

Application No: 19/00472/P

12 Westgate
North Berwick

Applicant's Submission
Part 1

12 WESTGATE 'PARK HOUSE', NORTH BERWICK – A BRIEF HISTORY AND ANALYSIS



12 Westgate 'Park House', North Berwick.

This document will discuss the history of 12 Westgate as far back as it can be traced. It uses valuation rolls as early as 1855 as well as historical maps and images. It then goes on to analyse the history of the property against the past and material considerations.

At present the current owners are Nigel and Pat Sharp. They bought the property from Royal Bank of Scotland (RBS) after the branch Bank was closed on 25th June 2018. Currently the property comprises a ground floor area of the historically built villa, a banking hall which was added to the West of the property by RBS circa 1984 and some garden ground to the front of the property.

RBS bought the property from a John Crombie. At this point, whilst the bank had ownership of the property, it was classed as a "Bank, house and garden" and was also known as 'Park House'. Below is an extract from the RBS archive at this time, which also talks about some evolution whilst the property was in the Bank's ownership.

"Commercial Bank of Scotland, founded in Edinburgh in 1810, was actively pursuing a policy of geographical expansion in the aftermath of the First World War when it decided to open a branch at North Berwick. Suitable branch premises were sought and in October 1923 Park House (now known as 12 Westgate), built in around 1840,



was purchased from Dr John Crombie for £3,500. A survey carried out prior to the bank purchasing the building reported 'with regard to its suitability as a bank, we consider that with certain alterations to the consulting and waiting rooms it would make admirable premises and without fatally damaging the amenity of the villa, it would be possible to build out to the street next to the shops if desired.' The new office finally opened on the 7 November, under the agency of Robert Scroggie, once the new premises had been suitably fitted out. Competition was fierce, since both the British Linen Bank and the Clydesdale Bank had representation in the town. From the outset Commercial Bank's new branch performed well. In 1953 the branch underwent a decorative refurbishment and three years later a new garage and entrance was added to the property.

In 1959 Commercial Bank of Scotland merged with National Bank of Scotland to form a new company, National Commercial Bank of Scotland. National Bank of Scotland had opened a branch in North Berwick in 1947 on the same street as the Commercial Bank of Scotland branch. In 1960 the two branches merged and all business was thereafter carried on from the Park House premises. In 1969, amid a climate of bank mergers, National Commercial Bank of Scotland amalgamated with RBS. The North Berwick branch was renamed accordingly and continued to flourish. By the early 1980s it was recognised that accommodation at the branch was inadequate and it was agreed to expand the existing premises. A temporary Portakabin was erected in front of the branch whilst the improvements, which took almost a year to complete, were undertaken. When the branch re-opened in 1984 a new Cashline machine had also been installed. In 1988 the adjacent house with the added branch Bank premises was listed as a building of architectural significance.

On 25 June 2018, when it was located at 12 Westgate, the branch closed."

The earlier parts of ownership are very limited in information other than what is contained in the valuation rolls. Below is a timeline which can be traced along with the description of the property at each time.

Dr. John Crombie owned the property prior to the Commercial Bank of Scotland Ltd and at this point the property was classed as "House, offices and garden".

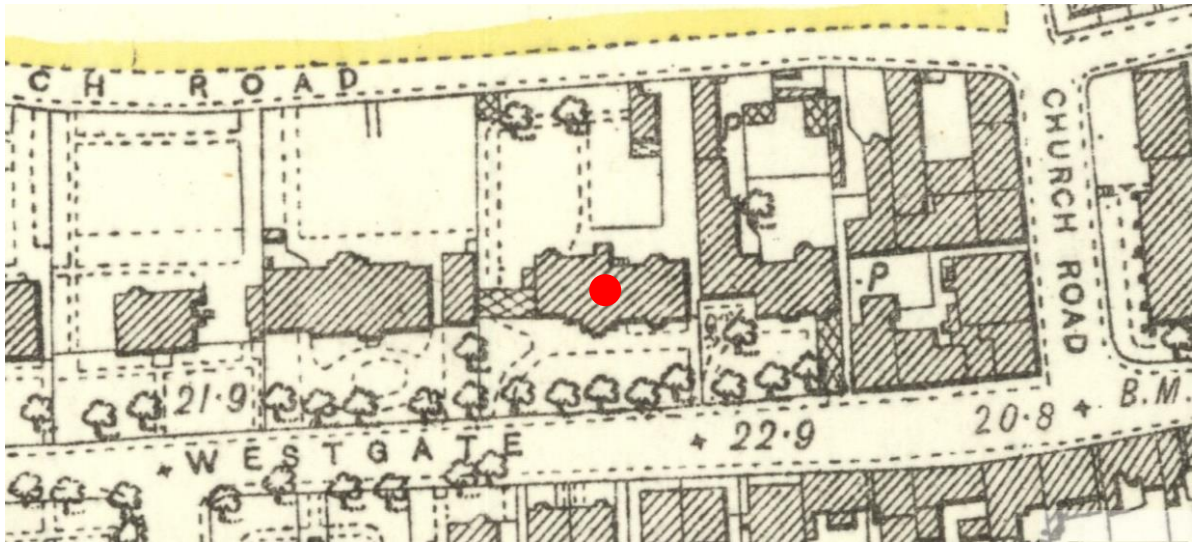
Prior to John Crombie owning the property we can see that an Ann Dall had ownership of the property and at this point it was classed "House and Garden".

Earlier on in the 1876-77 valuation roll we can see that Ann Dall still had ownership of the property but at this point it was classed as a "House, garden and stable".

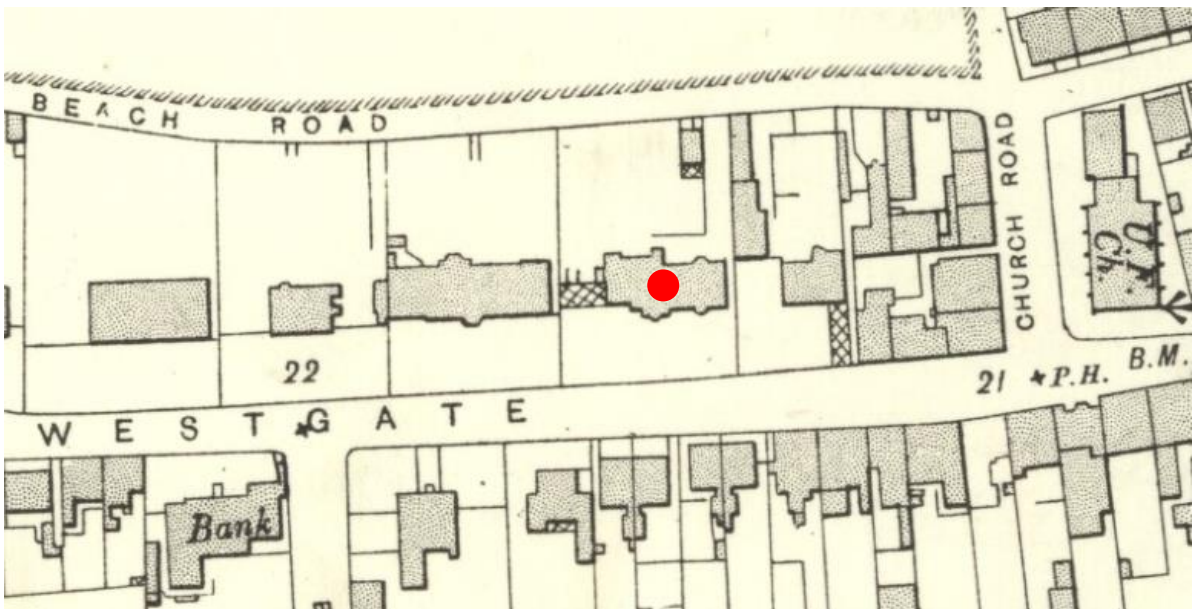
Prior to Ann Dall having ownership of the property we can see that a James Dall had ownership of the property all the way until the start of the valuation rolls (1855). It can be seen in the valuation rolls before where the property is classed as a "House and Garden".

We can conclude that prior to James Dall having ownership the property would have been in residential use, with the property combining 10-12 Westgate today forming a single villa historically from when it was built about 1810. It is only later when the bank took ownership of the original single villa that it began to be sub-divided.

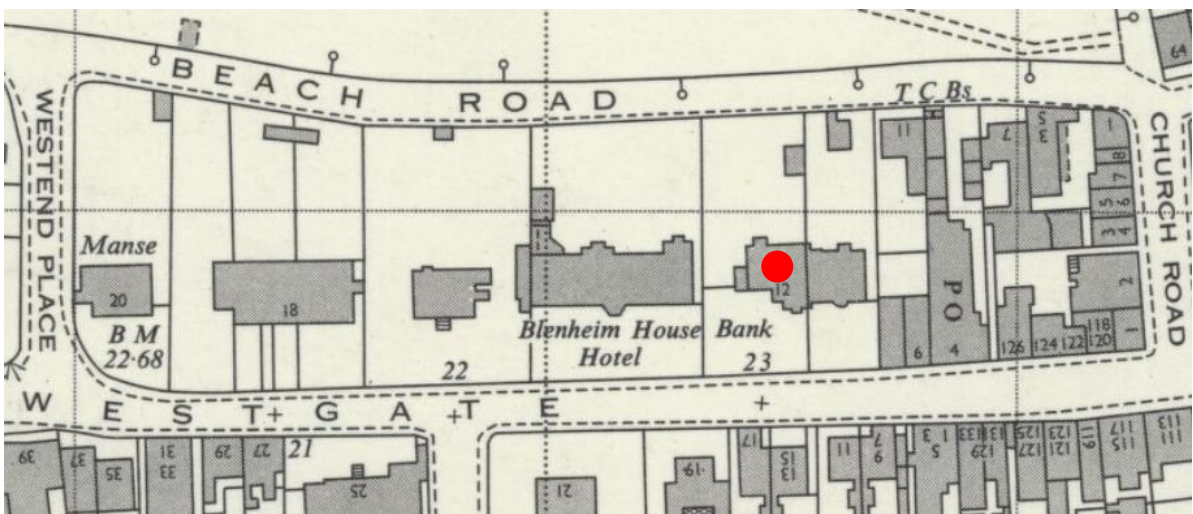




Publication date: 1894 Revised: 1893



Publication date: 1907 Revised: 1906



Publication date: 1945 Revised: 1938



In relation to these proposals **Historic Environment Scotland (HES)** commented as follows;

“This application refers to the above property, part of a B-listed former bank manager's house, which was later extended and subdivided. 12 Westgate (now with its modern single storey extension) was part of the original L-plan Tudor style house of c.1840, also extended to the east in the later 19th century.

The proposal intends to replace the 1983 single-storey flat-roofed extension to the west, with a two-storey pitched-roof extension (including class 2 office space).

*Generally, when an extension is built beside the principal elevation of a listed building, it is good practice that it is lower in height and subservient to the main façade. **In this case, however, we consider that the proposed pitched roof, chosen materials and language of the new extension work to minimise the visual impact on the listed building; the extension uses materials (slate and natural stone on the principal elevation) and a design language which matches and respects the historic building, yet can be clearly read as a modern extension. The detail in execution will be key.***

Subject to any concerns over scale, if the principle of a two-storey extension is accepted, we would suggest that the new building is set back behind the listed building's front (south) elevation - similarly to the 80's extension - so that it appears less dominant to the visible frontage (south elevation). The additional massing, which is now shown extending to the front elevation (accommodating office space at ground floor), can be gained instead by extending a bit further out on the rear (north) elevation, as can be also seen on other villas and buildings facing Beach Road.

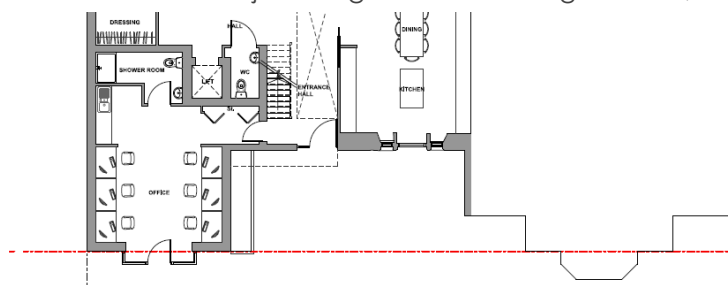
*Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. **Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object.** However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building consent, together with related policy guidance.”*

(emphasis added)

It can be seen that HES had some generally positive comments towards the proposals. The only aspect in which they express a slight difference in assertion is the extension of the front façade of the proposals towards the road (Westgate). They have stated that more space can be gained by extending further out to the rear.

However, that is not an option as the rear façade is built up to the rear boundary. The extension of the front façade to the position in which it is shown is however considered to not be dominant as it is in line with the adjacent gable of the original villa, which itself steps out towards the

informed by the ground office in that, properties have had towards or onto



road. It is also the use class of floor being an like many other nearby that extensions the main road, it



is positioned as such to have a relationship to

the public realm.

Extract of the proposed floor plan showing the proposals in line with the adjacent original villa gable projection where the width also informs the proposals.

As per the above text, valuation roll extracts, at the end of this document, and historical maps, we can see that the property has been classed or has had the following uses as part of it;

House,

Garden,

Glasshouse,

Stable,

Garage,

Offices,

Bank.

It can be seen that the original main villa has remained the same since it was built, up to the present day. The changes in use will have generally occurred where the side extension of the banking hall is currently located, which can be evidenced on the historical maps. With Andrew Megginson Architecture's (AMA) design utilising a largely glazed link along with a style that has analogies to a coach house/ stable and the inclusion of an office space, an architectural



story/ collage can easily be read and expressed so as to see how the site has developed over time. The fact that we are largely restoring this building back to its original use sympathetically should be taken into account, as the bank have destroyed or harmed or removed any original features which have existed previously.

Images of the current property (from left to right), The rear bay window unsympathetically altered, Front door where the openings are decaying, Inside the main banking hall showing no architectural merit.

For the current property, largely consisting of the Banking Hall extension, to be altered to accommodate anything other than the specific use it was built for would seem difficult, impracticable and unviable in the property's current state. The fact that offices have existed previously on the site should also be taken into consideration.



Historical aerial image showing a side extension previous to the banking hall and a driveway accessing the site.

East Lothian Council do acknowledge that the property “does not form part of a shopping street and is set back from the public footway with a number of residential uses in the surrounding area.”. As is shown in the Design and Access statement, the commercial part of North Berwick's town centre stops well before the aforementioned residential area. We will be converting a property, historically built to be residential, and largely to be re turned into this use in a sympathetic manner, whilst also maintaining an internal commercial use to comply with East Lothian Council's policy on this aspect.

As can also be seen and understood, there has been non-pedestrian access (horses, carriages and cars) into the site before which explains the dropped kerb. The fact that other properties in the area also have car access/ driveways, some of which where the listed boundaries have



been altered (evidenced in 14 Westgate's listed building consent referenced 18/01106/LBC) show that driveways can be incorporated into these properties comfortably without affecting the setting. The new driveway and landscaping will be designed to incorporate high quality materiality replicating that of the existing, where applicable in terms of the new opening being formed, and will positively contribute to the setting of the listed building and proposals replacing concrete slabs, gravel and a small area of lawn, the planted area will be retained and enhanced.

We believe that our design is appropriate to the context, is compliant with East Lothian Council's adopted policies and will positively contribute to the setting.

No 7	Bank, house and garden b. "Park House".	do.	Commercial Bank of Scotland, Ltd..
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1	House, offices and garden. "Park House".	Westgate.	prombie: John Frank, M.D., Beech House, The Mount, York...
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2	House	Park House	Westgate	Mrs Ann Dall, North Berwick for D Mculloch North Berwick
3	Garden			

52	House	Garden, & stable		Mrs Dall
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Valuation rolls most recent (top) to historical (bottom).



Daylight and Sunlight Report for the Proposed Development at 12 Westgate, North Berwick EH39 4AF

Prepared for **Mr & Mrs N Sharp**
c/o Andrew Megginson Architecture

Prepared by **Lloyd Anderson BSc (Hons) MRICS**

Date **07 June 2019**

Reference **79042/BTM/LRa**

Prepared for
Mr & Mrs N Sharp
c/o Andrew Megginson Architecture

Daylight and Sunlight Report for the Proposed Development
at 12 Westgate, North Berwick EH39 4AF

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1. Executive Summary

1.1 Scope

- 1.1.1 We have been instructed by Andrew Megginson Architecture, on behalf of Mr & Mrs N Sharp, to undertake a daylight and sunlight amenity assessment of the proposed redevelopment of 12 Westgate, North Berwick EH39 4AF.
- 1.1.2 The objective of the assessment is to determine the impact of the development on the daylight and sunlight amenity of the existing surrounding buildings.

1.2 Summary of Analysis - Surrounding Buildings

Daylight

- 1.2.1 The impact of the development on two surrounding buildings was assessed.
- 1.2.2 The proposed development achieves full compliance with the BRE guide in respect of protecting daylight amenity to surrounding buildings.

Sunlight

- 1.2.3 The impact of the development on two surrounding buildings was assessed.
- 1.2.4 The proposed development achieves full compliance with the BRE guide in respect of protecting sunlight amenity to surrounding buildings.

2. Introduction

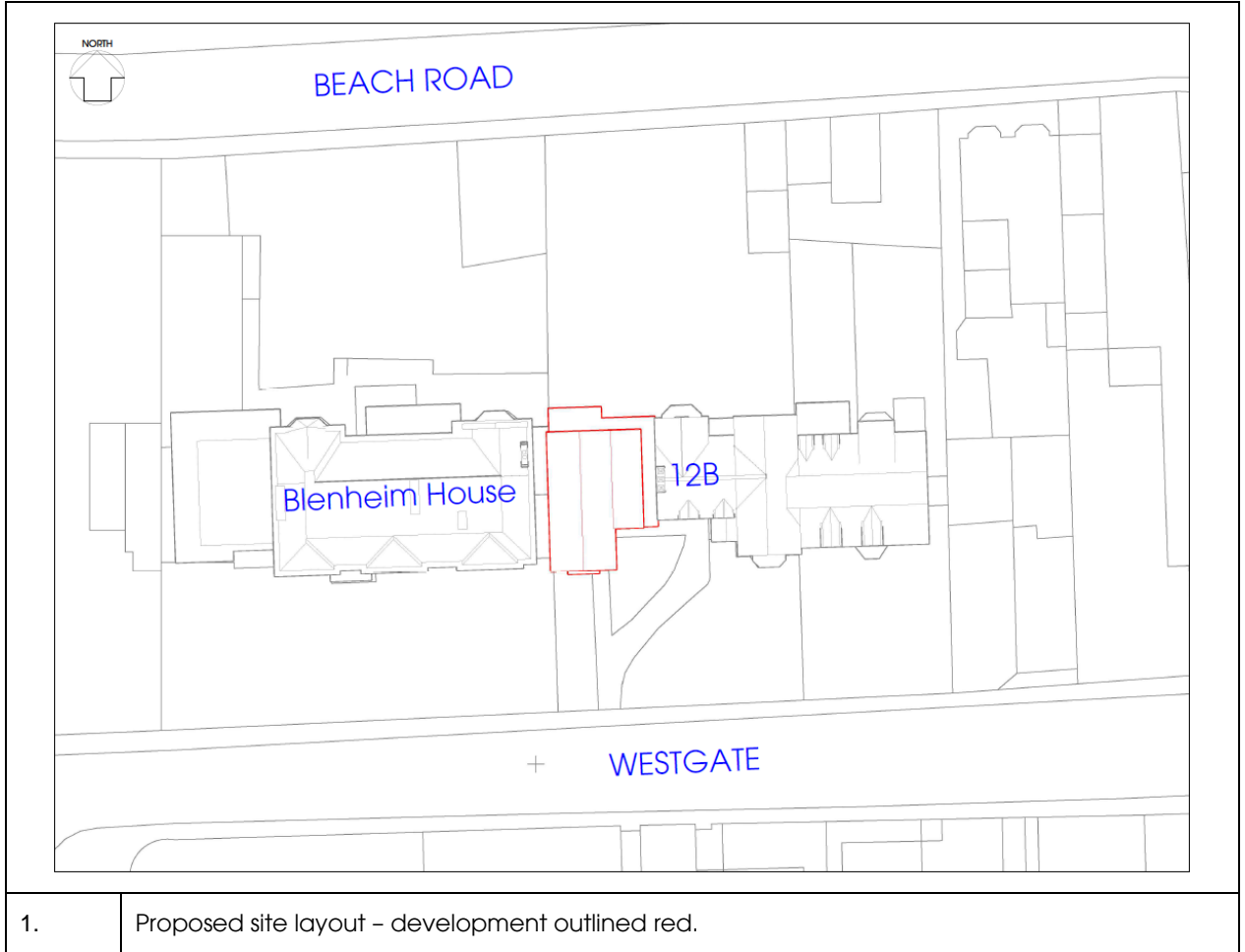
2.1 Scope

- 2.1.1 We have been instructed by Andrew Megginson Architecture, on behalf of Mr & Mrs N Sharp, to undertake a daylight and sunlight amenity assessment of the proposed redevelopment of 12 Westgate, North Berwick EH39 4AF.
- 2.1.2 The objective of the assessment is to determine the impact of the development on the daylight and sunlight amenity of the existing surrounding buildings.

2.2 Assessment Criteria

- 2.2.1 To ensure that this assessment can be appropriately evaluated against East Lothian Council's planning policy; daylight and sunlight calculations have been undertaken in accordance with following documents, which are the accepted standards for assessing daylight and sunlight:
- Building Research Establishment (BRE) Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice, 2nd Edition, 2011" ("the BRE guide").
 - BS8206 – Part 2: 2008 Code of Practice for Daylighting.
- 2.2.2 The standards and tests applied are briefly described in **Appendix A**.
- 2.2.3 The existing buildings adjacent to the proposed development site are shown on the Site Plan (see below and at **Appendix B**) and comprise:

Name/Address of Building	Assumed Use	Position in Relation to the Development
Blenheim House	Residential	West
12B Westgate	Residential	East



2. Proposed site - 3D model extract.



3. Existing site - 3D model extract.

2.3 Documentation Reviewed & Data Sources

2.3.1 Our assessment is based on the scheme drawings provided by Andrew Megginson Architecture as listed below:

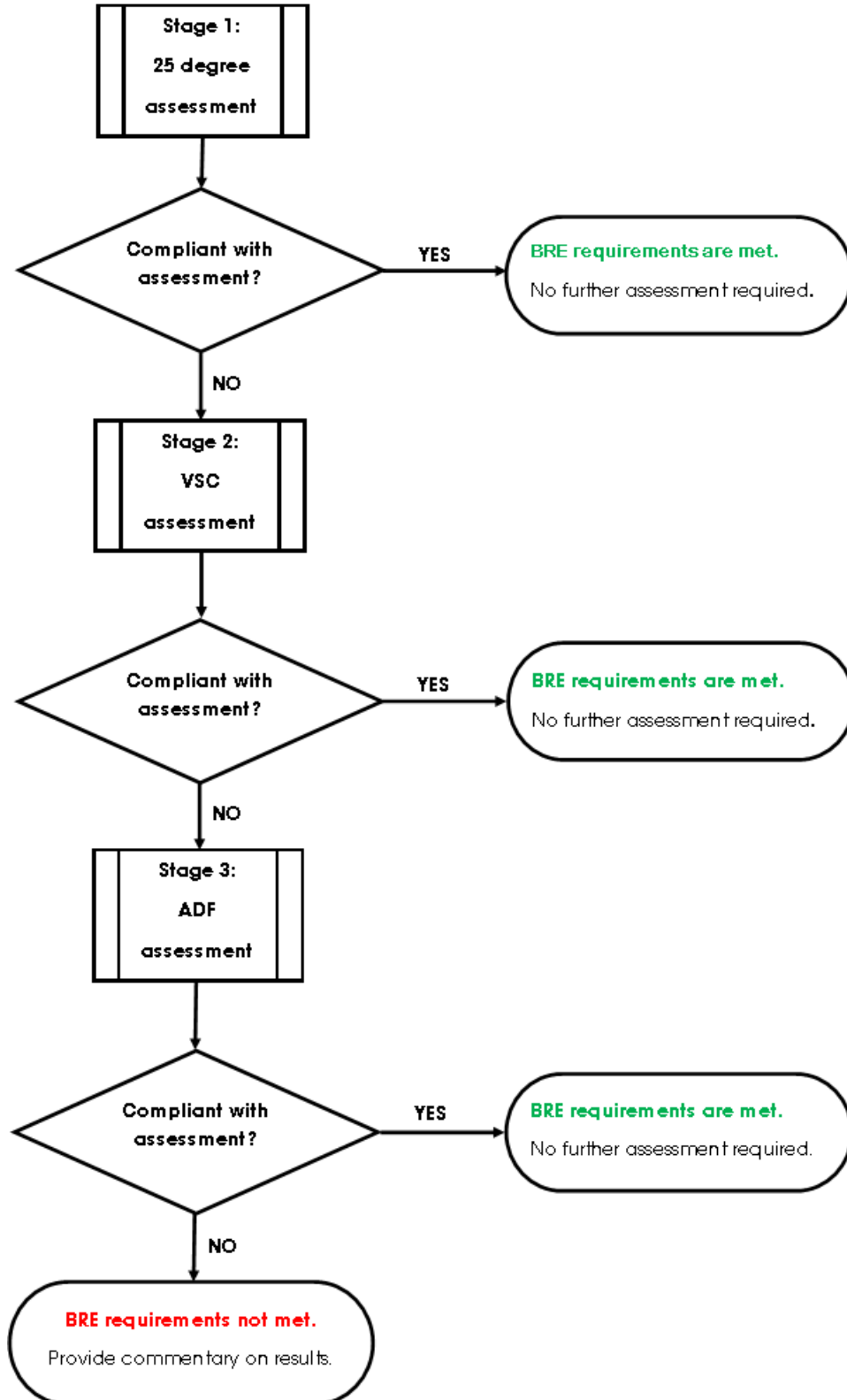
- 164cc683-9d50-43bf-a05c-2e239bf60d13.
- 18-683-01_RBS, North Berwick – Topo_2D.
- 18-683-02_RBS, North Berwick – Elevations.
- 18-683-03_RBS, North Berwick – Ground Floor Plan.
- 1141-PL-01.
- 1141-PL-02.
- Proposed Plans.
- Context Plans.
- Proposed_Elevations_-_A1-2452688.
- 12B Neighbouring Property Plans.

2.3.2 Topographical data has been provided to set appropriate datum for all levels and elevations. Elevation drawings were made available for the relevant surrounding properties. A site inspection was undertaken to verify the drawings and record any additional topographical and elevation information required.

3. Assessment & Results – Surrounding Buildings

3.1 Daylight

3.1.1 In accordance with the BRE guide a staged approach for assessing whether reasonable daylight is maintained to existing buildings as a result of new development has been followed. The process is detailed in the flowchart below.



- 3.1.2 In accordance with the BRE guide and our site inspection the following buildings required assessment:
- Blenheim House.
 - 12B Westgate.
- 3.1.3 Other surrounding residential buildings to the south of the site are at such a distance from the proposed development as to pass the 'Three times height' and '25 degree' assessments (see **Appendix A**). Therefore, pursuant to the BRE guide, they do not require assessment for daylight or sunlight availability.
- 3.1.4 In line with the methodology detailed above, a Vertical Sky Component (VSC) analysis has been undertaken to assess daylight received to the relevant surrounding properties. In addition, an Average Daylight Factor (ADF) analysis has been undertaken to the rooms served by the windows which were not compliant with the VSC assessment.
- 3.1.5 To pass the ADF assessment, a threshold is set dependent on room use (see **Appendix A**). Daylight is deemed to be adversely affected if the ADF % is less than the threshold for room type and less than 0.8 times its former value.
- 3.1.6 The results of our VSC and ADF analyses are shown in full in **Appendix D**. The tables below present a summary of our findings. Reference drawings identifying the windows and rooms assessed are provided at **Appendix C**.

Vertical Sky Component (VSC) Assessment				
Building Address	No. of Windows Analysed	BRE Compliant		Total % BRE Compliant
		Yes	No	
Blenheim House	11	8	3	73
12B Westgate	3	2	1	67
Totals	14	10	4	71%
Average Daylight Factor (ADF) Assessment				
Building Address	No. of Rooms Analysed	BRE Compliant		Total % BRE Compliant
		Yes	No	
Blenheim House	4	4	0	100
12B Westgate	2	2	0	100
Totals	6	6	0	100%

- 3.1.7 The results indicate that with the proposed development in place the majority of the rooms surrounding the site will continue meet the VSC target criteria as defined by the BRE guidance.
- 3.1.8 There were four windows that did not meet the VSC target criteria. These correspond to 2 rooms (some windows serving the same room) and these rooms were subject to ADF assessment. The results indicate that with the proposed development in place the remaining four windows/two rooms meet the ADF target criteria as defined by the BRE.
- 3.1.9 Overall the results indicate full compliance with the BRE guide in respect of protecting daylight amenity to surrounding buildings.

3.2 Sunlight

3.2.1 In accordance with the BRE guide and our site inspection the following buildings required assessment:

- Blenheim House.
- 12B Westgate.

3.2.2 Where Annual Probable Sunlight Hours (APSH) analysis is required, compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months); or
- At least 0.8 times its former sunlight hours during either period; or
- A reduction of no more than 4% APSH over the year.

3.2.3 All windows within 90 degrees of due south (i.e. with a reasonable expectation of receiving sunlight) were assessed. The results of our APSH analysis are shown in full in **Appendix E**. The tables below present a summary of our findings.

Building Address	No. of Windows Analysed	BRE Compliant		Total % BRE Compliant
		Yes	No	
Blenheim House	1	1	0	100
12B Westgate	2	2	0	100
Totals	3	3	0	100

3.2.4 The results indicate that with the proposed development in place all of the relevant windows surrounding the site will continue meet the APSH target criteria as defined by the BRE guidance.

Appendix A

Assessments to be Applied



Introduction

The main purpose of the guidelines in the Building Research Establishment Report "Site Layout Planning for Daylight and Sunlight – a guide to good practice 2011, 2nd Edition" ("the BRE guide") is to assist in the consideration of the relationship of new and existing buildings to ensure that each retains a potential to achieve good daylighting and sunlighting levels. That is, by following and satisfying the tests contained in the guidelines, new and existing buildings should be sufficiently spaced apart in relation to their relative heights so that both have the potential to achieve good levels of daylight and sunlight. The guidelines have been drafted primarily for use with low density suburban developments and should therefore be used flexibly when dealing with dense urban sites and extensions to existing buildings, a fact recognised by the BRE Report's author in the Introduction where Dr Paul Littlefair says:

'The Guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly since natural lighting is only one of many factors in site layout design..... In special circumstances the developer or planning authority may wish to use different target values. For example, in a historic city centre, or in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.....'

In many cases in low-rise housing, meeting the criteria for daylight and sunlight may mean that the BRE criteria for other amenity considerations such as *privacy* and *sense of enclosure* are also satisfied.

The BRE guide states that recommended minimum privacy distances (in cases where windows of habitable rooms face each other in low-rise residential property), as defined by each individual Local Authority's policies, vary widely, from 18-35m¹. For two-storey properties a spacing within this range would almost certainly also satisfy the BRE guide's daylighting requirements as it complies with the 25⁰ rule and will almost certainly satisfy the 'Three times height' test too (as discussed more fully below). However, the specific context of each development will be taken into account and Local Authorities may relax the stated minimum, for instance, in built-up areas where this would lead to an inefficient use of land. Conversely, greater distances may be required between higher buildings, in order to satisfy daylighting and sunlighting requirements. It is important to recognize also that privacy can also be achieved by other means: design, orientation and screening can all play a key role and may also contribute towards reducing the theoretical 'minimum' distance.

A sense of enclosure is also important as the perceived quality of an outdoor space may be reduced if it is too large in the context of the surrounding buildings. In urban settings the BRE guide suggests a spacing-to-height ratio of 2.5:1 would provide a comfortable environment, whilst not obstructing too much natural light: this ratio also approximates the 25⁰ rule.

¹ The commonest minimum privacy distance is 21m (Householder Development Consents Review: Implementation of Recommendations – Department for Communities and Local Government – May 2007)

Daylight

The criteria for protecting daylight to existing buildings are contained in Section 2.2 and Appendix C of the BRE guide. There are various methods of measuring and assessing daylight and the choice of test depends on the circumstances of each particular window. For example, greater protection should be afforded to windows which serve habitable dwellings and, in particular, those serving living rooms and family kitchens, with a lower requirement required for bedrooms. The BRE guide states that circulation spaces and bathrooms need not be tested as they are not considered to require good levels of daylight. In addition, for rooms with more than one window, secondary windows do not require assessment if it is established that the room is already sufficiently lit through the principal window.

The tests should also be applied to non-domestic uses such as offices and workplaces where such uses will ordinarily have a reasonable expectation of daylight and where the areas may be considered a principal workplace.

The BRE has developed a series of tests to determine whether daylighting levels within new developments and rooms within existing buildings surrounding new developments will satisfy or continue to satisfy a range of daylighting criteria

Note: Not every single window is assessed separately, only a representative sample, from which conclusions may be drawn regarding other nearby dwellings.

Daylighting Tests

'Three times height' test - If the distance of each part of the new development from the existing windows is three or more times its height above the centre of the existing window then loss of light to the existing windows need not be analysed. If the proposed development is taller or closer than this then the 25⁰ test will need to be carried out.

25⁰ test - a very simple test that should only be used where the proposed development is of a reasonably uniform profile and is directly opposite the existing building. Its use is most appropriate for low density well-spaced developments such as new sub-urban housing schemes and often it is not a particularly useful tool for assessing urban and in-fill sites. In brief, where the new development subtends to an angle of less than 25⁰ to the centre of the lowest window of an existing neighbouring building, it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. Equally, the new development itself is also likely to have the potential for good daylighting. If the angle is more than 25⁰ then more detailed tests are required, as outlined below.

VSC Test - the VSC is a unit of measurement that represents the amount of available daylight from the sky, received at a particular window. It is measured on the outside face of the window. The 'unit' is expressed as a percentage as it is the ratio between the amount of sky visible at the given reference point compared to the amount of light that would be available from a totally unobstructed hemisphere of sky. To put this unit of measurement into perspective, the maximum percentage value for a window with a completely unobstructed outlook (i.e. with a totally unobstructed view through 90° in every direction) is 40%.

The target figure for VSC recommended by the BRE is 27%. A VSC of 27% is a relatively good level of daylight and the level we would expect to find for habitable rooms with windows on principal elevations. However, this level is often difficult to achieve on secondary elevations and in built-up urban environments. For comparison, a window receiving 27% VSC is approximately equivalent to a window that would have a continuous obstruction opposite it which subtends an angle of 25° (i.e. the same results as would be found utilising the 25⁰ Test).

Where tests show that the new development itself meets the 27% VSC target this is a good indication that the development will enjoy good daylighting and further tests can then be carried out to corroborate this (see under).

Through research the BRE have determined that in existing buildings daylight (and sunlight levels) can be reduced by approximately 20% of their original value before the loss is materially noticeable. It is for this reason that they consider that a 20% reduction is permissible in circumstances where the existing VSC value is below the 27% threshold. For existing buildings once this has been established it is then necessary to determine whether the distribution of daylight inside each room meets the required standards (see under).

Daylight Distribution (DD) Test – This test looks at the position of the “No-Sky Line” (NSL) – that is, the line that divides the points on the working plane (0.7m from floor level in offices and 0.85m in dwellings and industrial spaces) which can and cannot see the sky. The BRE guide suggests that areas beyond the NSL may look dark and gloomy compared with the rest of the room and BS8206 states that electric lighting is likely to be needed if a significant part of the working plane (normally no more than 20%) lies beyond it.

In new developments no more than 20% of a room’s area should be beyond the NSL. For existing buildings the BRE guide states that if, following the construction of a new development, the NSL moves so that the area beyond the NSL increases by more than 20%, then daylighting is likely to be seriously affected.

The guide suggests that in houses, living rooms, dining rooms and kitchens should be tested; bedrooms are deemed less important, although should nevertheless be analysed. In other buildings each main room where daylight is expected should be investigated.

ADF Test –The ADF (Average Daylight Factor) test takes account of the interior dimensions and surface reflectance within the room being tested as well as the amount of sky visible from the window. For this reason, it is considered a more detailed and representative measure of the adequacy of light. The minimum ADF values recommended in BS8206 Part 2 are: 2% for family kitchens (and rooms containing kitchens); 1.5% for living rooms; and 1% for bedrooms. This is a test used in assessing new developments, although, in certain circumstances, it may be used as a supplementary test in the assessment of daylighting in existing buildings, particularly where more than one window serves a room.

Room depth ratio test - This is a test for new developments looking at the relative dimensions of each room (principally its depth) and its window(s) to ensure that the rear half of a room will receive sufficient daylight so as not to appear gloomy.

Sunlight

Sunlight is an important ‘amenity’ in both domestic and non-domestic settings. The way in which a building’s windows are orientated and the overall position of a building on a site will have an impact on the sunlight it receives but, importantly, will also have an effect on the sunlight neighbouring buildings receive. Unlike daylight, which is non-directional and assumes that light from the sky is uniform, the availability of sunlight is dependent on direction. That is, as the United Kingdom is in the northern hemisphere, we receive virtually all of our sunlight from the south. The availability of sunlight is therefore dependent on the orientation of the window or area of ground being assessed relative to the position of due south.

In new developments the BRE guide suggests that dwellings should aim to have at least one main living room which faces the southern or western parts of the sky so as to ensure that it receives a reasonable amount of sunlight. Where groups of dwellings are planned the Guide states that site layout design should aim to maximise the number of dwellings with a main living room that meet sunlight criteria. Where a window wall faces within 90° of due south and no obstruction subtends to angle of more than 25° to the horizontal or where the window wall faces within 20° of due south and the reference point has a VSC of at least 27% then sunlighting will meet the required standards: failing that the Annual Probable Sunlight Hours (APSH) need to be analysed. APSH means the total number of hours in the year that the sun is expected to shine on unobstructed ground, allowing for average levels of cloud for the location in question. If the APSH tests reveal that the new development will receive at least one quarter of the available APSH, including at least 5% of APSH during the winter months (from 21 September to 21 March), then the requirements are satisfied. It should be noted that if a room has two windows on opposite walls, the APSH due to each can be added together.

The availability of sunlight is also an important factor when looking at the impact of a proposed development on the existing surrounding buildings. APSH tests will be required where one or more of the following are true:

- The 'Three times height' test is failed (see 'Daylight' above);
- The proposed development is situated within 90° of due south of an existing building's main window wall and the new building subtends to angle of more than 25° to the horizontal;
- The window wall faces within 20° of due south and a point at the centre of the window on the outside face of the window wall (the reference point) has a VSC of less than 27%.

Where APSH testing is required it is similar to the test for the proposed development. That is to say that compliance will be demonstrated where a room receives:

- At least 25% of the APSH (including at least 5% in the winter months), or
- At least 0.8 times its former sunlight hours during either period, or
- A reduction of no more than 4% APSH over the year.

The Guide stresses that the target values it gives are purely advisory, especially in circumstances such as: the presence of balconies (which can overhang windows, obstructing light); when an existing building stands unusually close to the common boundary with the new development and; where the new development needs to match the height and proportion of existing nearby buildings. In circumstances like these a larger reduction in sunlight may be necessary.

The sunlight criteria in the BRE guide primarily apply to windows serving living rooms of an existing dwelling. This is in contrast to the daylight criteria which apply to kitchens and bedrooms as well as living rooms. Having said that, the guide goes on to say that care should be taken not to block too much sun from kitchens and bedrooms. Non-domestic buildings which are deemed to have a requirement for sunlight should also be checked.

Sunlight - Gardens and Open Spaces

As well as ensuring buildings receive a good level of sunlight to their interior spaces, it is also important to ensure that the open spaces between buildings are suitably lit. The recommendations as set out in the BRE guide are meant to ensure that spaces between buildings are not permanently in shade for a large part of the year. Trees and fences over 1.5m tall are also factored into the calculations.

The BRE guidelines state that:

- For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March;
- In addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21 March is reduced by more than 20% this loss is likely to be noticeable.

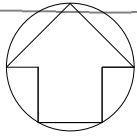
Appendix G of the BRE guidelines describes a methodology for calculating sunlight availability for amenity spaces.



Appendix B
Context Drawings



NORTH



BEACH ROAD

Blenheim House

12B

+ WESTGATE

SOURCES OF INFORMATION:
 ANDREW MEGGINSON ARCHITECTS
 18-683-01_RBS, North Berwick - Topo_2D.dwg
 18-683-02_RBS, North Berwick - Elevations.dwg
 18-683-03_RBS, North Berwick - Ground Floor Plan.dwg
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 Context Plans.dwg
 Proposed Plans.dwg
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TITLE
Existing Site Plan

CLIENT
Andrew Megginson Architecture

PROJECT
**12 Westgate,
 North Berwick,
 EH39 4AF**

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SCALE
NTS@A3 DATE
June 2019



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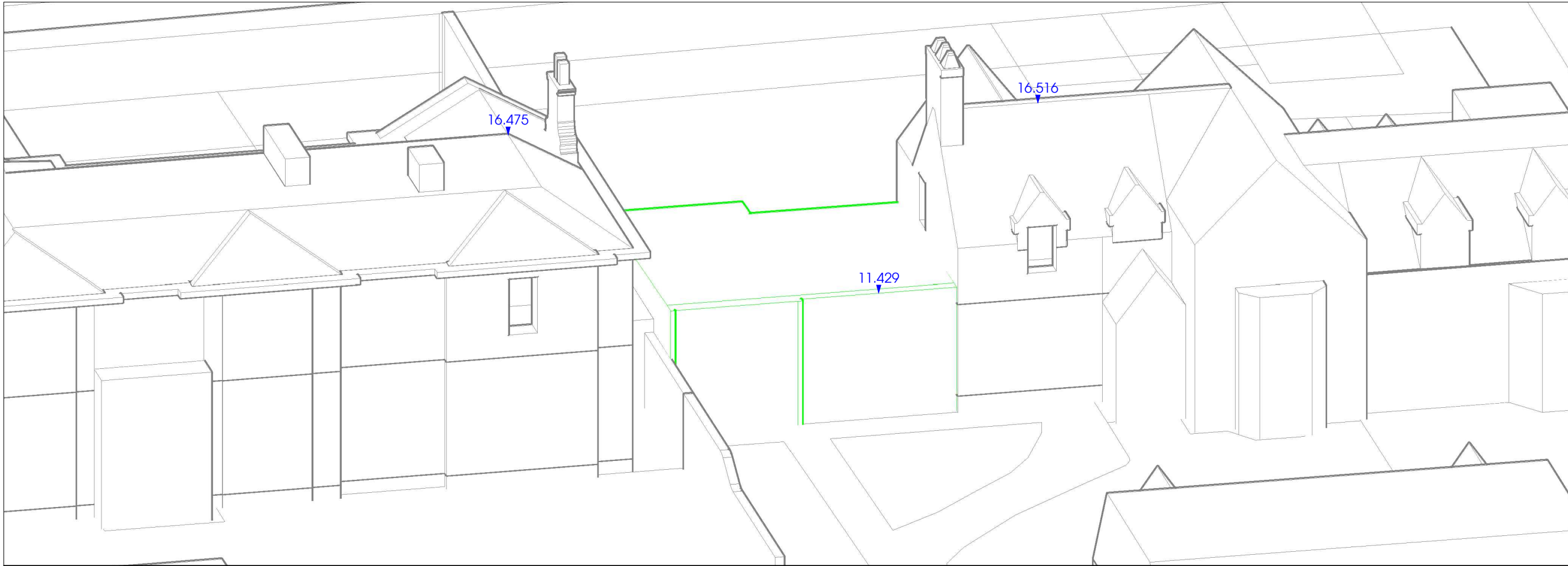
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3D Context View - View from North West (Existing)

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 18-683-03_RBS, North Berwick - Ground Floor Plan.dwg
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ALL HEIGHTS IN METERS AOD



3D Context View - View from South (Existing)

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TITLE
3D Views Existing Site

CLIENT
Andrew Megginson Architecture

PROJECT
12 Westgate, North Berwick, EH39 4AF

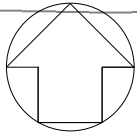
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NORTH



BEACH ROAD

Blenheim House

12B

+ WESTGATE

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 18-683-03 RBS, North Berwick - Ground Floor Plan.dwg
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 Context Plans.dwg
 Proposed Plans.dwg
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TITLE
Proposed Site Plan

CLIENT
Andrew Megginson Architecture

PROJECT
**12 Westgate,
 North Berwick,
 EH39 4AF**

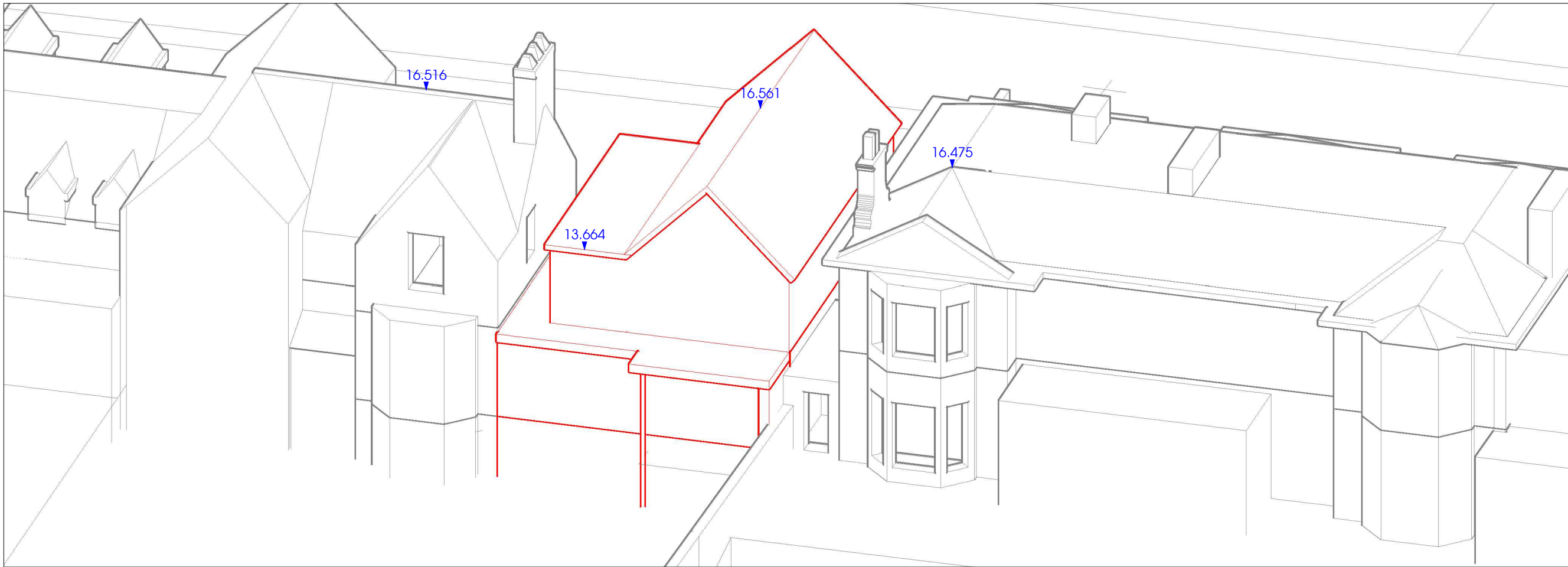
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June 2019



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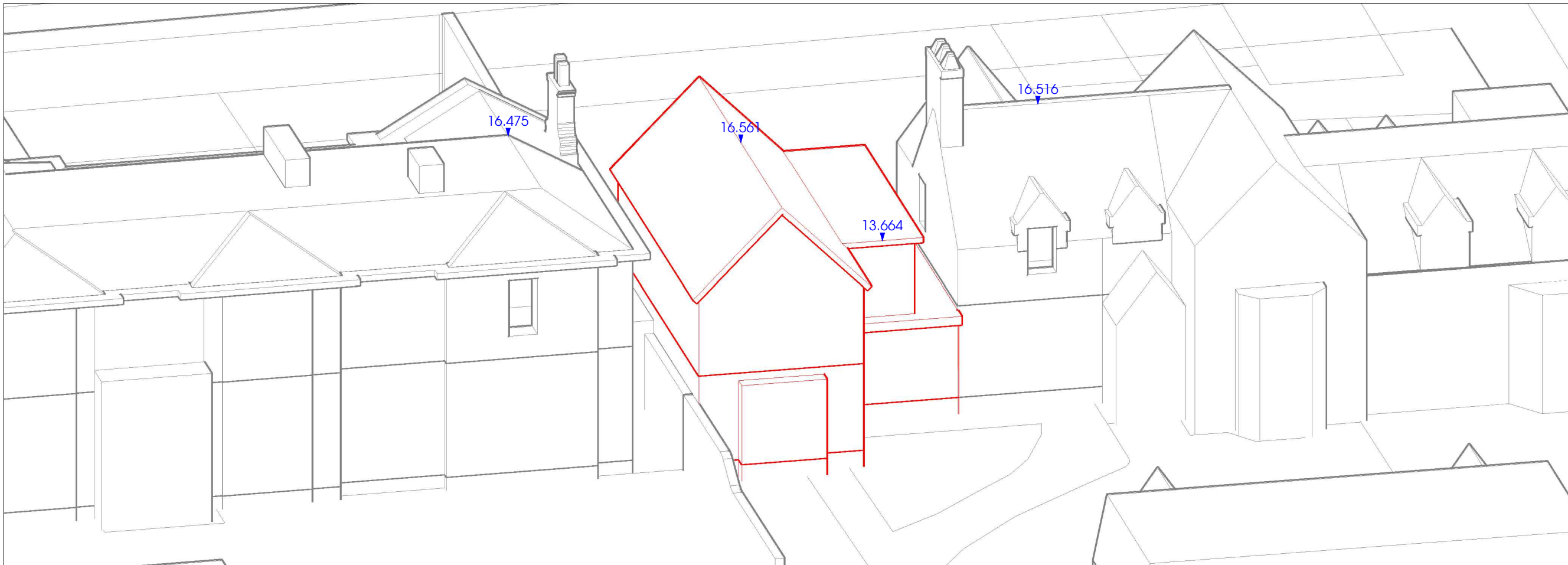
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3D Context View - View from North West (Proposed)

SOURCES OF INFORMATION:
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ALL HEIGHTS IN METERS AOD



3D Context View - View from South (Proposed)

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TITLE
**3D Views
 Proposed Site**

CLIENT
Andrew Megginson Architecture

PROJECT
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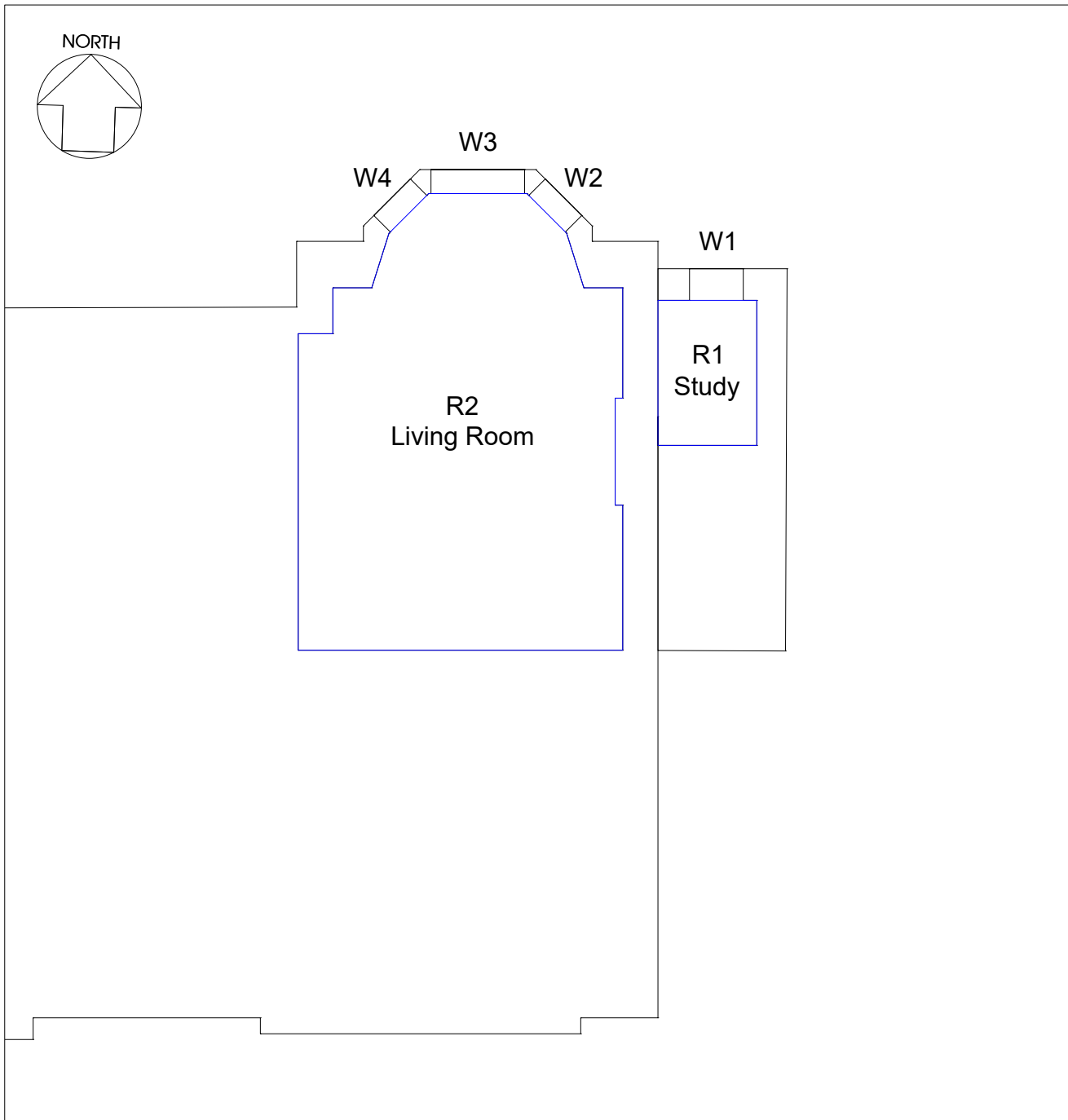
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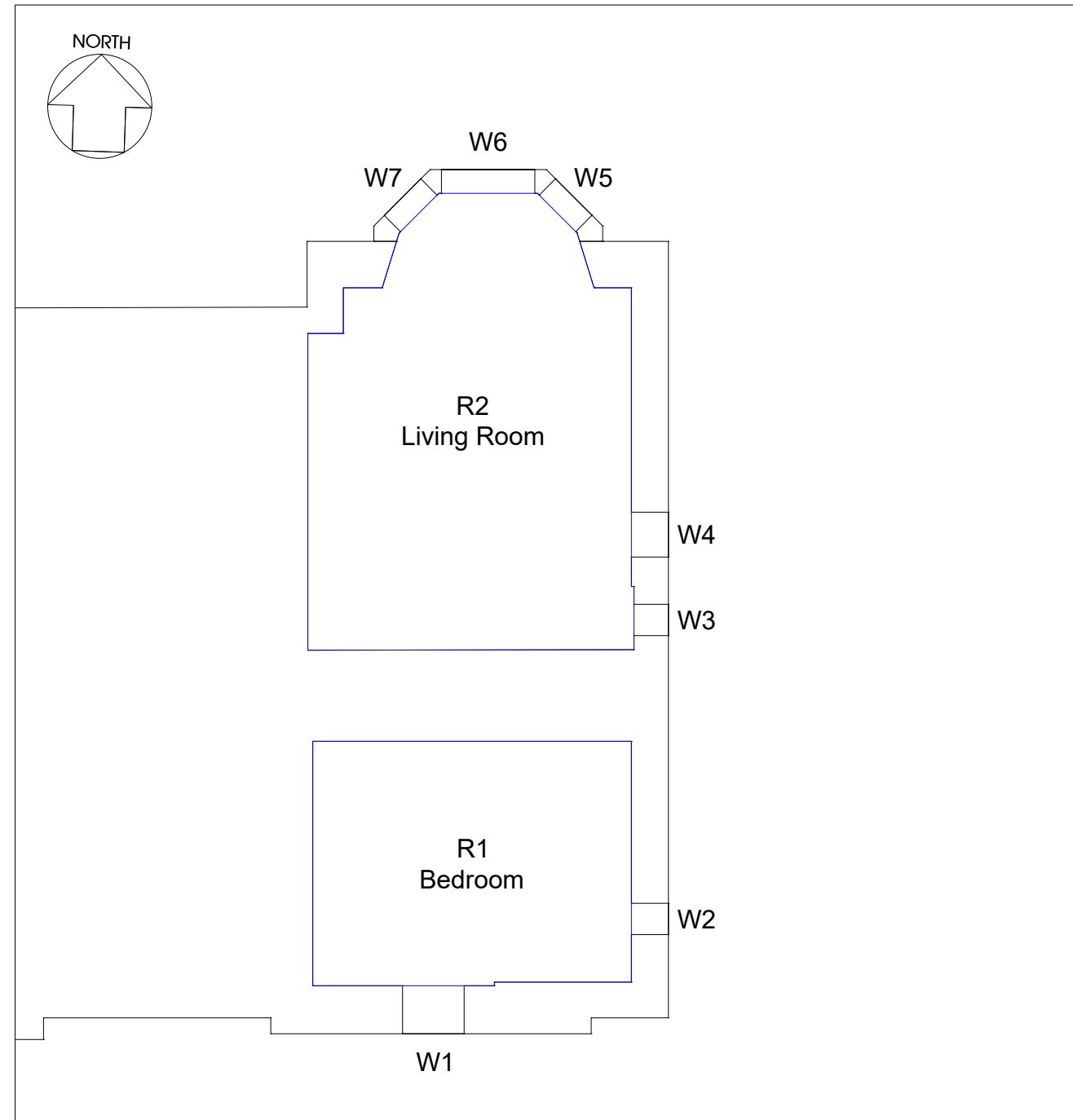
Appendix C

Window/Room Reference Drawings

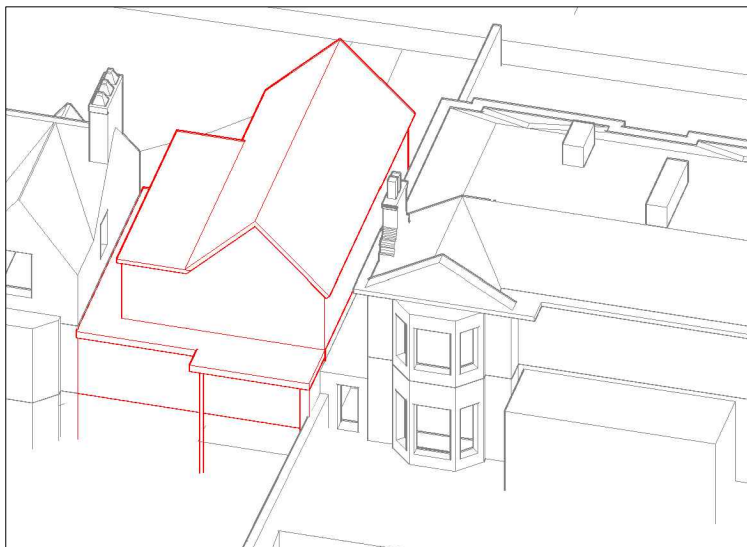




Blenheim House - Ground Floor

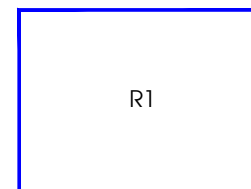


Blenheim House - First Floor

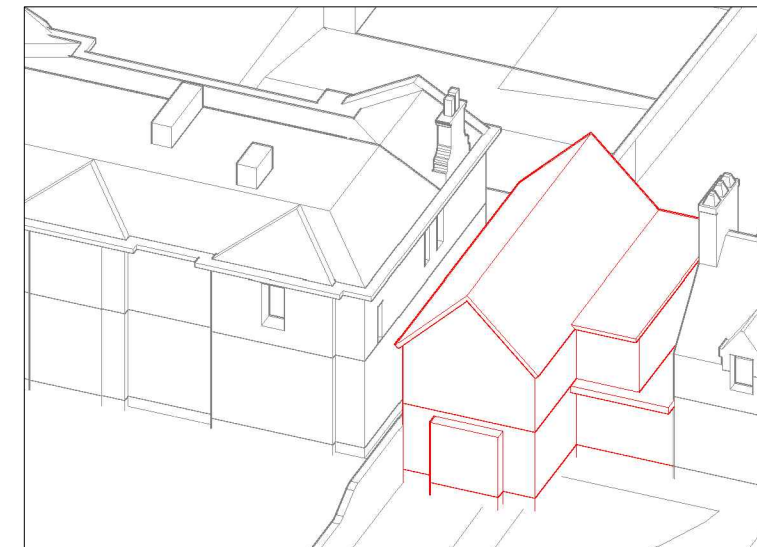


3D Context View - North West

KEY



 **Subject room**



3D Context View - South East

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 Proposed Plans.dwg
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TITLE
**Room Reference Plans
 Contours/Referencing Plans
 Blenheim House**

CLIENT
Andrew Megginson Architecture

PROJECT
**12 Westgate,
 North Berwick,
 EH39 4AF**

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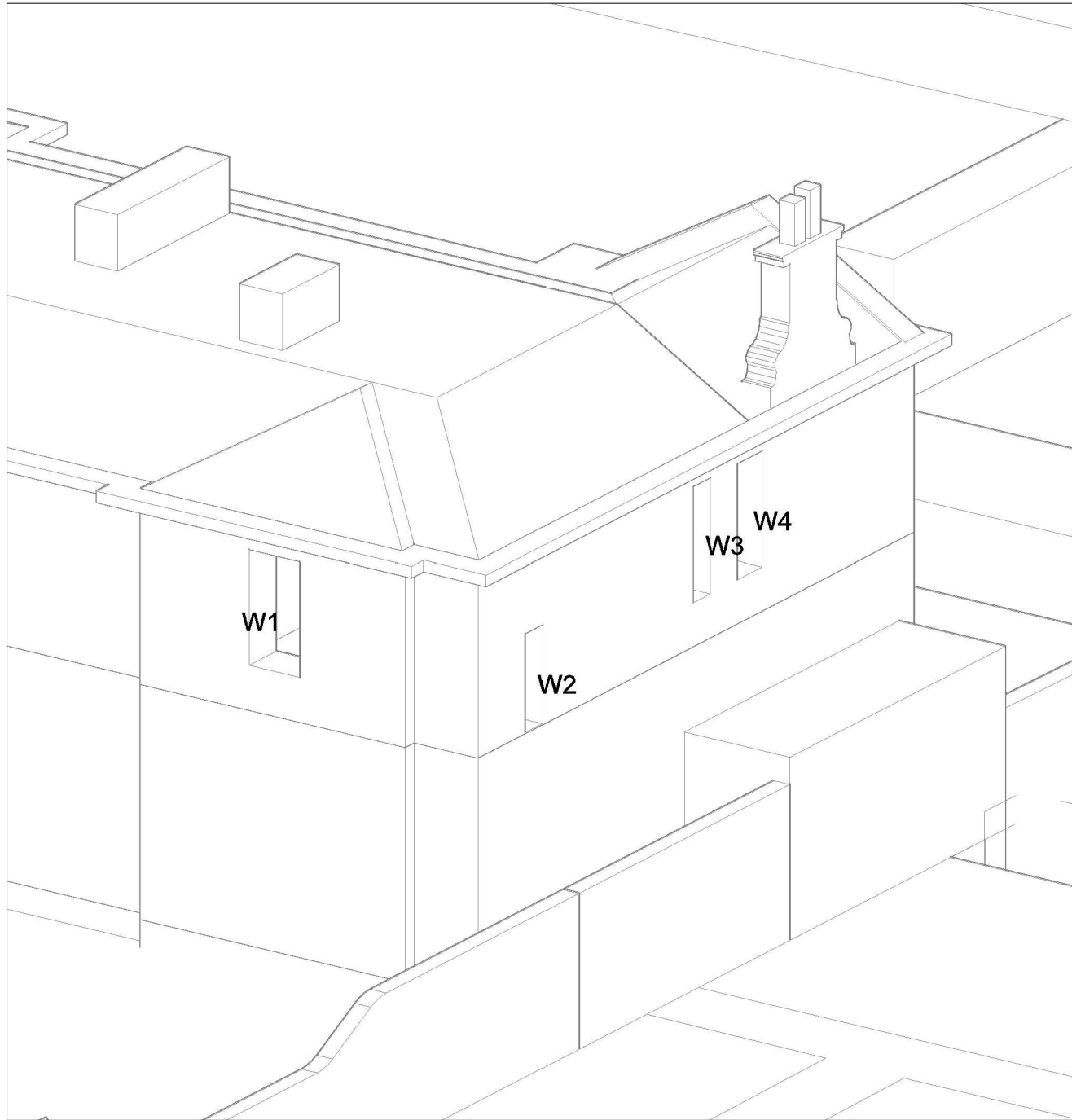
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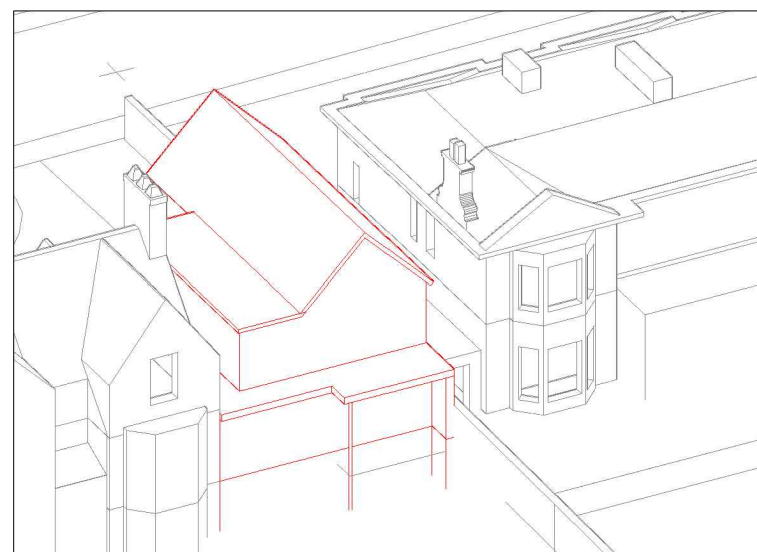
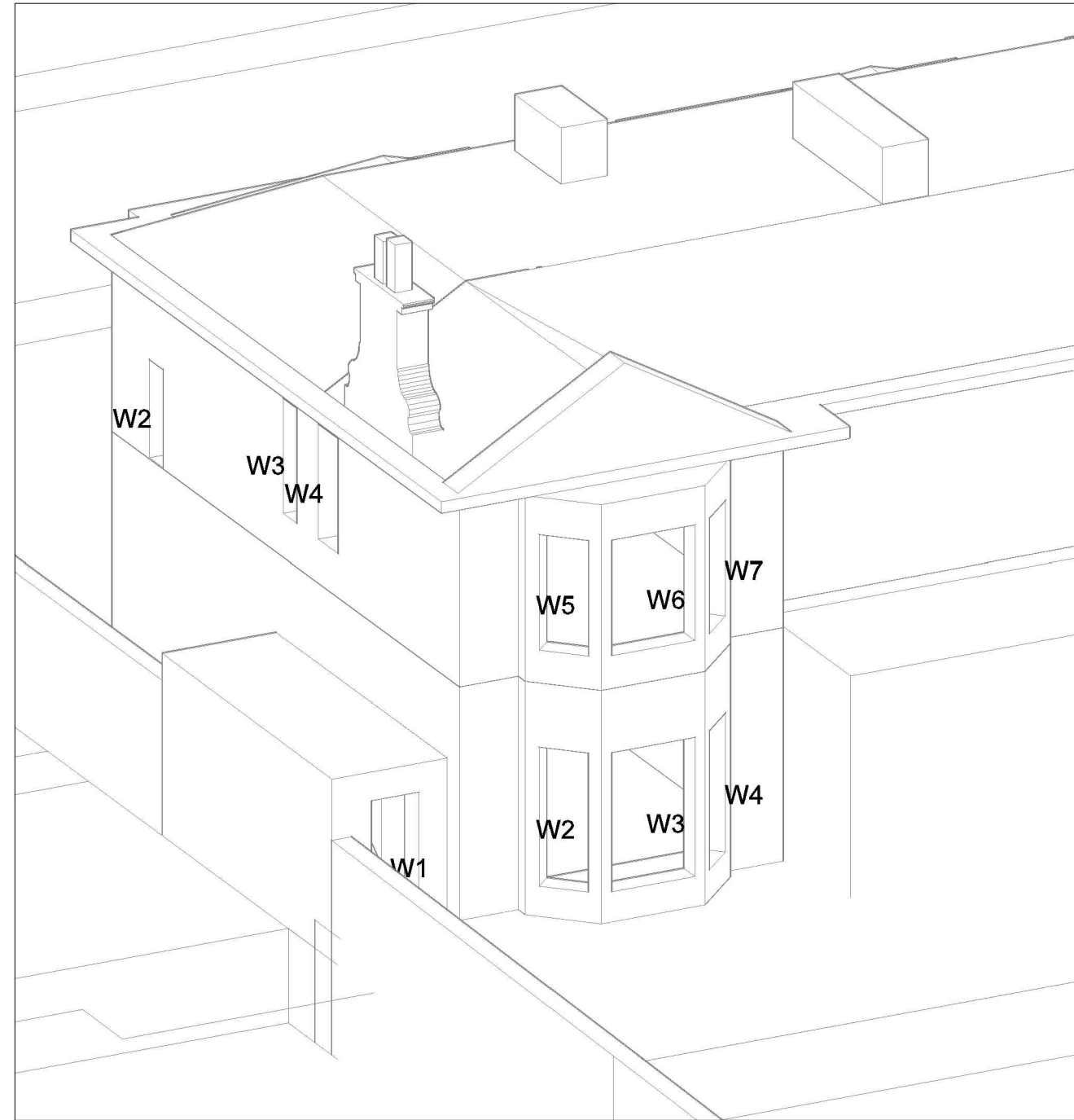
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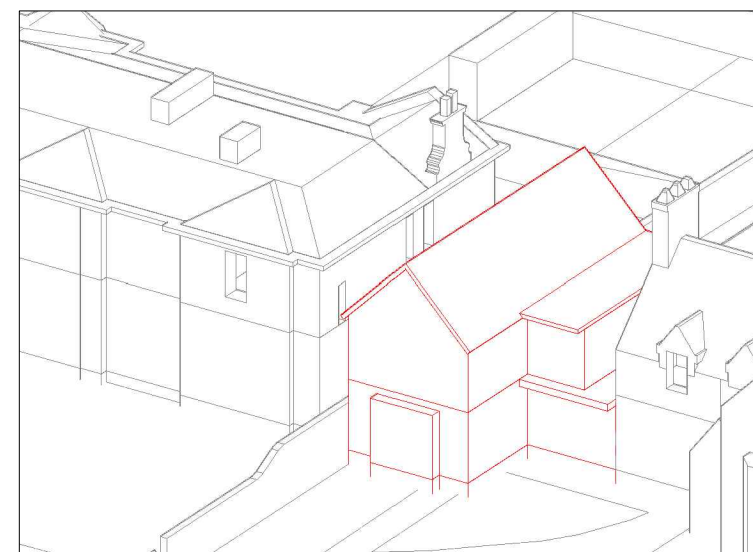
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Blenheim House



3D Context View - North East



3D Context View - South East

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 18-683-02_RBS, North Berwick - Elevations.dwg
 18-683-03_RBS, North Berwick - Ground Floor Plan.dwg
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TITLE
Window Referencing Diagrams
Blenheim House

CLIENT
Andrew Megginson Architecture

PROJECT
12 Westgate,
North Berwick,
EH39 4AF

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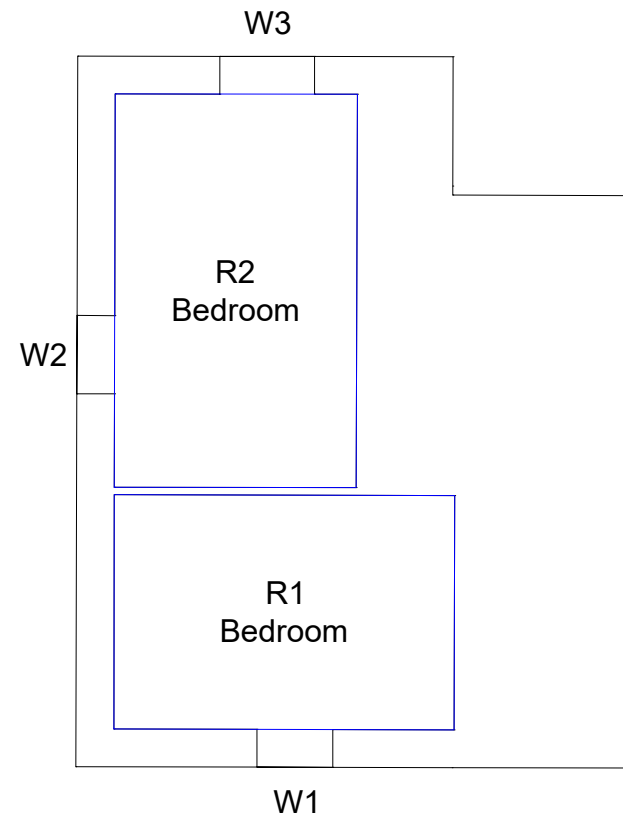
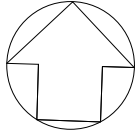


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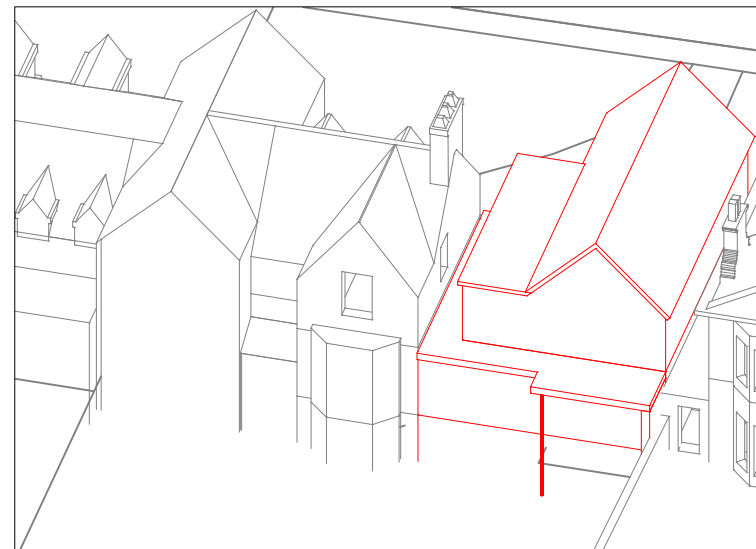
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NORTH

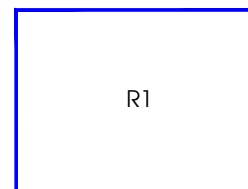


12B Westgate - First Floor

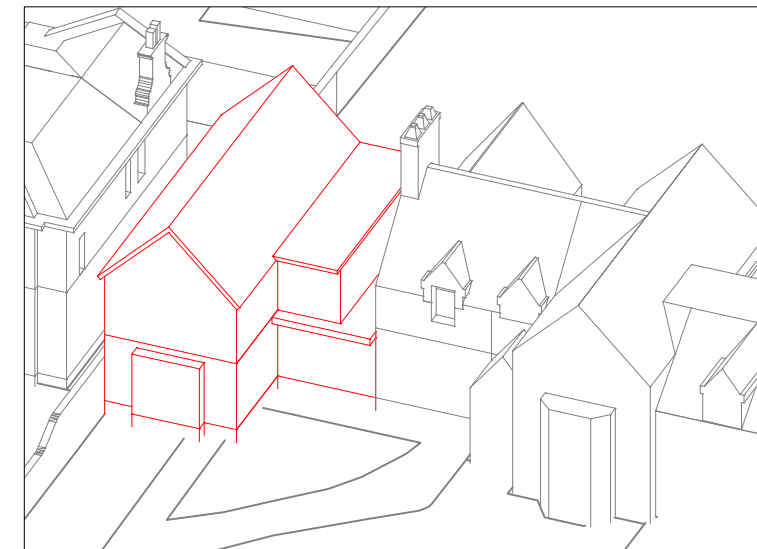


3D Context View - North West

KEY



Subject room



3D Context View - South East

SOURCES OF INFORMATION:
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TITLE
 Room Reference Plans
 Contours/Referencing Plans
 12B Westgate

CLIENT
 Andrew Megginson Architecture

PROJECT
 12 Westgate,
 North Berwick,
 EH39 4AF

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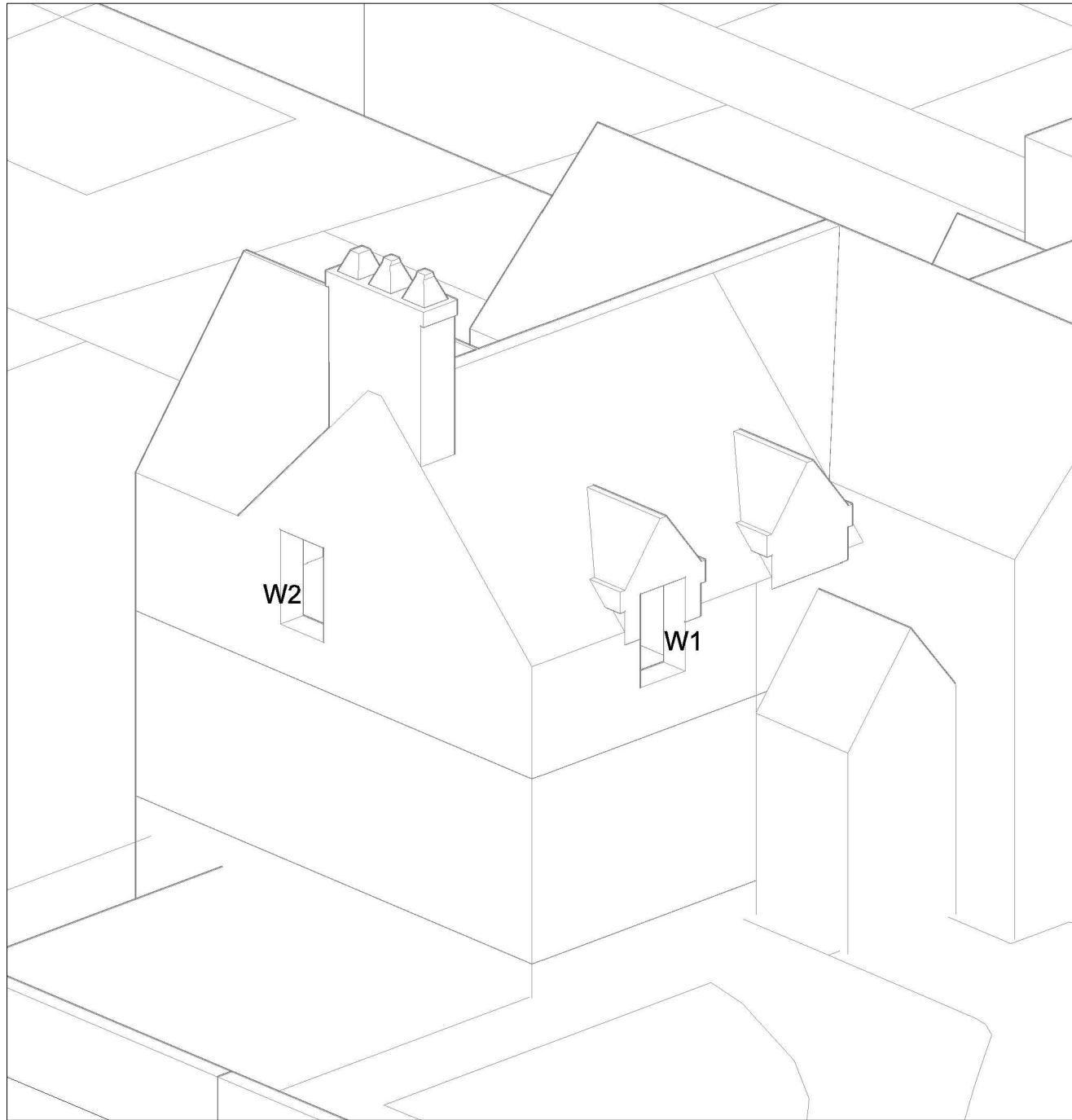
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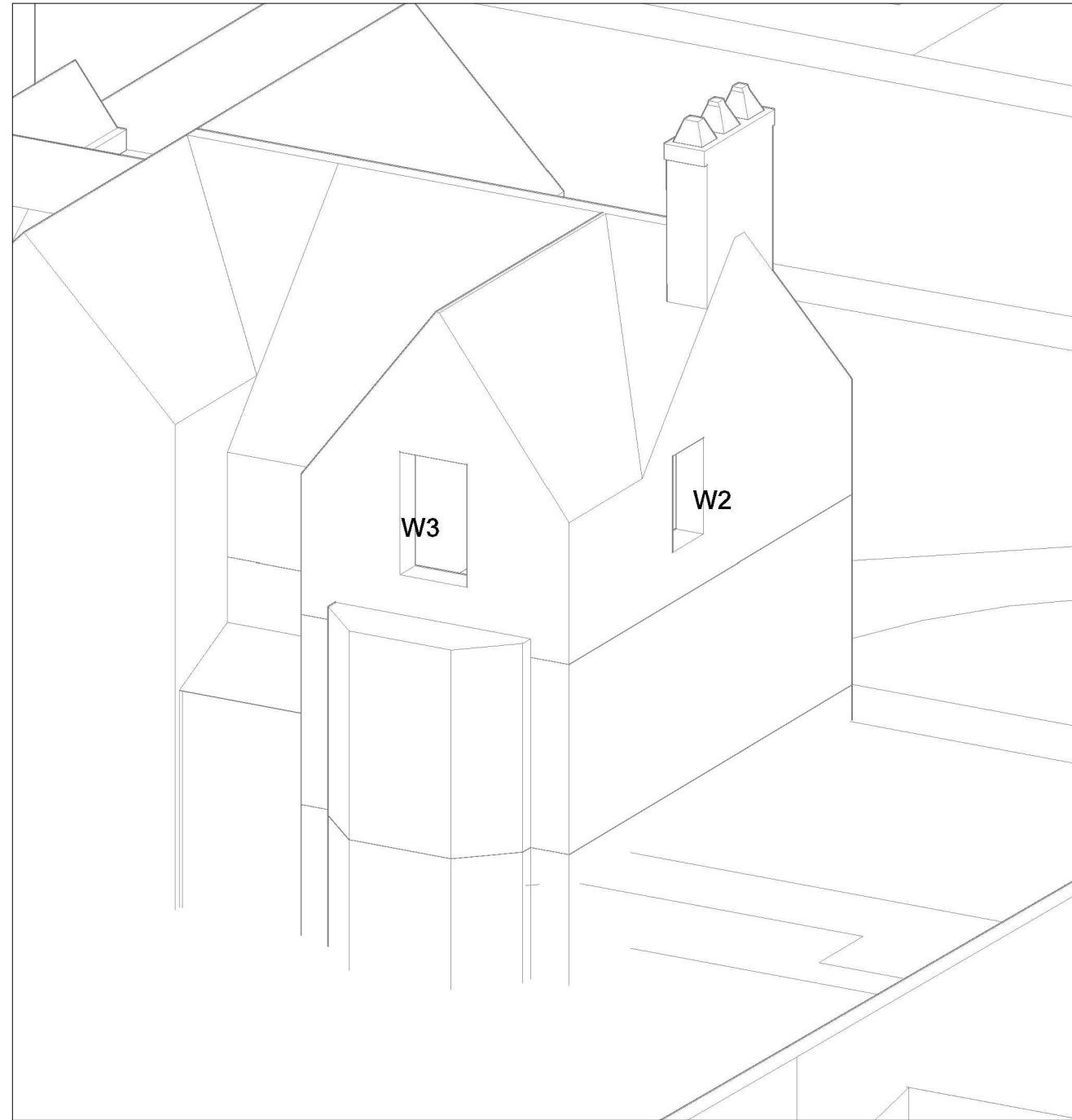
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12B Westgate



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TITLE
Window Referencing Diagrams
12B Westgate

CLIENT
Andrew Megginson Architecture

PROJECT
12 Westgate,
North Berwick,
EH39 4AF

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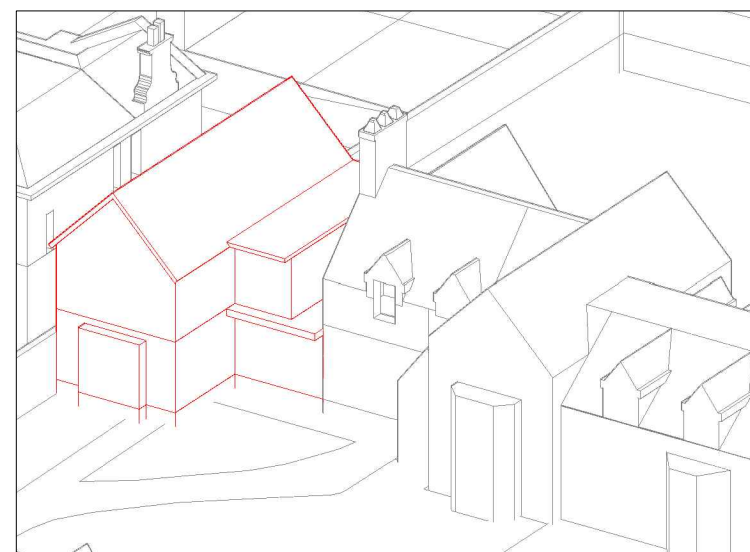
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3D Context View - North East



3D Context View - South East

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Appendix D
Daylight Study



Vertical Sky Component (VSC) Analysis - Existing Buildings

Floor Ref.	Window Ref.	Existing VSC	Proposed VSC	Times Former Value	BRE Compliant
Blenheim House					
Ground	W1	27.66	28.00	1.01	Yes
Ground	W2	35.34	35.02	0.99	Yes
Ground	W3	39.31	39.31	1.00	Yes
Ground	W4	26.66	26.66	1.00	Yes
First	W1	33.88	33.82	1.00	Yes
First	W2	34.61	18.24	0.53	No
First	W3	33.20	19.84	0.60	No
First	W4	33.23	20.23	0.61	No
First	W5	37.14	36.75	0.99	Yes
First	W6	39.62	39.62	1.00	Yes
First	W7	36.55	36.55	1.00	Yes
12B Westgate					
First	W1	36.00	35.24	0.98	Yes
First	W2	35.14	19.45	0.55	No
First	W3	39.61	39.61	1.00	Yes

Average Daylight Factor (ADF) Analysis - Existing Buildings

Floor Ref.	Room Ref.	Room Use	Window Ref	Existing ADF	Proposed ADF	Times Former Value	Meets BRE Criteria
Blenheim House							
Ground	R1	Study	W1-U	1.47	1.49	1.01	
Total				1.47	1.49	1.01	YES
Ground	R2	Living Room	W2-L	0.01	0.01	1.00	
Ground	R2	Living Room	W2-U	0.56	0.56	1.00	
Ground	R2	Living Room	W3-L	0.03	0.03	1.00	
Ground	R2	Living Room	W3-U	1.16	1.16	1.00	
Ground	R2	Living Room	W4-L	0.01	0.01	1.00	
Ground	R2	Living Room	W4-U	0.46	0.46	1.00	
Total				2.23	2.23	1.00	YES
First	R1	Bedroom	W1-L	0.00	0.00	0.93	
First	R1	Bedroom	W1-U	0.84	0.84	0.93	
First	R1	Bedroom	W2-L	0.02	0.01	0.93	
First	R1	Bedroom	W2-U	0.16	0.10	0.93	
Total				1.02	0.95	0.93	YES
First	R2	Living Room	W3-L	0.00	0.00	0.92	
First	R2	Living Room	W3-U	0.24	0.16	0.92	
First	R2	Living Room	W4-L	0.00	0.00	0.92	
First	R2	Living Room	W4-U	0.38	0.26	0.92	
First	R2	Living Room	W5-L	0.01	0.01	0.92	
First	R2	Living Room	W5-U	0.48	0.48	0.92	
First	R2	Living Room	W6-L	0.02	0.02	0.92	
First	R2	Living Room	W6-U	0.95	0.95	0.92	
First	R2	Living Room	W7-L	0.01	0.01	0.92	
First	R2	Living Room	W7-U	0.47	0.47	0.92	
Total				2.56	2.36	0.92	YES
12B Westgate							
First	R1	Bedroom	W1	1.02	1.02	0.99	
Total				1.02	1.02	1.00	YES
First	R2	Bedroom	W2	0.89	0.62	0.89	
First	R2	Bedroom	W3	1.59	1.59	0.89	
Total				2.48	2.21	0.89	YES

Appendix E
Sunlight Study



Annual Probable Sunlight Hours (APSH) Analysis - Existing Buildings

Floor Ref.	Window Ref.	Existing Winter % Annual %		Proposed Winter % Annual %		Winter Times Former Value	Annual Times Former Value	BRE Compliant
Blenheim House								
First	W1	31	81	31	81	1.00	1.00	YES
12B Westgate								
First	W1	28	82	26	78	0.93	0.95	YES
First	W2	14	45	8	26	0.57	0.58	YES

New Home at 12 Westgate, North Berwick
DESIGN AND ACCESS STATEMENT

ANDREWMEGGINSONARCHITECTURE



Prepared by ANDREW MEGGINSON ARCHITECTURE
On Behalf of Mr & Mrs N Sharp
September 2019
Revision A



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Aerial Photographs

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Historical Development & Planning History

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Extent
Aspect
Topography
Visual assessment

Proposed Design and Access

Main design statement
Landscape
Coherent Design
Density
Access

Proposal Evaluation Against Planning Policy

Contact Details

New Home at 12 Westgate, North Berwick

DESIGN AND ACCESS STATEMENT



INTRODUCTION

This Design Statement has been prepared in support of an application for Full Planning Permission for the removal of an existing single storey bank hall and the erection of a new two storey home adjoining a residential B-listed villa. The application is lodged by Andrew Megginson Architecture on behalf of Mr & Mrs Nigel and Pat Sharp.

This document will clarify the concept, strategy and primary design parameters for the proposals, taking into consideration the relevant supporting design guidance prepared by the Council.

Site Location

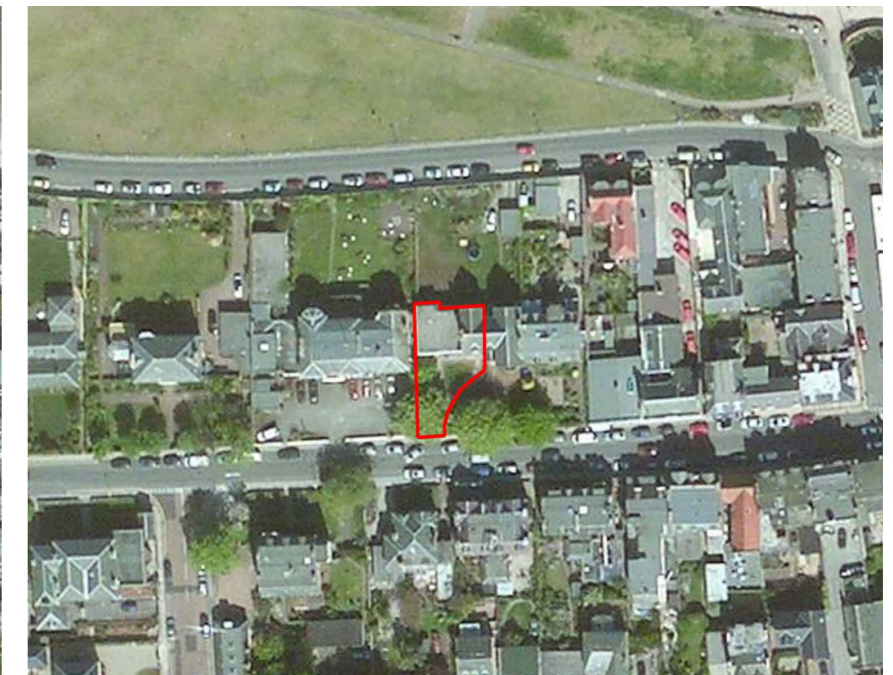
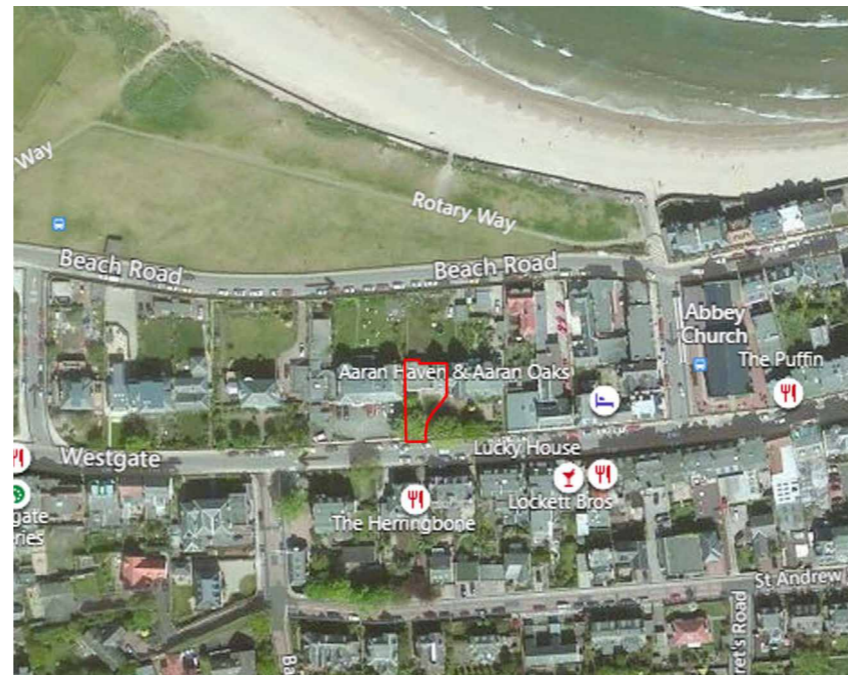
The site is located approximately 25 miles to the East of Edinburgh in the coastal town of North Berwick at 12 Westgate. It has excellent access to nearby local facilities and amenities being within the North Berwick town centre.

The site is approximately 335 square meters and is very well served by a range of travel modes. A network of footways link the site to nearby bus stops, the train station, local services/shops and the surrounding neighbourhoods. The site faces onto Westgate, which is a continuance of the High Street, with good links to the local and strategic road networks also.

The surrounding area consists of a mix of uses from residential to commercial which are spread out along the street. The context in which the building sits within is made up of a mix of gables, bay windows, dormers and the like in which the buildings are of a general masonry nature. The immediate context in which the property sits is of a traditional order with larger glazed elements to the ground floor and lesser glazing above. The property also faces onto Beach Road and the sea beyond. The elevations which face the sea are more varied from this side in terms of order and the amount of glazing with several more contemporary add-ons to the properties, namely that of Blenheim House Hotel.

Aerial Photographs

The images opposite show the site location and boundaries between the adjacent properties and the site.





PLANNING OVERVIEW

Local Plan Analysis

Two pre-planning meetings were held with East Lothian Council. The principal points and policy raised is listed below;

Policies TC1 (Town Centre First Principle), TC2 (Town and Local Centres), CH1 (Listed Buildings), CH2 (Development Affecting Conservation Areas), DP2 (Design), DP5 (Extensions and Alterations to Existing Buildings) DP7 (Infill, Backland and Garden Ground Development) and T2 (General Transport Impact).

-It was discussed that policy TC2 of the adopted East Lothian Local Development Plan 2018 is particularly relevant to the property. Policy TC2 states, amongst other things, that:

“Within a town or local centre, uses that will be acceptable in principle include retailing, business and office use, restaurants, leisure and entertainment, and the principle of a change of use from one of these uses to another will be supported.

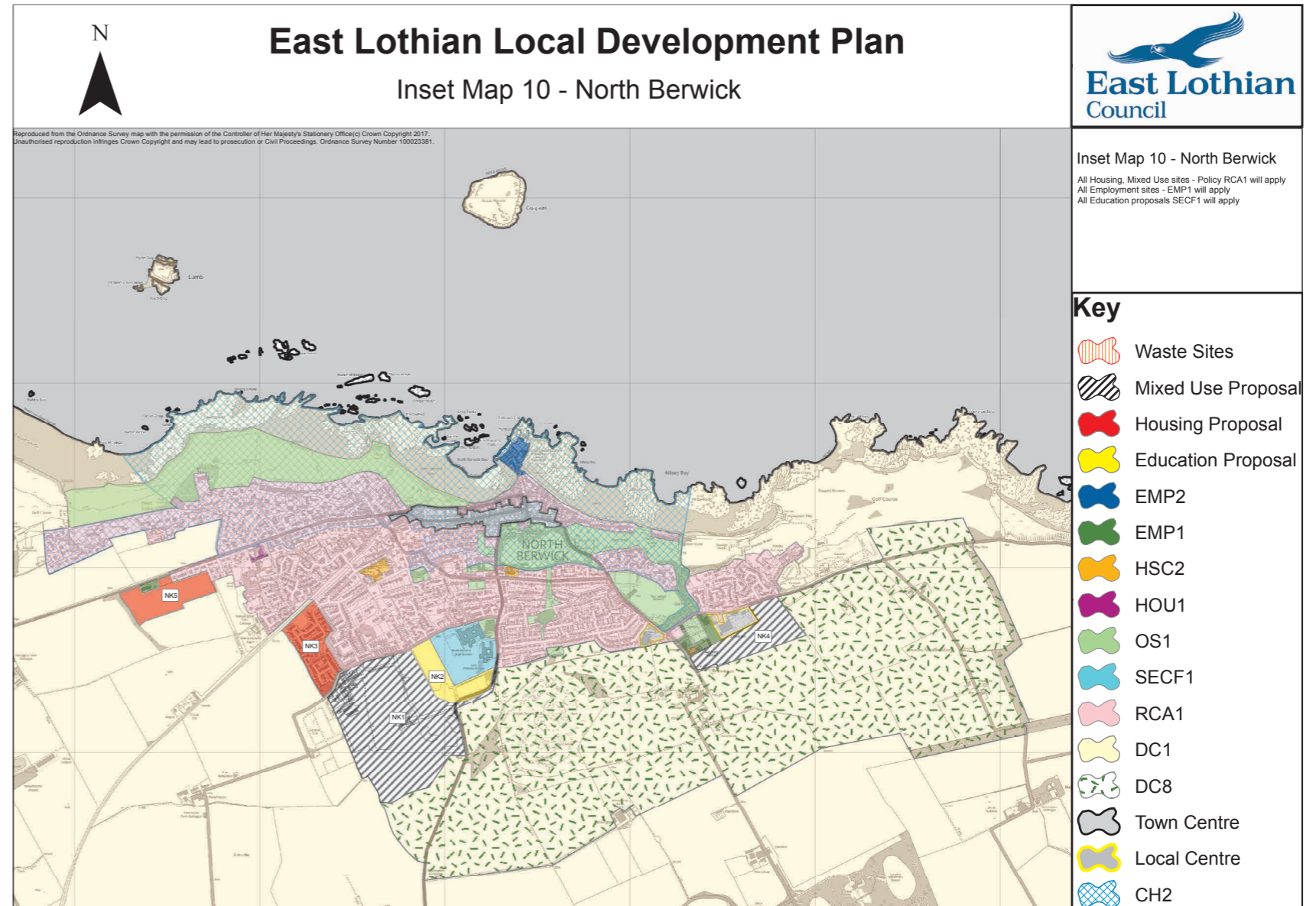
Residential use may also be acceptable, particularly in a backland or above ground floor location. However, changes of use from a ground floor town or local centre use to residential use will only be permitted where there is evidence that the premises is no longer viable as a town or local centre use.

New buildings within a town or local centre will be expected to reflect the prevailing vertical mix of land uses in the area by providing town or local centre uses at the ground floor where appropriate in their context.”

-Policy DP7 (Infill and Backland and Garden Ground Development) states, amongst other things, that with regards to infill development “The site can accommodate the entire development, including an appropriate amount of open space, satisfactory vehicle and pedestrian access, car parking and where necessary vehicle turning space; and the occupants of existing neighbouring development experience no significant loss of privacy and amenity and occupants of any new development must also enjoy privacy and amenity.”

Issues regarding the proposal of a rear first floor terrace and adequate daylighting to the windows of the West elevation of the former Blenheim House Hotel were raised in this regard.

-The Council’s Road Services gave informal pre-application comments on the proposals stating that the existing access to the site was simply for pedestrians and that there was on street parking immediately in front of this. Any proposals for off street parking were discussed to require a widening of the existing access along with the loss of on street parking spaces to maintain free access.





PLANNING OVERVIEW

Historic Development & Planning History

Built in the 19th century as what would have been a home initially, forming part of a residential development of large villas to the North of Westgate and at the edge of the original town centre, the house has since been extended both to the East and West. Most recently being used as a bank building, where the original house was split into different uses, it was recently closed and marketed for sale.

The Property is B listed and is within the North Berwick Conservation Area- The Historic and Environment Scotland designation description states:

Probably bank managers house in Tudor style. House to W circa 1840 in L-plan, with rectangular adjoining block to E, of later 19th century. Single storey with attic breaking eaves and basement at rear. Stugged ashlar with plain dressings. Squared rubble rear. Consistent details to chamfered window arrises. Gabled eaves and skewputts variety of glazing patterns, small-pane and plate glass, to sash and case windows. Slate roofs.

NO 10: S ELEVATION: 4-bay. 2 dormers breaking eaves at centre. 3-light canted windows at ground, off-centre to right; 4-centred doorway and fanlight to left; panelled door. Ground floor window in outer right bay.

N ELEVATION: irregular openings and alterations. Mansarded roof.

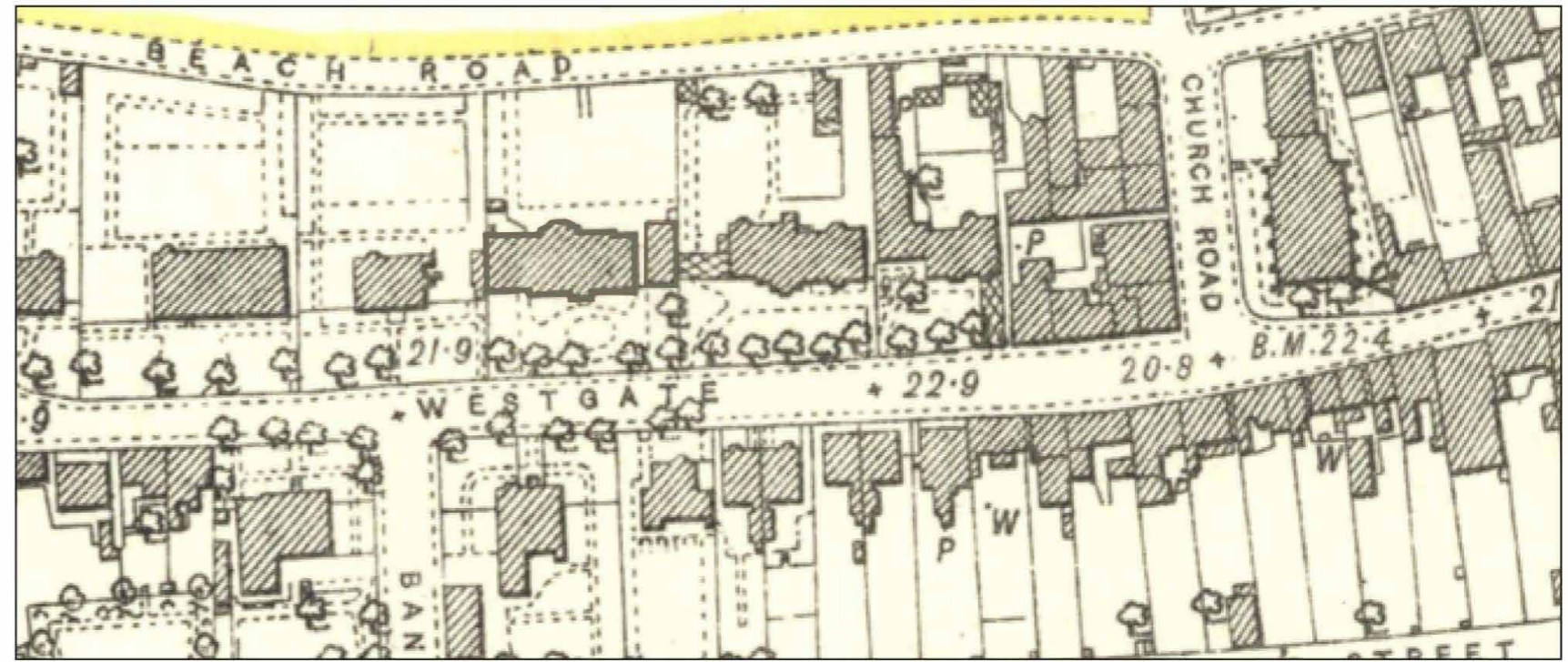
NO 12: S ELEVATION: 2 recessed bays to left with advanced, gabled porch in re-entrant angle, 4-centred arched head and fanlight over panelled door. Remaining pedestal of former finial. Plain shield panel over door. Tripartite in outer bay, altered to doorway 1983. 2 gabled dormers breaking eaves; obelisk finial to left dormer-head. Advanced gable with canted 3-light bay at ground and pierced Jacobean balustrade. Single light above. Blind slit in gable head. Flat roofed single storey extension to W, 1983, absorbing section of former boundary wall at N.

N ELEVATION: gabled outer bays. Canted bay to basement and ground floor in outer right bay with decorative wrought-iron balustrade.

3 linked diamond stacks at W gable.

BOUNDARY WALLS: low parapet wall by street and dividing gardens. Rubble boundary walls to N, E and W.

By studying the East Lothian Council planning it can be seen there have been no notable planning applications since 1st January 2000. All planning applications seem to be purely functional to the bank building consisting of the installation of signage, lighting and the like.



Historic map of Westgate circa 1894



View of the property from Westgate at the site's access point



TOWNSCAPE AND URBAN DESIGN ANALYSIS

Contextual Analysis

North Berwick- Conservation Area Character Statement

“The town expanded to the east and west in the 19th century following its popularity as a seaside resort and its new rail connection. Many buildings are orientated to obtain views of the sea. The West Links Golf Course and the beach are attractive, open spaces that provide an important setting for the town. The western expansion comprises architect designed Victorian, Edwardian and Georgian housing in a variety of styles set within large private grounds. Architectural detailing includes turrets, crow stepped gables, ornate barge boards, and the predominant building materials are local sandstones and natural slate. Many large mature trees provide greenery throughout and partially hide buildings from the street elevations. These are important to the visual amenity of the area. To the south of High Street and Westgate largely unaltered semi-detached Victorian/Edwardian town houses are finished in dressed stone and natural slate. Marmion Road buildings exhibit distinctive barge boarded gables.

The main building materials throughout the Conservation Area are sandstone and natural slate, with some use of clay pantiles on older or simpler buildings. Very occasional harling is used, but this is not a traditional finish through most of the Conservation Area. Many buildings in the centre are painted and, provided colours are well chosen to harmonise with the whole of the building to be painted and with adjacent buildings, this practice should continue.

Housing subsequently developed in the grounds of larger houses is also included, primarily because of the landscape setting provided to the area by the mature trees, stone walls and other original features. Stone boundary walls, often with ornate gate piers, and substantial beech hedges predominate and provide a unity to the appearance of the area. A further landscape feature is the many mature trees which add to the greenery of the wider area. These are highly visible on the 36 western approach into North Berwick and provide a natural soft setting for the built up area. The form of the housing combined with the boundary treatment of parts of the area and the presence of mature trees provides the special character of the extended area.”



View looking East to where the High Street begins showing the building line right up to the edge of the footpath, high density and building typologies easily understood as commercial, with timber being introduced and large amounts of glazing.



View looking West with the application site to the right. Here a clear definition can be seen where the more open and stepped back residential properties begin. There is also more greenery/vegetation to the street at the boundaries of these properties.



View looking East from the junction at Bank Street with the application site to the left. Again the clear definition from the residential area to the town centre can be seen here along with extensions to residential properties at ground floor level. To the right the extension is built right up to the street to reflect the pattern of the town centre. The add on of the bank building is also distinguishable although set back within the site.



TOWNSCAPE AND URBAN DESIGN ANALYSIS

The site on Westgate is surrounded by a predominantly residential area on the West and South sides, with local shops, cafes and the like of the town centre to the East. Westgate serves as a continuation road from the High Street of the town centre. There is a small commercial area to the far West of Westgate.

Spatial Pattern and Townscape Analysis

Buildings of varying architectural styles and materials are located in the immediate proximity with plots tending to be of a varied size, ranging from 1 to 3 storeys. The building line to the street also varies with the town centre properties being built to the street and the residential properties (original and as altered) set back within their site. In the commercial area to the West and to the property immediately South of the site, there are some examples of where former originally residential properties have been extended out to the street line which now contain commercial uses at ground floor level.

Activities and Uses

The area is made up of a mixture of uses ranging from residential to commercial. There is however a clear definition point between where the terraced and more compact town centre ends to become more spaced out reflecting the residential buildings. There is a clear lack of commercial property to this area with commercial property generally being either change of uses of former residential villas (in the case of the other bank building) or add-ons to existing former residential properties that were built there historically. As per the contextual analysis section generally commercial properties are easily distinguishable from residential, their general typology consists of distinguishable painted (and mostly shop front like) frontages, some built from timber, and using a large amount of glazing to the street.

- Residential ●
- Cafe/ Restaurant ●
- Retail ●
- Religion ●
- General Commercial ●

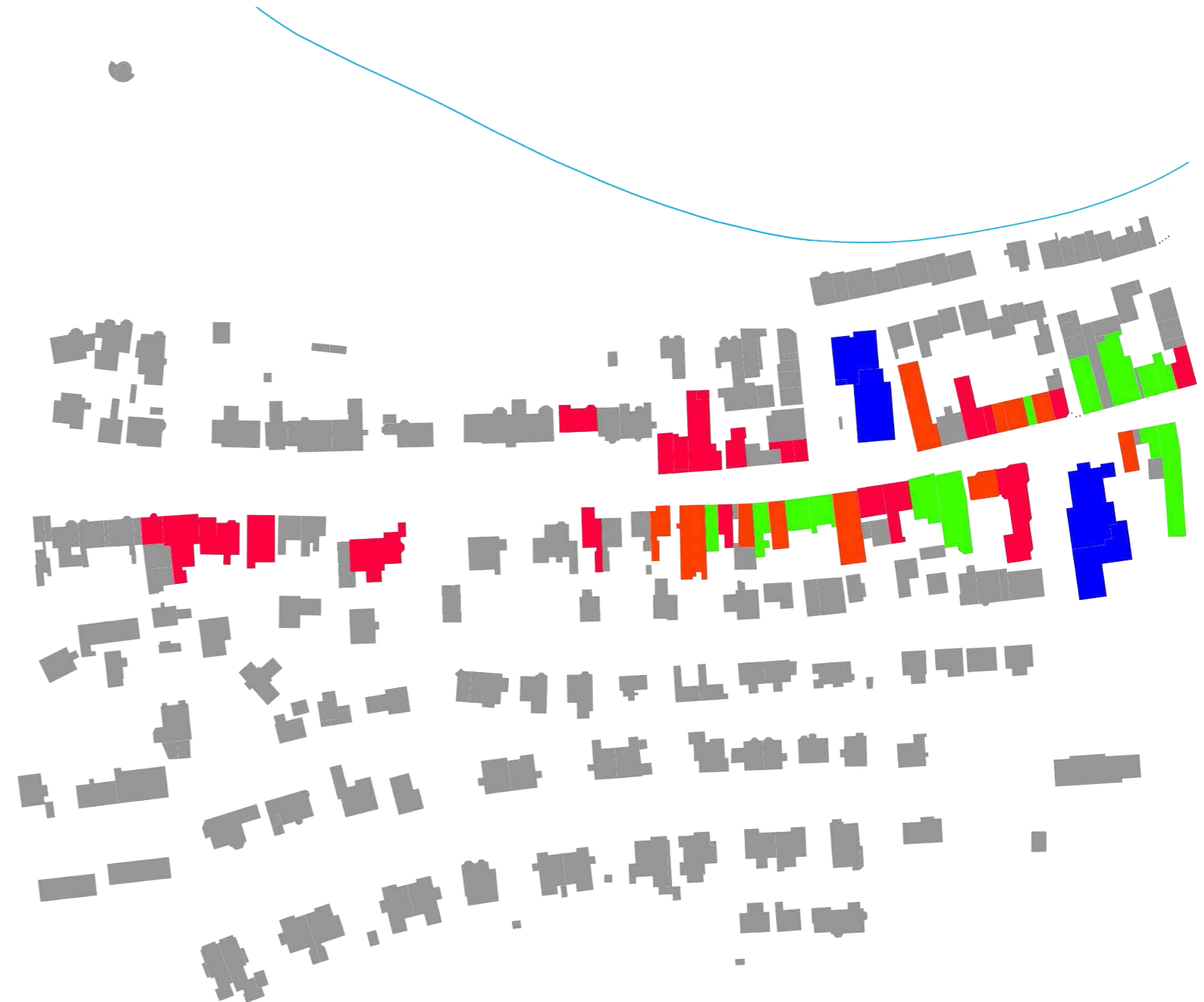


Figure ground diagram showing urban pattern and varying uses along the High Street and Westgate

New Home at 12 Westgate, North Berwick

DESIGN AND ACCESS STATEMENT



Extent

The site sits in a prominent position in North Berwick town centre and forms part of a row of residential Victorian villas, most of which have been altered and subdivided over the years, and set back from Westgate to the South, enclosed by walled gardens to the North.

Surrounding uses are a mix of residential and commercial.

Aspect

The site offers a length of approximately 15m of South facing street frontage along Westgate. To the North the site affords excellent views towards the putting green and the North Sea. As an infill development other buildings are located to either side of the site.

The prevailing wind comes from the South West.

Topography

To the South of the site the ground level is fairly level however from the rear of the site there is a slope towards the sea.

Visual Assessment

At present the site comprises a flat roofed single storey banking hall adjoining a B-listed Victorian house located within a generous amount of grounds which would have originally formed part of a row of large residential villas. The bank hall at present does not have any architectural value and seems to simply be a functional add on to the original residential villa which has also itself been subdivided to accommodate the bank operations.

Mature planting of varying quality and density can be found on the Southern boundary to the street.

Conservation Area Character- "Glimpses of the sea between buildings are part of the seaside town's character, as are the views of the harbour promontory from North Berwick Bay, where the harbour buildings and sky are reflected in the sea. Views across the Conservation Area from the East Links and higher ground to the south are also distinctive, showing the old town nestled around Milsey Bay in its setting of sea and farmland. Views from the centre to North Berwick Law are also important."



OS plan overlaid onto a satellite image



Photos of other properties in the town with decorative eaves to gables which informs the clerestory windows to the proposed scheme

New Home at 12 Westgate, North Berwick

DESIGN AND ACCESS STATEMENT



PROPOSED DESIGN

The proposal will make the most efficient use of a previously developed infill site which benefits from its accessible and sustainable location. Development would be respectful of the character and amenity of the residential area. The traditional form, features and elements are important to the existing streetscape and form an underlying design strategy.

The proposals seek to interpret these features in a contemporary manner that gives cognisance to the existing Victorian building that it joins on to. With the main element built out of high quality stone the proposal will fit in very well within the context. The front façade is pierced by openings that are informed by the Victorian property in which a contemporary bay window is formed to the ground floor office with a single window above to the bedroom.

The roof to the main element, which will be in keeping with the existing slate roofs, is designed to sit above the sandstone façade to form a clerestory like window which adds interest from the exterior but also forms a beautiful feature into the double height bedroom and lounge at first floor level. This clerestory window is a contemporary interpretation of the decorative eaves seen on gables elsewhere in the town namely the property across the road from the site and properties on Dirleton Avenue. Roof lights will also provide certain spaces with brightness. The roof also allows the main stone element of the proposal to seamlessly tie in with the adjoining element between the new main house and existing Victorian property.

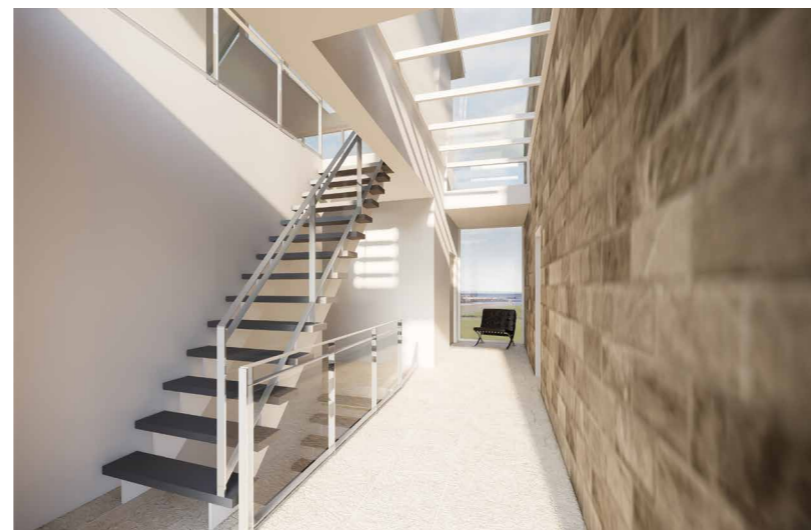
Joining the main element and the Victorian property is the largely glazed atrium space. With the access, again informed by the proportions of the former access to the property, fully glazed, views into the house to the glazed stair and right through to the sea will form a dramatic and grand entrance. It will also allow a glimpse through to the sea from the street which is an element in line with the rest of the conservation area. The wall to which the stairs will be located upon will keep the existing stone wall uncovered where the external and internal will be blurred.

To the rear more glazing is added to take in the stunning seafront views. Although there is a lot of glazing, it still takes cognisance of the amount and proportions of the adjacent properties. The ground floor bedroom is provided with a nice dimension through the contemporary oriel window, acting as a window seat where one can read or contemplate with the sea views. To the first floor a terrace is formed which is accessed from the living space.

The applicant whom lives locally, in a dwelling containing stairs up to the front door and within the house, is looking to build the house as a final place to live suitable to their needs. Nigel, has Parkinson's disease meaning that the new home will need to be designed to accommodate specific requirements in this regard. The floor plan is designed to be accessible at all levels with the provision of a lift and wide hall and doorways.

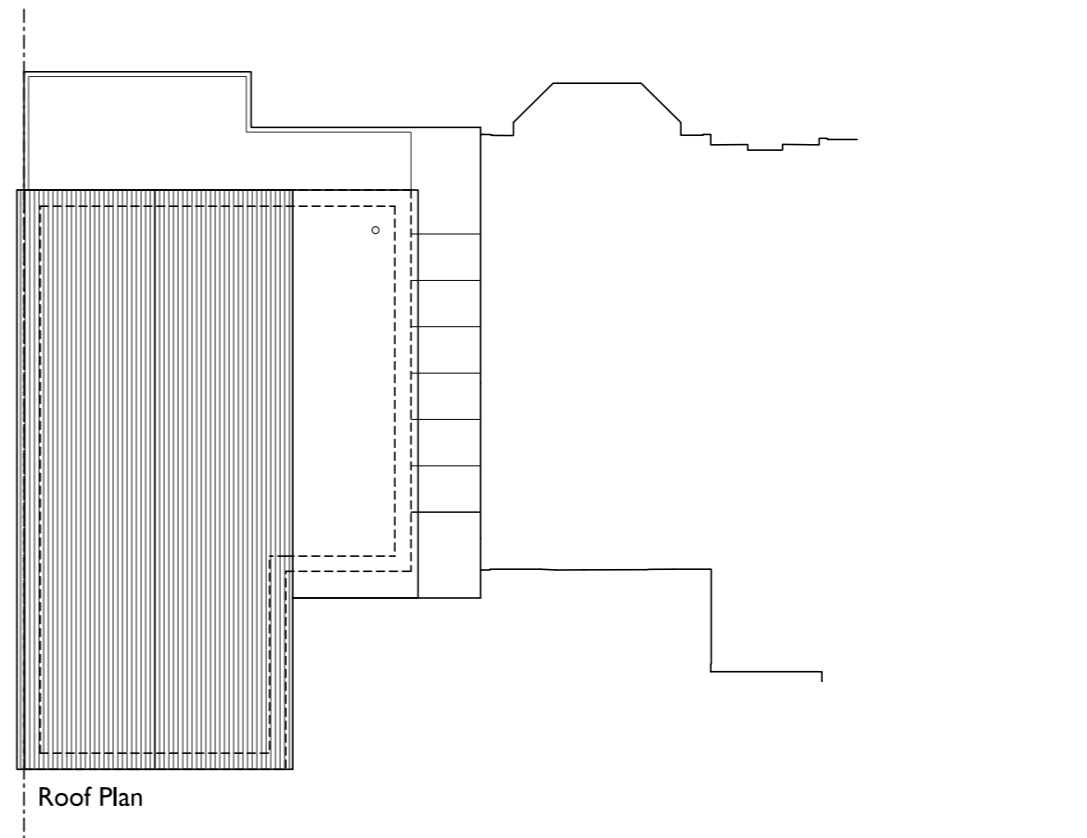
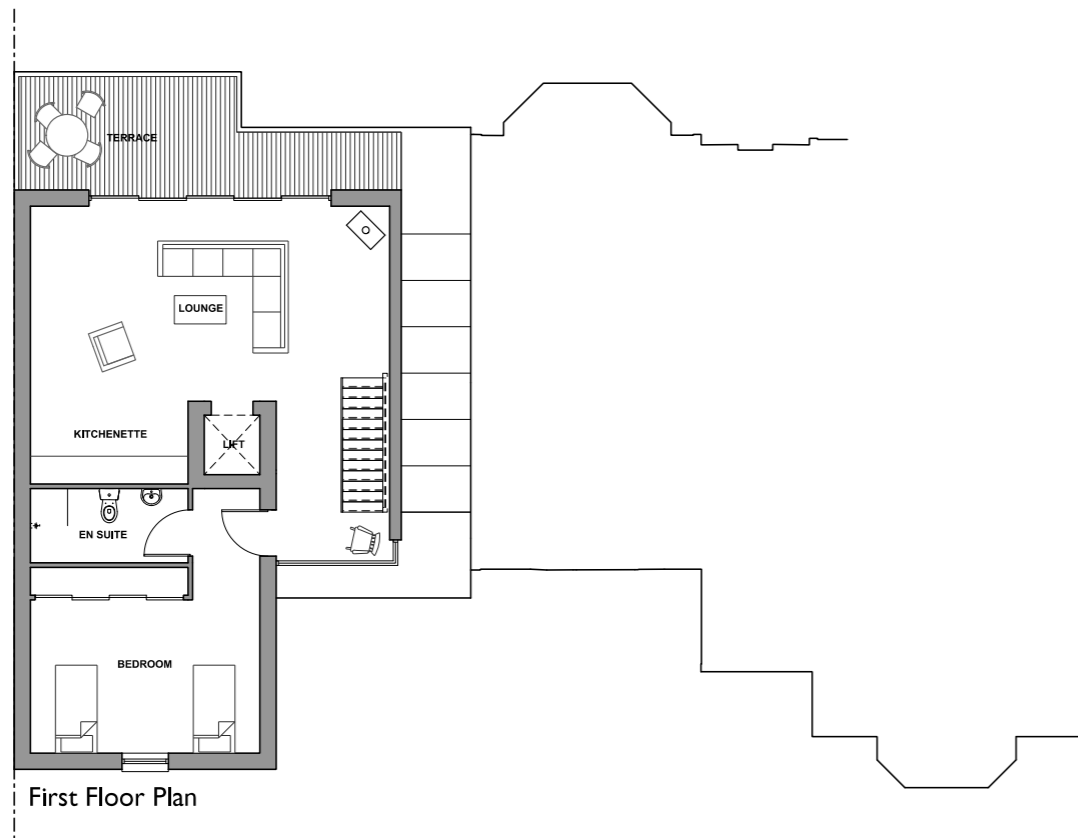
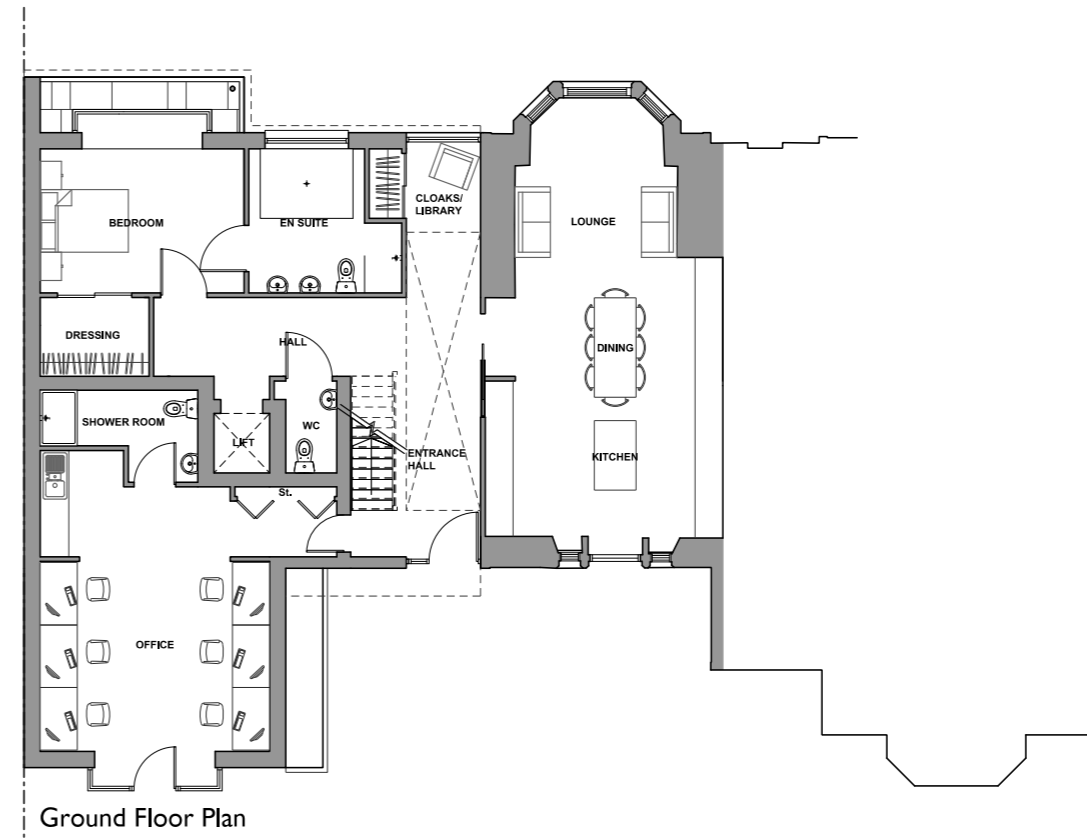
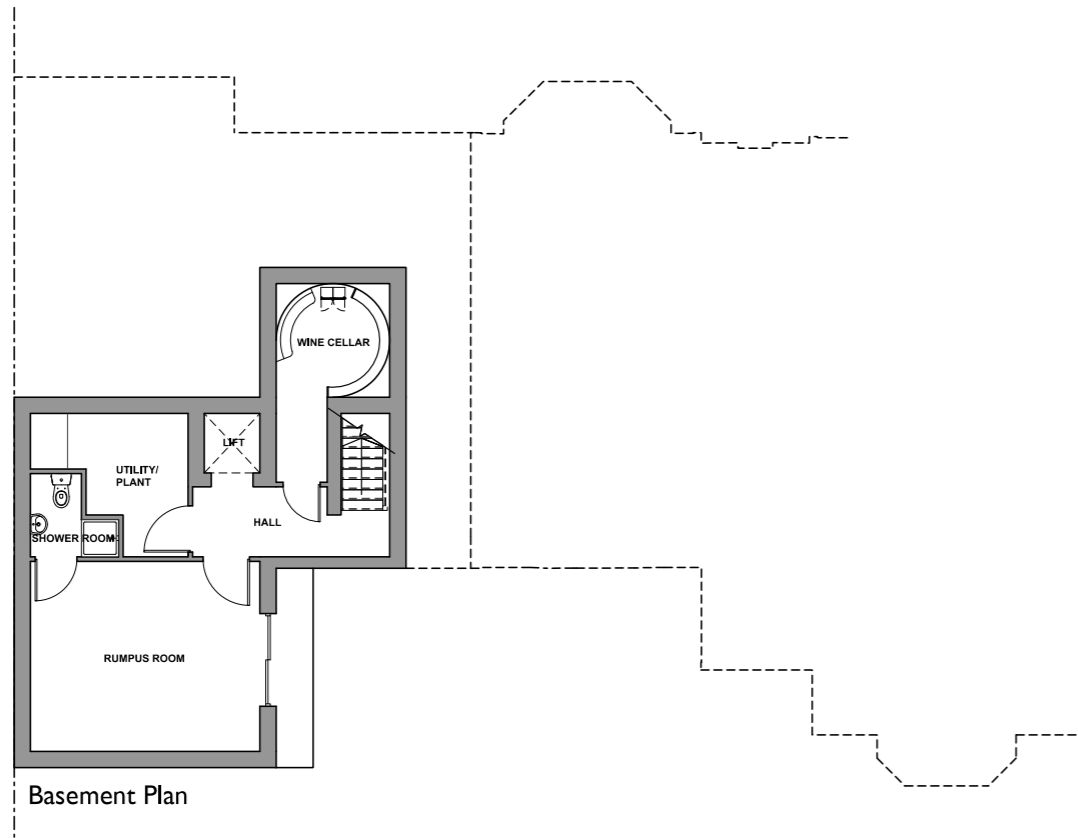
Height, light and bright is what is achieved in this scheme along with an element of "wow" everywhere one looks creating a home that will be a delight to live in whilst respecting its environs and context in which it lies.

Along with the house an office space is provided to the ground floor facing Westgate. This is to retain a commercial use within the site in line with Council policy. The protrusion of this part of the proposals to the street is informed by that of the protruding gable of the existing listed building.





PROPOSED DESIGN





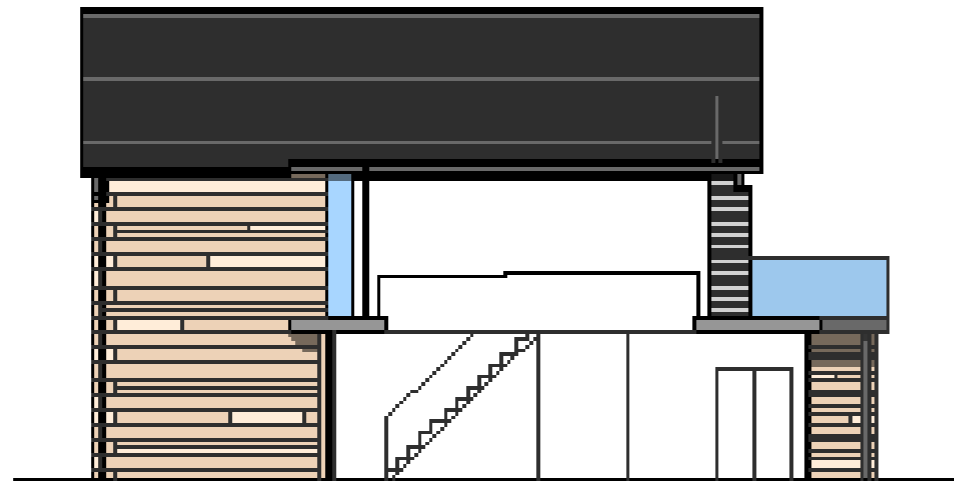
PROPOSED DESIGN



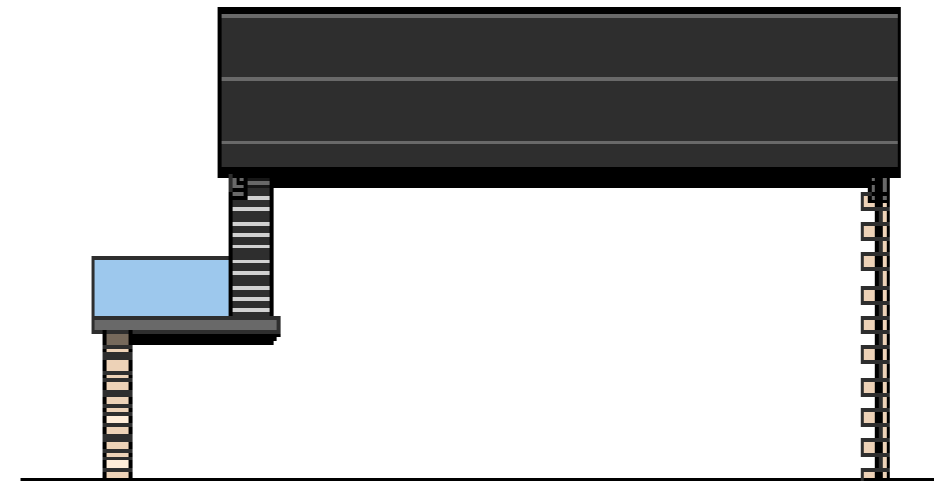
Front Elevation (South)



Rear Elevation (North)



Side Elevation Through Entrance Hall (East)



Side Elevation (West)





PROPOSED DESIGN

Landscape

The site benefits from varied boundary landscaping, defining the site and subtly screening the interior from the street and neighbouring properties. At present the site is a mixture of planting, slabs, gravel and grass. Hard and soft landscaping is proposed to provide amenity space for residents and office users alike, with provision for 1 car parking space for the house on the site. The proposed landscaping to the site will be of a high quality to form a beautiful setting in front of the listed building and the proposals.

Coherent Design

A simple palette of quality materials, detailing and openings promote a sense of unity across the scheme. The coherent design also helps the development sit comfortably in the surrounding area with attention paid to massing and features from all principal adjacent buildings.

To the front, stone is largely used to tie in with the streetscape. To the rear timber effect fibre cement panels are used to allow the building to take on a more playful look with its beach facing outlook, taking cognisance of beach huts and surrounding materiality of adjacent properties.

The building line of the proposals is also in line with the existing Victorian villa to which it adjoins to.

Density

We aim to keep the density of the building at two storey so as to be in keeping with the local surroundings whilst achieving approximately the same amount of built form to open/ landscaped space to the front as existing.

Access

Ease of access is particularly important to the new home for Nigel. It is proposed that the existing access way will be made adequate to accommodate a vehicle coming into the site so that access to the house thereafter is as easy as possible. The existing pedestrian access will be increased to 3m wide with new gates designed in line with the original gates to the property being proposed and installed. The office space will retain pedestrian access to it.

The site will also accommodate a turntable to allow a car coming into the site to be turned around to access Westgate in a forward gear.

Storage areas are provided to the front Western boundary to contain bins, cycles and some general storage. These will be designed in line with East Lothian Council's requirements for the house and office space.





PROPOSAL EVALUATION AGAINST PLANNING POLICY

Policy TC2 (Town and Local Centres)

This section discusses the main planning policy specifically raised in the pre-application meetings and examines them against the proposals. We believe that we have justified the design against all other policies raised but not specifically commented upon by the planning officer in these said meetings.

As is shown in this document the property forms part of a series of villas that were built to be residential originally. It can be seen from the figure ground diagram on page 7, that there is a clear definition point between where the terraced and more compact town centre built to the street ends to become more sparsely out reflecting the residential buildings. There is a clear lack of commercial property to this area, with commercial property generally being either change of uses of former residential villas (in the case of the other bank building) or add-ons to existing former residential properties that were built there historically, before there is a small collection of commercial properties at the Western end of Westgate.

“New buildings within a town or local centre will be expected to reflect the prevailing vertical mix of land uses in the area by providing town or local centre uses at the ground floor where appropriate in their context.” As per the above last paragraph of the policy (fully stated on page 4), the new building could reflect the prevailing mix of land uses in this specific area of the town centre if it were purely residential, as the ground floor and rest of the building can be seen in residential use elsewhere in this part of the town centre. As per the streetscape elevations and context images one can also see clearly what is commercial, with the large glazed areas, fascias, etc. to their shopfronts, against what is understood as residential. Policy also states “Residential use may also be acceptable, particularly in a backland or above ground floor location.” In this case the proposals are to a large extent located behind and above the newly proposed commercial space.

With the above in mind we feel that there is enough justification for the property to be wholly residential. However the proposals do accommodate a small office to the front ground floor area of the scheme. It was raised that although the proposals are making provision for commercial use to the ground floor level, that the office was considered a loss of commercial space due to its size. The planning policy does not however state anything to do with the actual size of commercial property required to be retained. The bank, as existing, is a public commercial building and requires a large amount of space so although there seems to be loss in space this is due to the specific use of the building requiring open space for the public, where there would have probably been only say approximately 5-6 staff members anyway, the same number of which can be accommodated in the proposed office.

We believe the above justifies the proposals against policy TC2.

Policies DP2 (Design), DP5 (Extensions and Alterations to Existing Buildings) and DP7 (Infill, Backland and Garden Ground Development)

Overlooking issues, privacy and daylighting issues were raised during the pre-application meetings.

The full rear garden currently forms part of 12B Westgate’s curtilage. The evolution of how the full garden came under this ownership over time should be taken into consideration. As can be seen in the title plan the bank sold off the upper floor (demarked as the pink area) but retained an option over the garden area shown in yellow to the rear. This was personal to the original purchaser only and the ‘house’ has subsequently been sold on therefore this option no longer applies. As can be seen there was a time where the garden curtilage directly behind the bank building could have been purchased which would have been uniform with the way other curtilages are laid out in the area.

As with town centre locations there is always going to be overlooking issues to varying degrees. At present there are windows to the rear of the bank that overlook as existing. The Blenheim and 10 Westgate to the East also overlook the rear garden space of 12B. The proposals have windows to the rear along with a terrace at first floor level. The Blenheim has windows to a living space that are angled in a way that they directly overlook the garden of 12B. There is also a terrace to the rear of the Blenheim that will overlook the same as the Eastern and Western boundary walls of the garden at 12B are low and follow the downward sloping topography to the sea. An extension to 10 Westgate, which protrudes forward of the rear elevation of 12B, has large glazed doors out to a terrace area which again is directly overlooking.

Large amounts of glazing along with terraces to the rear of the properties at Westgate form part of the architectural character to Beach Road. If it were expected that a little amount of windows were to be proposed to the rear elevation this would be against the character of the area. As discussed the proposals are to an infill site in the town centre. At present there is already overlooking of the rear garden of 12B from the existing bank building, the Blenheim and 10 Westgate. With this existing situation in mind the proposals will not have any significant loss of privacy or amenity.

Please refer to the daylighting report in regard to the daylighting issues raised by the planner, the report concludes that there will be no unacceptable loss of daylight to all neighbouring properties. Sunlight amenity to neighbouring gardens was also discussed with Hollis Global with the outcome being that there will be no sunlighting issues either to which a report proving this can be produced if required.

Policy T2 (General Transport Impact)

East Lothian Council have raised that the access, for a car to the site, will require to be widened and that this will result in loss of on street parking. They have also raised that a car requires to access the road in a forward gear, the proposed turntable in the site allows this. The widening of access areas to properties has been seen elsewhere where loss of on street parking has been a result of this, the loss of on street parking will be minimal in regard to the proposals. It is also stated that the widening of the access and parking area to the front will be detrimental to the listed building. Again, the widening of the access has been approved elsewhere, we would look to have the gates replicated by a blacksmith to retain the existing style. The front of the listed building is predominantly hard landscaping as existing and it is proposed that high quality materiality will be used to enhance the setting in front of the listed building.

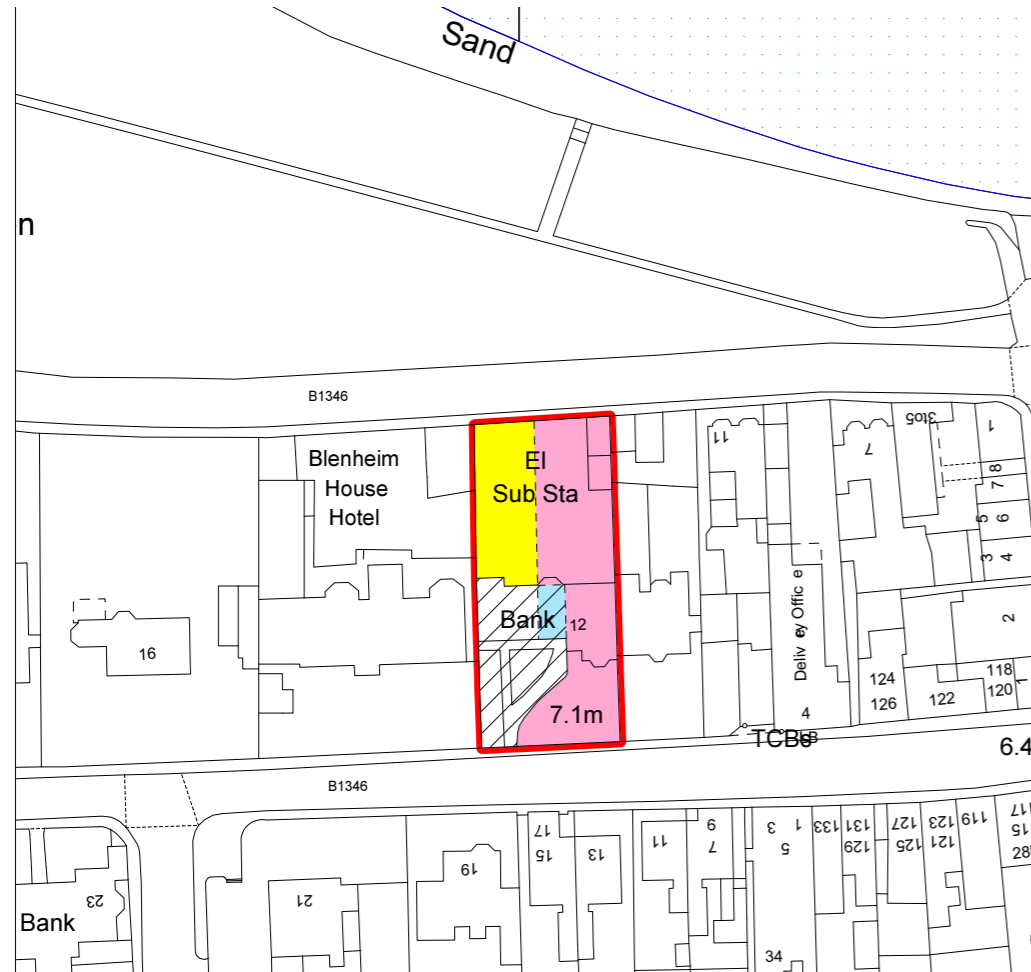
There are several car parks in the area that provide ample parking for the town centre, namely The Glebe and Kirk Ports Car Park. The town centre also has excellent access to the public transport network which should take priority over private transportation especially in town centres. In the North Berwick Town Centre Strategy 2018 document it states from a design charette that public view expressed support for “sustainable and active travel and safer streets that reduced the feeling of threat from moving vehicles and making the town centre more orientated towards people.” They also stated that “North Berwick High Street is busy with vehicles and there is opportunity to provide a new car park to increase capacity and reduce cars circulating the town centre searching for parking.” This was acknowledged by the council whom later in the same document discuss how this could be adhered to. Removing a minor area of parking in the town centre, although at a very modest level will help this and not be detrimental.

As discussed previously the house is to be largely designed for Nigel’s specific needs, whom will require suitable access to the site and house. The proposals will see a local resident move from an inadequate house in terms of accessibility in line with his disease housed in a much more suitable home.

New Home at 12 Westgate, North Berwick
DESIGN AND ACCESS STATEMENT



PROPOSAL EVALUATION AGAINST PLANNING POLICY



Former title plan



Photo of rear of site from Beach Road. The existing windows of the bank, bay windows, terraces and extensions of adjacent properties all overlook the rear curtilage of 12B Westgate



Photo of rear of properties along Beach Road as part of residential area. The extension and glazed balconies to the property to the right form new dwellings which overlook surrounding curtilages of other properties



Streetscape from Beach Road

New Home at 12 Westgate, North Berwick
DESIGN AND ACCESS STATEMENT
PROPOSAL EVALUATION AGAINST PLANNING POLICY



Image to the left shows the view from the flat at 14C Blenheim House directly overlooking the garden of 12B. The bay window seen to the left of this image is shown internally on the right where the angle to the right of the bay is closer to 12B, almost on the boundary, and will be even more overlooking meaning the proposals to 12 Westgate will be no worse than what is existing overall



Streetscape from Beach Road with large overlooking glazing to 10 Westgate, the terrace of the Blenheim and the bay window of the Blenheim which overlook the rear garden of 12B Westgate

New Home at 12 Westgate, North Berwick
DESIGN AND ACCESS STATEMENT

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