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# **COMBINED HERITAGE AND DESIGN & ACCESS STATEMENT**

**THE POTTERY  
EAST STREET  
SPITTAL  
BERWICK UPON TWEED  
NORTHUMBERLAND  
TD15 1RF**

**12<sup>th</sup> April 2021**

**Our Ref; RJE/1202/20**

## SITE DETAILS

**Scheme Name:**

Proposed Conversion of Office and Workshop to form Two First Floor Offices and Two Ground Floor Workshops.

**Client:**

R J Eden & Sons

**Date:**

12<sup>th</sup> April 2021

**Local Area:**

Spittal, Berwick Upon Tweed, Northumberland.

**Proposed Use:**

Workshops and Offices

**Size Of Site (approx.):**

0 - 0.5 hectares

**Anticipated Scale (approx.):**

0 – 5 units

**Type:**

Commercial Application - Conversion

**Will your project receive funding from any organisations:**

No.

**Site covered by design/planning/development brief or masterplan?:**

Northumberland Local Plan (not yet adopted)

**Brief or Masterplan Title:**

Northumberland Local Plan (not yet adopted)

**Conservation Area Designation:**

Not Applicable

## Location:

### Where is the Application Site Located?

The Pottery, East Street, Spittal, Berwick Upon Tweed, Northumberland, TD15 1RF.

## General History:

### Describe the general history of your site, what has it been used for?

The Pottery, East Street, Spittal, Berwick Upon Tweed is an established commercial building, recent uses was a plumbers workshop and offices and a pottery, previous to this the property may have been residential.

### Any possibility of contamination?

There are no known risks of contamination within the site.

### Design of Building;

The main building is constructed in random sandstone under a natural slate roof.

The dwelling has double glazed timber windows.

## Planning History:

### What is the planning background to the site? Are there any existing/extant planning permissions or current proposals other than your own? Are there any known covenants on the land?

There are currently no other Planning Applications for this site.

There are no known covenants on the site.

## Buildings and Structures:

### What grade is the listed building(s)?

What is the architectural and historical interest of the building.

See About Listed Buildings for more information.

"Buildings can be listed because of age, rarity, architectural merit, and method of construction. The architectural and historic interest of the building must be carefully considered before any alterations, either outside or inside, are agreed."

The Pottery is not a Listed Building, but is within the Spittal Conservation Area.

## Access:

### Are there any desire lines affecting the site, that is formal or informal routes connecting places which pedestrians find/or would find convenient to travel between easily?

None known

## Other:

### Are there any other constraints/opportunities that need to be considered in your design i.e. overhead wires, tunnels underneath the site, landforms, ground conditions etc?

There are no known constraints on the site that would affect the design proposals.

## **Land use:**

**What are the adjacent/predominant land-uses? If relevant how are different storey's within buildings used? The relationship with existing uses will be crucial. Day, night, seasonal variation of use should be noted.**

The building has no external land and is limited to the building footprint only.

The uses of the building is not affected by the different seasons.

It is considered that the construction works will not have a detrimental effect on the surrounding buildings other than general construction noise during the working week, in the execution of the works.

## **Open space:**

**These spaces should be considered an asset for your site. Considerations over the extent of formal and informal open space to be provided through your design solution will need to take account of what already exists alongside local (Local Plan / UDP / Local Development Framework / SPG) and national (National Playing Fields Standards).**

The Pottery, East Street has no open spaces

## **Street Network:**

**What type of road does your site front onto i.e. residential street, dual carriage way?**

**"The type of road and volume of traffic using it will have implications for your design solution."**

The Pottery fronts directly onto East Street, Spittal, Berwick Upon Tweed.

It is not considered that the development will increase the volume of traffic in the local vicinity.

## **Parking:**

**How is parking dealt with along the road that your site fronts onto i.e. on road parallel /echelon parking, off road?**

**"If appropriate, your design solution may look to reflect the existing car parking arrangement to as this may assist in achieving continuity with neighbouring developments."**

Car parking is via on-street parking.

## **Policy Background**

### **Local Development Plan:**

**The relevant development plan is the Northumberland Local Plan, which is not yet adopted.**

**Are there any policies from the plan are relevant to the site, the surrounding area and the actual design of your proposals? If so, what are they?**

None known.

## **Other supplementary planning guidance:**

**Does the local authority have any other planning guidance, which may be relevant to your proposed development? If so, what does it say?**

None known

## Development Objectives

### Objectives:

**What are your development objectives i.e. accommodation requirements, development quantum, minimum floorspace / number of units, financial outlay, creation of an iconic building?**

The applicant proposes to upgrade the existing property which has been unused for a number of years, by refurbishing the interior to create Two First Floor Offices and Two Ground Floor Workshops, each of these are intended to be self-contained.

An additional Vehicular Door is proposed to match the adjoining door to create the second workshop.

### Built form (i.e. scale, mix, massing):

The built form is proposed to be single storey construction, using materials to match the existing dwelling. The extension will be subservient to the dwelling and within the property boundaries.

### Details and materials (i.e. façade treatment, roofscape, materials, colours):

External Walls – Coarsed Sandstone to be repointed

Roof – Natural Slate – to be repaired as required

Windows – To be replaced

Doors – To be replaced plus the introduction of a secondary vehicular door.

### Sustainability (i.e. energy efficiency, resource conservation, flexibility/adaptability):

**For more information on Sustainability please see the BREEAM rating fact sheet.**

Not applicable

### Impact (i.e. on neighbours, travel patterns, historic features, character or regeneration of area):

The proposal should not affect or disrupt the nearest residential properties in the local area.





End of Design Statement