

Design + Heritage Statement

Client	Ms M Smith	
Address	Bay View, Sandstell Rd, Spittal, Berwick upon Tweed, TD15 1RE	
Project	Change of Use from Commercial to Dwelling	
Project Reference	hwad-325-MSH	Document Number: 005
Date	04.03.2021	

1.0 Introduction:

This Statement is prepared on behalf of Ms M Smith and is submitted in support of the application for the proposed change of use from a commercial property to 2 bed dwelling house as detailed in corresponding design drawings and documents. It is proposed to obtain the change of use to the property without any external alterations at present. We will establish the change of use and then apply for householder applications for any proposed external changes.

2.0 Brief / Proposal:

Proposed change of use from Commercial property (B8) to dwelling house (C3). The building is positioned to the eastern side of a range and mixture of buildings that once formed a group of historical buildings serving the fishing industry. The client will look to convert the first floor with facilities for herself and the downstairs to a self-contained living accommodation for her disabled son. The property will be classed as a single dwelling.

3.0 Site location, designation + Boundaries:

The site is basically the buildings footprint only with boundaries been the open shared yard to the west which retains shared access and parking with a dwelling and industrial unit. The north boundary adjoins a private driveway and then dunes to the river. The eastern boundary is the private road and then a council carpark. To the north the property fronts on to Sandstell road. The surrounding area is generally made-up residential dwellings of mixed style and light industrial interspaced.

The buildings are not listed but are within the Spittal conservation area.

4.0 Property + Planning History:

A preapplication consultation was undertaken: 20/00978/PREAPP

Conclusion:

Having considered the content of your enquiry, I can summarise that the principle of the development would be acceptable. The proposals are considered to be in accordance with the development plan. In the event that a planning application is submitted, it would be likely to be looked upon favourably.

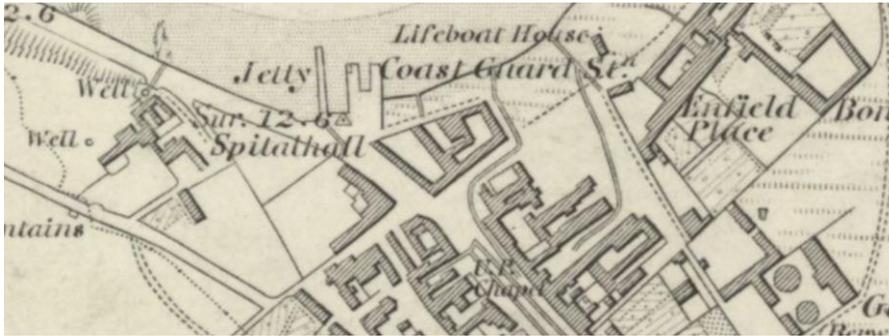
Previous plan History:

15/03346/FUL - Proposed part demolition of existing buildings, retention, and restoration of former listed smokery, development of 13no residential dwellings, car-parking and associated works. - Application Permitted - Mon 25 Sep 2017

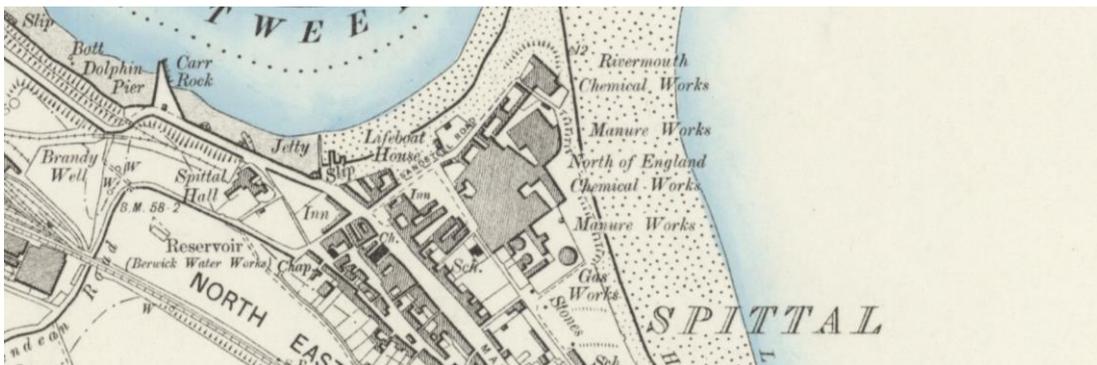
15/03347/LBC - Proposed part demolition of existing buildings, retention, and restoration of former listed smokery, development of 13no residential dwellings, car- parking and associated works. - Application Permitted - Mon 25 Sep 2017

14/02526/FUL - Proposed re-development of existing semi derelict site and formation of 14 townhouses - Status: Withdrawn

14/02865/LBC - Proposed re-development of existing semi derelict site and formation of 14 townhouses - Status: Withdrawn



Sheet IV Surveyed: 1860, Published: 1866



Northumberland IV.SW (includes: Ancroft; Berwick upon Tweed; Twee...
Revised: 1897, Published: 1899



Northumberland nIV.NW (includes: Ancroft; Ord; Tweedmouth.)
Revised: 1922, Published: 1925

5.0 Property Analysis of Significance of Character of the Building:

The building is a historical structure which is detailed in the historical mapping and related to former herring storerooms. The building has been greatly altered over its history. The Roof is covered with traditional slate with a hipped end to the north and a gable to the north. Concrete ridge & hip tiles. The roof to the southern section has been clad in cement asbestos sheeting which is in a very bad state of repair.

North elevation:

Traditional stone random rubble façade with a large first floor windows opening. UPVC guttering & down pipe.

East Elevation:

Traditional stone random rubble plinth courses to the window cill height. Brick to full elevation above with concrete lintels. The ground floor has 7 window openings glazed with modern timber double glazed windows; the first floor has a large central window opening. UPVC guttering & down pipes.

To the southern end of the elevation the building is constructed from random rubble but has been greatly altered with a double garage style door with a steel lintel and a first floor window which had been blocked up with modern concrete blocks. The double door opening, and the wall head have been infilled & patched up with brick.

West Elevation:

Again, this elevation has been greatly altered and overclad with a timber boarding by previous owners. Modern Timber double glazed windows, a ground floor roller shutter with rendered projecting side cheek's/walls and flat roof. Modern flush external timber doors. UPVC guttering & down pipes.

South Elevation:

The elevation fronts on to Sandstell road and has been over rendered with a traditional harling. The render is in a poor state of repair with large sections bossed, cracked and a delaminating at the corner. The existing window opening is boarded up. The door is timber boarded, and the gutters and downpipe are cast on this elevation.

The adjacent smokehouses are grade II listed under the Historic England list reference: 1242923.

It is noted that the previous scheme which was granted permission (15/03346/FUL) included the demolition of this the client's range of buildings including the building adjoining the listed structures.

6.0 Relevant Planning Policy

National Planning Policy

National Planning Policy Framework (NPPF) (2012)
 National Planning Practice Guidance (NPPG) (2014)

Development Plan Policy

Berwick-upon-Tweed Local Plan (1999)
 F1 Environmental Wealth
 F5 Berwick-Upon-Tweed

Emerging Planning Policy

Northumberland Local Plan Publication Draft (Reg 19)(Jan 2019) as amended by proposed minor modifications submitted 29th May 2019.

STP1 Spatial Strategy

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 info@hodgsonwhite.co.uk



STP2 Presumption in Favour of Sustainable Development
 STP3 Principles of Sustainable Development
 QOP1 Design Principles
 QOP2 Good Design and Amenity
 HOU2 Provision of New Residential Development
 ENV7 Historic Environment and Heritage Assets
 ENV9 Conservation Areas

7.0 Flood Risk:

Flood Zone 2: Medium Probability. Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding

The client understands the building is positioned within flood zone 2 and there is potential risk of flooding. We would propose to flood proof the dwelling as far as practical including raising the ground floor level and undertaking flood prevention fittings (i.e. raising all electrical sockets and wiring).

The building is already connected to foul and surface water drainage systems so there will be no change.

8.0 Design concept, principles + justification for the proposed development works:

At present to application is just for change of use with no external alterations.

Highways & parking:

The property has one designated parking space within the shared yard as detailed on the plans. It is envisaged that once converted the dwelling will have 2 bedrooms. Extra parking spaces are located in the vicinity with ample off-road parking located on the private hardstanding areas adjacent to the property.

The client has ample space to provide secure covered cycle parking within the property.

Refuse Storage area has been shown on the plan. It is envisaged the 2 wheelie bins will be wheeled to the Sandstell road for collection.

9.0 Summary/ Planning Statement

As detailed in all the application documents and drawings we are proposing to provide this traditional building a new lease of life with the change of use. There are ample openings within the current building to create the required accommodation. The client does not want the building falling into further disrepair and on balance we believe the proposed change of use will have overriding benefits a positive future to the building and the surrounding area.

Appendix A -Site Photographs



North Elevation



East Elevation



South end of the Eastern Elevation



Western Elevation



Southern Elevation