

Design Access & Heritage Statement

Applicant - M. Renwick & C. Dodds. The Shieling, South Lane, Norham,
Berwick Upon Tweed, Northumberland. TD15 2LR

Agent - Dobsons Design LTD. The Crossings, Yeavinger, Kirknewton, Wooler,
Northumberland. NE71 6HG.

Site Address - 13 West Street, Norham, Berwick Upon Tweed, Northumberland. TD15 2LB

Accompanying Information - 22/1050/01 - Location Plan
22/1050/02 - Existing Ground Floor Layout
22/1050/03 - Existing First Floor Layout
22/1050/04 - Existing Front Street Elevation
22/1050/05 - Existing Rear Elevation
22/1050/06 - Section Through as Existing
22/1050/07 - Proposed Ground Floor Layout
22/1050/08 - Proposed First Floor Layout
22/1050/09 - Proposed Front Street Elevation
22/1050/10 - Proposed Rear Elevation
22/1050/11 - Section Through as Proposed
22/1050/12 - Existing & Proposed Site Plans Inc. Roof Plans
Photographs

Description of Works - 1. Removal of dilapidated existing lean-to kitchen extension. Construction of new 3.00m deep kitchen extension. 2. Additional height to rear wall to provide appropriate space to existing bathroom, en-suite and bedroom (south facing). 3. Replacement of dilapidated main rear wall with construction raised by 850mm. 4. Repairs to existing internal layout to provide updated damp proofing, structural works, insulating, heating etc. 5. Restoration of front roadside elevation with traditional render.

The property to which this application relates is owned by M. Renwick & C. Dodds and it is the Applicants wish to upgrade the property to suit modern standards and living.

The property, located within the Conservation Area of Norham, currently has 2 no. lean-to extensions to the rear, one housing kitchen space which is dilapidated with corrugated iron roof sheeting, the second is a dilapidated store with corrugated iron roofing, again, dilapidated. To the front elevation, weathered stone, exposed by damaged render, is in need of renovation and upgrading. It is proposed to demolish both lean-to extensions and replace the kitchen with a new extension as indicated on the proposed drawings. The installation of traditional render to the front elevation will alleviate the damaged stone, giving the face a modern yet traditional look. Rendered elevations are currently present throughout the Conservation Area of Norham.

The property consists of an extremely low pitch roof to the rear. It is the Applicants wish to

heighten the external rear wall to allow as much head height as possible. This being achieved by raising the eaves level in a construction and material to match. The roof finish is to be new grey zinc sheeting to accommodate the slack pitch.

The whole property to be upgraded internally throughout. Crumbling plastered walls replaced with new and fully insulated to modern standards. All windows replaced like to like to the front elevation to match existing style in timber, painted white, with Heritage glazing. To the rear, all windows again replaced, but in the style to suit the front.

This property, which has been neglected over the years, is in need of complete renovation, in order to be suitable for family life. The proposals are in keeping with the Conservation Area of Norham and will create a habitable dwelling for future generations.

Prepared by -

Dobsons Design Ltd.