

**Design, Access &
Heritage Statement:**

**Alterations at:
2 St Helen's Terrace
Spittal
Berwick upon Tweed
TD15 1RJ**

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An Introduction Into The Aims And Objectives Of This Document

This written document is intended to describe to the reader with the use of additional illustrative material where appropriate the ideologies, approach, decisions and directions that were taken as a result of testing conceptual studies and the brief against contextual, historical, cultural, environmental and ethical factors within the local, regional and global context to create that which is proposed.

This document is to be read in conjunction with the following supporting documents that form part of the application:

- Drawing 1626/20/01 (Location Plan)
- Drawing 1626/20/02 (Site Block Plan As Existing)
- Drawing 1626/20/03A (Survey Drawing 1 - 2 of 2)
- Drawing 1626/20/05 (Planning Drawing 1 - 2 of 2)
- Drawing 1626/20/06 (Site Block Plan As Proposed)
- Crawfords Sash and Case Details

Introduction

While the majority of the proposed works could be considered as permitted under general permitted development rights however it is understood that the property lies within a conservation area and as such approval is being sought.

The proposed works at no. 2 St Helen's Terrace consists of that indicated on the drawings and in brief consists of the following:

- an attic conversion including the installation of rooflights and dormer window,
- replacement windows,
- installation/formation/enlargement of new windows, doors and rooflights inc. building up existing window opening,
- removal of cementitious render and installation/reinstatement of natural stonework to kitchen offshoot, and
- erection of ancillary garden buildings.

As the property is not listed reference in this document has predominately only been made to the external alterations and appearance although where necessary reference may be made to any internal alterations to aid in the description.

The proposed intervention, approach and ideology generally aims to restore the building, reversing some the harm previously imposed while any new intervention which is required by the applicant aims to balance any harm, by considering the architectural style, past interventions and the interventions undertaken by others in the terrace.

It is important to note that any interventions do not introduce any new elements into the terrace which have not already been applied for, approved and carried out by others in the row and as such do not cause any significant or less than significant harm when looked at holistically.

The following chapters aim to describe and explain the existing and proposed in order to give an understanding of the proposed.



A Brief Historical Analysis & Findings

This chapter aims to analyse and understand the existing and its significance so that the decision can be considered in an informed way.

SIGNIFICANCE

A search of Historic England's listed building list has not returned any results for the property as an individual entity nor as part of a building group. This would suggest initially that it is not of sufficient historic or architectural significance locally or nationally to make it onto the list.

It is apparent from the planning approval notice 11/01265/FUL (2nd August 2011) for no. 6 St Helen's Terrace in a comment from the conservation officer that the terrace had been rejected for statutory listing in circa 2011.

"Spittal, Tweedmouth and Berwick have been recently surveyed by EH as part of a collaborative project to update the statutory list of buildings. The whole Terrace therefore, has been appraised and due to the high levels of changes to original doors and windows and lack of nationally important architectural features, this building has been rejected from statutory listing."

Locally St Helen's Terrace which consists of numbers 1 - 15 is a notable and prominent terrace and is unlike any other in Spittal both in appearance, and sitting on plan. We would consider this to be due to the number of uniform repetitive properties forming a singular terrace block with unbroken or stepped gutter or roof lines.

There is little in depth information published about the terrace however reference is made in a number of local historical books to the terrace. The reference appears to be similar across these sources. The book 'Berwick upon Tweed, Three places, two nations, one town' published by English Heritage mentions St Helen's Terrace on page 94 and describes the terrace and its relationship to the development of Spittal at the time:

"Spittal New Town, with its substantial houses mostly amid generous wooded gardens, is a world away from both the tangle of small fishermen's houses, curing sheds, shops and pubs at the

opposite end of Spittal and the industrial quarter of Spittal Point. They were to remain largely separate worlds, despite being under each other's noses. The resort expanded slowly southwards till it reached the limit imposed by the cliffs approaching Huds Head. The main exception to this trend was the building - in or shortly after 1897 for the Boston family - of St Helen's Terrace, 15 houses boldly fronting the sea only a stone's throw from Spittal's gas works."

From this text it suggests that the terrace is significant as it forms a part of the development history of Spittal; while Spittal's residential area appears to be expanding in one direction St Helen's Terrace is built within the vicinity of the more industrial part away from the expanding residential area.

Being built within an industrial part of the village and near gas works did not mean that it was of low status. While the North East principle elevation that fronts the sea is not extravagantly ornate it is certainly not of low status and would closely rival any of the other properties being built at the time in the New Town of Spittal.

It is also suggested in the book that in Spittal and along the sea front in the early 20th Century there was a move away from the fishing/industrial towards a seaside type resort.

"Spittal remained a quiet resort with few amusements or other novelties. At the beginning of the 20th Century it had a promenade, a bandstand, a bowling green and a tennis court; in 1922 the local ice-cream manufacturers Forte Brothers built the earliest part of the present refreshments room."

This would then suggest in our opinion that St Helen's Terrace would become highly sought after and considered as they remain today, predominately because of its sea front location.

Nothing is immediately evident as to the significance of the Boston Family nor the people who lived in the properties, nor how the properties were used.

As the afore mentioned book appears to suggest it is possible that a number of the properties within the terrace where B&B and rented out rooms.

"no fewer than 8 of these houses offered rooms to let on the eve of the First World War."

No reference has been made to St Helen's Terrace in the 'Berwick upon Tweed Borough Local Plan 1999' nor the 'Berwick upon Tweed Heritage and Character Assessment' for Spittal, produced by AECOM in 2017 on behalf of Locality in close partnership with Berwick Neighbourhood Planning Group and as such by not being listed is not considered by the assessment report as being a non-designated heritage asset.

SITING AND MASSING, CONSTRUCTION AND EXTERNAL APPEARANCE

The property/terrace is sited in the North Eastern part of Spittal along the sea front adjacent to the old gas works as described above. The Terrace is accessed from North Greenwich Road which runs parallel to the Main Street.



Above Historic Map. Northumberland IV.SW (includes: Ancroft; Berwick upon Tweed; Tweedmouth.) Revised: 1897 Published: 1899
 Taken from the National Library of Scotland Maps Archive 15/12/2020



Above Historic Map. Northumberland nIV.NW (includes: Ancroft; Ord; Tweedmouth.) Revised: 1922 Published: 1925
 Taken from the National Library of Scotland Maps Archive 15/12/2020

A narrow private track provides vehicular and pedestrian access to the rear of the terrace which is accessed by a breach in a wall at the Northern end on the terrace. This track runs parallel along the rear of the terrace to a dead end at the most Southern end. It is assumed that this private track be jointly owned/serviced by the terrace and is not part of the public highway.

There is no longer a vehicular right along the promenade in the front of the terrace as this area has now become pedestrianised.

As described earlier the property is part of a terrace consisting of 15 properties. The terrace is numbered with odd and even numbers, therefore as number 2 would suggest, this is the second property in from the Northern end of the terrace.

The terrace appears to respond to the site by following the boundaries despite them not forming 90 degree angles; The terrace is parallel to the sea/promenade and the gables each end i.e. to number 1 and 15 follow the most Northern and South boundaries thus utilising the whole site available. To the rear of the terrace the gardens are long and narrow (width of property) with the longest garden at no. 1 and the shortest garden at no. 15 due to the form of the plot.

The terrace is slightly elevated and set back from the promenade by a small front garden which is the same depth across the terrace. A narrow stepped path leads up to a front door. Although it is the rear door that is used on most occasions by the property owners.

The terrace appears in plan and to the North East elevation as one long monolithic block which is unbroken by a stepped gutter or ridge lines with the form of the building volume very evident to this elevation. This is broken occasional by the vertical repetition of the large chimney stacks which are shared by neighbouring properties.

It is partially clear from the North East elevation that the terrace was built within the Victorian era with its rhythm of symmetry.

To the North East Elevation the properties consist of one bay on the ground floor to the side of the front door. To the first floor there are 3 windows, one above the front door and two centralised above the bay separated by a narrow stone mullion. To No. 2 the windows are top hung casement u-PVC double glazed. Along the terrace there are no original windows in existence, it is likely that this is due to the exposed location.

The walls are generally constructed from coursed split face natural stone with natural stone quoins, lintels, cills and mullions.

The front door is a solid timber 4 panelled with a fixed fanlight above. It is believed that this door is original.

Rainwater goods are generally cast iron painted black although painted u-PVC is evident.

The roof covering consists of natural slate. The chimney stacks consist of brick, natural stone and buff coloured clay pots.

To the South West elevation the form of the terrace is less evident as it generally has single



Above. Photo of North East Elevation. Photo taken: 14/09/2020

storey pitched roof offshoots although some have added a second storey to the offshoot. Placement of window and door openings also appear at first more sporadic in placement to the elevation and appear to follow function rather form as the North East does.

It is to this South West elevation including the offshoot that the most intervention has been undertaken, this is generally true for all properties in the terrace with no two being exactly the same.

To the South West elevation of the property the window openings W7, W9 and W10 are considered to resemble their original unaltered form as built. The window opening W8 has been formed at some time in the past to provide a window to the first floor bathroom which also would not have been original and has clearly been partitioned off from the rear first floor bedroom. The window opening W11 has been formed in place of an original doorway to provide a window to a ground floor WC, again not original as it would have been a back door. Adjacent to this, a small window has apparently been built up and at one time would have been a window to the cupboard under the stair.

To the gable of the South West elevation offshoot of the property it is apparent that the window opening W12 has been formed at some time in the past, this is evident due to its cementitious margin and it is apparently cutting through an adjacent smaller type window opening that has been built up. Given the height of this built up small opening and that a door type opening has been built up to the South East elevation it is assumed that there was once an external store partitioned off to the end of the offshoot and that this was possibly the coal store and the small window in the gable of the offshoot was a coal hatch.

To the South East elevation as described above it is clear that a door opening has been built up. Window opening W13 and door opening ED2 also appear to have been altered and reduced in width at some time in the past.

The windows to this South West elevation and offshoot are top hung casement u-PVC double glazed. The door is also u-PVC and partly glazed with a double glazed unit.

The walls are generally constructed from random rubble natural stone with natural stone quoins, lintels and cills thus enforcing this side of the building as secondary/utilitarian and less important than the North East principle elevation. Some areas of the natural stone are showing signs of granular disintegration decay, this is particularly notable to the South West gable of the offshoot. This granular disintegration could be caused by salt crystallisation in the surface pores of the sandstone and/or dissolution of binder in sandstone. Cementitious mortar to joints is also evident and will be accelerating the decay of the adjacent stones.

To the South East elevation of the offshoot the wall has been rendered with a cementitious render and painted. This would not have been original and is likely to have done as a result of building up and reducing the width of the openings as the openings would appear to have been built up with bricks rather than natural stone. It is also possible that the natural stone beneath the render is also in poor condition due to decayed and this was a way of covering it up.

Rainwater goods are a mixture cast iron painted black and black/black painted u-PVC. The soil pipe appears to be u-PVC painted black.



Above. Photo of South West Elevation. Photo taken: 14/09/2020

The roof coverings consists of natural slate. The roof covering to the offshoot appears to be in a poor state of repair with it slipped, cracked, missing and clipped slates.

PREVIOUS PLANNING APPLICATIONS

A search of the LPA (Local Planning Authorities) portal indicates the following applications:

Date - 18th November 2020

Reference - 20/03347/TREECA

Description - Works to Trees In A Conservation Area - Removal of one self-seeded Sycamore due to the large amount of shade cast by the tree to garden and neighbour's garden and due to it blocking the view down the garden

Status - No objection



Above. Photo of South East Elevation. Photo taken: 14/09/2020

The Proposed Intervention

In order to give a better understanding of the proposed this chapter aims to take each point briefly described at the introduction and expand upon it in further detail to describe how the character of the building and surrounding area has been maintained and how this has been achieved.

ATTIC CONVERSION

Like many other properties in the terrace it is proposed that the attic be converted to create a 3rd bedroom with en-suite. The proposed generally reflects that applied for and approved at No. 6 St Helen's Terrace under the planning ref. 11/01265/FUL.

A pitched dormer roof is proposed to the South West elevation roof slope as indicated on the drawings which reflects that approved at no. 6 thus retaining some uniformity and reflecting the repetition of the architecture of the terrace.

The dormer will provide views down over the gardens to the rear while also allowing light and ventilation into the bedroom. The properties on Commercial Road behind the terrace are of sufficient distance that they will not be affected.

The dormer is to be clad in natural slate to match the roof weathered surface which also reflects the dormers to nos. 6 and 8. The window to the dormer is to open inwards and be aluminium double glazed with the frames in the colour grey. The metal railings are also to be painted grey thus allowing the dormer window to visually blend into the roof slope.

Rooflights are proposed to the North East elevation roof slope as indicated on the drawings thus retaining the form and character of this principle elevation. The rooflights are of scale and siting to line in with and reflect the windows and door on the ground and first floor thus reflecting the architecture of the building.

The rooflights generally provide light and ventilation to the bedroom and en-suite. The bedroom rooflights in addition aim to provide views out to sea whether one is standing, sitting or lying

down in bed. The vertical emphasis reflects the window and door openings of the property generally.

REPLACEMENT WINDOWS

Unlike many of the properties in St Helen's terrace the existing u-PVC casement windows are to be replaced with timber weight balanced sliding sash windows with double glazed units as indicated on the drawing. The windows W1, W2, W3, W4, W5, W6, W7, W8 and W9 are to be replaced.

As no original timber sliding sash windows existing within the terrace an assumption based on historic photographic evidence can only be made on their approximate appearance due to the lack of detail given by these photos. While there are only a handful of timber sliding sash windows within the terrace questions are raised as to their originality therefore there would be no value in copying window profiles which may in fact be misleading. The windows should therefore stand themselves and be clearly evident as replacements.

The windows are to be painted grey.

INSTALLATION/FORMATION/ENLARGEMENT OF NEW WINDOWS, DOORS AND ROOFLIGHTS INC. BUILDING UP EXISTING WINDOW OPENING

Installation of New Windows

Windows W10 and W11 are to be formed as indicated on the drawings. Windows are to be timber casement with double glazed units rather than sliding sash due to their smaller size. The windows are to be painted grey to match the replacements.

Window W10 is to be formed in place of an original blocked up window. The new window is not to be as high as the original opening as it is intended that there will be a wash hand basin in front of the new window.

Window W11 is to be formed in the location of a previous bricked up doorway.

Enlargement of Window Opening

Window W12 is to be enlarged reflecting the scale to that of no. 1 as indicated on the drawings. The kitchen today in modern living is now part of the hub of a house and as such the alterations seek to integrate it into the main part of the house in a better more connected way. As part of this there is little connection with the garden and as such by increasing the window opening will allow better connected views out.

As part of this work it is intended that natural stone quoins, lintel and cill be installed to integrate the window into the fabric of the building rather than merely appearing as though a window has been installed where it once was not.

Windows are to be timber casement with double glazed units with central mullion to reflect the appearance and character of sliding sash windows. The windows are to be painted grey to match replacements.

Installation of New Doors

Doors ED2 and ED3 are to be formed as indicated on the drawings. Door ED2 is to be timber part glazed 4 panel door with the top two panels being double glazed. Door ED3 is to be a double glazed bi-folding aluminium door with grey frames.

Door ED2 is to be formed in place of an original blocked up door where there is currently a window thus reinstating the assumed original back door so that one does not have to pass through the kitchen and dining room when entering from the rear of the property.

Door ED3 is to be formed in place of the existing back door and adjacent window in order to open up and provide a better connection between the kitchen and enclosed yard area to give a greater sense of light and space. The South facing nature of this yard should provide a private secure sitting area attached to the kitchen due to the garden area being detached from the house by the lane. The high courtyard wall between no. 2 and no. 3 means that the neighbouring properties privacy is not affected.

Installation of New Rooflights

Rooflights RL4 and RL5 are to be formed as indicated on the drawings. As part of the works to better integrate the kitchen and provide a kitchen that matches the house as would be expected by modern standards the internal ceiling is to be raised to follow the roof pitch thus giving an increased sense of space. Rooflights are to be installed to bring light down into the kitchen. This has also been done in a number of properties in the terrace.

Building up Existing Window Opening

The existing window opening W8 to the first floor bathroom is to be built up with natural stone to match existing as indicated on the drawings. The bathroom is to be relocated and the proportions of the first floor back bedroom are to be reinstated thus making this window redundant.

REMOVAL OF CEMENTITIOUS RENDER AND INSTALLATION/REINSTATEMENT OF NATURAL STONWORK TO KITCHEN OFFSHOOT

As part of the works to the kitchen offshoot which has undergone considerable intervention it is proposed that natural stone quoins, lintels and cills be constructed to the South West elevation as indicated on the drawing.

ERECTION OF GARDEN BUILDINGS

A number of small garden structures incidental to the enjoyment of the dwellinghouse are proposed to the garden as indicated on the drawing.

SUMMARY/CONCLUSION

The works proposed are not introducing any new elements that are not present already in the terrace for which approval has been granted, nor do they introduce any new elements into the conservation area.

It is important to note that according to the conservation officers comments in regard to the planning approval notice 11/01265/FUL (2nd August 2011) for no. 6 St Helen's Terrace that there is no Article 4 direction covering the Spittal Conservation Area.

"There is no Article 4 direction covering the Spittal Conservation Area. The proposals therefore, are not subject to specific conservation policies regarding matters of detail. The replacements windows and loft conversion will not therefore, cause demonstrable harm to the overall character and appearance of the conservation area."

Photographic Record Of The Existing

Many photographs have already been included previously within this report and as such the following photographs have been selected to give a further visual memoir of the property as existing and aid with the understanding of the proposed and demonstrate how the proposed has considered the existing to respond in a sensitive and informed manner to retain the character of the building.





END