

Unit 1, 23 London Road,
Newark, NG24 1TN
Heritage Impact Assessment

01 March 2024

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1.0 Introduction

1.1 This Heritage Impact Assessment (HIA) note has been prepared on behalf of our Client to accompany a planning application for a new restaurant / hot food takeaway site located within an existing building on London Road, Newark.

1.2 In accordance with national and local legislation and policy, and relevant Historic England guidance, this HIA describes the significance of the heritage assets with the potential to be affected by the proposed development, including any contribution made by their setting, and assesses the possible impact of the proposals on the significance.

Scope

1.3 The following heritage assets were considered to be potentially affected by the proposal:

- 1 Newark Conservation Area
- 2 Beaumont Cross (Grade II listed and a Scheduled Monument).

1.4 There are several heritage assets in the wider surroundings of the Site. Due to the nature of the proposals, as minor visual changes to a modern building, and intervening mature trees and buildings, it is considered that they would have no material impact on the setting and significance of any additional heritage assets.

2.0 Heritage Statute and Policy

- 1.1 The relevant statutory development plan for the Site comprises the Newark and Sherwood Amended Core Strategy (CS, March 2019) and Allocations and Development Management Document (DPD, July 2013). The heritage statutory considerations for the proposal are s.66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Act”).
- 1.2 Material considerations include the National Planning Policy Framework (NPPF, December 2023), National Planning Practice Guidance: Historic Environment (July 2019) and relevant Historic England guidance.
- 1.3 The Newark and Sherwood Shopfronts and Advertisements Design Guide SPD (November 2014) is also a material consideration.
- 1.4 The following are the key heritage policies and statutory considerations the proposal will be assessed against:
- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.66(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; Policy 14, CS; Policy DM9, DPD).
 - 2 Does the proposal preserve or enhance the character, appearance, and significance of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; Policy 14, CS; Policy DM9, DPD)
 - 3 Does the proposal preserve and, where appropriate, enhance the setting and significance of Scheduled Monument? Paragraphs 203 and 205, NPPF; Policy 14, CS; Policy DM9, DPD).

3.0 Site and Surroundings

- 1.5 The Site comprises the vacant Unit 1 of the retail parade located on London Road (Figure 3.1). Other units on the parade are occupied by Odeon, Costa and Domino's Pizza (Figure 3.3). The parade appears to date from the mid-20th century. It is constructed largely in red brick, with glazing and blue metal mullions to the shopfronts. The primary part of the parade is in use as a cinema, which gives the building its large form, with a dual pitched roof and substantial red brick facades to the south west and east. The building is a modern retail building, but with a central element with an art-deco design influence.
- 1.6 Fronting the Site is a car park for the retail units. Immediately south west of the Site is a modern petrol station. Across the car park to the south east is Beaumond Gardens, a public park with mature trees, regular planting and paths. The Beaumond Cross is incorporated in the landscaping of the park near London Road on its south west side. To the rear of the Site is a back-of-house area to the rear of the retail units on Carter Gate, with historic and modern extensions and generally utilitarian street furniture (Figure 3.2).

Figure 3.1 View of Unit 1 from the carpark to the southeast.



Source: Lichfields, January 2024.

Figure 3.2 Rear of the retail unit, with petrol station to the south west on the right side.



Source: Lichfields, January 2024.

Figure 3.3 Retail units adjacent to the Site.



Source: Lichfields, January 2024

- 3.1 The wider surroundings of the Site has buildings of various age, with most of the early buildings dating from the 18th century but some from the Tudor period with later alteration and restoration. Generally, these are of two to three storeys in height with some exceptions.

To the north of the Site is the St Mary Magdalene Church (Grade I) with parts dating from the 12th century.

- 3.2 The Site was partly occupied by the end of the during the 19th century (Figure 3.4). The current buildings on the site date from the early 21st century.

Figure 3.4 1899 OS 25-inch map. Approximate site location shown in red.



Source: National Library of Scotland. Nottinghamshire Sheet XXXV.3 (Surveyed: 1899, Published 1900).

4.0 Significance of Heritage Assets

- 1.7 In accordance with paragraph 200 of the NPPF this HIA establishes the significance of the heritage assets to be affected including an understanding of their setting and how it contributes to significance, to a level proportionate to understanding the effect of the proposal.

Newark Conservation Area

- 4.1 The Newark Conservation Area was first designated in 1968 and was subsequently expanded several times, most recently in 2022. There is no adopted Conservation Area Character Appraisal but a draft from 2022 is available online. The Newark Conservation Area is on Historic England's Heritage at Risk Register for 2023; this states that the Conservation Area is in very bad condition and is of medium vulnerability.
- 4.2 The significance of the Newark Conservation Area derives from its historic, evidential, aesthetic and architectural interest. Newark has been settled from the prehistoric period. The town had importance during the medieval period, with the remains of Newark Castle (Grade I listed and Scheduled Monument) and Church of St Mary Magdalene (Grade I) being visual evidence of this, both dating from the 12th century. These buildings are important contributors to the evidential, historic and aesthetic significance of the Conservation Area. There are also earthworks for the Civil War Defences (Scheduled Monument), which are evidence of the battles of the English Civil War between King and Parliament in the 17th century – Newark was a key town held by Royalists. There are some further examples of buildings from the post-medieval period.
- 4.3 Development continued into the Georgian period, where much of the historic core of the market town dates from, with many examples of listed buildings from this period. These are a significant contributor to the character and appearance, and the historic and aesthetic character of the Conservation Area as a whole.
- 4.4 As a large Conservation Area covering most of Newark-on-Trent, the character is varied. The central area is of particular historic character, with buildings from the Tudor and Georgian periods, and an informal street pattern with a central marketplace. There are views of the Church of St Mary from several areas (Figure 4.1). There are numerous examples of modern shopfronts and signage in contemporary materials, however; including on some historic buildings (Figure 4.2).

Figure 4.1 View of the Church from Kirk Gate.



Source: Lichfields, January 2024.

Figure 4.2 Examples of modern shopfronts and signage within the Conservation Area. Top location: Carter Gate. Bottom location: London Road.



Source: Lichfields, January 2024.

4.5 In the vicinity of the Site, the Conservation Area is characterized by the busy London Road and a mix of building age, form and quality. Fronting London Road are attractive Georgian buildings (Grade II listed), and some later buildings with a Georgian design influence. This is juxtaposed with the modern and utilitarian petrol station which is of low quality (Figure 4.3). Further south, London Road is characterised by greenery on both sides, open space

and low walls. The access road to the Site and carpark marks the beginning of the urban build-up of Newark centre.

Figure 4.3 View of the Asda petrol garage fronting London Road. The rear of the Site is visible in the background.



Source: Lichfields, January 2024.

- 4.6 The Site does not contribute to the character and appearance, or significance of the Conservation Area. The building is generally of a modern character and is of low architectural quality, outside of the art-deco influenced central element. The remainder of the building reads as functional, early 20th-century retail architecture with modern alterations and signage.

Beaumont Cross (Grade II and Scheduled Monument)

- 4.7 Beaumont Cross dates from the 14th century and was restored in the 18th and 19th centuries before being resited to its current location in the late 20th century. It is constructed in ashlar stone with a with an octagonal plinth and tall shaft. It has a brass plate referring to its repair in 1778 at the expense of Charles Mellish. It has evidential and historic value as an example of a medieval cross with ornamentation. Its aesthetic and architectural value has been eroded somewhat by its severely weathered appearance.
- 4.8 The setting contributes a small amount to the significance of the Cross. It has been removed from its original context. The backdrop of Beaumont Gardens is serene however and gives the Cross additional aesthetic and communal value. The Site does not contribute to the setting of the Scheduled Monument. It reads as one of the modern buildings in the background of views towards the Cross from the south east, which also include the petrol station, a small modern retail building and other units on the retail parade.

Figure 4.4 The Beaumont Cross, from the south east. Part of the site is visible on the left side.



Source: Lichfields, January 2024.

5.0 Proposal's effect on significance

The Proposal

1.8 Full details of the proposal are included in the accompanying cover letter. The proposals relevant to this assessment are:

- 1 The removal of the existing glazing and doors on the frontage and installation of a new shopfront. The new shopfront would appear similar to the existing with a similar panel pattern, with the location of the door changed slightly, and a grey fascia at the top.
- 2 The installation of ducting to above roof level, air intake louvres, and AC condenser units. The existing door is to be repainted in grey.

Assessment of effects

5.1 The proposals would have no impact on the character and appearance or significance of the Newark Conservation Area. The building does not contribute to the Conservation Area. The proposals to the frontage would form a minor visual change to a modern retail building, by replacing the existing modern shopfront with a new one. Views would be localised to Beaumont Park (from which views would be partially screened by mature trees) and the access road and carpark fronting the Site. The changes to the rear would also have no impact – the area currently has a back-of-house feel, and the proposals would be in keeping with this character (Figures 3.2 and 5.1).

5.2 The proposals would have no impact on the setting or significance of the Beaumont Cross. The setting is not a key element of its significance, given it has been removed from its original context. Currently, the Site forms part of one of the modern buildings within the setting. There is some intervisibility between the Site and the Cross, but the Site is screened by a one storey retail building and mature trees in some views (Figures 5.2 and 5.3). The proposals would comprise a minor visual change to a modern building within the setting.

Figure 5.1 View directly opposite the rear of the Site.



Source: Lichfields, January 2024

Figure 5.2 The Site is screened in some views towards the Cross from the south.



Source: Lichfields, January 2024.

Figure 5.3 View towards the Site from the south east.



Source: Lichfields, January 2024

Conclusion

- 5.3 In summary, the setting of the Beaumont Cross, as a listed building and Scheduled Monument would therefore be preserved. Its significance would also be preserved. The significance and character and appearance of the Newark Conservation Area would be preserved. The statutory and policy tests outlined in this document have therefore been met.

the 1990s, the number of people in the UK who are employed in the public sector has increased from 10.5 million to 12.5 million (12.5% of the population).

There are a number of reasons why the public sector has grown so rapidly. One of the main reasons is that the government has increased its spending on health, education and social services. This has led to a large increase in the number of people employed in these sectors. Another reason is that the government has created new public sector jobs in areas such as housing and transport.

The growth of the public sector has also been driven by the need to provide services that the private sector is unable or unwilling to provide. For example, the government has had to fund the provision of health care, education and social services, which are essential for the well-being of the population.

However, the rapid growth of the public sector has also led to a number of problems. One of the main problems is that the government has had to increase its borrowing to fund its spending. This has led to a large increase in the national debt, which is now over £1 trillion.

Another problem is that the public sector has become increasingly inefficient. This is due to a number of factors, including the fact that the government has not invested enough in infrastructure and research and development. This has led to a decline in the productivity of the public sector.

Finally, the growth of the public sector has also led to a loss of jobs in the private sector. This is because the government has had to raise taxes to fund its spending, which has led to a decline in the profitability of private companies. This has resulted in a number of private companies closing down or moving overseas.

In conclusion, the public sector has grown rapidly in the UK since the 1990s. This has been driven by a number of factors, including the need to provide essential services and the government's increased spending. However, the rapid growth of the public sector has also led to a number of problems, including a large increase in the national debt and a loss of jobs in the private sector.

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