

Heritage Design Statement in Favour of:

## Proposed Change of Use at Unit 2, 1 Main Street, Spittal

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### 1.00 Introduction

The heritage “Design + Access” statement has been prepared in support of the application for Conservation Area Consent to alter the usage + function of the above property located on the corner of Main Street + Sandstell Road which were originally purpose built as the main offices for the fisheries business which previously occupied the larger site.

The scheme concerns the sub division + change of use of the said former offices to form 2 affordable dwelling houses.

The structure is formed with traditional cavity built walls finished predominantly with a scraped smooth render + natural bull faced stonework, the roof is finished with red pantiles with a slightly corbelled eaves + profiled cast guttering.

The building is formed with a dominant central doorway formed on the angle of the corner stepping up to the finished floor formed mainly as a timber suspended floor finished with pine T+G boarding to the entrance + office space, the former changing area + WC's accessed from the rear of the property are formed with a lower floor level + finished in poured concrete + white tiled walls.

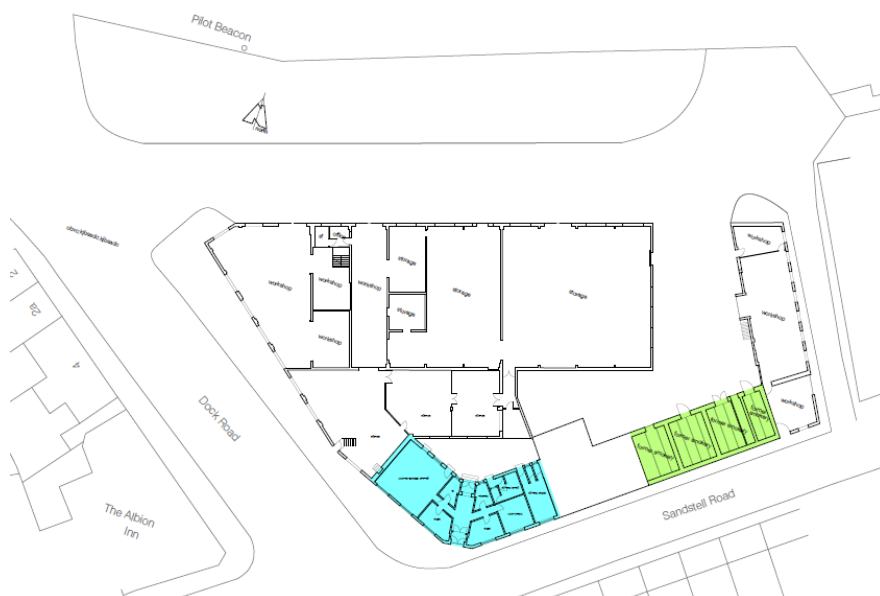


Fig 1: application site highlighted in cyan + grade 2 listed smokehouses (outwith applicant site) shaded in green

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## 2.00 Context

### 2.01 Context - Surrounding Area/Setting

The site forms the Southern tip of a former larger fisheries site comprising of storage/processing area, smokehouses and offices, located on the North Westerly of the Spittal Conservation area, forming a gateway to Spittal itself. The application site forms part of a later part of development of the original site + is disconnected from the historically important Grade 2 listed Smokehouse by a private dwelling house.

All proposed works are limited in nature with the overall aim to reduce impact on the external aesthetics of the building whilst also retaining a large amount of the internal fabric layout.

Focusing on the immediate area + the sites contextual importance it is clear that the nature of the mid century former offices + their interlinking with the surrounding are as important + the retention of this in the overall streetscape.

Though the Smokehouses are somewhat hidden from view from a large amount of vistas their significance to the surrounding Conservation area + interaction with remaining remnants of former industry are great.

Almost all of the aforementioned industry are now gone the nearby Grade 2 listed Fishing Shiel located on the Junction of Sandstell Road + East Street provides an important physical link in relation to the progression of the fishing industry in the area from small scale fishing of the Shiel to the developing mass production of the Boston Yard + its Smoke Houses.

The site is bounded to the South by Sandstell Road with a row of post war terraced properties running parallel to the road on the opposite side of the street + the north by the former fisheries buildings of Boston Yards + the River Tweed estuary.

The busy thoroughfare of Dock Road, providing a link to Spittal Main Street + the wider area bounds the Westerly edge.

The overall buildings in the former Boston Yards vary greatly in age + quality. The vast majority of buildings located on site, including the application site, date from the early 1960's (noted on OS Envirocheck 1963 map). The only buildings predating this are that of the listed smokehouses + adjacent 2 storey former herring yard structure.

The majority of the remaining site (outwith the application boundary) is occupied by the 1960's large clear span concrete portal frame warehouse with adjoining flat roofed buildings.

The surrounding properties are mainly domestic in use with a spattering of commercial though all industrial use has now gone from the area. The age + quality of the properties vary from stone faced mixed age structures on Dock Road to late 20<sup>th</sup> early 21<sup>st</sup> century rendered properties on Sandstell Road.

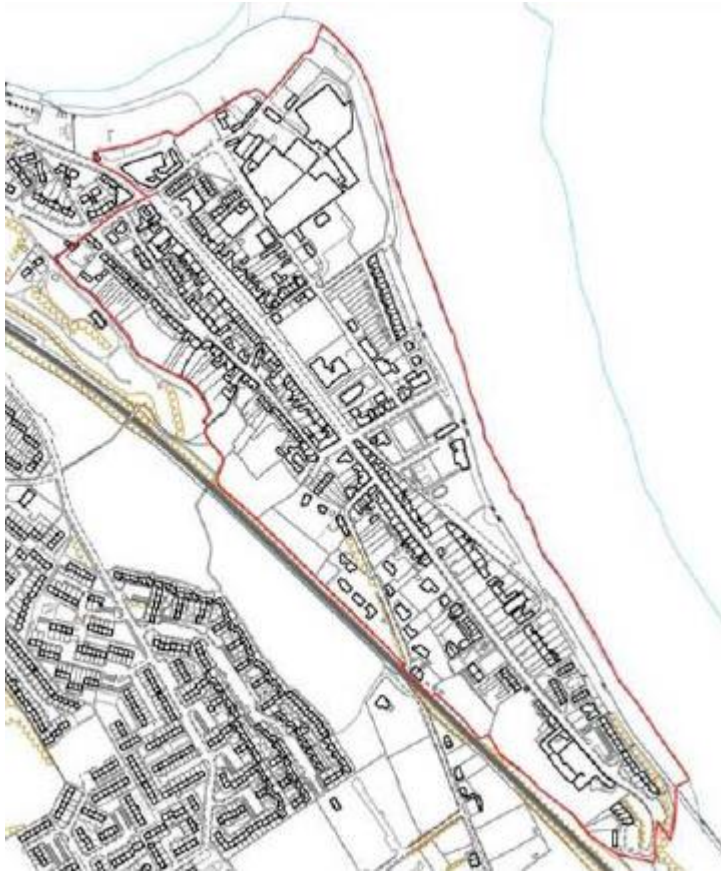


Fig 2: spittal conservation area highlighted by red outline.

## 2.02 Context – Site History

The sites 1st use as a Herring yard is 1st noted after the apparent migration of Herring processing from Tweedmouth to Spittal in the late 18th into the 19th Century with a Mr Boag of George Boag + Son, running the 1st registered business on the site, with records from around 1822 until 1847-1855 where Robert Boston of Boston Brothers took over the site + it is assumed converted the existing Smokehouses around this time.

The curing + exporting of herrings in Victorian times became a major industry in the town. In the 19th century and early years of the 20th century, vast numbers of herrings were landed from herring-drifters at Carr Rock and the nearby old Fish-Quay in Spittal.

Boston Brothers became the largest Herring processors in the Spittal area , they carried on at the site with a peak of around 100 workers until the Herring market crashed in the 1920/30's, where Boston Brothers were declared bankrupt.

The remnants of the former business were fragmented with the site moving into the ownership of R Boston + Sons who then rented the buildings + site to the Berwick Shellfish Company until the late 1980's.

The smokehouses backing onto Sandstell Road are known to have still been in use until the 1960's. Since this time the site has had a number of uses mainly as storage or small scale workshops but mainly lain derelict.



Fig 3: site in heyday of herring yard from circa 1920, note long gabled structure now replaced; application site of offices location. Partly on this footprint + replaced single storey adjoining structure.



Fig 4: herring girls sorting catch on shore in front of Boston's yard.

Due to the vast majority of the historic site being demolished pre1963 the areas of significance on the site are greatly reduced. The breakdown of the key elements are noted on the analysis plan.

- 1) Grade II listed Smokehouses (purple)
- 2) Former herring yard building adjacent Smokehouse (light green)
- 3) Former office buildings dating from post 1963 (light blue)
- 4) Large concrete clear span processing building dating post 1963 (orange)



Fig 5: zonal map of former Boston Yards.

The analysis plan refers to the importance of the structures within the context of the site + surrounding area; it is clear though the buildings have differing ages that either the actual structure or aesthetic form provides a greater understanding of the site evolution.

Looking in more detail it is clear that depending on the structure limited original features of 1) remain or as with building 2) have been altered over the period of time.

The above is descriptive of the overall former Boston Yards site + only the area in Blue is relevant to this application, as noted it is proposed to retain the building in full with limited alterations + intrusions.

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## 3.00 Structure

The Walls are formed predominantly from scraped flat render (unpainted) from FGL to gutter line, to all elevations, with feature random coursed ashlar faced sandstone panel around the doorway including dressed + coursed surround to doorway.

The roof is finished in traditional red pantiles with raised + bedded hip + ridge tiles to the public face with lead/zinc valleys + abutments to the rear roof, all are finished at gutter level with a cast guttering set on a corbelled sandstone eaves.

The windows are a mixture of modern uPVC windows + original timber frame windows, both are formed with a large lower pane + small hopper windows to the upper.

The main + rear entrance are formed with timber lined double entrance doors with a red clay tile floor with recessed matwell + timber glazed doors internally.

The internal of the office building is simple with traditional plaster finishes + glazed/timber panelled doors throughout.

The former WC + changing are is formed again with simple plaster walls + ceilings with limited ceramic wall tiles + concrete floor throughout.



Fig 6: elevation onto Sandstell Road.



Fig 7: elevation onto Main Street, looking down Sandstell Road.



Fig 8: elevation looking from Dock Road



Fig 9: elevation looking from adjoining roof to rear of property.



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## 4.00 Demolition

It is proposed only to carry out limited internal demolition works to selected internal plaster walls to allow the new domestic layout to be formed as shown with all removals shown in dashed red lines.

All removals will allow for careful demolition to not damage the retained fabric + re-finished internally.



Fig 10: existing floor plan



Fig 11: proposed demolition plan

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## 5.00 Design Impact

### External Fabric

It is proposed to retain the external wall finishes throughout with limited render repairs + infill patching to the rear of the building where former doors have been removed, all to be formed with render to match existing + feathered into the existing wall finish, to retain continuity it is proposed to finish the walls with a masonry paint finish colour matched to the original render.

All stonework including cills + corbel will be retained as existing.

### Roof

The existing roof is proposed to be retained in full with limited intrusions to allow the formation of conservation rooflights, all are proposed to be recessed into the roof plane with recessed lead flashings reducing impact on the surrounding area.

### Doors + Windows

It is proposed to retain the existing public timber lined + glazed doors as existing + refurbish where required.

All windows are proposed to be replaced with more sympathetic timber double glazed windows as shown forming a more traditional window pattern than the original windows, all for paint finish.

### Rooflights

We have proposed the formation of low impact rooflights within the existing roof structure to provide natural lighting through the full height of the building.

Each rooflight has been positioned to create maximum benefit to the internal space, this has been balanced against the external character + form of the building.

The rooflights are proposed to be fakro or equal conservation style rooflights ensuring the frame profiles are thinner than standard + inserted into the roof with low profile flashings to set the rooflight down level with the surrounding pantiles.

### Rainwater Goods

It is proposed to retain all existing cast rainwater goods, with all joints re-sealed + finishes rubbed down prior to re-painting to match existing.



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## 6.00 Restoration + Materials

The overall appearance as noted in previous sections creates the intrinsic value of the building.

As previously detailed the palette of materials proposed are aimed at retaining rather than altering the structure overall.

For simplicity each sections + materials are listed, this list covers the main elements of structure:

Roof	existing natural clay pantiles retained + re-dressed around new rooflights.
Rooflights	Fakro or equal conservation rooflights with recessed flashing kit, all in black.
Walls (external)	Stonework retained in full + render repaired where required, all render to be painted with masonry paint to match original design colour.
Windows + doors	Existing doors retained + refurbished where required, windows replaced with timber frame double glazed units forming continuity.

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## 7.00 Conclusion

We have analysed the overall impacts the proposals will have on both the character of the building exterior + significance of the interior fabric.

We feel that through the preceding analysis + reviewing all current policy + guidance that the overriding benefits to bring a derelict + building under risk back into use + provide long term security for the structure by the minimalist alterations we have demonstrated that this will provide “less than substantial harm” to the property + enhance the structure utilising it as a main cornerstone of this section of the conservation area.