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# Heritage, Design & Access Statement

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Proposed works at :

East House Cottage, Cheswick, Berwick upon Tweed,  
TD15 2RL



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## 1. Introduction

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This statement has been prepared in support of planning and listed building consent applications to convert a former bothy (currently a garage and stores) at East House, Cheswick into living accommodation. The building referred to lies within the curtilage of East House, a Grade 2 listed farmhouse, but is not specifically mentioned in the description –

*House : c.1810-15. Rendered with ashlar dressings; Welsh slate roof. L-plan. 2 storeys, 3 bays. Rusticated quoins. Central flush-panel door in doorcase with architrave, pilasters, triglyph frieze and modillion cornice. Decorative patterned overlight. 12-pane sashes in raised stone surrounds. 1st-floor band. Finely-moulded cornice. Concave hipped roof with C20 stone stacks on returns. Left return 4 bays with similar detail. To rear apsidal stair projection in re-entrant angle, with curved 12-pane sash.*

*Interior : Stone geometric stair with elegantly curved soffit, stick balusters, slender turned newels. Panelled reveals, dado rails, 6-panel doors; 2 marble fireplaces, and cornices; all this detail has finely-fluted mouldings with paterae and rosettes.*

Neither is it mentioned in the description for the adjoining farm steading –

*Farm buildings. 1808 for G. & R. Turnbull. Remodeled, south range altered and yard roofed over 1879 for William Crossman. Rubble with dressings. Welsh slate roofs. West range has pantiled roof. Square plan. West and north ranges 2 storeys, the rest single-storey. Central high round-arched carriage entrance with triangular dove-cote screen in the gable above. Above that a shield with WC 1879.*

*Tall range to left has blacksmith-type window and boarded door on ground floor. On 1st floor a pitching door with lintel inscribed G & R T 1808. Right return has 5 stable-type doors and a 5-bay cartshed with segmental arches. Above this range 3 parallel hipped roofs installed when the yard was covered in 1879 to form covered cattle pens. The interior of the yard has good queen-post roofs and original wooden pens and feeding baskets.*

Therefore it is assumed that the application building is designated a listed building by association with East House.

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## 2. The Site and its Surroundings

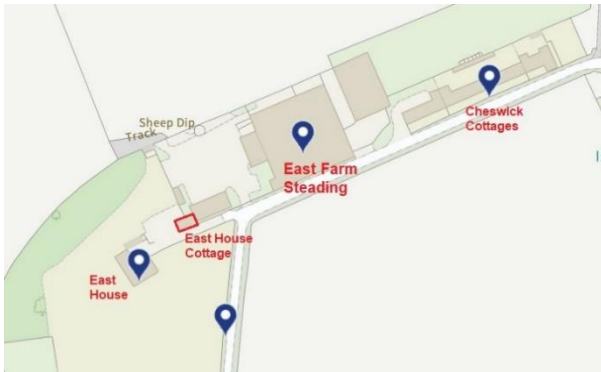
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The property forms part of a group of buildings known as East Farm, or Cheswick Farm. As previously stated, it lies within the current curtilage of East House, and could have originally been a gardener's bothy. To the south west lies East House, to the north east, the East Farm Steading and beyond that a terrace of traditional farm cottages. See map below.

The property can be accessed from the minor public road from a back drive to East House. This access is separate from the main drive to the front of East House.

The setting is rural and part of a traditional farmstead, (farmhouse, farm buildings and workers cottages), with a small group of buildings to the south known as Cheswick, (including the old school and school house). The minor public road passes the farm and leads down to the beach where it ends.

All of the adjoining land is currently in the ownership of the applicant.



The location of East House Cottage and adjacent listed buildings.

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### 3. Previous Planning History

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There have been two previous planning / listed building consent applications relating to East House –

- |               |   |
|---------------|---|
| N/94/B/0351/P | Proposed extension of existing porch.   |
| N/02/B/0849   | Removal of render from outside walls of farmhouse, repointing of stonework and other alterations to the farmhouse; conversion of outbuilding to garage. |

Also relevant are the recent applications to convert the adjoining farm buildings to 5no dwellings; applications 17/01371/FUL and 17/01372/LBC with additional discharge of conditions applications.

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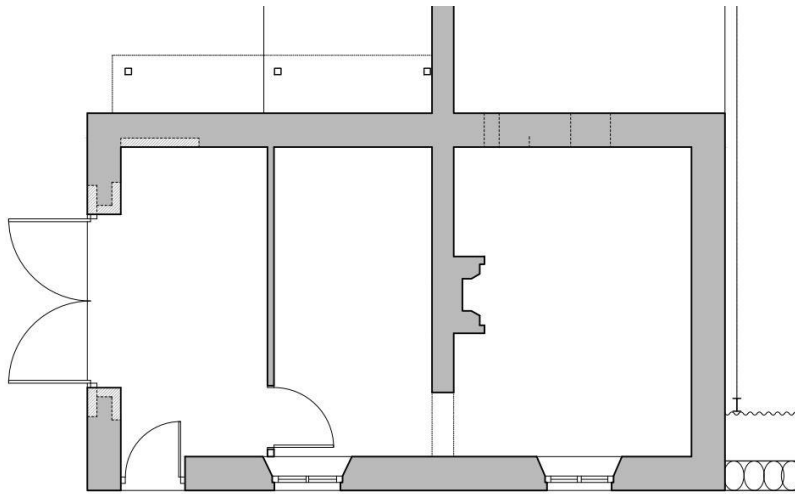
### 4. Design

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The aim of this Listed Building Application supporting statement is to outline the works proposed and inform the reader of the applicant's design ambitions.

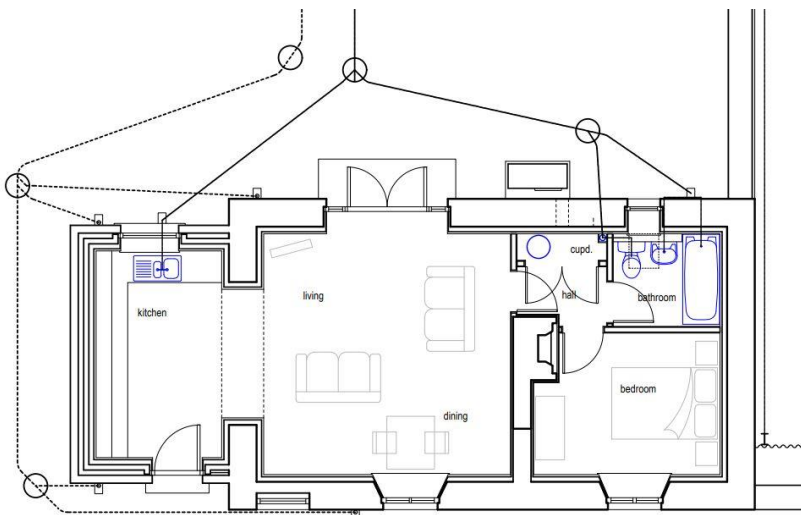
#### The Proposed Work

The application proposes a change of use of the existing building to living accommodation. The previous works and intervention have had a significant impact on the building, and as a result a lot of its simplicity has been lost, therefore it is not unreasonable to propose further sympathetic changes. The current accommodation consists of two rooms with a wall and chimney breast between.



Existing floor plan.

The design retains the chimney breast and therefore the chimney above, and by doing so the internal layout is largely dictated by these restraints. The ceiling will be raised within the existing structure to create a feeling of space. It is proposed to construct a small extension to create a kitchen, which will be subordinate to the existing building and built in matching natural materials. The vehicular access formed under the previous application will be retained, and will form the connection between the existing building and the extension.



Proposed floor plan.

It is proposed to form a new opening in the north wall to provide French doors to the living area. Although this looks north, it opens onto garden area and maintains a level of privacy to East House. A small window opening into the bathroom will be restored, with further light provided by a conservation roof window above. The existing openings on the south side will be retained with new joinery installed. The former door will be a mock opening with the door in the fixed position.

A timber lean-to log shelter will be removed from the north side.



Picture of log store to be removed.

A stone wall between the existing building and the former chicken shed / garden store to the north will be carefully taken down and rebuilt on the site boundary. The differing stonework would suggest that the wall is not all original, and has been raised on at least two occasions. It is proposed that the wall is rebuilt using salvaged stone and copings, but to a lower height closer to the original and below the adjoining eaves, which is seen as a positive enhancement.



View from the east side.



View from the west side.

A new foul water drainage system with a package treatment plant will be installed to serve the property. The outfall will be connected to the system from East House.

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## 5. Access

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The private access drive will be maintained as existing from the minor public road, which will lead through to East House for maintenance purposes; there is a separate access to the front of East House. The drive will lead to a

parking and turning area to the west of the property, and will be finished with gravel as an extension to the existing surfacing.

A level access will lead to the building, with access into and within the building meeting current building regulations.

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## **6. Conclusion**

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The application proposes the change of use of an existing building to residential use which is more akin to its original purpose, and represents a significant financial investment which will in turn safeguard the building for the future. A small extension is proposed increasing the gross internal floor area to 52m<sup>2</sup>, retaining the scale and mass of the building, but which will see the visual loss of the large garage doors and provide further positive enhancement. The building currently sits within the curtilage of East House (Cheswick Farmhouse), with the farm steading adjoining to the east which has planning consent for conversion to residential, therefore the proposed change of use is considered appropriate for the setting.

The proposals result in less than substantial harm to the listed building, and we believe this to be an appropriate form of development which will fit with the surrounding building uses.