

# PAGECROFT WORKSHOP

## MYHUS LTD.

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Proposed conversion and change of use to residential dwelling at:  
Pagecroft Workshop, Haydon Bridge NE47 6JX  
for, Anna Coulson.

Prepared by:

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### **1. Introduction**

This statement has been prepared by MYHUS building design on behalf of the applicant Mrs. Anna Coulson. This statement is structured in ten sections with references made to documents included within the planning application submission. Section 2 details the context of the site, Section 3 reviews the topography and setting of the site, Section 4 details the scale of the development and design considerations, Section 5 details the Protected Species survey work carried out and the mitigation required; Section 6 considers the existing and proposed landscape; Section 7 details the vehicular access; Section 8 examines the flood risk for the site and Section 9 summarises the proposal and concludes this report.

### **2. Context and Background**

Full planning approval is sought with regards this proposal for conversion and change of use of Pagecroft Workshop for residential use. The workshop dates to the period between 1900 - 1945 and is a small traditional stone building with a modern early 2000 timber truss and slate roof. The site is situated close to Hadrian's Wall near the town of Haydon Bridge.

The workshop is separated from the original house complex. The building is not listed and does not come under any conservation or environmental area constraints.

### **3. Topography and setting**

Topographically, the site falls to the south, with grazing to the south, east and west with a large property to the north owned by the client.

### **4. Scale and Design**

This conversion presents a proposal that has full respect to the buildings character, working with the existing openings and only proposing to re-model internally with the addition of two glass openings to the south face and one fire escape window to the east, to a more appropriate format that will enhance the building's appearance. This proposal seeks to convert the workshop for residential use, to preserve the building with a permanent and sustainable future use. The remodelling of the south face will use the same stone features seen

on neighbouring properties and will be fully repointed with a lime mortar. Proposed floor plans are laid out simply; to provide flexible open-plan ground floor accommodation; to provide kitchen/living/dining space; and a ground floor WC facility all utilising the existing openings in the roof (all to be replaced with Velux style low profile windows) to ensure natural daylight and ventilation throughout the conversion. On the first floor, 1 bedroom can be accommodated which comprises of a balcony allowing maximum daylight to spread throughout the property. All the existing original openings are utilised to provide natural daylight and ventilation and an acceptable means of escape to each proposed bedroom.

## **5. Protected Species**

A preliminary ecological desktop study and a bats, barn owls and breeding birds building survey was carried out in June 2022.

These reports are included within the submission documents and detail the extent of protected species present, the approach required and the mitigation measures for the development of this site.

## **6. Landscaping**

The existing and proposed landscaping schemes are included within the submission documents for this application. Existing grazing surrounds the workshop, and this will all be retained. The existing dry-stone wall which has collapsed over the years will be rebuilt around the property and used to hide the concrete Lego block retaining wall. Thus, adding to the presentation of the area by minimising the curtilage and retaining the agricultural character. Traditional matching stone walling will be used to minimise any detrimental visual impact upon the character of the existing landscape.

## **7. Access**

New vehicular access to the site is to be formed from an unclassified road. Vehicles will be able to enter and exit front first without the need for a turning area. The parking area is to have a dry-stone wall built in the south ensuring a good line of sight at both ends for entry and exit.

## **8. Flood Risk**

Current Environment Agency flood mapping data demonstrates there is no flood risk associated with this site.

## **9. Conclusion**

This carefully considered conversion will provide a long-term sustainable use and future for the workshop. Such a prominent, dilapidated structure close to Hadrian's Wall is worthy of protection and Policies L1, L3, LC4 and LC8 addresses and supports the need for development to conserve this building's character and appearance, to retain its important relationship within the wider landscape. This proposal works with the buildings existing openings to create a viable conversion whilst retaining the building character. Enhancement is provided with the remodelling of the south face with two openings for light only and the east face to provide emergency exit for a bedroom, as well as the addition of Velux windows where previous glazed units already exist. Damaged stone walling will be renewed, and parking provided to area of land that already could be used as parking.

We trust that this application meets the authority's adopted planning policies and therefore be considered as suitable for conversion to a market dwelling. February 2022 Mark Kirkby BSc (Hons) Construction Manager MYHUS Ltd. 17 Hallgate, Hexham, Northumberland, NE46 1XD.