

Planning/Design and Access Statement

Heritage Statement

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Introduction

PRDesign has been prepared this document in support of the planning application.

The site is located in the village of of Haydon Bridge to the east. The application is to replace the existing illuminated signage with The Premier branding and install security shutters.



Figure 1 Claire's Newsagents

Previous Planning Applications

12/01138/ADE | Advertisement consent for one illuminated fascia sign and one projecting sign – Permitted

T/20011014 | Installation of new entrance door and as amended by letter dated 16 April 2002 – Permitted

T/20000295 | Proposed installation of ATM cash machine – Permitted

T/980161 | Consent to display - Illuminated projecting sign – Permitted

T/86/E/518 | Change of use and conversion from shop to shop and cafe.

Design and Access statement

The approach of the design in this application has been driven by an understanding of its setting in a conservation area and meeting the needs of the client.

The design process and final proposals have been determined through a sensitive and thorough conservation approach, summarized below:

- Minimal alteration and potential loss of historic building fabric.
- Minimal impact on the elevations and setting of the conservation area.
- Minimal impact on the neighbouring properties.

The shop itself was originally two separate premises one of which was a bank.

Use

The existing use of the property is a shop and will remain as such.

Amount

The signage has been restricted to the existing fascia sizes albeit with the inclusion of shutters to the windows and the doors of the main entrance.

Layout

The layout remains the same.

Scale

The scale of the proposal is consistent with the existing building and restricted to the existing shop front.

Appearance

The proposals ensure the character of the existing building is retained. The existing aluminium signage and illumination is to be removed and replaced with a similar scale. The shutters are restricted to one side of the shop. The client isn't proposing any fabric changes to the buildings.

Landscaping

No change to landscaping is proposed.

Access and highways

There is no change to access and highway.

Drainage

No change to existing drainage.

Heritage Statement

The design approach has been led through an understanding of the history of the building and its historic features. The setting of the building within the conservation area has also been considered. These historic features combined with other similar properties enhance the local setting and conservation area.

The main points of significance of the property are in its architectural detailing as follows:

- Traditional cut stonework including feature quoins, stone water tables and window/door surrounds.
- Traditional shop frontage.
- Previous Bank shop front complete with detailed stone work.
- Slate roofs and stone detailed chimneys.

These features are continued into the neighbouring property which was constructed at the same time. Typically, Victorian the properties are visible on historic maps after 1860. Here by they a part of one of the main streets in Haydon Bridge north of the river. Late properties we added in the 1890' and 1920's



Figure 2 1860 OSmap



Figure 3 1920 OSmap

With in close proximity there are several list structures of note;

1042502 GRADE II WAR MEMORIAL 30 METRES SOUTH WEST OF PARISH CHURCH

1154539 GRADE II* CHURCH OF ST CUTHBERT

1154570 GRADE II OLD BRIDGE NOW FOOTBRIDGE

The proposed works will not be detrimental to the conservation area. The scheme is essentially replacing like with like with the addition of the roller shutters. The rest of the building and structure will remain as existing. The proposed changes will also not affect the setting of the listed buildings.