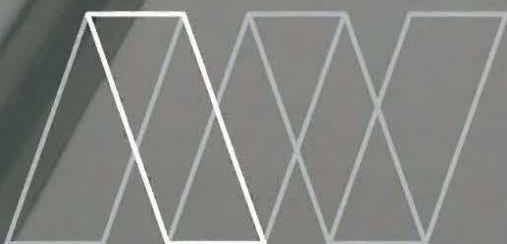


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24th JANUARY 2024

**DESIGN AND ACCESS
STATEMENT / HERITAGE
STATEMENT FOR
PROPOSED FIRE DAMAGE
REPAIRS TO
29 NEWBOROUGH
SCARBOROUGH
NORTH YORKSHIRE
YO11 1NA**

**PROJECT NO:
MC/PA/JC/46984-Ms001-Rev A
DAS/HER 001**

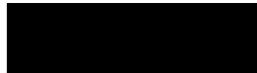


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DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT FOR PROPOSED FIRE DAMAGE REPAIRS TO 29 NEWBOROUGH SCARBOROUGH, NORTH YORKSHIRE, YO11 1NA

Project Reference: **46984-Ms001-Rev A DAS/HER001**

Prepared by:

Paul Aspden, HNC, IMApS
For and on behalf of Alan Wood & Partners



Signed:

Date: September 2022

Issue	Revision	Revised by	Approved by	Revised Date
A	Adding information regarding rear fire door	Patrick Walsh	Rob Thompson	24.01.24

For the avoidance of doubt, the parties confirm that these conditions of engagement shall not and the parties do not intend that these conditions of engagement shall confer on any party any rights to enforce any term of this Agreement pursuant of the Contracts (Rights of Third Parties) Act 1999.

The Appointment of Alan Wood & Partners shall be governed by and construed in all respects in accordance with the laws of England & Wales and each party submits to the exclusive jurisdiction of the Courts of England & Wales.

1.0 GENERAL

1.1 This Statement is prepared on behalf of John Senior in support of an application for the repair of fire damage to 29 Newborough, Scarborough. The existing property is a Grade II Listed Building and lies within the Scarborough conservation area.

1.2 The property is a Grade II Listed Building and is described as:

Listing NGR: TA0438988659

Circa 1820-30 painted stucco front. 4 storeys, the 4th floor as attic above projecting dentil moulded cornice and frieze, supported by 4 Ionic pilasters rising from moulded bases through 1st and 2nd floors. 3 windows to upper floors with 2nd floor sill course between pilaster, false centre window otherwise recessed sashes, glazing bars intact only to attic and false sashes. Modern shop front on ground floor.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

1.3 Following a fire in January 2022 an inspection of the premises identified the seat of the fire to be the rear right of the retail area, which is to the right centre of the building at ground floor level. The fire has extensively damaged the ground and first floors of the retail area and back of house, with the remaining areas of the building (upper floor flats) suffering smoke damage.

1.4 In terms of adjoining land uses, the application site is set in a residential and commercial area, with the subject property comprising retail to the ground and part first floor, with residential flats to the remaining floors of the building.

1.5 The design process has included an assessment of the site's full context, including its physical characteristics.

1.6 This Statement should be read in conjunction with the drawings and supporting documents accompanying the application, namely:-

- a) Existing Ground & First Floor Plan –
NBRG-AWP-ZZ-XX-DR-S-7000-P3_EX Gnd 1st FL PLANS
- b) Proposed Ground & First Floor Plan –
NBRG-AWP-ZZ-XX-DR-S-7010-P11_PROP Gnd 1st FL PLANS
- c) The Location Plan

2.0 USE

2.1 The existing use of 29 Newborough, is retail to the ground floor with residential apartments above.

3.0 SCALE AND IMPACT OF THE WORKS

3.1 The proposed works are generally to restore the building back its pre-fire condition. These works have been considered in context of the existing and surrounding properties and are considered to be compatible with these factors and will in fact enhance and improve the character of the existing property and immediate vicinity.

3.2 The existing services and infrastructure can cope with the proposed works which involve the reinstatement of existing fire damaged mechanical and electrical equipment.

3.3 Particular attention has been given to the choice of materials which is to mimic the type and design of material removed as a result of the fire damage.

3.4 A minor variation on the existing will be the rear Final Exit/ Fire Escape door, which will swing externally to comply with Both the Building control and fire officer requirements.

4.0 POLICY AND GUIDANCE

4.1 The National Planning Policy Framework (NPPF) states that local plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Policy SD 1 Presumption in favour of Sustainable Development

When considering development proposals, the Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Proposals that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be permitted without delay, unless material considerations indicate otherwise – taking into account whether:-

Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework and National Planning Policy Guidance taken as a whole; or

Specific policies in that Framework indicate that development should be restricted.

The NPPF introduced the ‘presumption in favour of sustainable development’, and Policy SD1 enshrines this principal within the Local Plan. It is important to note that the NPPF and online national Planning Policy Guidance (NPPG) as a whole, represents the Governments view as to what constitutes sustainable development, and therefore all proposals will be judged against the contents of this Local Plan and national policy. The Borough Council will seek to make its planning decisions in an efficient and timely manner, and in this regard, it is essential that all planning applicants provide the information necessary to support proposals, both in terms of technical evidence and demonstrable early engagement with all parties with a stake in the planning process.

- 4.2 The Government’s objective is to conserve heritage assets and utilise the historic environment by creating sustainable places and to ensure that wherever possible heritage assets are put to an appropriate and viable use.

5.0 APPEARANCE

- 5.1 The proposed repair works to the building, for which approval is being sought, are to the interior of the property and will include the removal and replacement of plaster board finishes to walls and ceilings and reinstatement with a fire board of similar design.
- 5.2 The existing walls which are not affected by fire damage will remain intact. Where fire damage necessitates the replacement of plaster finishes to brickwork walls, these repairs will be undertaken locally and the plaster finish reinstated to match the existing composition and finish.
- 5.3 The parts of the building which have suffered from smoke damage will be subject only to cleaning and redecoration works.
- 5.4 Where joinery repairs are necessary to the upper floor flat following the breaking down of the door by fire fighters, this is to be repaired using materials to match existing.

6.0 PLANNING STATEMENT

- 6.1 The property is a Grade II Listed Building and lies within the Scarborough Conservation Area. It is considered that the repair works to the interior of the building will respect its heritage and enhance the character of the area as well as ensuring the buildings sustainability. The relevant Planning Policies are contained in the Scarborough Borough Council Local Plan which have been considered and we believe add support to the proposed scheme.
- 6.2 The proposed development is for the repair of the property following fire damage.
- 6.3 The Town and Country Planning Act 1990 defines a Conservation Area as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.

7.0 HERITAGE STATEMENT

- 7.1 The proposed works relate to the repair and reinstatement of 29 Newborough, Scarborough, following fire damage.
- 7.2 The property lies within the Conservation Area, and we do not consider the repair to adversely affect the existing Conservation setting or impact the historical value of the property.
- 7.3 The Town and Country Planning Act 1990 defines a Conservation Area as ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.
- 7.4 The property is a Grade II Listed Building.

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