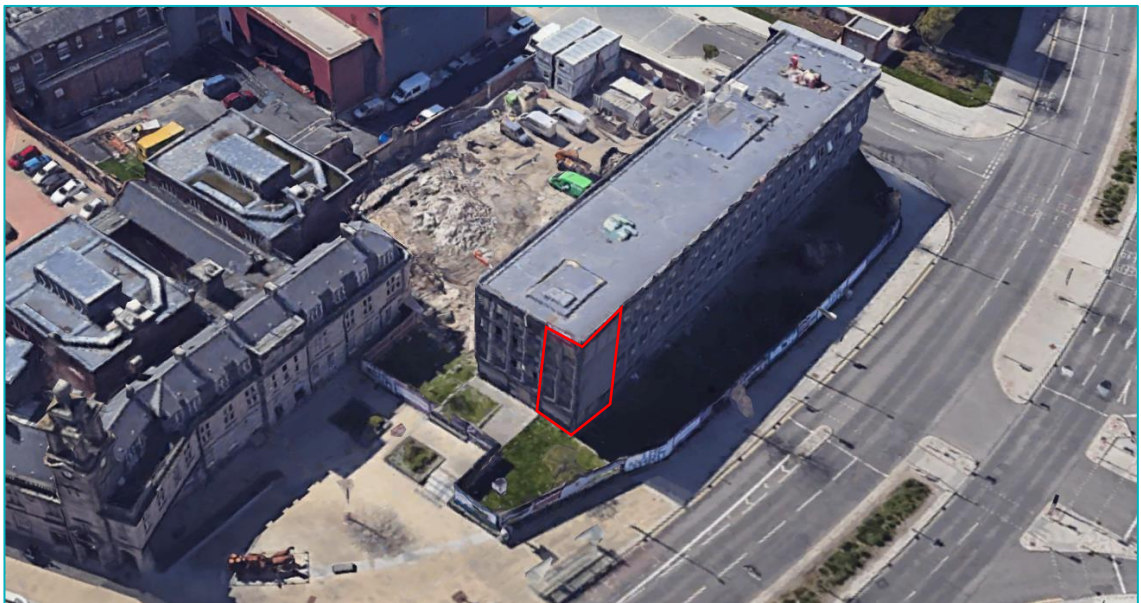
- 2.6 Having regard to the above, the key heritage statutory and policy considerations for the assessment of the proposed development can be summarised as follows:
- 1 Does the proposed development preserve and, where appropriate, enhance the setting, significance and special architectural and historic interest of affected designated heritage assets? (the 1990 Act, S66 (1); NPPF paragraphs 197 and 199; and CSDP Policies SP2, BH7 and BH8).
 - 2 Does the proposed development comprise high quality design which has been informed by and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF paragraphs 130 and 134; and CSDP Policies SP2, BH1, BH4, BH7 and BH8).
 - 3 Where the proposed development would directly or indirectly affect non-designated heritage assets, has a balanced judgement been made regarding the scale of the harm and the significance of the heritage asset? (NPPF paragraph 203 and CSDP Policies BH7 and BH8).
- 2.7 It is noted that the appropriateness of the design, or otherwise, will have a bearing on the nature (positive, neutral, negative) and scale (minor, moderate, major) of any effects. Furthermore, it is the degree of harm to the asset's significance rather than the scale of development that is to be assessed.¹ The effects will also, therefore, depend upon the contribution that setting makes to their significance.

¹ Planning Practice Guidance Paragraph: 019 Ref ID: 18a-019-20190723 Revision 23/07/19

3.0 Understanding the site

3.1 The site of the proposed development is located at the north-western edge of Sunderland City Centre, just south of the A183. It comprises the elevations on the north-east corner of former Gilbridge Police Station which faces onto the A183 and Keel Square. The former police station was vacated by Northumbria Police in 2015 but was recently converted into a multi-purpose office space known as 'The Yard'. The building is a Brutalist style, concrete clad 4-storey building constructed in c.1972 and is long, rectangular structure with a strong, regular frame.

Figure 3.1 Aerial view of the former Gilbridge Police Station with the site of the proposed advertisement screens indicated by red line boundary



3.2 The site is also indicated below at Figure 3.2.

Figure 3.2 Site indicated by the red arrow



3.3 The immediate surroundings of the site are defined as follows:

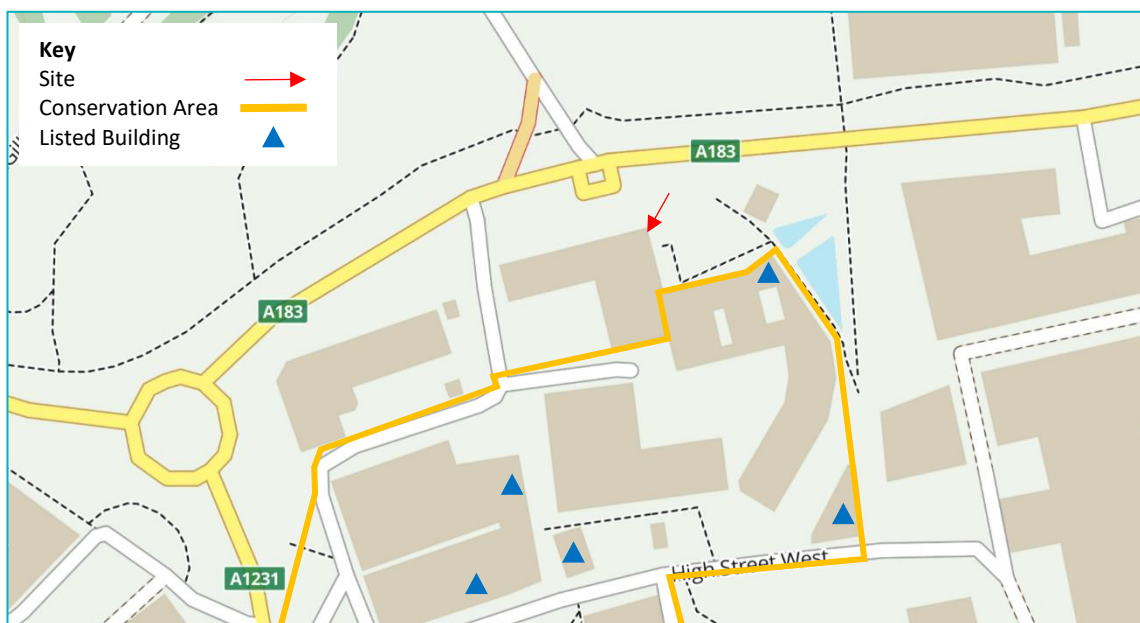
- To the north, the A183 separates the site from the former Vaux Brewery site, which is in the process of being redeveloped and is now the site of City Hall and The Beam.
- To the east, by the magistrates’ court (Grade II), a baroque style building which faces onto Keel Square.
- To the south, by Bishopwearmouth Conservation Area which in its northern part includes the rear elevations of the Empire Theatre (Grade II*), the Dun Cow Public House (Grade II), the former Fire Station and the Hays Travel office building. These provide the rear elevation of the former police station with significant visual enclosure. To the south of the Empire Theatre is the Church of St Michael (Grade II*) which marks the centre of the medieval village of Bishopwearmouth.
- To the west, by Wear View House, a late-20th-century office building.

The wider area is characterised by the commercial uses of Sunderland City Centre.

Heritage Assets and Scope of Assessment

3.4 Details of the scope of the assessment are set out at paragraphs 1.7 – 1.9 above. The location of the heritage assets considered within this report in relation to location of the proposed signage is shown below at Figure 3.3.

Figure 3.3 Heritage Asset Map with site indicated by red arrow



Source: Lichfields

Historic Development

Early Development

- 3.5 The historic village of Bishopwearmouth was once of the three settlements that eventually coalesced to form Sunderland. The settlement dates back to the Anglo-Saxon period where it grew into an important thriving farming community and religious centre.

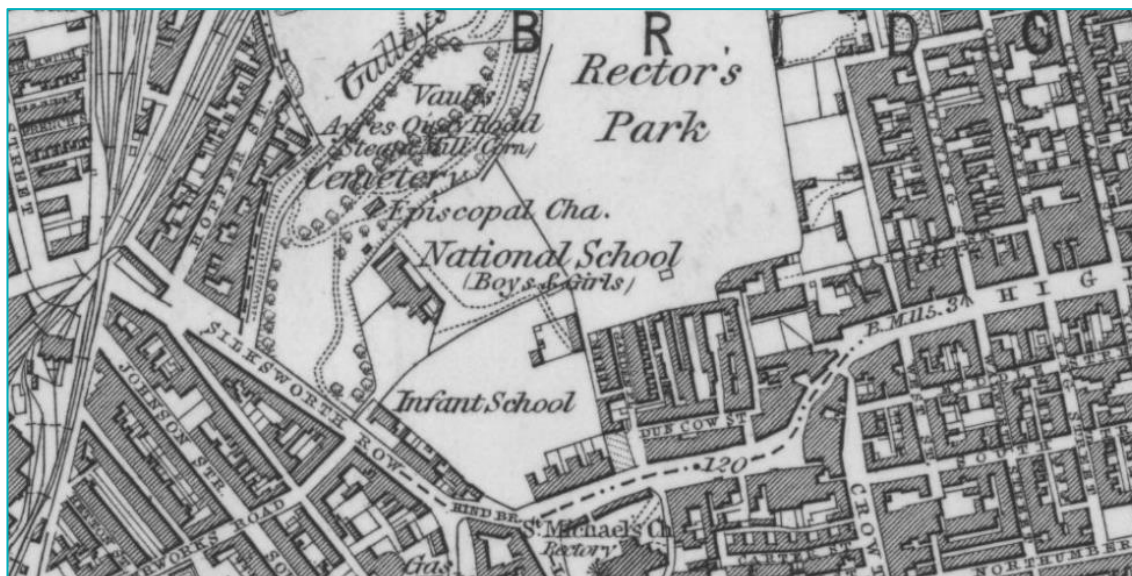
18th Century

- 3.6 The application site is located just north of the historic settlement of Bishopwearmouth, which during the 18th-century was a small self-contained village set within a patchwork of fields punctuated by hedgerows and trees. Burleigh and Thompson's map of Bishopwearmouth from 1737 reveals that the site was undeveloped and in agricultural use.

19th Century

- 3.7 On the Newbottle Waggon Rail map of 1817, the site is shown within the landscaped enclosure of the Rectory. During the 19th-century, the Industrial Revolution saw the rapid expansion of the town and its hinterland with terraced workers' housing. Ordnance Survey (OS) mapping indicates that by 1855, this has been converted into Rector's Park (Figure 3.4).

Figure 3.4 6-inch OS map (Surveyed: 1855; Published: 1862)



- 3.8 The OS mapping indicates that between 1896 (Figure 3.5) and 1969 the site was in military use, comprising a Garrison Field (Parade Ground) and Drill Hall to the west.

Figure 3.5 25-inch OS Map (Revised: 1895; Published: 1897)



20th Century

- 3.9 In the early years of the 20th-century, major developments took place across Sunderland, with the construction of impressive new buildings, including the Empire Theatre and in 1905 the Central Police Station (now the Magistrates' Court), which was connected at its southern elevation to the public baths (no longer extant). These developments are shown in the OS mapping of 1914 (Figure 3.6). The site was also captured in aerial photographs taken in 1928 (Figure 3.7) and in 1949 (Figure 3.8).

Figure 3.6 OS Map (Revised: 1914; Published: 1919)

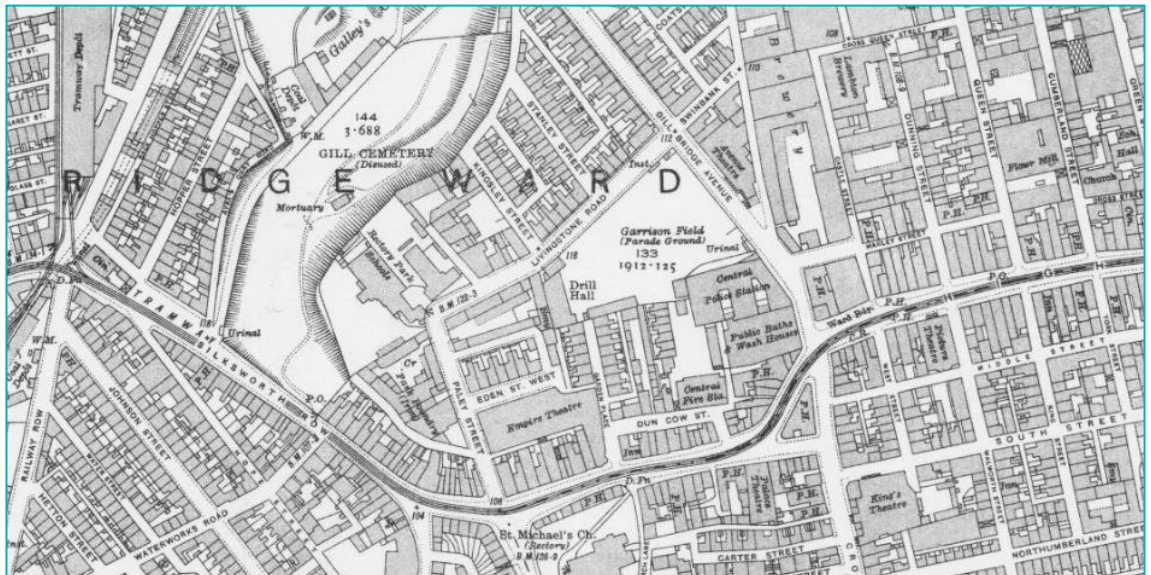


Figure 3.7 Aerial Photograph (c.1928)



Source: Britain from Above (ref. EPW0250544)

Figure 3.8 Aerial Photograph (c.1949)



Source: Britain from Above (ref. EAW022795)

- 3.10 The post-Second World War period saw the large-scale demolition of poor-quality workers' housing surrounding the site. During the 1970s, the area changed dramatically with the re-ordering of the surrounding road network including the construction of the A183, which Gilbridge Police Station was constructed alongside in 1972.

21st Century

- 3.11 In 2015, the A183 roundabout immediately east of the Magistrates Court was replaced by a landscaped pedestrian square named Keel Square. This is one of a multitude of ongoing improvements in the area, as outlined in the Minster Quarter Masterplan and the Riverside

Masterplan. The changes that took place between 2001 and 2023 are recorded in aerial images at Figures 3.9 and 3.10.

Figure 3.9 Aerial Photograph (c.2001)



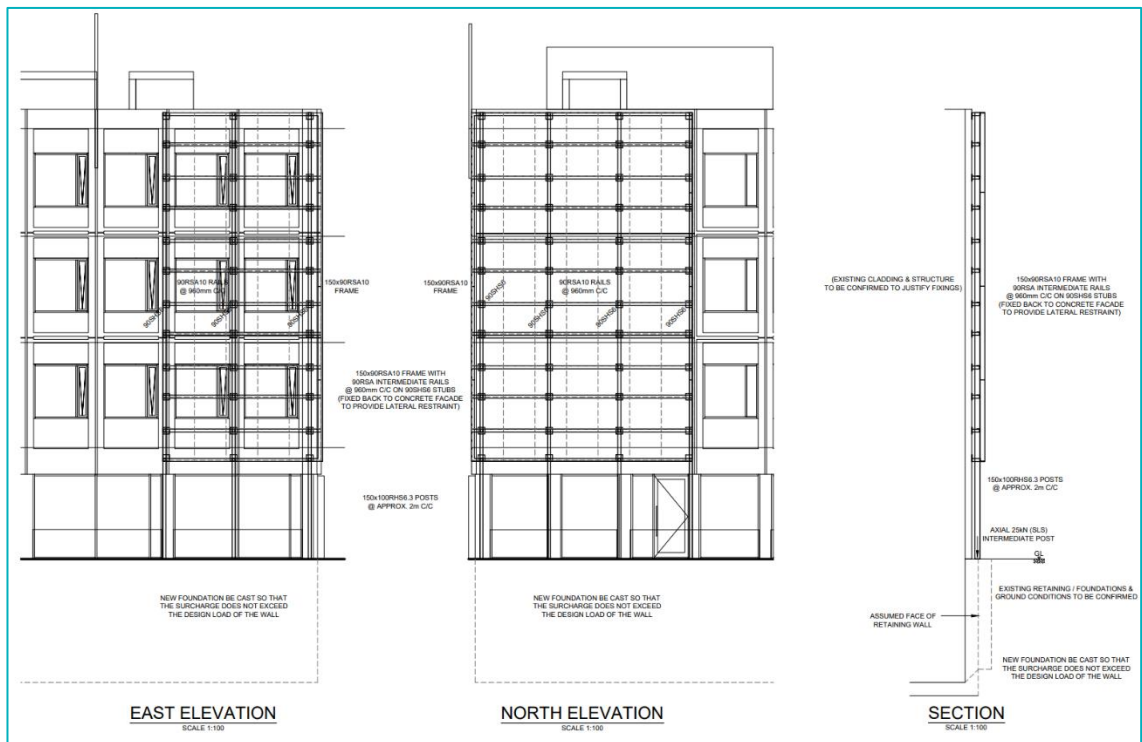
Figure 3.10 Aerial Photograph (c.2023)



4.0 Proposed Advertisement

- 4.1 This section provides a brief overview of the proposed advertisement to enable the Council to assess the impact of the proposed development on the significance of the heritage assets that could potentially be affected.
- 4.2 The subject application proposes 2no. LED screens which will be externally fixed to the former Gilbridge Police Station building (now known as ‘The Yard’). The proposed signs will be internally illuminated and partially wrap around the north and east elevation of the building. The LED screens will display moving images, but there will be no sound generation.

Figure 4.1 Proposed Advertisement – Elevations and Section



- 4.3 As part of the works, the existing ‘The Yard’ signage on the north elevation of the building will potentially be relocated to the roof.

5.0 Statement of Significance

- 5.1 This section sets out an understanding of the architectural and historic interest of the heritage assets that could potentially be affected by the proposed development.

Former Gilbridge Police Station (NDHA)

Figure 5.1 Former Gilbridge Police Station ('The Yard') in views from the A183



Significance

- 5.2 The former Gilbridge Police Station is a four-storey Brutalist style building. It has a cast in-situ reinforced concrete frame, clad with pre-cast concrete panels on all elevations. The building has a rectangular footprint, with regular fenestration and a strong regular appearance. The building is considered to be a non-designated heritage asset for its local social historic interest and application of the Brutalist style, albeit a later example. The former cell block that was attached to the rear of the building was demolished c.2021-22. Whilst it had a functional relationship with the former police station, it did not receive the same architectural attention and its historic value was extremely limited.
- 5.3 The roof level of the building has been altered as part of its recent conversion to office space with the removal of the roof top plant, flagpole and the installation of netting across the roof space.

Setting

- 5.4 The adjacent magistrates' court contributes to the historic interest of the former police station through their associated historic function and their shared prominent position fronting onto the A183 and Keel Square. No other aspect of the building's setting contributes to its significance.

Bishopwearmouth Conservation Area (including listed buildings within it)

Figure 5.2 Bishopwearmouth Conservation Area



Significance

- 5.5 The significance of the Conservation Area is summarised in the CAMP (June 2018) as follows:

“The fundamental significance of Bishopwearmouth Conservation Area derives from a combination of its medieval origins and subsequent Victorian and Edwardian development, resulting in its formal designation as a conservation area in 1969. It is predominantly characterised by distinctive Victorian and Edwardian landmark buildings with towers, domes and cupolas rising above refined terraced streets. These are set within a medieval street pattern and around an elevated Town Park upon which the historic St Michael and All Angels Church, now Sunderland Minster, proudly stands as the dominant feature of the conservation area. Although nearly all above-ground remnants of the earlier Bishopwearmouth village have disappeared, traces of the medieval street layout and the village green survive.”

The Magistrates’ Court (Grade II)

- 5.6 The Magistrates’ Court is a Grade-II listed building constructed in 1905-07 to the designs of W and TR Milburn, and Wills and Anderson. The building is two-storey and constructed from red brick, faced in ashlar with a roof of graduated slate. The exterior features a square clock tower, a five-bay central section with mullion windows in each bay at first floor level, and a three-bay section projecting under a pediment. The tower has rusticated Ionic pilasters with an open pediment to double doors. The lantern above has a vaulted open stage with corner clusters of square columns and prominent corncing supporting ogee scrolls and a ball finial. The building also features a balustraded roof parapet, except to the pediment and tower, and cartouches between the windows on the first floor. The baroque style building faces onto Keel Square.

- 5.7 The building became the Magistrates' Court during the 1970s following the construction of Gilbridge Police Station adjacent to it. The building was listed in 1978.
- 5.8 The building has architectural and historic significance. It is a good example of early 20th-century civic architecture and contributes positively to the character of this part of the Conservation Area. The western elevation of the building embodies Edwardian civic pride, as displayed through its high-quality materials, detailing and prominent bell tower. The rear and flanking elevations which are exposed brick and have not received the same architectural treatment as the façade are comparatively of reduced significance.
- 5.9 The clock tower is a landmark feature that is prominent in views along St Mary's Boulevard and reflects its status as a civic building. It also derives significance from its association with the local architects W and TR Milburn who were also responsible for designing The Empire Theatre.
- 5.10 The HIA for the Riverside Masterplan summarises the significance of the Magistrates' Court as follows:

"The Magistrates' Court, which is the closest listed building to the site and derives its significance from its period (1905), its use as an important civic building and its association with influential Edwardian Sunderland architects, W & TR Milburn who designed the building with Wills and Anderson. Its setting is within the Edwardian quarter of Sunderland alongside 20th Century buildings of mixed quality."

Setting

- 5.11 Post-Second World War developments close to the Conservation Area and the Church of St Michael (Grade II*) have adversely affected the quality of their setting and impacted upon its historic character and appearance. Modern road layouts and large, modern buildings have disrupted the historic pattern of development. The demolition of buildings has opened out views to large, poorly detailed buildings like the Bridges Shopping Centre and the rear of the former police station, which provide an incongruous modern backdrop to the sandstone Edwardian buildings in the Conservation Area. The large buildings that have been constructed in the setting of St Michael's Church have diminished its visibility and historic landmark role in some views from the A183, but in many views the church tower still serves a significant landmark role that informs its heritage significance. Overall, the extent of changes within the setting and the extensive loss of historic development beyond the Conservation Area result in the setting making no contribution to the significance of the Conservation Area or the listed buildings within it. The roofscape of the Conservation Area and its landmark buildings does, however, contribute to the significance of those heritage assets and this is experienced from within the Conservation Area's setting.
- 5.12 Due to the change in levels between the site and the elevated Conservation Area to the south, there is reduced visibility of the site from the edge of the Conservation Area, particularly from listed buildings within the surrounding area such as the Empire Theatre and the Dun Cow Public House. The former police station is just north and west of the magistrates' court where its recent associated function is not legible due to the incongruous styles of the buildings. Where it is visible in the setting of the surrounding listed buildings, the building detracts from the setting of the Conservation Area.
- 5.13 The setting of the Magistrates' Court is of mixed architectural quality. The newly landscaped Keel Square and other Victorian and Edwardian landmark buildings featuring

towers, domes and cupolas, contribute to how the building is appreciated and understood as part of the civic and commercial redevelopment of this part of Sunderland in the early-20th-century. The setting of the Magistrates' Court is largely defined by the appearance of Keel Square and the modern developments that lie opposite the building. Keel Square already features a large LED advertising screen which faces the Magistrates' Court building and Keel Square benefits from planning permission for a range of temporary uses and infrastructure.

Contribution of the site to the setting and significance of the Conservation Area and the Magistrates' Court

- 5.14 The site of the proposed advertisement is positioned on the north-east corner of the former Gilbridge Police Station building. It will face away from the Conservation Area but it will be visible in views towards the Conservation Area and the Magistrates' Court when travelling along the A183. The existing building does not contribute to the significance of the surrounding heritage assets and is a relatively modern structure that reflects the late-20th-century developments that took place on the outskirts of the Conservation Area. It does not reflect the historic pattern of development or relate positively to the Victorian and Edwardian buildings that define the character and appearance of the Conservation Area. The physical and functional connection between the former police station and the Magistrates' Court has been lost, but it remains a prominent feature within the immediate setting of the Magistrates' Court. The architectural form of the building contrasts negatively with the Edwardian Magistrates' Court and detracts from its setting. However, its relatively simple design and limited height allows the Magistrates' Court to remain the most prominent building in views towards the Conservation Area from the A183.
- 5.15 Overall, whilst the site of the proposed advertisement is prominent within the setting, it does not contribute positively to the setting or significance of the Conservation Area and Magistrates' Court.

6.0 Effect on Significance

- 6.1 Details of the proposed development are set out above. The assessment of impact is out below, which has used a combination of mapping, application drawings and fieldwork to predict and evaluate the effect of the proposed development.

Former Gilbridge Police Station (NDHA)

- 6.2 The addition of the LED advertising screens on the north-east corner of the former Gilbridge Police Station building will conceal part of northern and eastern elevations and change the appearance of the building, but it will not be taller than the existing building or protrude significantly from the existing elevations. The majority of the proposed advertising screens will cover a largely featureless section of the northern elevation which has no windows and makes a more limited contribution to the building's architectural significance. This part of the building has recently been altered with the addition of 'The Yard' signage on the third floor. Most of the building's strong, brutalist design will remain visible and will still be appreciated. The attachment of the screens to the building would require minimal intervention and would not result in any loss of building fabric. The screens could potentially be removed in future to reveal the brutalist design.
- 6.3 The existing signage on the north-elevation of the building will potentially be relocated to the roof level. The roof has experienced changes as a result of the removal of old rooftop infrastructure associated with the former police station and can accommodate the relocated signage without it having any adverse effect upon the significance of the building.
- 6.4 The building is of low value and, when balanced against this limited value, the very minor level of harm that would be caused by the concealment of a limited part of the elevations with the proposed advertising screens would be acceptable. This would be in accordance with paragraph 197 of the NPPF.

Bishopwearmouth Conservation Area (including listed buildings within it)

- 6.5 The proposed LED advertising screens would have no direct impact upon the Conservation Area and would face away from it. The screens would not be visible from most of the Conservation Area apart from around the Magistrate's Court. The existing building is a negative feature within the setting of the Conservation Area and the site of the proposed advertisements is within an area that has experienced considerable change in recent years because of the conversion of the police station building to offices, the redevelopment of the Vaux site, the construction of the Holiday Inn and Keel Square, and the improvements to the A183. Keel Square is already the site of an LED advertising screen and the approved Culture House development on Keel Square will feature LED brick tiles and LED screens externally. In this context, the Conservation Area and the Magistrates' Court have very limited sensitivity to further changes within this part of their setting. The proposed advertising screens would be experienced alongside the various modern developments that have taken place within the wider setting of the Magistrates' Court and Conservation Area in recent years. In this regard, the proposed LED screens would be appropriate and would fit with the emerging character of the area. They would not affect any key views within, into or out of the Conservation Area.

- 6.6 Overall, the changes to the appearance of the former police station building as result of the installation of the proposed LED screens would have a neutral effect on the setting and no impact upon the significance of the Magistrates' Court or the Conservation Area. If the existing signage on the north elevation of the building is relocated to the roof space this would also have a neutral effect upon the setting of the surrounding heritage assets and no impact upon the significance of the surrounding heritage assets.

7.0 Conclusion

7.1 This HIA conforms with the relevant legislative and policy requirements and has considered the effect of the proposed development on the heritage significance of the surrounding heritage assets that have the potential to be affected. It is concluded that the scheme would meet the heritage policy and legislative requirements outlined in Sections 1 and 2 as follows:

Does the proposed development preserve and, where appropriate, enhance the setting, significance and special architectural and historic interest of affected designated heritage assets? (the 1990 Act, S66 (1); NPPF paragraphs 197 and 199; and CSDP Policies SP2, BH7 and BH8).

7.2 *The proposed development would preserve the setting, significance and special architectural and historic interest of the Conservation Area and the Magistrates' Court. The advertising screens would not enhance the setting, but in the context of the existing modern character of the wider setting of the surrounding designated heritage assets, the screens would be appropriate. The screens would not affect any important views or vistas identified within the Bishopwearmouth Conservation Area CAMP. It would have a neutral effect on the setting overall. The potential relocation of the signage on the north elevation of the building to the roof space would not change the overall effects that have been identified.*

Does the proposed development comprise high quality design which has been informed by and related positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (NPPF paragraphs 130 and 134; and CSDP Policies SP2, BH1, BH4, BH7 and BH8).

7.3 *The proposed advertising screens have a simple, functional design that would involve no significant intervention to made to the existing building fabric of the former Gilbride Police Station. The screens would cover a limited part of the elevations, including a largely featureless section of the northern façade which already features modern signage. Most of the brutalist architectural design at the former police station will remain visible. The modern design of the screens is appropriate in the context of the surrounding developments that have been recently built along the A183 and which gives the wider setting of the Magistrates' Court and Conservation Area an increasingly modern appearance.*

Where the proposed development would directly or indirectly affect non-designated heritage assets, has a balanced judgement been made regarding the scale of the harm and the significance of the heritage asset? (NPPF paragraph 203 and CSDP Policies BH7 and BH8).

7.4 *The former Gilbride Police Station is a NDHA of low importance. The proposed development would conceal a limited area of the north and east elevations of the former Gilbride Police Station, which will change its appearance and partially erode the brutalist character of the building. The level of intervention required is minimal and would result in no significant changes to the building fabric and so the screens could be easily removed in future to restore the building's appearance. Most of the building's*

brutalist design will remain visible, which will result in its architectural significance being largely retained.

7.5 *The roof space of the building has experienced changes recently with the removal of redundant plant and features associated with its former use as a police station and the introduction of netting. This reduces the building's sensitivity to further changes to the roof space. If the existing signage is relocated to the roof level, this would further alter the appearance of the building when seen with the proposed LED screens,*

7.6 *Overall, the proposed LED screens would result in a very minor adverse effect due to the concealment of part of the original architectural design. The potential relocation of the existing signage to the roof space would further alter the appearance of the building, but this would not change the overall scale of the adverse effect that has been identified. On balance, given its limited significance, it is considered that the very minor harm would be acceptable.*

Appendix 1 Methodology

- A1.1 This Appendix sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effects on their significance, including consideration of how changes to setting will affect significance. The methodology accords with the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- A1.2 The NPPF defines significance as the 'value' of a heritage asset to this and future generations because of its 'heritage interest'. The interest may be archaeological, architectural, artistic or historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles (2008), which are evidential, aesthetic, historical and communal value.
- A1.3 The NPPF confirms that significance derives not only from a heritage asset's physical presence but also from its setting. The setting of a heritage asset is the surroundings in which it is experienced, its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive contribution or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- A1.4 'Principles of Cultural Heritage Impact Assessment in the UK' sets out at paragraph A.16-A.19 that the relative importance of an asset should be identified and scaled. The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's 'The Setting of Heritage Assets: Historic Environment' Good Practice Advice in Planning Note 3 (Second Edition) (2017) and 'Managing Significance in Decision-Taking in the Historic Environment' Good Practice Advice in Planning Note 2 (2015). GPA3 discourages detailed analysis of very large numbers of heritage assets and supports an approach that considers the effects on the assets that are most sensitive to change (para. 23).
- A1.5 The assessment of significance and the potential effects of the proposed development have been undertaken as part of a desktop assessment. The visual role of the application site in the setting of the surrounding heritage assets has been investigated. The following have been reviewed and have informed the scope of this assessment:
- Historic mapping;
 - Historic photographs;
 - Historic England's National Heritage List for England; and
 - Historic Environment Record ('HER').

Importance

- A1.6 It is necessary to consider the relative importance of the heritage asset, and this will always be a matter of professional judgement by the assessor, but any existing designation categories can provide guidance. Accordingly, the following levels of importance have been accorded to the various designation types and non-designated heritage assets. This should

be a starting point. There may be instances where the characteristics of a specific asset merit a different category and, if so, this will be set out in the assessment.

Table 1 Classification of importance of heritage assets

| Importance | Designation types |
|-----------------|---|
| Very High | World Heritage Sites |
| High | Listed Buildings (Grade I and II*) Registered Gardens and Designed Landscapes (Grade I and II*) Registered Historic Battlefields Scheduled Monuments |
| Medium | Conservation Areas Listed buildings (Grade II) Registered Gardens and Designed Landscapes (Grade II) |
| Low | Locally Listed heritage assets Non-designated heritage assets |
| Very Low or nil | Heritage assets with little or no surviving heritage significance. |

Source: Lichfields

Degree of change to significance

A1.7

As confirmed by Historic England guidance, a large change to the setting does not necessarily mean a large change to heritage significance and vice versa. The assessment in this report therefore identifies the degree of change to the significance of each asset generated by the proposed development. This change may be beneficial or adverse (positive or negative) and will be categorised as follows:

Table 2 Classification of degree of effect on heritage significance

| Degree of Effect | Description |
|---|---|
| Major | A change (by extent, duration or magnitude) to a heritage asset or its setting which could fundamentally change the basis for one or more of the key values that makes up the asset's heritage significance |
| Moderate | A change to a heritage asset or its setting, which has a notable bearing on the asset's heritage significance |
| Minor | A change to a heritage asset or its setting, which has some bearing on the asset's heritage significance |
| Very Minor | A change to a heritage asset or setting which has only a slight bearing on the asset's heritage significance. It may be difficult to discern, only apparent in very specific conditions or have little effect on any values that contribute to the asset's heritage significance. |
| No Impact or Neutral (neither Beneficial nor adverse) | A change to the heritage asset or setting which has no bearing on the asset's heritage significance. (Neither beneficial nor adverse) |

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