

Project:	18-20 Market Street Phase 2	Date:	05th January 2021
Client:	ELHA	Job no:	20027
		Ref:	20027_210105_ED_Design Statement Rev A

Planning, Design & Access Statement

18-20 Market Street – Phase 2 - Internal alterations and replacement windows

On Behalf of ELHA C/O Martin Pollhammer

Rev A

Summary

The proposal is for modest internal alterations to improve the space planning of the current office. The works retain the special interest of the building, will not adversely affect any feature of historic or architectural importance and will not affect the character or appearance of the conservation area. The proposed works will preserve the character and appearance of the B Listed building, are consistent with previous ELC decisions and comply with the Development Plan and other non-statutory guidance.

The Proposed Development

The Planning and LBC application seeks permission to replace the existing single glazed windows facing onto Market Street on the South elevation, in addition to minor internal alterations to the B listed building which is currently used as office space. The proposal also seeks minor adjustments to the previously consented scheme Ref: 18/01169, to the rear of the former church building, to alter the back door and introduce a tea prep / kitchenette area.

The alterations to the C Listed building are necessary to accommodate the growing team at ELHA, optimising desk numbers in the space plan.

The Listed Building

Category B
Date Added - 05/12/1977
Local Authority - East Lothian
Planning Authority - East Lothian
Burgh - Haddington
NGR - NT 51602 73941
Coordinates - 351602, 673941

Description – No. 18 MS - 18th century, 2-storey building: painted with pantiled roof:
3-window at 1st floor: corbelled to square at splayed south west corner.

Description – No.20 MS - 18th century 2-storey building: painted with slated roof:
3-window at 1st floor, with painted margins.

Planning History

The planning history for the whole of the building comprising 18-20 Market Street & Former Church is represented below:

- Alterations, extensions to buildings, change of use of church building (class 10) to office use (class 4) and formation of hardstanding areas 18 - 20 Market Street & The Church of Christ Newton Port Haddington East Lothian EH41 3JL
Ref. No: 18/01169/P | Received: Wed 31 Oct 2018 | Validated: Thu 22 Nov 2018 | Status: Decided

- Alterations, extensions to buildings and formation of hardstanding areas 18 - 20 Market Street And The Church Of Christ Newton Port Haddington East Lothian EH41 3JL Ref. No: 18/01170/LBC | Received: Wed 31 Oct 2018 | Validated: Thu 22 Nov 2018 | Status: Decided
- Alterations to building as changes to the Scheme of Development the subject of Listed Building Consent 09/00410/LBC 18-20 Market Street Haddington East Lothian EH41 3JL Ref. No: 10/00720/LBC | Received: Mon 23 Aug 2010 | Validated: Thu 07 Oct 2010 | Status: Decided
- Alterations to building as changes to the Scheme of Development the subject of Planning Permission 09/00410/FUL 18-20 Market Street Haddington East Lothian EH41 3JL Ref. No: 10/00720/P | Received: Mon 23 Aug 2010 | Validated: Thu 07 Oct 2010 | Status: Decided
- Change of use of shop (class1) to office (class2) and alterations and extension to building 18-20 Market Street Haddington East Lothian EH41 3JL Ref. No: 05/01224/FUL | Received: Mon 28 Nov 2005 | Validated: Fri 06 Jan 2006 | Status: Decided
- Internal alteration to buildings D & S Croal 18-20 Market Street Haddington East Lothian EH41 3JL Ref. No: 01/01370/LBC | Received: Mon 24 Dec 2001 | Validated: Thu 24 Jan 2002 | Status: Decided

Design Approach

As the site lies within a Conservation Area and is a Listed building, the primary considerations during the design process were: preservation of the building, retention of its important features whilst balancing the ever-pressing need to improve the building's thermal and energy performance, to allow the building to evolve to meet changing needs and address heat-loss, an important contribution to combatting the climate crisis we face. An assessment was made of the existing windows and features of architectural and historic importance which contribute to the character of the building. The proposals involve internal alterations and window upgrades, thus there are no proposed changes to the historic elements noted in the listing description.

Ground Floor

The fixed windows with a single horizontal astragal to the South elevation at street level are currently single glazed. The proposal is to replace these windows like-for-like with a Slim-lite system – this upgrade is required to reduce the noise pollution from the street into the office space and to combat the extreme temperature issues during winter and summer for the occupants of the ground floor office space. The improved u-values of the slim-lite double glazing will also reduce the overall heat-loss of the building.

First Floor

The sash & case 1-over1's on the first floor southern elevation are all currently single glazed. Again, the main reason for the proposed upgrade is to reduce the overall heat-loss and improve the thermal comfort in summer and winter whilst also reducing the noise pollution from the street.

Access Statement

Proposed access alterations are to replace the existing main door to the former church building on the west elevation from within the courtyard (not listed) with a new door and window. All other existing main entrances into the former church and 18-20 Market Street remain unchanged.

Conclusion

The upgrade of the windows to the south elevation will not harm or impact the character of the building or conservation area. It will enhance the building, contributing positively to the integrity of the structure and its inhabitants, whilst making a positive contribution to tackling the climate crisis.

It is clear that the internal layout of the building has evolved over time and this proposal seeks to continue that historical pattern of change, in a manner sympathetic to the building's form, scale and layout. No feature of importance will be lost or harmed.

It is considered, therefore, that the proposal meets the tests within the Acts of preserving the building and its special features of architectural or historic importance and protecting the character and appearance of the Conservation Area.