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Date:- 26 Oct 2021

DESIGN STATEMENT

17 GEORGE STREET
EYEMOUTH
BERWICKSHIRE

SITE DETAILS

Scheme Name:

Alteration and extension to dwelling house

Client:

Mr and Mrs C Fletcher

Date:

Feb 2022

Local Area:

Eyemouth

Proposed Use:

Dwelling house and garage

Size Of Site (approx.):

122sqm

Anticipated Scale (approx.):

Size not affected

Will your project receive funding from any organizations:

No.

Designations of Site and Surrounding Area:

The site is surrounded by similar sized dwelling houses and flats in the Conservation area of Eyemouth

Brief or Masterplan Title:

SBC Local Plan is applicable

Location:

Where is your site located?

17 George Street, Eyemouth

How large is your site (in hectares/sq.m)?

The overall site on which the main property stands is approx. 122sqm.

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 overall site is for domestic use as a dwelling with attached garage
There are no known risks 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?

Previous application for this site Ref 21/01690/FUL for alterations and extension was withdrawn to enable alterations to design and address Planning Concerns.

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 property is not listed but lies within the Conservation Area of Eyemouth.

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 existing dwelling lies in the Old Town area of Eyemouth adjacent to the "Bantry" promenade. This is an area surrounded by dwelling houses of two and three storeys in height. The proposed work to be done to form the accommodation required is mainly internal alterations and will ensure that the proposed development will not have a detrimental effect on the building or surrounding dwellings.

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 off site parking and will not be affected by the proposals. The applicant is proposing to form a small garage in which to park a single vehicle which will only ease any parking

issues. We have discussed this with Keith Patterson of Roads Department who has removed his objection since visiting to site.

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 is to renovate the existing property to make a quality family home for the applicants whilst making use of the fantastic views over the promenade to Eyemouth bay. The existing single storey rear extension will be replaced with a two storey extension to provide the accommodation required.

Built form (i.e. scale, mix, massing):

The building is of two storey construction with a pitched slate roof with a rear extension forming a garage and en suite bedroom and a small Utility under a pitched slate roof to match the main house.

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

The building is of stone construction with a painted roughcast finish and this will be retained. The roof will be stripped of the corrugated sheeting and finished with natural slate to match the existing house. Windows will be of timber double glazed to match the existing house.

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

The building will be fully insulated and heated to comply with the requirements of the current Building Regulations. All timbers used will be taken from sustainable managed sources.

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

Not affected

End of Supporting Statement