

Design, Access, Planning & Heritage Statement
Alterations to Number 1 Castle Street,
Norham, near Berwick-upon-Tweed, TD15 2LQ

Introduction

This statement supports applications for householder planning and listed building consents in respect of proposed alterations at Number 1 Castle Street, Norham. Number 1 is a listed building (Grade II) and it stands within the Conservation Area of Norham, so a Heritage Statement is included below.



List Entry Number 1370981 describes the building as, “*House. Early C19. Random rubble with painted ashlar dressings; Welsh slate roof and later C19 brick chimneys. 2 storeys, 2 bays. Panelled door with overlight in raised stone surround. To left, sash window with projecting sill. On 1st floor two 12-pane sashes in raised stone surrounds. Gabled roof with left end stack.*” Confusingly, Number 1 appears to be a three-bay cottage, but the big black door and the window above (with white-painted bands) belong with the Victoria Hotel, next door.

Planning and listed building consents were granted in 2009 for a scheme of improvements to Number 1, plus additions at the rear including replacing the old cowshed with a bigger one-and-a-half storey Garden Room / Library. Improvements to the dwelling were made, but nothing was done beyond (north of) the ground-floor Shower-Room / WC. The addition of the Kitchen was more than enough to commence development, so the permissions remain extant and could be delivered. The current proposal is for a simpler and less ambitious scheme at the rear. The former stable is to be retained and converted into a ground floor bedroom for visitors; the structure of the former cowshed is too poor for conversion, so it is to be replaced with a garden room of modern construction, on the same footprint and with the same height and massing. The roof will be extended from the existing covered walkway and the Shower-Room / WC, over the bedroom, to meet the Garden Room. This revised proposal maximises the use of existing fabric and retains the form of the existing structures, adding only a glazed corridor to link the existing covered walkway to the structure replacing the old cowshed.



**The Old Cowshed is built of poor shuttered concrete under an asbestos roof.
It is not capable of conversion so is to be replaced.**



**The Old Stable has three stone walls and can be retained, albeit beneath a new roof.
The new roof will be made by extending the walkway/shower-room roof.**

1. Design & Access

Taking the headings from CABI guidance – *Design & Access Statements, How to Read, Write and Use Them*, we promote the scheme as follows:

Use

The use is residential and will not change.

Amount

The proposal extends the covered walkway, adding about seven square metres.

Layout

The basic layout of the buildings will not change. The proposal is to repair and convert the stable, and to replace the old cowshed with a building of similar size and massing. The only significant change to the layout is lengthening the covered walkway such that it reaches the structure that replaces the old cowshed.

Scale

The proposal is to alter buildings on their existing footprints, other than extending the walkway. The alterations essentially retain the existing building envelope, so the scale of the buildings will not change. The proposal results in the addition of about 3% of the enclosed area of the lower storey; the upper storey is unaffected.

Landscaping

No change to landscaping is proposed.

Appearance

The appearance of the front elevation is unchanged by the proposal. The appearance from the rear is altered, not by scale or massing, but by replacing the tatty old cowshed with a modern Garden Room. Other than incidental changes to the roof and glazing, the appearance of other elevations will be little changed. The proposed Garden Room is clad in natural timber with a natural slate roof, so will represent a marked improvement to the appearance of the property, the listed building and its setting.

Access

(i) Vehicular and Transport Links

No change is proposed to the current access arrangements. The works access will be at the back gate, off North Lane.

(ii) Inclusive Access

No change is proposed to arrangements for inclusive access at the house. The proposed Garden Room and Bedroom will be accessible by wheelchair. The property already has a shower-room / WC on the ground floor.

2. Heritage

Number 1 Castle Street is a listed building within a conservation area. The list entry focusses on the front of the building, as seen from Castle Street. The front makes a contribution to the conservation area, providing attractive, date-related continuity in the streetscape. The proposal does not affect the front at all.

The whole of the building is listed, which means the rear outhouses are listed. These have no architectural or historic interest of their own, so it is thought their listed status will have no bearing on determination of the listed building application. Acknowledging that demolition within a conservation area requires consent, the applications seek permission for works including demolition of the old cowshed and replacing it with a new structure. The new structure will be on the same footprint with similar massing; it will be faced in

natural timber with a natural slate roof, so the proposal makes a positive contribution to the listed building and to the conservation area.

3. Other Relevant Matters

a. **Planning**

The proposal does not impact on trees, wildlife, protected species, biodiversity or landscape. There is no flood risk, and none will be created. Changes to the rear of this house will not lead to any change in vehicle movements in Norham or increased demand on local services. The applicant intends to obtain Building Standards Approval for the works once planning has been granted.

b. **Waste & Recycling**

The proposal will have no effect on the generation of waste or the amount of recycling.

c. **Environmental Matters**

It is generally accepted that there are limited opportunities to fit renewables at listed buildings. In this case the proposal includes a solar-PV array on the flat roof above the former stable. This area is not visible from any public place and will be partially screened from back windows of the hotel by the hotel outbuildings, so will only be clearly visible from the applicant's upper-floor rear-facing bedroom and bathroom windows.

d. **Works Management**

The contractors will be local trades, who do not have to travel far; and the materials will be sourced from local merchants. There is no reason to expect construction work to take place outside normal working hours.

Summary

We are satisfied that this proposal to alter the rear portion of Number 1 Castle Street merits support. It is driven by common-sense and sustainability. It is intentionally respectful of the historic and architectural qualities of the house and its setting. It is a simpler and more modest scheme than the one consented in 2009, though like that scheme, the proposal seeks to make a sensible contribution to the building's sustainable long-term future.

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