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Heritage Statement

Heritage Statement to accompany a Planning Application at The Roebuck, 18 Derby Street, Leek, ST13 5AB

Ref: Heritage Statement 2014 on behalf of ParkingEye Ltd

Friday, 12 March 2021

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

LOCATION: The Roebuck, 18 Derby Street, Leek, ST13 5AB.

Heritage Statement to accompany a Planning Application at The Roebuck, 18 Derby Street, Leek, ST13 5AB

Applicant Registered Office Address:

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

Review and Acceptance by: Jaden Fish
On behalf of ParkingEye Ltd

Job Title: Account Executive and Planning Administrator

Date: Friday, 12 March 2021

Rev.	Date.	By.	Description of Modification
1		Jaden Fish	First Draft

Contents

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1. Introduction

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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 grade II listed The Roebuck, 18 Derby Street, Leek, ST13 5AB.

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 grade II listed The Roebuck, 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.

Screen shot of National heritage map



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2. Assessment of Significance

LEEK

SJ9856SW DERBY STREET 611-1/6/59 (South side) 13/04/51 Roebuck Inn

GV II

House, in long use as inn. Dated 1626. Timber-framed with Welsh slate roof. EXTERIOR: 2 storeys, asymmetrical front of 2 principal gables with a narrow storeyed wing (perhaps originally a porch) to the left. Ground floor with C18 doorway with overlight to right of advanced wing, the fenestration largely as renewed in the early C20, with wide public house windows of 2 and 3 lights. 2 wide gables above, irregularly framed with moulded principal posts between the windows. 3 existing casement windows, that in right-hand gable possibly once wider. Traces of a former window now blocked to right of existing window in left-hand gable, with date on cill, AD MDCXXVI. Close studding beneath the windows. Jettied gables with heavy framing with decorative panelling beneath possible blocked windows. Barge-boards with finials to gables. Left-hand gable advanced, framed with close studding and middle rail, and 5-light mullioned and transomed window forming a continuous band at first floor. Arcaded panelling beneath the windows, and date on cill. Inserted stack towards front of this gable. Other end wall and axial stacks. Rear wing a somewhat later addition, coursed and squared sandstone, the windows mainly renewed. INTERIOR: has plaster moulding to beams of principal room, probably early C19; wall panelling probably not in situ.

Listing NGR: SJ9849056490

Source: <https://historicengland.org.uk/listing/the-list/list-entry/1268591>

Image of building



Grade: II

Date Listed: 13-Apr-1951

English Heritage Building ID: 1268591

ParkingEye Limited

Office

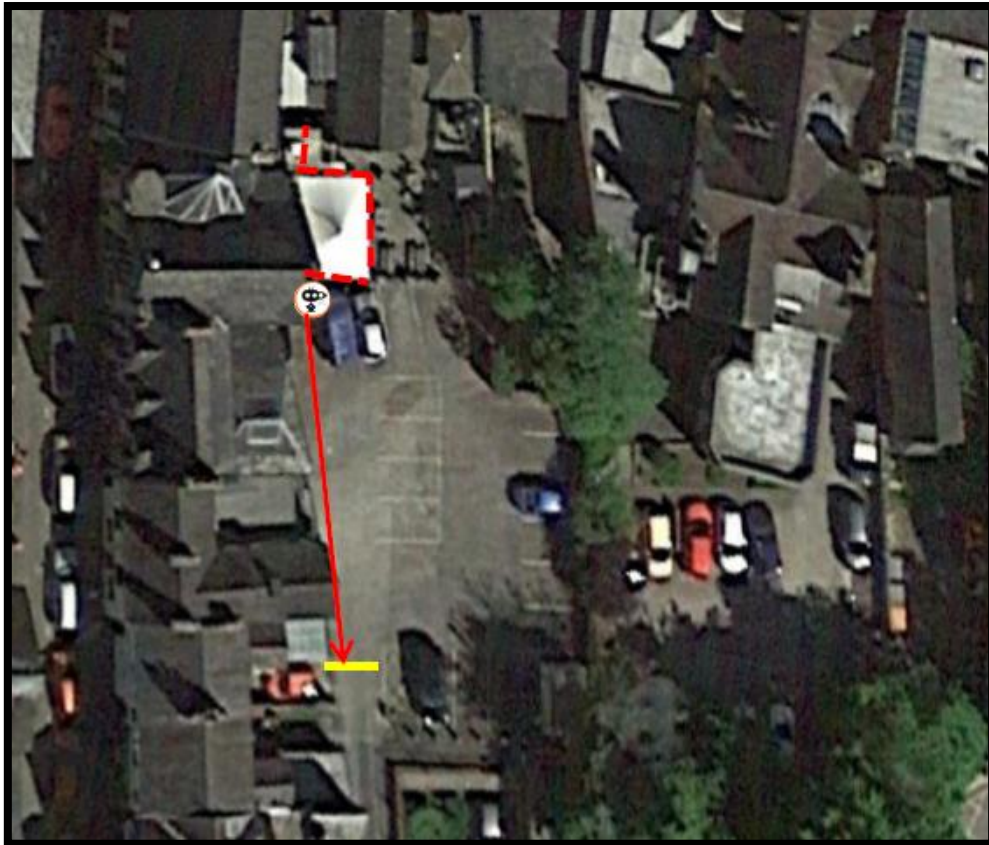
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3. Overview of Proposals and Planning Context

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 signage poles/walls within curtilage detailing the terms and conditions of using the car park.



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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Car Park Signage Layout Plan



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



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4. Assessment of Impact

There is currently a lack of system on site managing the car park. This lack of system is open to misuse due to the motorists abusing the car park. This means that spaces are not always available for people using the hotel and therefore the amenities that this building provides.

Location 1



It is proposed to sensitively install the associated equipment on the site in a way that would limit the impact on the character and appearance of the building. Signage is to be installed on the perimeter of the site on existing fencing where possible to reduce the need to install new infrastructure which may impact on the character of the area.

As the majority of the equipment and infrastructure is to be installed on new columns, the impact on the buildings character will be limited as the main aesthetics are associated with the building frontage.

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Location 1



Location 2 – Showing Traffic Poles



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5. Conclusion

The proposals adopt a sensitive approach to the listed building and are based on an appreciation of the significance of this designated heritage asset. The development aims to increase the amount of visitors to the asset by discouraging people from parking in the car park who are not visiting the building itself.

The required infrastructure is minor in nature and as such, will not alter the special interest or significance of the building.

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