



**IRD DESIGN Ltd**  
Chartered Building Engineers  
Architectural Consultants

New Harbour Building, Gunsgreen Quay, Eyemouth, Berwickshire, TD14 5SD  
Tel: +44 (01890) 750111  
Email: [irddesign@aol.co.uk](mailto:irddesign@aol.co.uk)

## **DESIGN AND ACCESS** **SUPPORTING STATEMENT**

**15 SEAFIELD, EYEMOUTH**

## SITE DETAILS

**Scheme Name:**

Demolition of store/garage and erection of annexe accommodation to 15 Seafield

**Client:**

Mr and Mrs I Scott

**Date:**

April 2024

**Local Area:**

Eyemouth

**Proposed Use:**

Dwelling House

**Size Of Site (approx.):**

0 - 0.5 hectares

**Anticipated Scale (approx.):**

One bedroomed annexe accommodation.

**Type:**

Demolition/Annexe accommodation

**Will your project receive funding from any organizations:**

No.

**Designations of Site and Surrounding Area:**

Site is of an existing dwelling house and garden situated within the village of Eyemouth.

**Site covered by design/planning/development brief or masterplan?:**

Yes

**Brief or Masterplan Title:**

SBC Local Plan is applicable

## Location:

**Where is your site located?**

The proposed annexe accommodation is situated within the garden of 15 Seafield in Eyemouth.

**Size and Shape:**

The proposed site is generally pretty rectangular in shape with the proposed site of the annexe being situated to the Northern side of the site.

The volume of existing masonry garage / store to be demolished is approx 18 cubic metres.

**How large is your site (in hectares/sq.m) and what is its basic shape?**

The overall site on which the property stands is approx. 344sqm.

## General History:

**Describe the general history of your site, what has it been used for? Any possibility of contamination should be noted under other.**

The property has been a dwelling house since erection circa 1960 with no known signs of contamination.

## Planning History:

**What is the planning background to the site? Are there any existing/extant planning permissions or current proposals other than your own? Are there any known covenants on the land?**

Only a previous planning approval for extension to the dwelling - 14/00785/FUL | Extension to dwellinghouse | 15 Seafield Eyemouth Scottish Borders TD14 5AL

## Buildings and Structures:

**What grade is the listed building(s)? What is the architectural and historical interest of the building(s). See About Listed Buildings for more information.**

**"Buildings can be listed because of age, rarity, architectural merit, and method of construction. The architectural and historic interest of the building must be carefully considered before any alterations, either outside or inside, are agreed."**

The building is not listed nor is it within the Conservation Area.

The building does not have any architectural or historical merit.

#### **Access:**

**Are there any desire lines affecting the site, that is formal or informal routes connecting places which pedestrians find/or would find convenient to travel between easily?**

N/A

#### **Other:**

**Are there any other constraints/opportunities that need to be considered in your design i.e. overhead wires, tunnels underneath the site, landforms, ground conditions etc?**

There are no constraints on the site that would affect the design proposals.

#### **Land use:**

**What are the adjacent/predominant land-uses? If relevant how are different storeys within buildings used? The relationship with existing uses will be crucial. Day, night, seasonal variation of use should be noted.**

The predominant land use is for general domestic dwelling houses. The proposals will not have a detrimental effect on the surrounding buildings or businesses.

#### **Street Network:**

**What type of road does your site front onto i.e. residential street, dual carriage way?**

**"The type of road and volume of traffic using it will have implications for your design solution."**

The existing property is situated off the St Clairs street. The proposals will not affect the existing road or traffic.

#### **Parking:**

**How is parking dealt with along the road that your site fronts onto i.e. on road parallel /echelon parking, off road?**

**"If appropriate, your design solution may look to reflect the existing car parking arrangement to as this may assist in achieving continuity with neighbouring developments."**

Parking in this area is all predominantly off road parking and will not be affected by the proposals. The existing site access for 15 Seafield will also be used for the proposed annexe. Parking will be unaffected by the proposals.

#### **Development Objectives**

##### **Objectives:**

**What are your development objectives i.e. accommodation requirements, development quantum, minimum floorspace / number of units, financial outlay, creation of an iconic building?**

The objective of the applicants was to provide basic accommodation for their daughter and son in law within the curtilage of their existing house boundary. The original garage would be demolished as it is too small to accommodate a car in any event.

The proposed annexe would be erected in its place with a marginally larger footprint and incorporates only a single bedroom with a small shower room facility at ground floor level with a living area and kitchen area at First floor

The applicants confirm that the proposed annexe will always remain within the ownership of 15 Seafield.

#### **Design Solutions**

##### **Layout (i.e. context, orientation, connections, car parking):**

The layout is pretty simple in form so as to be as cost effective to construct whilst retaining/complimenting the features of the existing property. The size is subservient to the main house and uses matching materials to help ensure that the proposals will not have a detrimental impact on the surrounding area. Retention of a garage door to the front elevation retains the look of a garage that has simply been extended to provide additional accommodation above.

##### **Details and materials (i.e. façade treatment, roofscape, materials, colours):**

The existing building mainly consists of concrete block rendered walls with a slate roof. Height of the new annexe will not exceed that of the existing property and will not have any overlooking issues.

Colour of roughcast / stone will match that of the existing house but the applicants remain open to negotiation should this be deemed necessary by the Planning Case Officer.

##### **Sustainability (i.e. energy efficiency, resource conservation, flexibility/adaptability):**

All structural elements to be fully insulated well in excess of the current standards.

##### **Impact (i.e. on neighbours, travel patterns, historic features, character or regeneration of area):**

Not affected

**Other (list):**

End of Supporting Statement