

Design + Access Statement

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|--------------------------|--|------------------------|---------|
| Client | The Berwick + District Cancer Support Group c/o GMC | | |
| Address | 78 / 80 Church Street, Berwick-upon-Tweed, Northumberland TD15 1EE | | |
| Project | Proposed erection of a new multi-purpose building | | |
| Project Reference | HWAD-254-GMC | Document Number | 1 (one) |
| Date | 02 nd April 2020 | | |

1.0 Introduction

This Design + Access Statement has been prepared on behalf of The Berwick + District Cancer Support Group c/o GMC and is submitted in support of the application for Full Planning permission for the demolition of the existing building and erection of a new multi-purpose facility + associated works. The statement should be read in conjunction with the submitted drawings prepared by Hodgson + White Ltd.

2.0 Proposal

Brief / Proposal: The applicant's purchased the site in late 2018 with the view to developing the site to create a new multi-purpose building for use of the charity and for functions. The main function of the building is to create a secure parking facility for the cars which are driven by volunteers to provide cancer patients with a service to get them and family members to and from appointments and treatments at hospitals in the south of the county.

The proposals include for the demolition of the existing building which was used as a depot by ATS Euromaster until its purchase by the applicants.

The cars are to take pride of place within the garage at the front of the building with large fully glazed sectional doors providing access and a viewing platform from outside. Access to the function facilities is through the showroom area and leads to the function area to the rear with kitchen and toilet facilities for all. To the rear of the building we propose creating a small external courtyard with large glazed sliding doors providing access between the two.

Land Use: Detached depot with parking to front and yard to the rear all within an urban environment in the centre of town. The area of land to the south is owned by AN Other and is to all intensive purposes land locked with no right of access to it.

Development Objectives: The applicants propose demolishing the existing building which is in a poor state of repair and no longer fit for purpose. The proposals are then to create a multi-purpose building for use of the charity and general public + provide secure garaging for the charities fleet of vehicles. The proposals will also bring use to a currently derelict town centre site which has become an eyesore.

Size & Shape of Site: The site is approximately 0.090 hectares (0.222 of an acre) or thereby. The site is rectangular shaped.

Type: New Build.

Project Funding: Yes.

Designations of Site & Surrounding Area: within the Berwick-upon-Tweed Conservation Area. The site does not have a listed status.

Is the Site Covered by Design / Planning / Development Brief or Master Plan: No, not that we are aware of.

3.0 Location + Property Analysis

Current Land Use

Existing depot + portable outbuilding and yards.

The Site / Location

The site is located adjacent to the public road (Church Street) to the west of the site and access is gained from this road. The site is surrounded on each of its other 3 boundaries by a combination of commercial + recreational properties, housing and gardens with walling all around (combination of stone and brick) + a length of undefined boundary to the south.

4.0 Property + Planning History

Planning / Background Information

We checked the planning portal and no outstanding planning approvals exist on the site.

Building Listing

The building / site and surrounding buildings are not listed but are located within the Berwick-upon-Tweed Conservation Area.

Pre-application Discussions

No pre-app discussions have taken place between the applicants, their representatives and the Northumberland County Council.

Planning Policy:

The following is expected to form part of the planning policy framework under which this application will be assessed. This list is not exhaustive and other policies may also be relevant.

National planning Policy

- National Planning Policy (NPPF) - National Planning Policy Framework (2012)
- National Planning Practice Guidance (NPPG) (2014)

Development Plan Policy

- Berwick-upon-Tweed Local Plan (1999) (saved policies 2007)
- F1 Environmental Wealth
- F5 Berwick-upon-Tweed
- F30 Planning Obligations
- M14 Vehicle Parking

5.0 Design

Design:

As detailed earlier we went through the design process and initially looked at the feasibility of re-using the current building. This was dismissed early in the process as it was neither large enough or in a condition favourable for conversion to its new purpose and arrived at the current proposals. Prior to the current building being constructed this site had not been developed and the site had largely been built to the street frontage and these back lands left untouched as far as we could research (see mapping in Design + Heritage Statement)

We believe the proposals to create a new portal frame building, clad in modern materials to recreate a simple building form to the match the current situation but also allows us to create the secure parking area free of columns and multiple garage doors and also the open function area to the rear with direct external access to an enclosed yard. By creating the toilet and kitchen facilities between the 2 main functions this also allowed us to create separation between the functions and much needed storage space above the toilet facilities.

We have also looked at using several differing cladding colours and styles some which were quite stark in comparison to the submitted proposals which include for a dark roof finish to complement the mainly slate clad roofs around the building, lighter walls reminiscent of the off white painted brickwork all tied together using a vivid yellow (to match the yellow colour used by

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the charity in their clothing and signage, etc) This yellow would be used to the windows, doors and rainwater goods all as indicated on the drawings and are fully as detailed within the material pallet document attached to the application as well. We believe the building will provide a positive contribution to this site and tidy up a rather scruffy area in the centre of town. Due to the orientation of the site and building the proposals will not cast shadows over the adjacent properties to their detriment.

- Use:** The proposed use will be a multi-purpose building providing secure parking + function facility.
- Amount:** The proposals are to a scale and the footprint is reasonable in context with the overall site footprint and the surrounding buildings and land use.
- Layout:** All the new door openings and passageways will be compliant with the building regs regarding widths etc. The existing site access to the building will be retained as is. Parking provision for a minimum of 3 cars + turning area will be maintained (including 1 disabled parking space).
- Scale:** We believe that the proposals are to a scale and massing appropriate to this site and that the proposals will not be to the detriment of the neighbouring properties.
- Landscaping:** We do not propose any new soft landscaping works as part of the proposals. The proposals do involve the removal of up to 4 trees all of which are in poor condition due to the lack of maintenance over a number of years, with lots of ivy taking over the rear yard area. Existing boundary walls will be retained throughout and repaired and re-pointed as required. Any planting thereafter will be at the discretion of the applicant.
- Access:** The site is adjacent to the public road (Church Street). The site is in an urban location. The town of Berwick-upon-Tweed has all the facilities you would expect of a town of 13,000 people. The site access will be retained as detailed previously and level accesses will be provided to the new building from the front yard and the courtyard to the rear where level access will be provided to all door openings. All new door openings will be minimum 900mm wide doors to improve access to and within the new building. The accommodation is all at one level and a disabled toilet facility will be provided together with a baby changing facility.

6.0 Materials

See drawings and material pallet document for full details

7.0 Servicing + Drainage

FOUL + SURFACE WATER DRAINAGE - existing combined drainage connection into sewer in public road

GAS - available in public footpath (Church Street)

ELECTRIC - retain existing connection to building

BT - retain existing connection to building

WATER - retain existing mains water connection to building

8.0 General - Consultants

Archaeological

Not required, proposed new building on the footprint of the existing structures

Ecology Survey + Report

Not required

Structural Survey

Not required, existing building to be demolished

Contamination

Any requirement to be added as a condition of any planning approval, if required.

Trees

4 trees to be removed due to their poor condition and proximity to proposed building and the neighbouring properties.

Grant Funding

Unknown

9.0 Photographs

See photographic document for full details.

Design + Heritage Statement

10.0 Introduction

This Design + Heritage Statement has been prepared on behalf of The Berwick + District Cancer Support Group c/o GMC and is submitted in support of the application for Full Planning permission for the demolition of the existing building and erection of a new multi-purpose facility + associated works. The statement should be read in conjunction with the submitted drawings prepared by Hodgson + White Ltd.

11.0 Description

The building to be demolished and land subject to the application are not listed but fall within the Berwick Conservation Area. The portal frame building is likely to date back to the 1970's based upon materials used to construct it and our historic mapping doesn't pin point the building appearing prior to then.

The current building was used until a few years ago as a depot for ATS Eurostar and has been largely used for storage purposes by the applicant who has owned the building since late 2018.

The building is a steel portal frame constructed building with asbestos corrugated roof sheeting, including rooflights, brick external walls, some of which are painted white, steel framed windows with a small rear extension and lean-to building + a portable building also to the rear. The depot's main entrance is a large sliding door to the west elevation (street facing)

12.0 Analysis of Significance of Character of the Building

The building is not in a good state of repair as it was allowed to deteriorate by the previous owners to its detriment.

The existing building has no architectural merit and it is proposed that it will be demolished as part of the proposed scheme. The significance of the building is negligible and was used as a tyre and exhaust depot prior to its sale and likely to have been erected in the 1970's.

The site and building is not listed but is located within the Berwick conservation area.

The building has been previously built on as far as we can tell prior to that undeveloped back lands to the properties on formerly on Church Street and stretching down the northern site boundary.

13.0 An explanation of the design concept, principles + justification for the proposed development works

The proposals set out on our drawing numbers hwad-254-GMC-100 to 108 fully detail our proposals.

See full explanation in section Design earlier in this document.

The site has largely sat idle for the 2-5 years and we believe that the proposals would be very positive for the site and the immediate neighbourhood. We initially looked at the feasibility of re-using the existing building but quickly realised that the requirements of the applicant could not be met within the current structure. The proposed new building will provide the applicant the accommodation they require and provide another community facility in the town.

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14.0 Describing the impact of the proposed development

We believe that the impact from the proposed development would be positive for this part of town.

The applicant is a very prominent local charity and had been looking for a site to develop to provide them with secure car parking facility and a function space for use of the charity and others. The proposals revitalise another derelict town centre site and further inward investment into the town which should be welcomed.

We have worked hard to develop a scheme which will not be detrimental to the neighbouring properties and will reinvigorate the site.

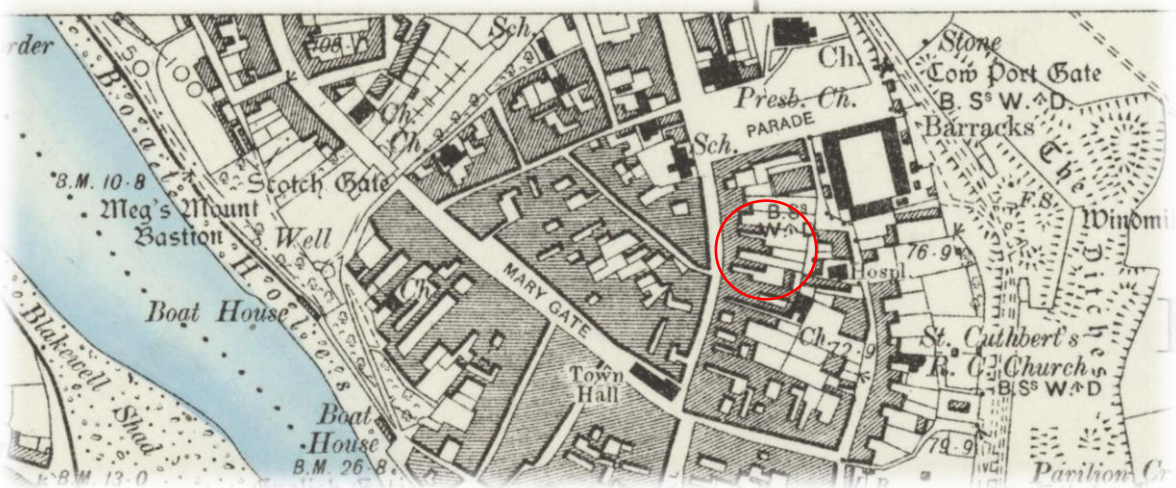
The overall building footprint proposed is similar to the existing site layout and will not create any overlooking issues to the immediate neighbours.

The development will not have any effect on any listed buildings as none of the properties around the site perimeter are listed.

15.0 Historic Maps



Berwickshire, Sheet XVIII (includes: Hutton; Mordington)
Survey date: 1857 Publication date: 1862



Northumberland IV.SW (includes: Ancroft; Berwick upon Tweed; Tweedmouth.)
Revised: 1897 Published: 1899

