

PAGECROFT WORKSHOP

MYHUS LTD.

01/07/2023

Conversion of outbuilding to guest accommodation 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. It structured into 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 examines the flood risk for the site and Section 9 summarises the proposal and concludes this report.

2. Context and Background

Householder planning 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. However, a bat license will need to be sought for the property.

3. Topography and setting

Topographically, the site falls to the south of the main property (owned by the client), with grazing to the south, east and west.

4. Scale and Design



This conversion presents a proposal that has full respect to the buildings character and compliments the agricultural and countryside setting. We aim to make good use of the window locations to benefit from natural solar gain and ventilation. To the south face 3 new sash windows will be formed. To the east another 3 sash windows all in keeping with the main adjacent building. The east will also have a fire escape window from the bedroom.



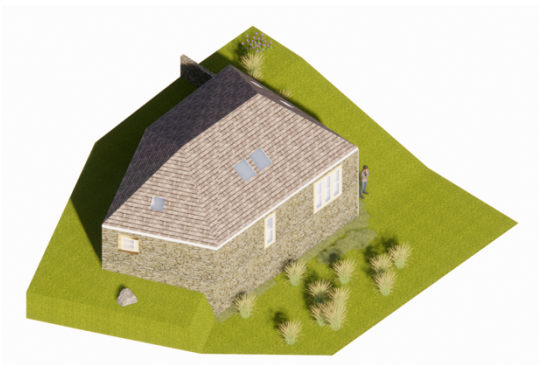
The proposal seeks to convert the workshop into guest accommodation to preserve the building with a permanent and sustainable future use. The remodelling of the south face will use the same stone features seen on neighbouring properties and will be fully repointed with a lime mortar.

Proposed floor plans are laid out simply; to provide flexible open-plan ground floor; a ground floor WC facility and an artist's studio.

The existing openings in the roof are to be replaced with conservation style Velux windows to ensure natural daylight and ventilation throughout the conversion.



Windows on adjacent property.



Images are for a visual idea of the property only.

5. Protected Species

A preliminary ecological desktop study and a bat's, barn owl's and breeding bird's building survey was carried out in February 2022 and May 2023.

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. A Bat license will be required.

6. Landscaping

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.

Traditional matching stone walling will be used to minimise any detrimental visual impact upon the character of the existing landscape.

7. 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. Damaged stone walling will be renewed.

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.