

LOCAL REVIEW BODY

19th November 2020

Application No: 20/00594/P

12 Westgate, North Berwick

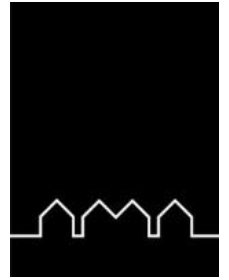
Applicant's Supporting Documentation

09 June 2020

Our Ref: 1141
Your Ref: 19/00472/P

Planning Department
East Lothian Council
John Muir House
Brewery Park
Haddington
EH41 3HA

ANDREWMEGGINSONARCHITECTURE



Dear Sir/Madam,

PROPOSED DWELLING AND COMMERCIAL SPACE TO 12 WESTGATE, NORTH BERWICK EH39 4AF

With reference to the above please find enclosed the relevant drawings and information in respect of this planning application.

This application follows previously refused applications 19/00472/P & 19/00493/LBC. We have addressed the reasons for refusal with regard to the following;

- An office was previously proposed to the front ground floor area of the proposals. The new proposals now include a pop-up shop/ showroom/ gallery/ yoga/ general commercial space for rent. It will allow individuals and companies to rent the space on a flexible and affordable basis. The pop-up space will be serviced by the applicant/ inhabitants of the residential part of the proposals. We believe this space will be an excellent addition to this part of the town centre which will increase footfall to the area. As is shown within the office viability assessment for the current building, the existing banking hall does not present itself as a realistic opportunity for commercial office investment.
- The new proposal has been significantly lowered in height and the form has been changed to take account of the adjacent former Blenheim Hotel modern extension along with the height of the secondary part of the original villa. The proposals take cognisance of neighbouring streetscape elements, while the forward building line has been pulled northwards. The proposed development is now subservient and complimentary to the existing buildings and streetscape as a whole.
- Overlooking and privacy issues have been fully mitigated with the newly proposed design.
- A daylight/ sunlight study has been prepared which confirms that the proposed development achieves full compliance with the BRE guide in respect of protecting daylight amenity and sunlight amenity to surrounding buildings.

We have also revised the site plan with the following design principles/ evidence in mind.

- At present the site is laid in majority (2/3) hard landscaping, whilst the other third is soft landscaping. The new proposals turn this around with c. 2/3 of the site now becoming soft landscaping and the other third hard landscaping. Both the proposed hard and soft landscaping will be of a high quality.
- As can be seen in historic maps of the site, old photographs, valuation rolls (which note uses of the property as a 'garage' and a 'stable') and existing evidence (non-pedestrian wide access gates and the dropped kerb to the site), there has been a driveway into the site. To propose a driveway to the property now is in character with the area, as we propose to simply reinstate what has been there before.

- A large parking area along with non-pedestrian access into the site exists next door at the former Blenheim Hotel. That is a direct analogue showing that vehicular access and hardstanding are not alien to the streetscape. Along with this there is another property directly across from 12 Westgate which has a non-pedestrian access point and driveway.
- Neither the Scottish Government Reporter nor HES had any issue with this aspect.
- Transport Planning at ELC raised no objections to the parking proposals.

The Applicant has applied to HES for the delisting of the former banking hall. It reasonably anticipates that that application will be granted with HES' initial view being that the banking hall can be removed from the overall listing. East Lothian Council has been informed directly by HES of this application.

Overall, it is submitted that the proposals in this new application now answer each and every one of the reasons for refusal relating to the previous scheme. The proposed building will fully respect its environs and the amenity of its neighbours. The commercial viability report, submitted as part of this application, clearly shows the existing former Bank building does not present itself as a realistic opportunity for commercial use. The proposed commercial space will be flexible and affordable, which will be advantageous to individuals or companies wishing to use this space. It will be particularly appealing for businesses post-pandemic seeking high quality ground floor space. The development will be carried out by a local contractor and will demonstrate a high level of confidence in the town of North Berwick.

Should you require any further information or wish to discuss any elements of the planning application please do not hesitate to contact me.

Yours faithfully

Andrew Megginson BSc, M.Arch
ANDREW MEGGINSON ARCHITECTURE

Enc.

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.

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 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.

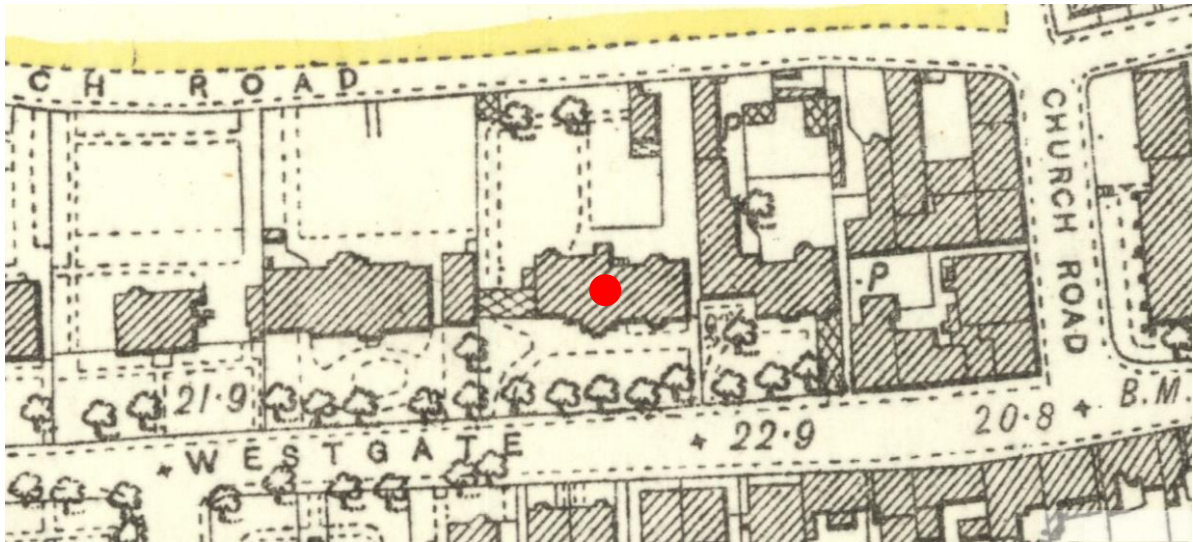
Dr. John Crombie owned the property prior to the Commercial Bank of Scotland Ltd and at this point the property was classed as "House, offices and garden".

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".

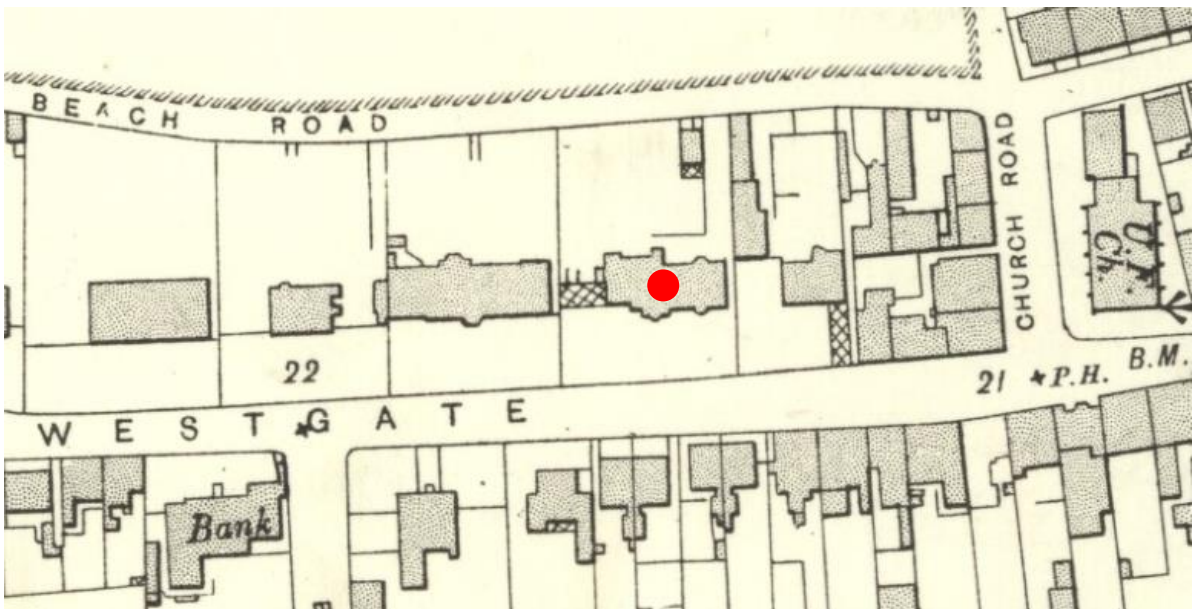
Earlier on in the 1876-77 valuation roll we can see that Ann Dall still had ownership of the property but at this point it was classed as a "House, garden and stable".

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".

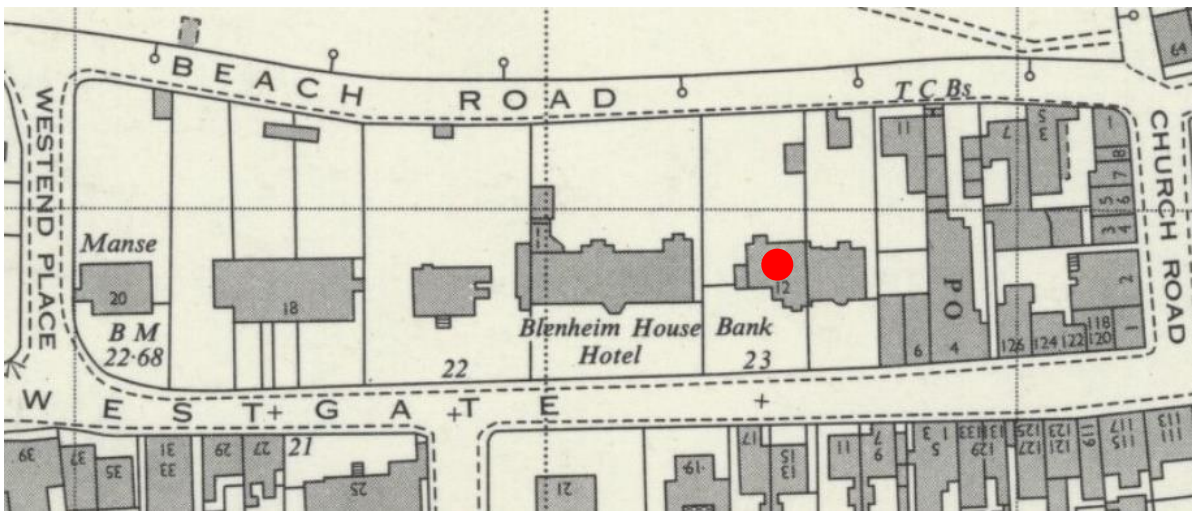
We can conclude that prior to James Dall having ownership the property would have been in residential use, with the property combining 10-12 Westgate today forming a single villa historically from when it was built about 1810. It is only later when the Bank took ownership of the original single villa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



Publication date: 1894 Revised: 1893



Publication date: 1907 Revised: 1906



Publication date: 1945 Revised: 1938

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,

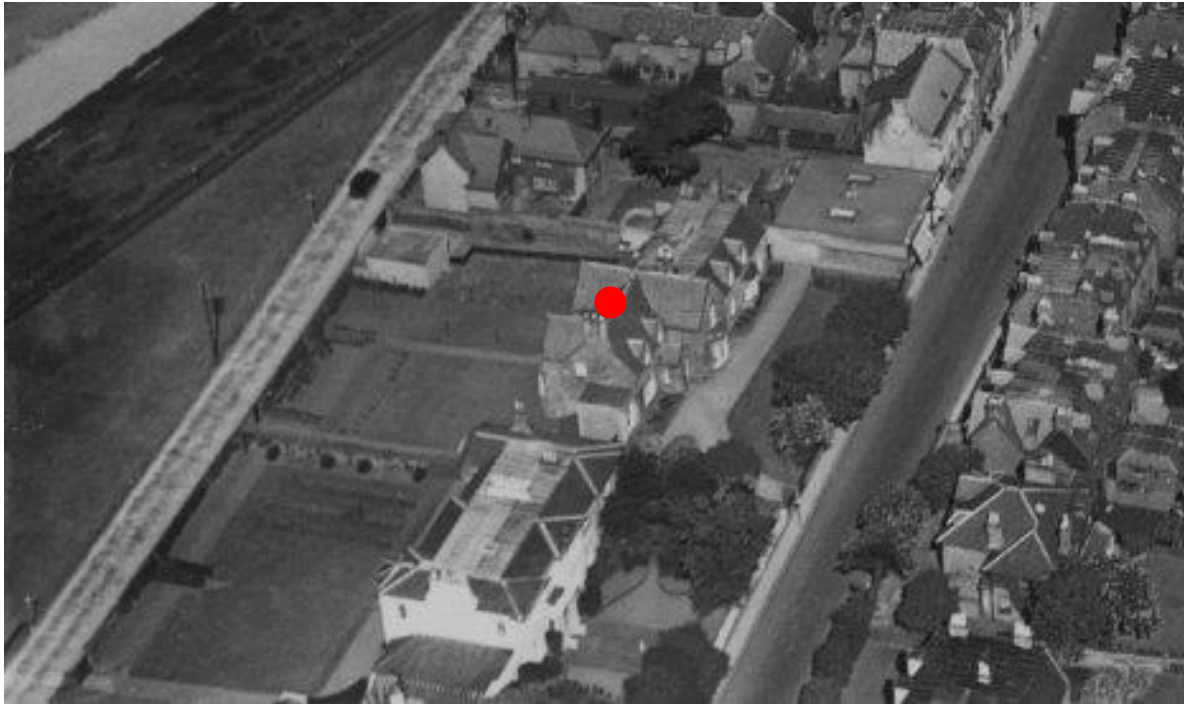
Offices,

Bank.

It can be seen that the original main villa has remained the same since it was initially built 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.



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.



Historical aerial image showing a side extension previous to the Banking Hall and a driveway accessing the site.

467	Bank, house and garden 6. "Park House".	do	Commercial Bank of Scotland, Ltd.,
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1	House, offices and garden 6, "Park House".	Westgate.	Scrombie: 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 McFulloch North Berwick
3	Garden	"	

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

To: Mr A Megginson
Andrew Megginson Architecture
No 1 29 Jamaica Mews
New Town
Edinburgh
EH3 6HL

By email to: [REDACTED]

Our ref: 88876/BTM
Date: 01 June 2020

Dear Mr Megginson

12 Westgate, North Berwick, East Lothian EH39 4AF
Daylight and sunlight assessment

We have been instructed by Mr & Mrs N Sharp, to undertake a daylight and sunlight amenity assessment of the proposed redevelopment of 12 Westgate, North Berwick EH39 4AF.

The objective of the assessment is to determine the impact of the development on the daylight and sunlight amenity of the existing surrounding buildings.

Context

In 2019, Hollis assessed an earlier proposal for redevelopment of this site, as detailed in planning application ref.: 19/00472/P. Our report dated 07 June 2019 (ref.: 79042/BTM/LRa) was submitted as part of that planning application. I was the author of that report.

Our 2019 report assessed the impact of the proposed development on the neighbouring properties, Blenheim House to the west and 12B Westgate to the east. There are no properties to the north of the site. The properties to the south are of sufficient distance from the proposed development so as not to be affected in terms of daylight and sunlight.

In the assessment the daylight and sunlight calculations were undertaken in accordance with following documents, which are the accepted standards for assessing daylight and sunlight:

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[REDACTED]

Regulated by RICS

- 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.

The assessment concluded that the proposed development achieved full compliance with the BRE guide in respect of protecting daylight amenity and sunlight amenity to surrounding buildings.

This meant that the proposed development would have a negligible effect on daylight and sunlight enjoyed by the neighbouring properties; and that the neighbours would not notice any loss of daylight and sunlight due to the proposed development.

Documents reviewed

We have reviewed the following documents as part of this new assessment:

Sigma surveys:

- Drawing 18/683/01A - Topographical survey
- Drawing 18/683/02A - Elevation survey elevations 1 & 2

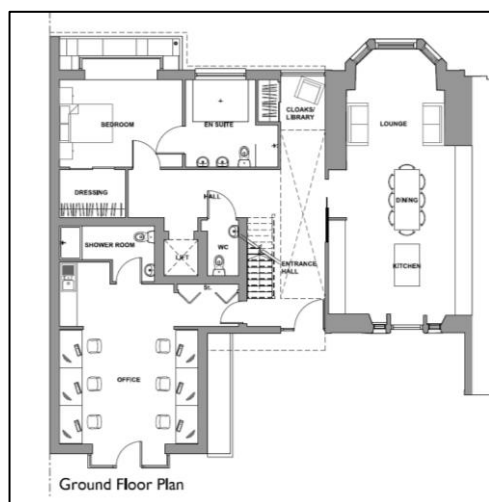
Andrew Megginson Architecture:

- Drawing 1141-PL-01 – Proposed plans

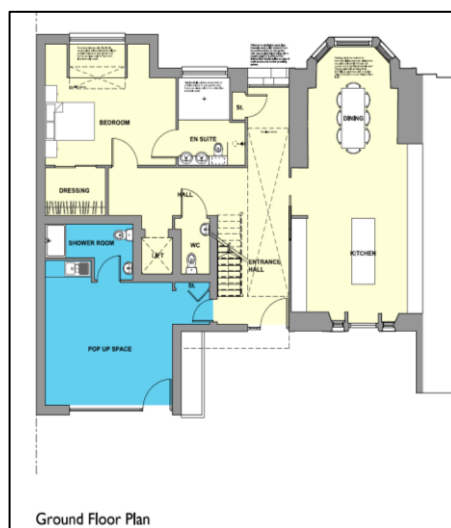
Malcolm Hollis LLP:

- Daylight and Sunlight Report for the Proposed Development at 12 Westgate, North Berwick EH39 4AF dated 07 June 2019, ref 79042/BTM/LRa (including drawings referenced in that document)

Findings



Ground floor plan - 2019 planning application



Ground floor plan - 2020 planning application

The proposed new development has the same building footprint as the 2019 proposal. This is shown in the comparison of the ground floor plans above. The extent of the first floor for both proposals is also the same.

The height and massing of the 2020 proposal has been reduced significantly when compared to the 2019 planning application design. This is shown in the comparison of the elevations below.



Front (south elevation) - 2019 planning application



Front (south elevation) - 2020 planning application

Daylight and sunlight amenity is adversely affected if a new obstruction (i.e. a building) is of sufficient height and mass as to block out a sufficient amount of the visible sky as to be noticeable to the neighbouring occupant. In 2019, our analysis concluded that, without doubt, the neighbouring building would not be adversely affected by the proposed development.

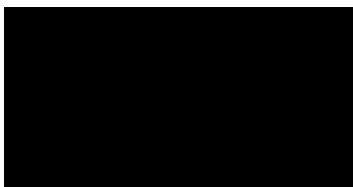
The 2020 proposal for redevelopment of this site is smaller in height and mass than the 2019 design. Therefore, it will have less impact than the 2019 proposal and it will not have an adverse effect on daylight and sunlight to the existing, surrounding buildings.

Conclusion

The proposed development achieves full compliance with the BRE guide in respect of protecting daylight amenity and sunlight amenity to surrounding buildings.

If you have any queries in relation to the above, please let me know.

Yours sincerely



Ben Mack
Partner

To: Mr A Megginson
Andrew Megginson Architecture
No 1 29 Jamaica Mews
New Town
Edinburgh
EH3 6HL

By email to: [REDACTED]

Our ref: 88876/BTM
Date: 08 June 2020

Dear Andrew

12, Westgate, North Berwick, East Lothian EH39 4AF - Office viability assessment

Executive summary

Hollis was instructed to assess the viability of 12 Westgate, North Berwick as a commercial office premises.

A budget cost plan for the building works necessary to leave the property in a suitable state of repair for letting was prepared. The works and consequential costs total circa £68,900. It is anticipated that the property could achieve a rent of circa £15,750 per annum, that it could take up to nine months to **achieve a letting and that a new tenant would be granted a minimum six months' rent-free period.**

Our assessment concludes that it would take at least six years and ten months for this property to break even as a commercial property investment. Only beyond this point would the property begin to provide a return on capital employed.

The property requires a significant amount of building works undertaken to make it suitable for continued use as an office. Given the likely payback period, the property does not present as a realistic opportunity for commercial office investment.

The UK economy will be negatively affected by the COVID-19 pandemic. This will in turn create uncertainty in the office rental market and suppress demand in the medium term. It is likely that numerous business will cease trading; leading to an increased supply of space as these firms relinquish their leased premises.

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Regulated by RICS

Introduction

We have been appointed by Mr & Mrs N Sharp to assess the viability of 12 Westgate, North Berwick as a commercial office premises.

To evaluate the commercial viability, we have sought to calculate the estimated payback period for the capital expenditure required to return the unit to FRI (Full Repairing & Insuring) standard suitable for letting as a commercial office. In doing this we have considered the following:

- The project costs associated with undertaking works to return the unit to FRI standard suitable for letting as a commercial office.
- Other associated consequential costs.
- The likely rent achievable as a commercial office premises.

We inspected the premises on 20 September 2019 and undertook an additional external inspection on 04 June 2020. We were restricted during our inspection in the following respects:

- Access to the rear and west elevations of the building was not possible. The rear elevation was viewed using binoculars from a distance. We were unable to view the west elevation.
- No access was available above the suspended ceilings.
- We did not undertake any testing of the services and comments regarding the engineering installations are limited to the visual findings of a building surveyor with no specialist engineering expertise.

We note that all commentary regarding rental rates and the rental market has been derived from data obtained from various online resources and is based on our basic knowledge as chartered building surveyors.

Summary

To summarise, our calculations indicate that it would take over six years and ten months for the landlord to recoup the cost of the capital expenditure and consequential costs which would be incurred in bringing the premises up to a standard suitable for letting as a commercial office space.

This would be the 'break-even' point and only after this stage would the landlord begin to recoup a return on capital employed. The 'break-even' point would be pushed further into the future should it take longer than nine months to secure a letting, which is the assumption in our calculation.

Current market data indicates that this is a relatively optimistic assumption. No account has been taken of future events that may have a negative effect on the economy.

In addition, no account has been taken of the effect of the COVID-19 pandemic on demand for commercial office space and rents. At the time of writing the sentiment from the Royal Institution of Chartered Surveyors is that the pandemic will have a negative economic effect and that this will negatively affect the commercial office market, particularly in regional locations.

Our conclusions and calculations are set out in more detail below.

Description of the premises

The building is a former Royal Bank of Scotland branch. The accommodation is set over the ground floor and comprises a large front office, small back office, large walk in vault, kitchen and WC facilities.

The building is generally in a deteriorated condition and we consider that significant works are necessary to put it into a condition suitable for letting as a commercial office premises.

Externally, the building fabric is in a fair condition with isolated deteriorated elements. There is significant erosion to the stonework around the entrance door and beneath the window openings. The windows are also in a poor condition, the timber is weathered, the putties are brittle and cracked and perimeter pointing is missing. There is also a large penetration in the external stonework where a former ATM has been removed.

Internally, the premises have been partly stripped of the former occupiers fit out but still contains the large walk in vault, a smaller fixed safe and partitioning. Clearly, this fit-out is bespoke to a banking operation and will not be suitable for many other types of business. The finishes are worn and the floor coverings are in a poor condition.

Data from when the property was mostly recently sold indicates that the net internal area is 1,180 sq. ft.

Capital expenditure

Works are required to bring the premises up to a standard suitable for re-letting. We have assumed that it would be necessary to refurbish the premises to a good grade B standard to attract a new tenant and achieve a letting on FRI terms.

Briefly, the significant works we consider necessary are as follows:

- External stonework repairs.
- External redecoration.
- Overhaul of the existing sash windows.
- Removal of the existing tenant fit out internally.
- Removal of the wall between the walk in safe and the large office to create additional useable office space.
- Installation of new suspended ceilings throughout.
- New floor coverings throughout.
- The installation of new lighting throughout.
- Testing and rationalisation of the existing electrical systems.
- Testing, servicing and overhauling of the existing heating system.

Our full Budget Cost Plan is attached however a summary of the costs is provided below.

		Total (£)	m2 total (£)
Building envelope		13,461.00	
External works		660.00	
Internal works		19,089.00	
Mechanical & electrical works		10,650.00	
Completion and testing		800.00	
Contingency @ 10%		4,466.00	

		Total (£)	m2 total (£)
Sub total		49,126.00	41.63
Preliminaries & OHP	15%	7,368.90	
Sub total		56,494.90	47.88
Contract Administration	14%	7,909.29	
Mechanical and Electrical		1,500.00	
Principal Designer		1,500.00	
Structural Engineer		1,500.00	
Sub total		12,409.29	9.67
Total (excl. VAT)		68,904.19	57.55

Rental rates

We have undertaken research into current/recent office rental rates in the East Lothian, Midlothian and the Scottish Borders areas to estimate the likely rental income that could be achieved for a property of this type.

We used leading commercial property database CoStar to obtain details of commercial office lettings secured over the past 12 months. There is only one entry for North Berwick – 43 Quality Street - although we note that this property is subject to an application for hot food takeaway and is not currently used as office accommodation.

Analysis of the rental rates achieved indicates a mean rent of £13.34 sq. ft/per annum. A summary of the data is provided below:

Office Deals Agreed in the Last 12 months (CoStar)					
Address	Size (sq. ft)	Primary Use Type	Deal Date	Achieved Rent (£/Annum)	Achieved Rent (£/SqFt)
Haddington House - 28 Sidegate (Ground - Suites 1-4), Haddington, East Lothian EH41 4BU	874	Office	16-Mar-2020	£8,879.84	£10.16
Haddington House - 28 Sidegate (Ground - Suite 5), Haddington, East Lothian EH41 4BU	409	Office	16-Mar-2020	£4,155.44	£10.16
Haddington House - 28 Sidegate (Ground - Suite 6), Haddington, East Lothian EH41 4BU	200	Office	16-Mar-2020	£2,032.00	£10.16
Haddington House - 28 Sidegate (Ground - Suite 9), Haddington, East Lothian EH41 4BU	167	Office	16-Mar-2020	£1,696.72	£10.16
Haddington House - 28 Sidegate (Ground), Haddington, East Lothian EH41 4BU	522	Office	16-Mar-2020	£5,303.52	£10.16

Office Deals Agreed in the Last 12 months (CoStar)					
Address	Size (sq. ft)	Primary Use Type	Deal Date	Achieved Rent (£/Annum)	Achieved Rent (£/SqFt)
Haddington House - 28 Sidegate (Ground), Haddington, East Lothian EH41 4BU	301	Office	16-Mar-2020	Withheld	Withheld
Haddington House - 28 Sidegate (Ground), Haddington, East Lothian EH41 4BU	418	Office	16-Mar-2020	Withheld	Withheld
Suite 2A - 2-2A Law Rd - 1st Floor, North Berwick, East Lothian EH39 4PL	498	Office	11-Feb-2020	£8,998.86	£18.07
35-37 Bridge St (Ground Floor), Musselburgh, East Lothian EH21 6AA	418	Office	17-Jan-2020	£7,030.76	£16.82
Units 13 - Dalhousie Rd, Dalkeith, Midlothian EH22 3NX	213	Office	13-Dec-2019	£2,500.62	£11.74
1-9 Straiton Vw, Loanhead, Midlothian EH20 9QZ	2,016	Office	21-Nov-2019	Withheld	Withheld
Suite 77 - 77 Market St, Haddington, East Lothian EH41 3JJ	672	Office	17-Sep-2019	£8,998.08	£13.39
Suite 3 Cockburn Halls - 1-6 George St, Tranent, East Lothian EH35 5JB	1,300	Office	28-Aug-2019	£5,993.00	£4.61
Units 1-10 (Ground Floor) - Newhailes Rd, Musselburgh, East Lothian EH21 6RH	2,629	Office	02-Aug-2019	£29,996.89	£11.41
Units 10 - Dalhousie Rd, Dalkeith, Midlothian EH22 3NX	550	Office	08-Jul-2019	Withheld	Withheld
40 Dalhousie Rd, Dalkeith, Midlothian EH22 3NU	1,429	Office	08-Jul-2019	Withheld	Withheld
43 Quality St, North Berwick, East Lothian EH39 4HR	311	Office	19-Jun-2019	£10,328.31	£33.21
Mean (£)				£7,992.84	£13.34

We have also looked at the asking rents for office properties which are currently on the market, again using the CoStar commercial property database.

This research indicates a mean asking rent of £14.48 sq. ft/per annum. A summary of the data obtained is set out below:

Advertised Offices to Let (CoStar)					
Address	Size	Primary Use Type	Indication of time of market (months)	Advertised Rent (£/Annum)	Advertised Rent (£/SqFt)
3 Cockburn Halls, Ormiston, East Lothian, EH35 5JB	1,200	Office	14 Months 29 Days	£14,400	£12.00
22B Court St, Haddington, East Lothian, EH41 3JA	477	Office	11 Months 1 Day	£8,500	£17.82

Advertised Offices to Let (CoStar)					
Address	Size	Primary Use Type	Indication of time of market (months) 28 Days	Advertised Rent (£/Annum)	Advertised Rent (£/SqFt)
1 Duke Street, Dalkeith, EH22 1BG	1,584	Office	12 Months 28 Days	£16,000	£10.10
3 Forth Street Lane, North Berwick, East Lothian, EH39 4JB	344	Office	2 Months 12 Days	£10,500	£20.87
Heugh Rd, North Berwick, East Lothian EH39 5PX	300	Office	6 Months 28 Days	£2,004	£6.68
9 High Street, Midlothian, Loanhead, EH20 9RH	366	Office	6 Months 28 Days	£7,000	£16.39
58 John Street, Penicuik, EH26 8NE	1,152	Office	16 Months 24 Days	£10,000.00 (Offers over)	£6.51
1 Lodge Street, Haddington, EH41 3DX	1,277	Office	14 Months 21 Days	£16,000 (Offers over)	£14.70
Pentland Industrial Estate, Loanhead, Midlothian, EH20 9QH					
GF - Office 1	1,029	Office	9 Months 21 Days	£15,000	£14.58
GF - Office 2	140	Office	9 Months 21 Days	£3,180	£22.71
GF - Office 3	118	Office	9 Months 21 Days	£2,700	£22.88
GF - Office 4	118	Office	9 Months 21 Days	£2,700	£22.88
GF - Office 5	118	Office	9 Months 21 Days	£2,700	£22.88
FF - Office 6	129	Office	9 Months 21 Days	£2,940	£22.88
FF - Office 7	129	Office	9 Months 21 Days	£2,940	£22.79
FF - Office 8	118	Office	9 Months 21 Days	£2,700	£22.79
FF - Office 9	140	Office	9 Months 21 Days	£3,180	£22.88
FF - Office 10	118	Office	9 Months 21 Days	£2,700	£22.71
FF - Office 14	1,000	Office	9 Months 21 Days	£15,000	£15.00
1-6 George St	2,400	Office	21 Months 15 Days	Withheld	£9.53 - 11.64 (Est.)
Drygrange Steading, Melrose, Scottish Borders TD6 9DJ	1,830	Office	5 Months 25 Days	£7,150.00	£7.81
Dunsdale Road, Selkirk, Scottish Borders TD7 5DU	1,557	Office	22 Days	Withheld	£6.35
7 & 7a Elm Court, Cavalry Park, Peebles EH45 9BU	2,036	Office	4 Months 12 Days	£12,000.00	£5.89
1 High Street, Melrose, Scottish Borders TD6 9PF	1,360	Office	8 Months 22 Days	Withheld	£15.00

Advertised Offices to Let (CoStar)					
Address	Size	Primary Use Type	Indication of time of market (months) (Days)	Advertised Rent (£/Annum) (Offers over)	Advertised Rent (£/SqFt)
29 Market Square, Melrose, Scottish Borders TD6 9PL	459	Office	5 Months 17 Days	£5,000 (Offers over)	£10.89
Unit 4, 2 School Brae, Peebles, EH45 8AT	775	Office	14 Months 3 Days	£10,000 (Offers over)	Withheld
Office Suite, Castletoun House, Greenlaw, TD10 6UD					
Ground Floor Office	222	Office	2 Months 26 Days	£3,600.00	£7.44
First Floor Office	262	Office	2 Months 26 Days	£3,600.00	£7.44
72-74 High Street, Peebles, Scottish Borders EH45 8SW					
First Floor Office	584	Office	94 Months 18 Days	£3,600.00	£6.16
First Floor Office	538	Office	43 Months 3 Days	£3,600.00	£6.69
Mean (£)					£14.48

Based on the NIA (Net Internal Area) of 1,180 sq. ft and an average rental rate of £13.34 sq. ft/per annum, the premises in question could achieve a rental figure of around £15,741.20 pa as a commercial office premises.

We do not have data to confirm the average time to let office premises in North Berwick, however, of the properties reviewed in the data set of current offices to let, the majority have been on the market for at least nine months and in some cases significantly longer. Therefore, we consider it realistic to allow for a void period of nine months in the assessment.

From our commercial knowledge of office market transactions, we anticipate that any prospective tenant will be offered some form of incentive. This is often in the form of an initial rent-free period. We have therefore assumed that the landlord will also incur the cost of providing a six-month rent-free period.

Consequential costs

In addition to the cost of the works, the landlord will incur consequential costs during the time the premises are unoccupied.

These consequential losses are likely to include the following:

- **Business rates: based on an annual cost of £3,456 as stated in GVA's 2019 sales details.**
- Insurance premiums: we have estimated this cost at around £1,2500 annually.
- Loss of rental income: assuming an anticipated rental figure of £15,741.20 pa.
- Rent free incentive (to incoming tenant): assuming an anticipated rental figure of £15,741.20 pa.

The above costs have been factored into our payback calculation which is set out below.

We have **not allowed for any marketing costs or letting agents' fees in the assessment.** These costs would increase the payback period further.

We have not allowed for bank interest or other funding costs in the assessment. These costs would increase the payback period further.

Payback period

The payback period calculation is based upon the time it would take to recoup the total capital costs from the anticipated rental income. We have calculated the payback period to be a minimum of 6.85 years. Our calculation is set out below:

Payback calculation			
Project costs:			
Cost of Works (incl. fees)			£68,904.19
VAT (tbc)	@	20.00 %	£13,780.84
<i>Sub-total of project costs:</i>			£82,685.03
Consequential costs:			
Loss of rent income *	68 weeks @	£302.72 pw	£20,584.96
Liability for business rates *	68 weeks @	£66.46 pw	£4,519.28
Insurance premiums*	68 weeks @	£24.04 pw	£1,634.72
Rent free period	26 weeks @	£302.72 pw	£7,870.72
<i>Sub-total of consequential losses:</i>			£25,104.24
Summary of costs			
Anticipated rental**			£15,741.20
Payback period (years)			6.85

Preparation of a Specification of Works and tender documentation	4	weeks
Statutory approval period	12	weeks
Tender period	4	weeks
Review tenders received, place order with contractor and contractor's lead-in	4	weeks
Contract period	8	weeks
Void / marketing period	36	weeks
Rent free period	26	weeks

** The anticipated rental is calculated as follows:

Rental rate (sq. ft/pa)	£13.34
Area (sq. ft)	1,180
	<u>£15,741.20</u>

We trust the above provides you with sufficient information to understand the potential payback period if the premises were refurbished to provide commercial office accommodation to an FRI standard.

If you have any queries, please do not hesitate to contact us.

Yours sincerely



Ben Mack
Partner

Enc. Budget cost plan

Budget cost plan

Project: 12 Westgate, North Berwick EH39 4AF
 File reference: 82504/BTM/CAH
 Date: 08 June 2020
 Issue no. No. 2 (Two)

		Total (£)	m2 total (£)
Building envelope	£	13,461.00	
External works	£	660.00	
Internal works	£	19,089.00	
Mechanical & electrical works	£	10,650.00	
Completion and testing	£	800.00	
Contingency @ 10%	£	4,466.00	
Sub total		£ 49,126.00	£ 41.63
Preliminaries & OHP	15% £	7,368.90	
Sub total		£ 56,494.90	£ 47.88
Contract Administration	14%	7,909.29	
Mechanical and Electrical		1,500.00	
Principal Designer		1,500.00	
Structural Engineer		1,500.00	
Sub total		£ 12,409.29	£ 10.52
Total (excl. VAT)		£ 68,904.19	£ 58.39

Notes

No accurate scale drawings of the building were provided to assist with the preparation of this budget estimate. Dimensions and quantities are approximate, based on photographs and sketch plans obtained during our recent inspection.

No asbestos register was available prior to preparation of this cost plan.

Building envelope

Approx net internal area of building 1180 sq ft

Building envelope

12 Westgate, North Berwick EH39 4AF
82504/BTM/CAH
08 June 2020

Item	Description	Qty	Unit	Rate (£)	Total
1	Roofing works				
1.1.1	Clear away all moss and vegetation growth.	1	Item	100	£100
1.1.2	Reinstate stone chippings to the roof where missing.	5	m2	25	£125
1.1.3	Redress lifting lead weatherings to the stone parapet drip course.	1	Item	80	£80
2	Elevations				
2.1	<u>Brickwork/cladding</u>				
2.1.1	Cut out eroded stonework to the front elevation and replace to match existing.	1	Item	5,000	£5,000
2.1.2	Infill external penetrations where cash machine and other items have been removed. Infill with materials on a like for like basis.	1	Item	1,100	£1,100
2.2	<u>Doors and windows</u>				
2.2.1	Overhaul and redecorate all windows including for timber repairs, renewal of putties and the installation of new ironmongery.	8	No.	800	£6,400
2.2.2	Clean glazing to all windows (internally and externally).	8	No.	12	£96
2.2.3	Overhaul and redecorate the entrance door including the installation of new ironmongery.	1	Item	500	£500
2.2.4	Redecorate fan lights above the entrance door.	1	Item	60	£60
				Sub-total	£13,461

External works

12 Westgate, North Berwick EH39 4AF
82504/BTM/CAH
08 June 2020

Item	Description	Qty	Unit	Rate (£)	Total
3	Demolition/strip out				
3.1.1	Remove the previous tenants signage pole in the front garden.	1	Item	80	£80
4	External areas				
4.1.1	Overhaul and redecorate the entrance gates.	1	Item	200	£200
4.1.2	Replace all cracked and damaged concrete paving slabs.	3	no.	50	£150
4.1.3	Undertake soft landscaping including for removing all weeds and moss.	1	Item	150	£150
4.1.4	Rake out and renew loose and missing sections of mortar to the joint between the external paving and the front elevation.	1	Item	80	£80
Sub-total					£660

Internal works

12 Westgate, North Berwick EH39 4AF
82504/BTM/CAH
08 June 2020

Item	Description	Qty	Unit	Rate (£)	Total
5	Demolition/strip out				
5.1.1	Remove the tenant installed partitioning.	6	lm	50	£275
5.1.2	Remove the tenant installed built in cupboards and all internal fixtures.	1	Item	100	£100
5.1.3	Remove the glazed door to the entrance lobby and the associated accessible access controls.	1	Item	150	£150
5.1.4	Remove the small safe in the front right corner of the main office.	1	Item	750	£750
5.1.5	Remove the large walk in safe and break out separating wall to the main office to create an open plan space.	13	m2	250	£3,250
5.1.6	Break out raised concrete plinth in location of the former ATM was located.	1	Item	100	£100
5.1.7	Undertake a refurbishment and demolition asbestos survey.	1	Item	750	£750
5.1.8	Apply for a building warrant prior to undertaking changes to the layout.	1	Item	650	£650
6	Office accommodation				
6.1.1	Supply and install new suspended ceiling to office accommodation.	102	m2	31	£3,162
6.1.2	Undertake repairs to plastered walls.	1	Item	200	£200
6.1.3	Prepare and redecorate all internal walls.	160	m2	8	£1,280
6.1.4	Prepare, undercoat and redecorate all joinery.	1	Item	1380	£1,380
6.1.5	Prepare, undercoat and redecorate all radiators and pipework.	1	Item	120	£120
6.1.6	Install new latex floor levelling throughout office area prior to the installation of new floor coverings.	102	m2	7.50	£765
6.1.7	Supply and install new carpet tiles throughout office accommodation.	102	m2	27	£2,754

Internal works

12 Westgate, North Berwick EH39 4AF
82504/BTM/CAH
08 June 2020

Item	Description	Qty	Unit	Rate (£)	Total
6.1.8	Supply and install new skirtings where missing to match existing.	15	lm	15	£225
6.2	<u>Windows and doors</u>				
6.2.1	Overhaul and clean the secondary glazing to ensure it is in good operable condition.	1	No.	250	£250
7	Kitchen				
7.1.1	Replace the kitchen units and sink.	1	Item	350	£350
7.1.2	Supply and install new suspended ceiling.	8.5	m2	31	£264
7.1.3	Supply and install new vinyl flooring.	8.5	m2	45	£383
7.1.4	Prepare and redecorate all internal walls.	25	m2	8	£200
7.1.5	Prepare, undercoat and redecorate all joinery.	1	Item	340	£340
7.1.6	Prepare, undercoat and redecorate all radiators and pipework.	1	Item	25	£25
8	WC's				
8.1.1	Supply and install new suspended ceiling.	4.5	m2	31	£140
8.1.2	Rake out and renew all mastic sealants.	1	Item	100	£100
8.1.3	Supply and fix new vinyl flooring.	4.5	m2	45	£203
8.1.4	Deep clean all sanitary fittings, tiling, grout etc.	1	Item	100	£100
8.1.5	Prepare and redecorate all internal walls.	20	m2	8	£160
8.1.6	Prepare, undercoat and redecorate all joinery.	1	Item	320	£320
8.1.7	Prepare, undercoat and redecorate all radiators and pipework.	2	no.	25	£50
9	Cleaners cupboard				
9.1.1	Supply and install new vinyl flooring.	2	m2	45	£90
9.1.2	Prepare and redecorate all internal walls.	13	m2	8	£100
9.1.3	Prepare, undercoat and redecorate all joinery.	1	Item	80	£80
9.1.4	Deep clean cleaners sink.	1	Item	25	£25
Total					£19,089

Mechanical & electrical works

12 Westgate, North Berwick EH39 4AF
82504/BTM/CAH
08 June 2020

Item	Description	Qty	Unit	Rate (£)	Total
10	Demolition				
10.1.1	Strip out all existing lighting.	1	Item	300	£300
10.1.2	Remove the former tenants data and comms installations.	1	Item	150	£150
10.1.3	Remove the intruder alarm system.	1	Item	100	£100
11	Mechanical services				
11.1.1	Service, clean and undertake any necessary repairs to the ventilation systems.	1	Item	500	£500
11.1.2	Service and overhaul the heating system including the boiler and all perimeter radiators.	1	Item	800	£800
11.1.3	Relocate 1no. radiator following removal of the wall between the walk-in safe and the office.	1	Item	120	£120
12	Electrical services				
12.1.1	Supply and install new lighting throughout.	126	Item	55	£6,930
12.1.2	Allow a provisional sum for installing additional floor boxes and reverting existing to an open plan layout. Allow for breaking out the floor slab and reconfiguring floor channel ducts.	1	Item	1,000	£1,000
12.1.3	Supply and install a new fire alarm.	1	Item	750	£750
Total					£10,650

Completion and testing

12 Westgate, North Berwick EH39 4AF
82504/BTM/CAH
08 June 2020

Item	Description	Qty	Unit	Rate	Total
13	Completion and Testing				
13.1.1	Upon completion, undertake full statutory compliance testing and certification all retained electrical systems, including lighting, small power etc.	1	Item	£300	£300
13.1.2	Upon completion, undertake full statutory compliance testing and certification all retained gas systems.	1	Item	£200	£200
13.1.3	Undertake full statutory compliance testing and certification of the water systems.	1	Item	£200	
13.1.4	Properly clean all surfaces internally to the satisfaction of the "CA" (not a simple builder's clean).	1	Item	£300	£300
				Sub-total	£800

Listed Buildings

No. 12 Westgate is a Category B Listed Building. All Listed Buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Buildings are selected for listing by Historic Environment Scotland (HES) based on special architectural or historical interest.

The following criteria, set out within the HES's Designation Policy and Selection Guidance: Annex 2, are used to assess whether a building is of special architectural or historical interest and warrants designation. The principles of selection for statutory listing are broadly its:

1. Architectural Interest including its:
 - a. Design; and/or
 - b. Setting.
2. Historic Interest including its:
 - a. Age and rarity;
 - b. Social historical interest; and/or
 - c. Association with people or events of national importance

Architectural interest is divided into two topics, design and setting. Design is related *'to the building's design and also takes into account its level of authenticity and completeness as later changes may add to or detract from the interest. The key factors we [HES] will consider include:*

- *the artistic skill and/or architectural details or features and how they have been used in the building's design*
- *the interest of the designer in relation to the building's design*
- *interior design and fixed interior decorative schemes*
- *the plan form of the building*
- *materials used in the building*
- *technological excellence or innovation demonstrated in the building type or its design*
- *local or regional traditions that might be demonstrated in the building type, material or form'.*

The setting of a building is defined as *'the context of a building and takes into account the current and historical setting. The building's contribution to its setting and how other features both built and natural relate to it are also taken into account. Factors include:*

- *the building's relationship with its immediate and wider surroundings, including views to and from it*
- *the building's relationship with its landscape, townscape or other buildings which may form a group*
- *the degree to which the immediate and wider setting of a building contributes to our understanding of its function or its historical context'.*

Historic interest is assessed according to three criteria; age and rarity, social historical interest and associations with people or events of national importance. With regard to age and rarity the guidance notes that *'the older a building is, and the fewer of its type that survive, the more likely it is to be of special interest'* stating that HES considers *'the age of the building and how it contributes to its interest'* and *'the relative rarity of its building type or design'*. Social historical interest is defined as *'the way a building contributes to our understanding of how people lived in the past, and how our social and economic setting is shown in a building and/or in its setting'*. Historical associations are related to *'the connections that a building has with people or events which have had a significant impact on Scotland's cultural heritage'*. In determining this HES take into consideration, *'the length of the association, how well documented and authenticated the association is, the significance of the association and whether it is of national importance, how the association is shown in the fabric, plan form, design and/or setting of the building'.*

In Scotland once a decision has been made to List a building then it is placed in one of three categories in accordance with its importance. Although all Listed Buildings are considered to be of *'special architectural or historic interest'* Category A Listed Buildings are deemed to be *'outstanding examples of a particular period, style or building type'*, Category B Listed Buildings are *'major examples'* and Category C Listed Buildings are *'representative'*.

Historical Context

The original villa was built in the 1840s. A Great Reform Act Plan of 1832 for North Berwick indicates that at this date building on the northside of what is now Westgate only extended as far the western side of what is now Church Street, where two buildings at the northern and southern corners of the road are annotated '*Schools*'. Greenwood and Fowler's map of 1844 shows expansion westward along Westgate but only a single building is shown set back from the road and this appears to be to the east of No. 12. No. 12 in its original form (prior to later 19th century extension) is depicted, for certain, for the first time on the 1854 6 inch to the mile Ordnance Survey (OS) map, which was surveyed in 1853. The house is annotated '*Park House*' and shown set in a formal garden with access from the southwest corner of the plot along a path. Outbuildings are shown to the east of the main house and in the northeast corner of the rear garden. Evidence from the valuation rolls indicates that the property was at this time owned by James Dall and comprised a 'House and Garden'.

The 1895 OS map indicates that villa had been extended to the east and right up to the eastern property boundary. A small outbuilding appears to have been constructed to the west and from later maps is likely to have been a conservatory. The small outbuilding in the northeast corner of the rear garden appears to have been enlarged and is likely to have been the stables referred to in the 1876-77 valuation roll when the property is shown to have been in Ann Dall's ownership. The form of the building and the layout of the garden is clearer in the 25 inch to the mile OS map of 1894.

The next known occupant of the villa was Dr John Crombie, who certainly owned the property in 1923, when it was purchased by the Commercial Bank of Scotland. An extract from the Royal Bank of Scotland (RBS) Archive, indicates that the property was then known as 12 Westgate. It may by that point also have been split into two residences, and the building was in both residential use and housing the doctor's surgery, as references are made to both consulting and waiting rooms. The valuation rolls indicate that under Dr John Crombie the property was classed as a 'House, offices and garden'.

A 1945 OS map, revised 1938 shows the separation of the villa into Nos. 10 and 12 Westgate with the plot division resulting in the former stable being located in the rear garden of No. 10. No.12 is annotated as a 'Bank' with a small extension still shown to the western elevation, though apparently much reduced, and a boundary wall extending from this to the boundary with the Blenheim House Hotel to the west. A further OS map of the same date does not show the division in the plot boundary or the internal division between Nos. 10 and 12; however, it does show the division of the bank premises from the rest of the building.

The current flat roofed western extension was constructed in 1984 to expand the bank premises. The bank was closed in 2018.

Standing Building Assessment

Exterior

Nos. 12 and 12b Westgate form the western portion of a much larger villa, which also includes No. 10 Westgate. The building as a whole is constructed of dressed coursed sandstone with ashlar chamfered dressings to the openings and three-over-four timber sash-and-case windows. Nos. 12b and 10, to the east, form the larger part of the building with a bay-fronted living room to the south and a large first floor window above set in a tall gable front. Nos. 12 and 12b are therefore the western range of the original villa, which is a two-bay two-storey element with later modern extension. No. 12b, which is to the east side features a projecting porch with sharply pitched slate roof and ogee-headed front door and a slim west-facing side window. The first floor dormer windows – one to each bay with rising triangular pediments – also form part of the No. 12b property.

The entrance to No. 12 Westgate has been divided from No. 12b by a rounded small boundary wall with a modern concrete flagstone path leading up to the main entrance. This appears to have been a three-bay window originally which was later converted to a doorway after the house was broken up into three properties and this is noted in the Listing description. Today, it houses a single leaf timber panelled door with its original brass fittings and a three-light glazed panel above. It is flanked by very thin side sash windows with two panes to the upper sash and a large single pane below. To the west side there is a single-storey two-bay extension in modern ashlar, built in 1983-84, which formed the main bank. The construction of dressed ashlar is similar in style to the original villa, although the colour is slightly lighter, and the surrounds to the openings in the extension mimic the chamfered style seen on the original villa. It has a flat roof with upper string course and contains two large one-over-two sash windows. The western bay is set slightly forward of the eastern bay.

The rear elevation of No. 12, together with the rest of the villa, was built in more economical fashion, with the more refined architectural detail saved for the more visible frontage at Westgate. Constructed in a coursed and snecked red sandstone rubble, the quoins and surrounds to the openings are in ashlar. No. 12 comprises a large bay window to the ground floor with an iron decorative balustrade over and a tall first floor three-over-four sash window. It is set in a gable front with fine skew stones with a moulded skew put. The adjacent two bay single-storey extension is also built in red sandstone rubble in an attempt to match the adjacent build although is more randomly coursed. The slightly wider section to the west side has ashlar quoins (again mocking the original villa) and houses a small one-over-one sash window.

The front walls bounding the property, together with the curved wall dividing the former bank from the adjacent house No. 12b, are built of a similar style and consist of a randomly coursed stone rubble wall, heavily re-mortared in places. However, it is assumed that curved dividing wall and indeed the dividing wall between No. 12b and No. 10 are latter additions which relate to the division of the property. Indeed, the dividing wall between No. 12b and No. 10 is built to a different style with regularly coursed rectangular blocks. It is also assumed that the entrance gates to Nos. 12b and 10 are later additions to give access to the divided property, though these gates have been finished in the same style as the entrance to No. 12.

At No. 12, to either side of the entrance are chisel-dressed uprights to which the main entrance gate is attached. There is evidence that the uprights were painted black to match the gate at some point, although this has now mostly weathered away. The wall is capped with a smooth triangular cope and forms part of a longer boundary wall which runs along all three properties comprising the Listed Building.

Interior

The interior of No. 12 consists of a ground floor containing a banking hall, office, safe room and toilet facilities. The main entrance opens out into a small lobby, Room 1a. This appears to have originally been one with the adjacent storeroom, Room 1b, as a later modern partition has divided a cornice in this room. The lobby opens out into the banking hall area, Room 2, which is in the later extension to the west side of the original villa. The windows in the south wall have been disturbed by the modern false ceiling. An office, Room 3, is located to the east side, which has been created by modern partition walls and glazing. The north side of the banking hall features a toilet block to the west side, Room 4, with a small sash window to the west side. Adjacent to this, to the centre of the north side and within the later extension, is a safe room – Room 5, complete with caged

safe to the west side. Finally, forming part of the original villa, Room 6 is another office with a bay window in the north wall. The timber panelling of the window is still *in situ* and the room also has a deep moulded skirting.

Assessment of 12 Westgate (including 1980s extension) Against Listing Criteria

No. 12 Westgate is a Category B Listed Building and therefore, under the terms of the 1997 Act, deemed to be of special architectural and historic interest. The building was Listed in 1988 and the Listing includes the 1980s extension and the associated retaining walls. The Listing description does not include a Statement of Special Interest explicitly outlining the buildings special architectural and historic interest as more modern, and some updated, Listings do. In line with HEP1 decisions affecting the historic environment should be informed by an understanding of cultural significance. On this basis this Section examines the building in line with the Listing criteria set out in the HES's Designation Policy and Selection Guidance to form a clearer understanding of the elements of the building which contribute to its significance and are therefore desirable to preserve or enhance.

The Listing criteria, used by Historic Environment Scotland to determine whether a building is of special architectural and/or historic interest, are noted above. These criteria provide a framework within which professional judgement is exercised to reach a conclusion about whether or not the structure in question warrants being Listed. This assessment will seek to identify any elements of the asset which contribute to its cultural significance and which constitute the special interest required for Listing. Considering a building to be of '*interest*' does not in itself provide sufficient grounds for Listing, as the HES guidance makes clear '*designating a site or place as a listed building recognises its cultural significance at a national level. To be listed, a building must meet the criteria of special architectural or historic interest as set out in the 1997 Act*'. The test which therefore needs to be applied is not whether a building, or elements thereof, is of interest but whether it is of 'special interest'. This is particularly relevant in the light of fact that since 2015 any new Listings or amended Listings could apply legal exclusions to make clear elements of structures which did not meet the threshold of 'special interest' and were therefore not included in the designation.

Architectural Interest

Design

HES notes in its Designation Policy and Selection Guidance that design relates to: artistic skill or architectural features; interest of the designer in relation to the building's design; interior design and fixed interior decorative schemes; plan form; materials; technological excellence or innovation and/or regional traditions that might be demonstrated in the building type, material or form. The guidance also states that this takes into account the level of authenticity and completeness.

Based on the standing building assessment in Section 6, Nos. 10 and 12 (1840s core with later 19th century eastward extension but less the 1980s extension) are judged to provide, as a whole, a well executed example of a Victorian villa. Whilst it is fairly typical in its overall plan form and materials used it is finished to a high quality. The exterior architectural details, especially in relation to the chimney stacks, fenestration and balustrading, are notable along with the projecting porch with sharply pitched slate roof and ogee-headed front door and a slim west-facing side window at the centre.

There is no particular evidence of the interest of the designer in relation to the buildings design or evidence for technological excellence or innovation.

In terms of interior design or decorative scheme's this assessment can only comment upon the portion of the villa included in the current No. 12 property. With regard the 1840s element of the villa this is limited to Rooms 1a, 1b, 3 and 6, the western elevation of which was lost to the 1980s extension. Much of the interior detail of the original villa has been lost through, or is potentially hidden behind, elements of its more modern conversion. The rather limited exceptions to this are the cornicing visible in Room 1b and the bay window in the north wall, with the timber panelling of the window still *in situ* and a deep moulded skirting in Room 6.

The 1980s extension, as noted in the standing building assessment above, has been finished with exterior material which aimed to be sympathetic to the external finish of the villa. However, as noted above, this been less well finished. The building does not contain any artistic or architectural features

of note, nor does it contain any evidence for technical excellence or innovation. Its plan form and interior are modern and entirely functional in nature as is any apparent interest of the designer in designing a commercial building to house a bank.

In terms of authenticity – the 1980s extension has resulted in a direct adverse impact upon the material of the building through the loss of the lower portion of the western elevation. The modern partitioning of Rooms 1a, 1b, 3 and 6 have also had an adverse impact upon the ability to understand and appreciate this element of the building as part of a larger original villa, as original features have either been removed or covered up. However, it needs to be acknowledged that the extension does allow for an understanding of the later authentic use of the property as a banking premises.

Setting

HES's Designation Policy and Selection Guidance indicates that a building's setting may contribute to its architectural interest. Setting relates to the context of the building and takes into account both its current and historical setting. Factors to be considered are noted above.

The historic setting of the building, as understood for the map regression presented above contributes to the understanding of the building as part of the Victorian expansion of the town. It is the first building when moving west along the High Street which is set back from the street frontage¹ and demonstrates the change in character from the commercial core along the High Street to the later residential expansion which extends along Westgate. The well-maintained front garden contributes to an understanding and appreciation of No. 12's previous and original residential character and is in keeping with the continued use of the rest of the villa (No. 12b & No. 10). On this basis the location and setting of the building can be said to contribute to an understanding and appreciation of the building and the context in which it was constructed and originally used. The fact that the setting of the asset has changed little since its original construction also allows for an experience of the building in this original context.

Historical Interest

As noted above, Historic Interest, in terms of Listing relates to age and rarity, social historical interest and association with people and events that have had a significant impact on Scotland's cultural heritage. As noted above Nos. 10 and 12 as a whole provide a well-executed example of a Victorian villa but on this basis can also not be said to be of any significant age or particularly rare. Further, as per the presentation of the historical context and development of the building above, there is no evidence of the building having association with any people or events that were significant in Scottish history.

As per the Designation Policy and Selection Guidance, social interest refers to '*the way a building contributes to our understanding of how people lived in the past, and how our social and economic setting is shown in a building and/or in its setting*'. The building has some social interest in that it is part of a group of buildings which demonstrates the Victorian expansion of North Berwick following its popularity as a seaside destination which roughly coincided with the opening of the railway station in 1850 which eased access to the town. The later use of a portion of the building for a banking premises reflects its location at the edge of the commercial centre of the town and the later 1980s extension is reflective of the changes to banking of more recent times including the development of use of more automated and electronic functions, as evidenced by the inclusion of an ATM machine.

Significance of the Listed Building

On the basis of the above, the special interest of the Listed Building can be seen to largely relate to the original villa and particularly its fine architectural detail and its setting. The latter can be seen to relate to the immediate garden setting which demonstrates the building's original use as a villa and it along with the building itself contribute to the understanding of the building as part of the Victorian expansion of the town away from the historic and commercial core located to the east along the High Street.

The 1980s extension has no architectural significance and indeed it has, along with internal alteration to original elements of No. 12, adversely impacted upon the villa through the removal, division and covering up of 1840s material. The extension can be said to have some social historic interest, as it demonstrates the use of the building for nearly 100 years (1923 to 2018) and reflects a move in the

1980s to modern banking practices. This limited social historical interest cannot however be said to amount to the 'special interest' required for Listing particularly where the extension does not demonstrate interest in any of the other ways outlined in the Designation Policy and Selection Guidance.

12 Westgate in the Context of North Berwick Conservation Area

The elements of North Berwick Conservation Area, which are deemed to be of importance in terms of the area's special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance are summarised, based on the Character Statement in ELC's SPG

In the context of the wider Conservation Area, No. 12 Westgate is located immediately west of the town centre in an area of westward expansion, largely characterised by Victorian period villas set back from the road with gardens and drives, some featuring mature vegetation, to Westgate. Overall the building contributes to the character of the area, though the western extension is slightly incongruous, being single storied and flat roofed in an area where the majority of buildings are two storeys and pitch roofed.

The building is not prominent in views when traveling west down the High Street, due to the narrowness of the street and the buildings fronting directly on to the pavement. When traveling in this direction the original villa, including both Nos. 10 and 12 Westgate only come into view from around No. 4 Westgate. Only the upper portions of the villa and the adjacent Blenheim House Hotel are visible from this location, the 1980s extension is hidden from view by vegetation and boundary walls associated with the properties at Nos. 10 and 12.

The villa is more visible when travelling from the east along Westgate. From just west of the junction with Bank Street the original villa becomes visible, protruding to the south and seen beyond the Blenheim House Hotel. The later 1980s extension is largely hidden from view by the Blenheim House Hotel and its associated wall and hedge until one is east of the Bank Street Junction (Plate 15). Full views of the extension are limited to the immediate proximity of the property.

From the south side of Beach Road, which is paved, views of the Listed Building are largely limited to the immediate proximity of the property due to the height of the northern boundary walls of the Westgate properties. Views are possible from the opposite side of the road at Elcho Green and the 1980s extension is more visible in views from the north than in the views along the High Street and Westgate, as described above. However, it appears less incongruous in these views, where the red sandstone rubble finish blends more consistently with the original buildings and where there is a mixture of modern extensions and single storey outbuildings protruding into these rear, northern gardens.

Overall the original 1840s villa with its later 19th century extension to the east contributes to the character of this Victorian expansion element of the Conservation Area, being an attractive example of an early villa at the edge of the original town core. The pitched roof and interesting fenestration and chimney pots, along with the well-maintained front gardens, which introduce greenery and vegetation to the street frontage, contribute to the aesthetics of the streetscape as one moves beyond the more commercial and crowded character of the High Street. They also allow for an understanding of the historic Victorian and later expansion of the town, representing a change in character from the narrow commercial core with buildings fronting directly on to the High Street.

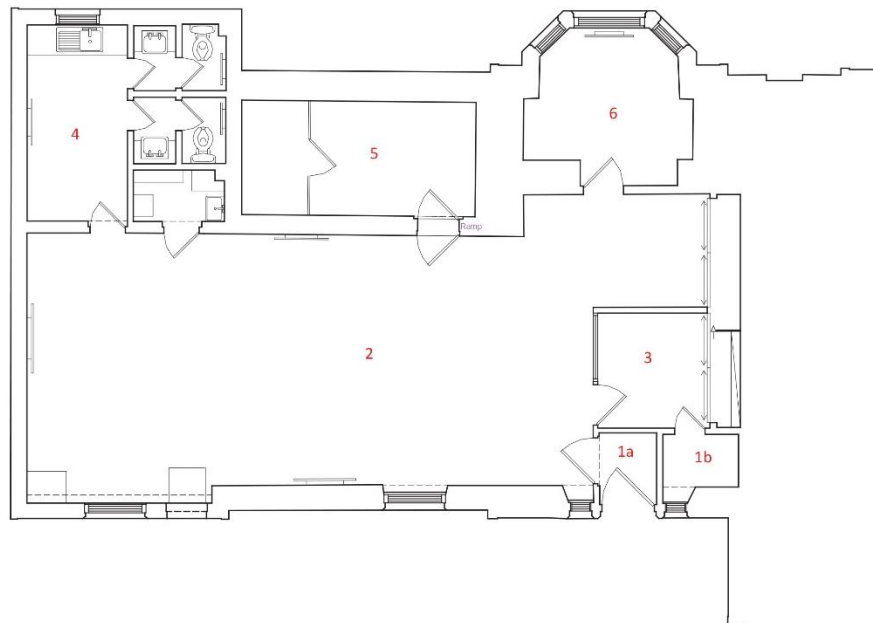
The 1980s extension does not currently contribute to the character or appearance of this portion of the Conservation Area. As noted above it is largely hidden from views as one travels along the High Street and Westgate and is unassuming in views from the north, given the mix of building material and heights facing on to Beach Road. While appearing slightly incongruous in close views from Westgate the single storey extension cannot, either, be said to detract from the character or appearance of the Conservation Area.

The building, on the whole including the original villa with 19th century eastern extension and 1980s western extension, does not contribute nor detract from the other key elements of the Conservation Area, as it lies well outwith and is not visible from, what can be described, as the other character areas. Further, in terms of identified key views there are not currently glimpses of the sea from this

location and, due to the height and proximity of the buildings on the south side of Westgate, there are no clear views to North Berwick Law.

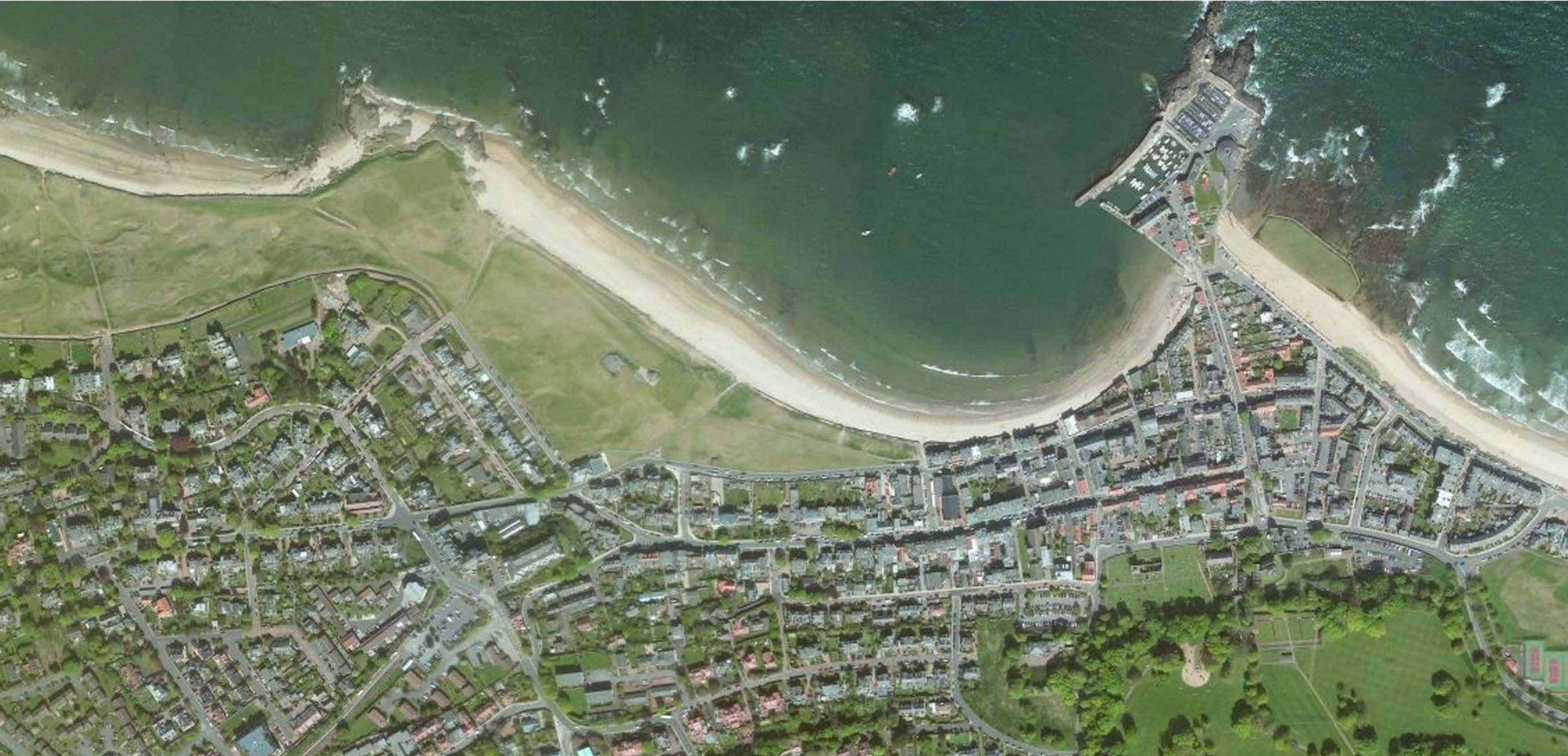
Conclusion

The assessment has concluded that the 1980s extension to No. 12 Westgate, whilst included in the Listing, does not contribute to the special architectural and historic character of the Listed Building. This special interest is rather found in the architectural detail of the 1840s villa and its later 19th century eastern extension and in its setting. What interest the 1980s extension has is not deemed to meet the criteria to be considered 'special' and lies in its ability to demonstrate the use of a small portion of the overall Listed Building as a bank premises; an interest that can also be understood from historical maps and archival records. As such the delisting of the 1980s extension would remove an element of the building not deemed to be of special interest and would not harm the special architectural and historic character of the Listed villa.



Proposed Development at 12 Westgate, North Berwick
DESIGN AND ACCESS STATEMENT

ANDREWMEGGINSONARCHITECTURE



Prepared by ANDREW MEGGINSON ARCHITECTURE
On Behalf of Mr & Mrs N Sharp
June 2020

Proposed Development at 12 Westgate, North Berwick

DESIGN AND ACCESS STATEMENT

ANDREWMEGGINSONARCHITECTURE



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Proposed Development 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 with commercial premises 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

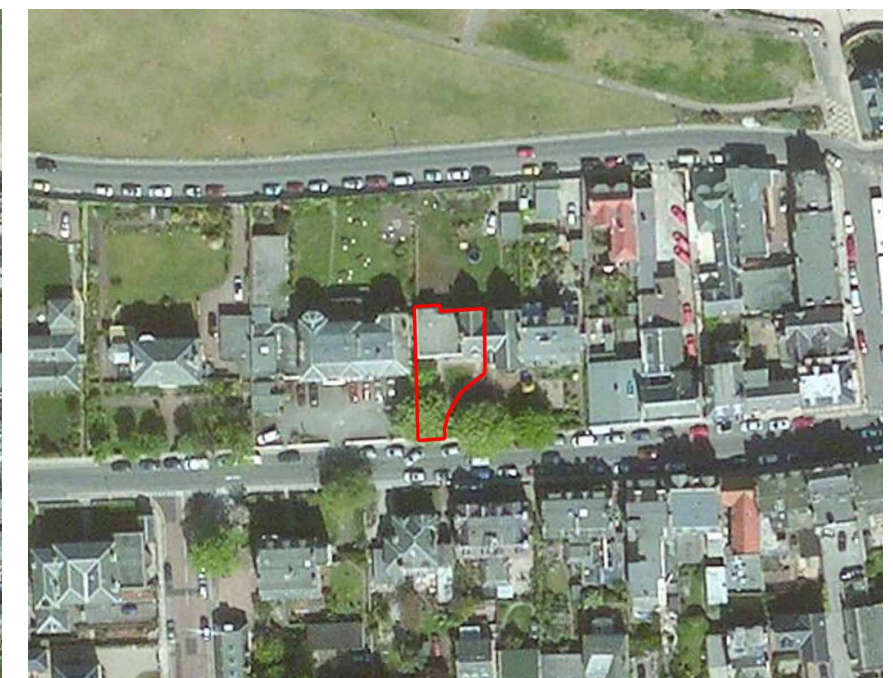
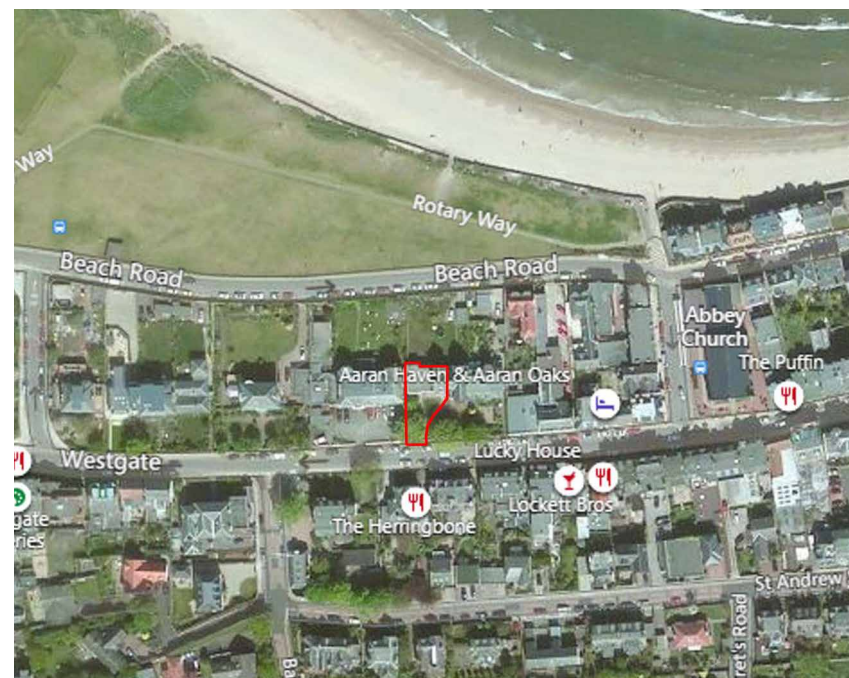
The site is located approximately 25 miles to the East of Edinburgh in the coastal town of North Berwick at 12 Westgate. It has excellent access to nearby local facilities and amenities being within the North Berwick town centre.

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. There is also a modern intervention to the neighbouring property of the former Blenheim House Hotel. 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

The proposals within this planning application are that of a revised scheme to which a former planning application was refused. The reasons for refusal are as follows;

“The proposed scheme of development would result in the loss of a ground floor Class 2 commercial premises within North Berwick Town Centre where there is no evidence that the premises is no longer viable as a town or local centre use, contrary to Policy TC2 of the adopted East Lothian Local Development Plan 2018.”

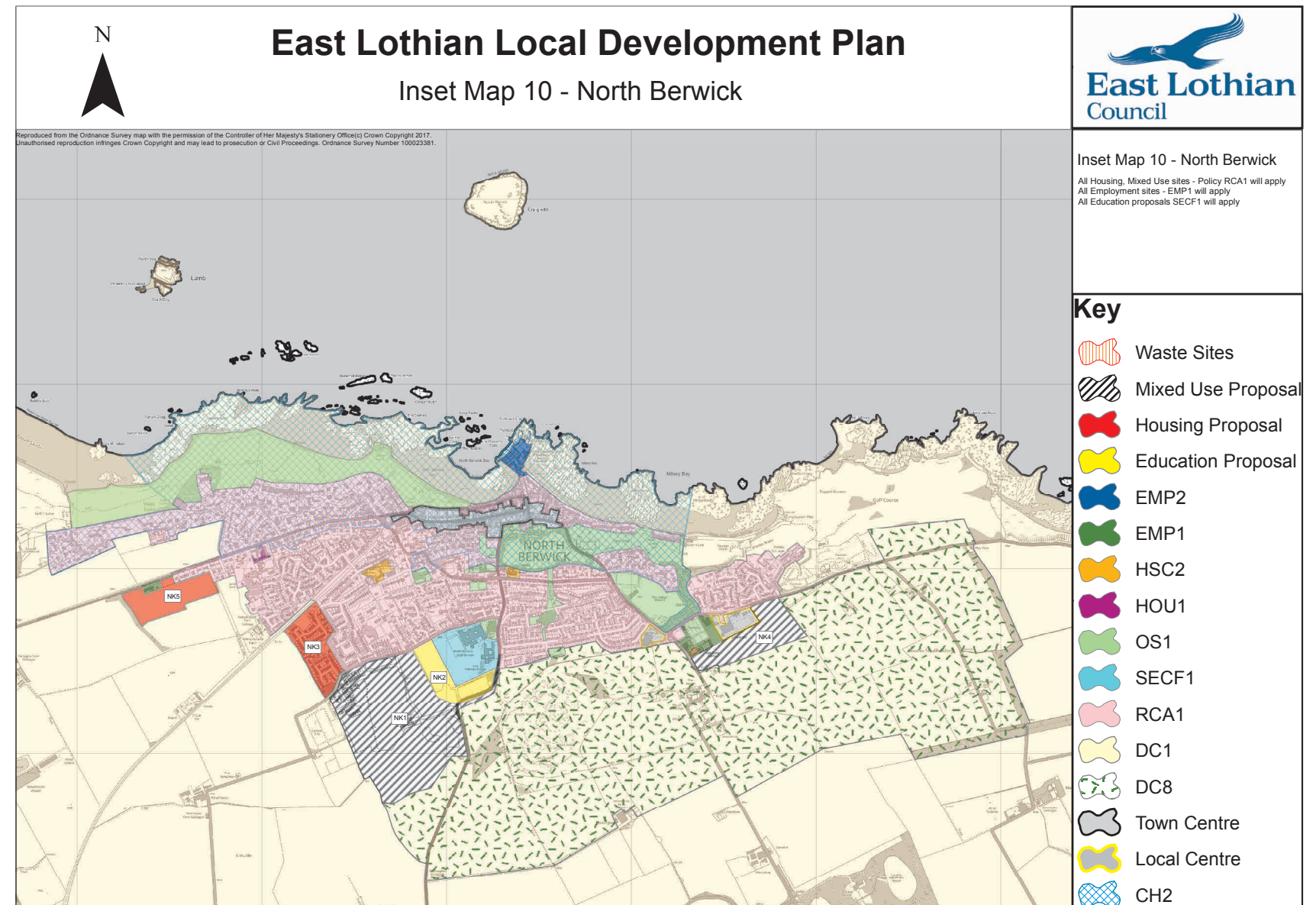
“The proposed extension would by virtue of its size, scale, alignment and height not be subservient to the existing listed building and as such would be harmful to the architectural and historic character of the listed building and the character and appearance of the North Berwick Conservation Area contrary to Policies CH1 and CH2 of the adopted East Lothian Local Development Plan 2018 and Scottish Planning Policy: June 2014.”

“The proposed vehicular access and hardstanding area would be intrusive and incongruous changes to the character and appearance of the streetscape of Westgate and of the North Berwick Conservation Area. Therefore the proposals would neither preserve nor enhance but would be harmful to the character and appearance of the Conservation Area, contrary to Policy CH2 of the adopted East Lothian Local Development Plan 2018 and Scottish Planning Policy: June 2014.”

“The proposed development would not be subservient to or complement the existing building and would result in an unacceptable loss of residential amenity to the occupiers of neighbouring residential properties by virtue of direct overlooking and loss of daylight. Therefore the proposal is contrary to Policy DP5 of the adopted East Lothian Local Development Plan 2018.”

“The occupants of the proposed house would not be afforded an acceptable level of privacy and amenity. Therefore the proposal is contrary to Policy DP7 of the adopted East Lothian Local Development Plan 2018.”

As the revised proposals for this planning application are a direct response to the reasons for refusal above, the design and access statement seeks to largely discuss the above policies raised in light of the new design justifying the new proposals against the reasons for refusal.





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. Gabledted skewes 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.

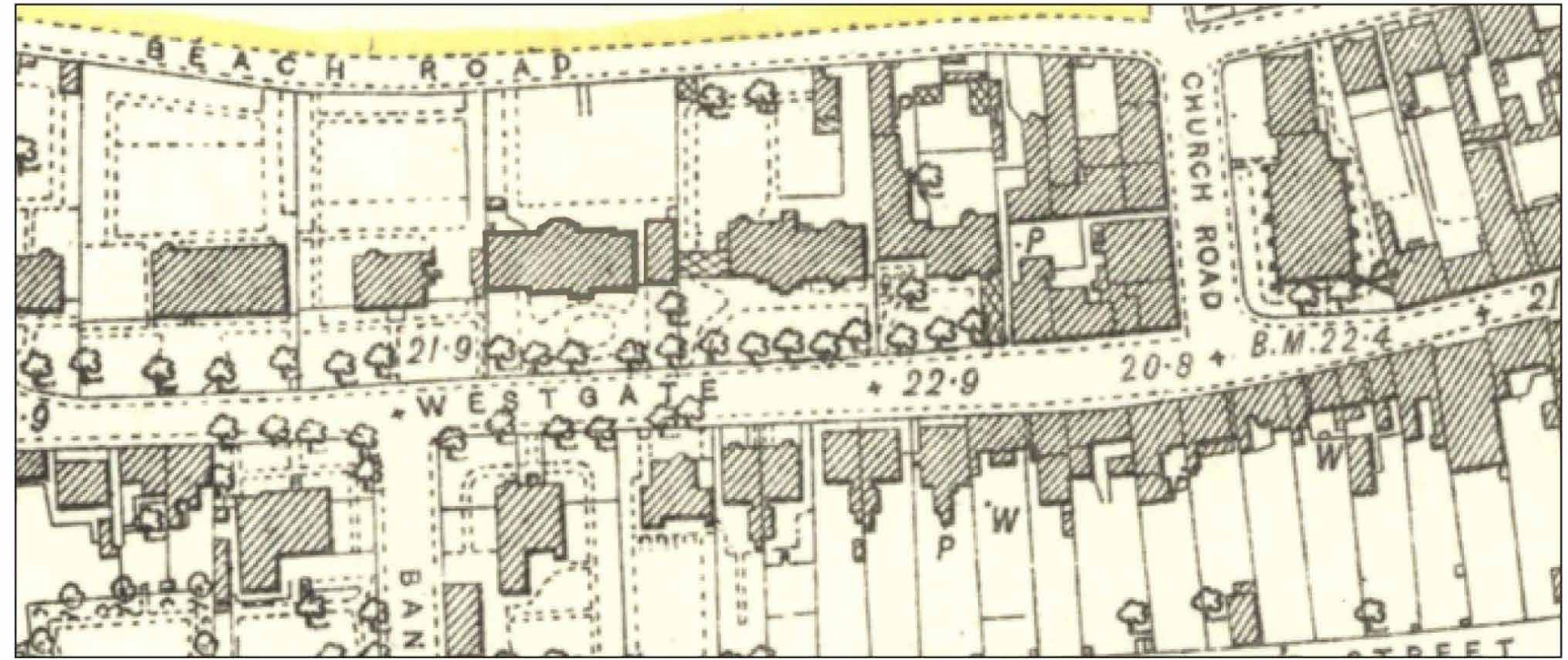
NO 12: S ELEVATION: 2 recessed bays to left with advanced, gabled porch in re-entrant angle, 4-centred arched head and fanlight over panelled door. Remaining pedestal of former finial. Plain shield panel over door. Tripartite in outer bay, altered to doorway 1983. 2 gabled dormers breaking eaves; obelisk 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 in 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 ●

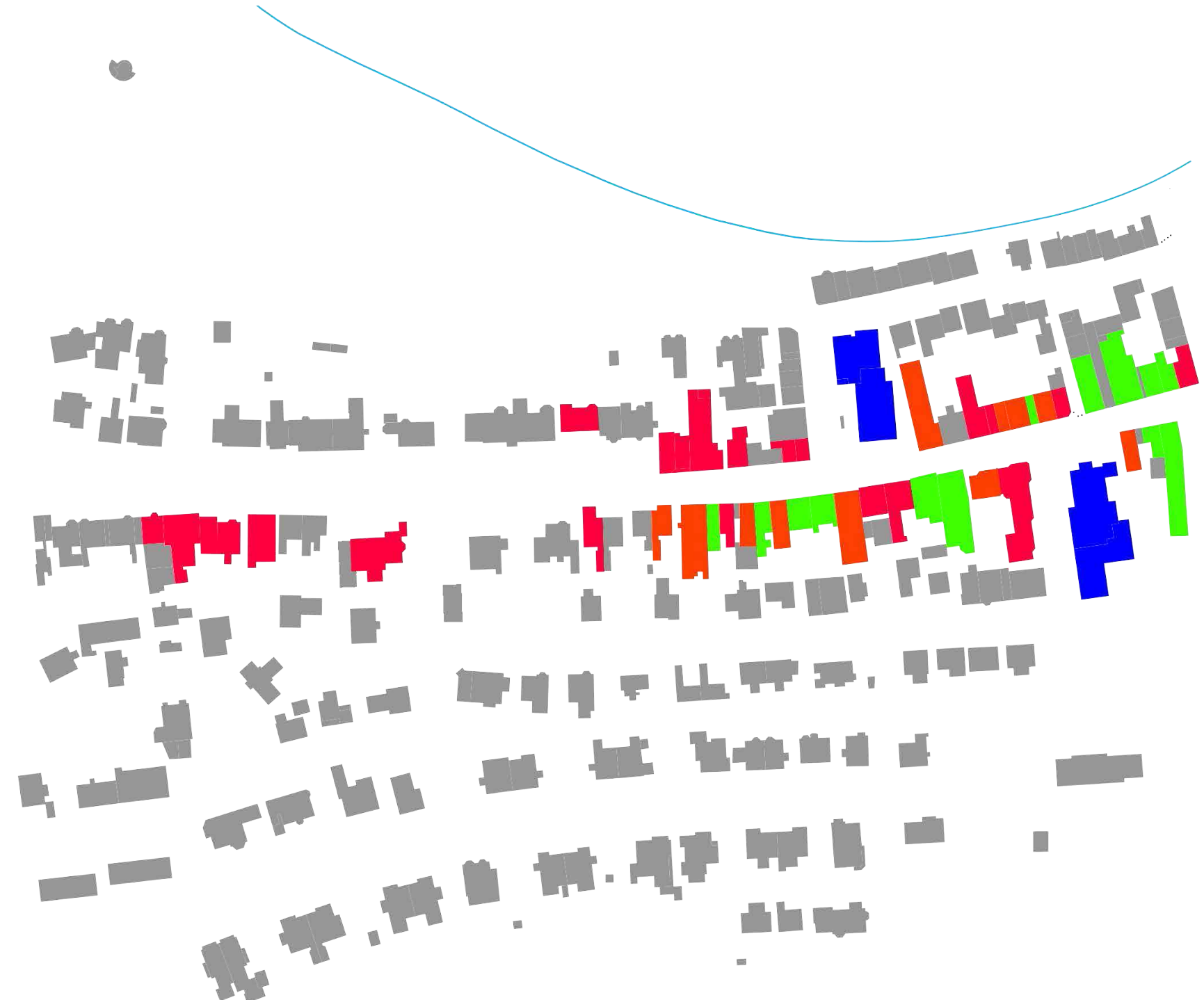


Figure ground diagram showing urban pattern and varying uses along the High Street and Westgate



Extent

The site sits within 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

Proposed Development 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 buildings and area.

The proposals form a contemporary development with some simple but effective use of few architectural elements, materiality and detailing. Taking cognisance of the existing stone banking hall the design uses a high quality sandstone base (similar to the buff colour of the existing front facade of the banking hall which can be seen as an appropriate material in the context of the historic villa) which is then topped with contrasting matt navy cementitious panels in regular rhythm creating a wrap around elevation which is slightly set back from the stone built element below. This contrasting of the two levels is directly informed by the modern extension of the Blenheim House Hotel along with ancillary buildings to other properties nearby where the navy top part can be seen to replicate the colour of slate.

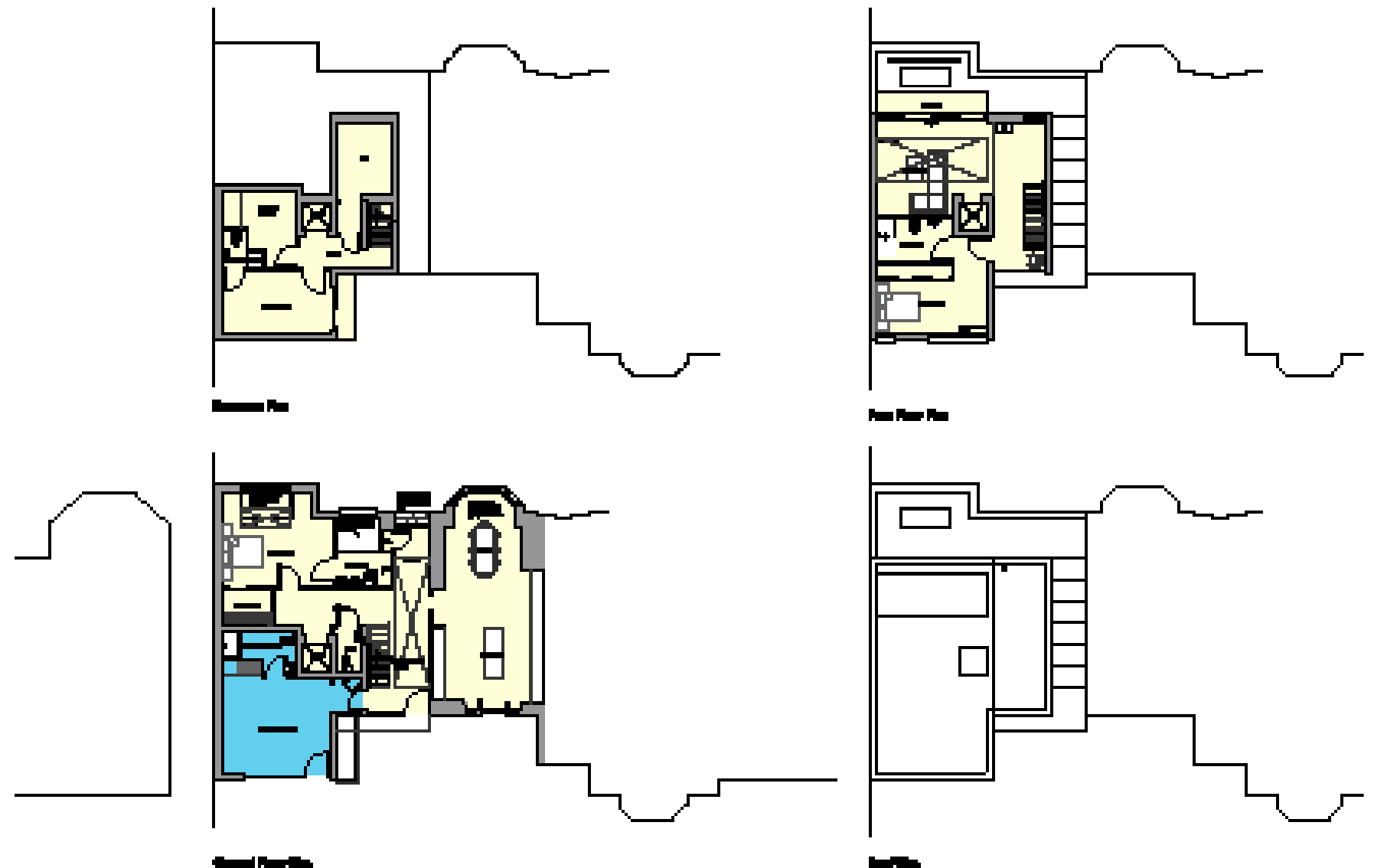
Joining the main element and the Victorian property is the largely glazed atrium space. With the proposed access, again informed by the proportions of the former access to the property, largely consisting of glass the entryway will form a dramatic and grand entrance. The wall to which the stairs will be located upon will keep the existing stone wall uncovered where the external and internal will be blurred. The glass forms a clear definition between each architectural element.

To the rear more glazing is added to take in the stunning seafront views. Although there is a lot of glazing, it still takes cognizance of the amount and proportions of the adjacent properties. The ground floor bedroom is provided with a nice dimension through the recessed window and associated rooflight providing sea views and light into the bedroom. To the first floor a terrace is formed which is accessed from the living space. All rear windows have been designed with use of stepping back, opaque balustrading and the like to provide adequate privacy to the applicant and the neighbours at 12B Westgate.

The applicants who 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 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 a commercial space is provided to the ground floor facing Westgate. This is to retain a commercial use within the site in line with Council policy. A large expanse of glazing is used to the commercial space to signify that it is indeed commercial, similar to other commercial frontages nearby, but also tie in with the extension to the Blenheim.

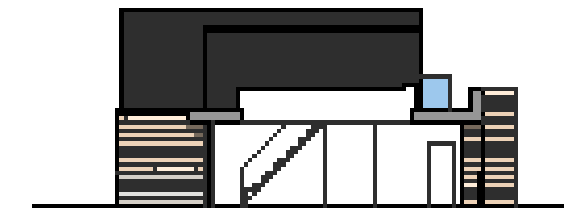




PROPOSED DESIGN



Proposed West (Front) Elevation



Proposed West (Side) Elevation



Proposed East (Front) Elevation



Proposed East (Side) Elevation



Contextual Elevation (Coloured to match)



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.

Stone is used to tie in with what exists at present along with the general streetscape from both sides. The top level is clad in navy paneling to replicate neighboring modern extensions and also the form of other ancillary buildings in the area.

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

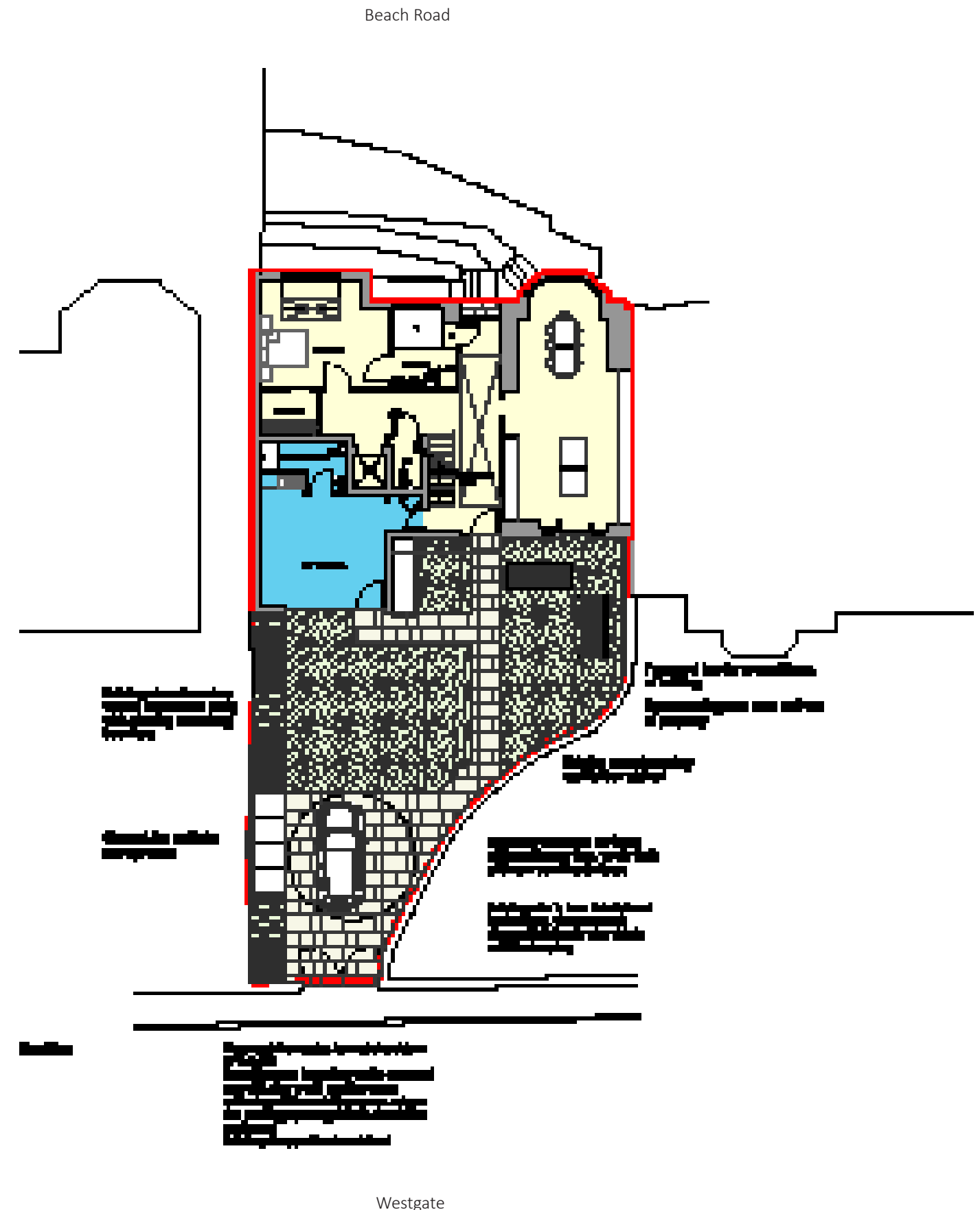
Density

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. A flat roof will be used to tie in with modern streetscape elements and keep the overall height of the building low and subservient to the historic villa.

Access

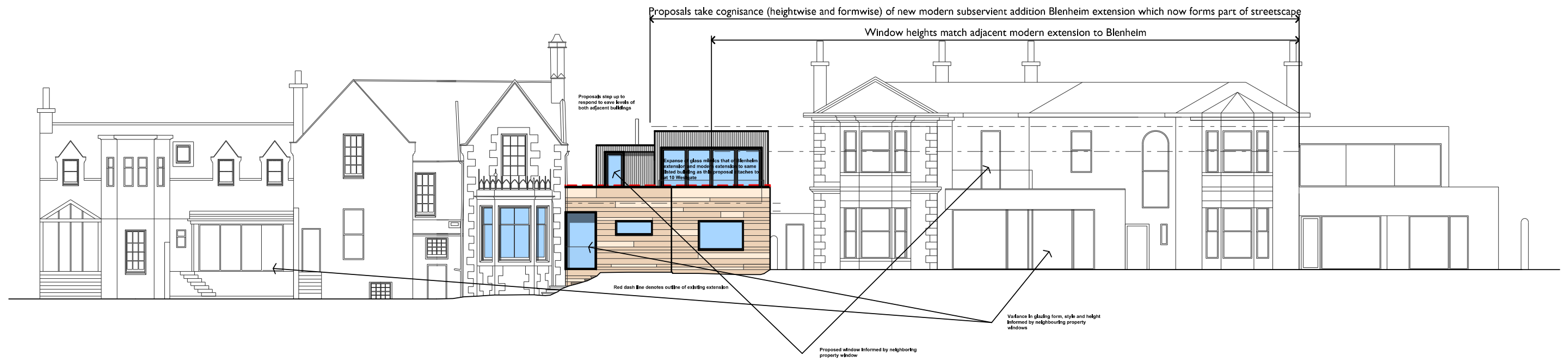
Ease of access is particularly important to the new home for Nigel. It is proposed that the existing access way will be made adequate to accommodate a vehicle coming into the site so that access to the house thereafter is as easy as possible. The existing pedestrian access will be increased to 3m wide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

The site will also accommodate a turntable, which will be designed so as to be inconspicuous/ invisible in line with the materiality proposed to the site, 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 commercial space.

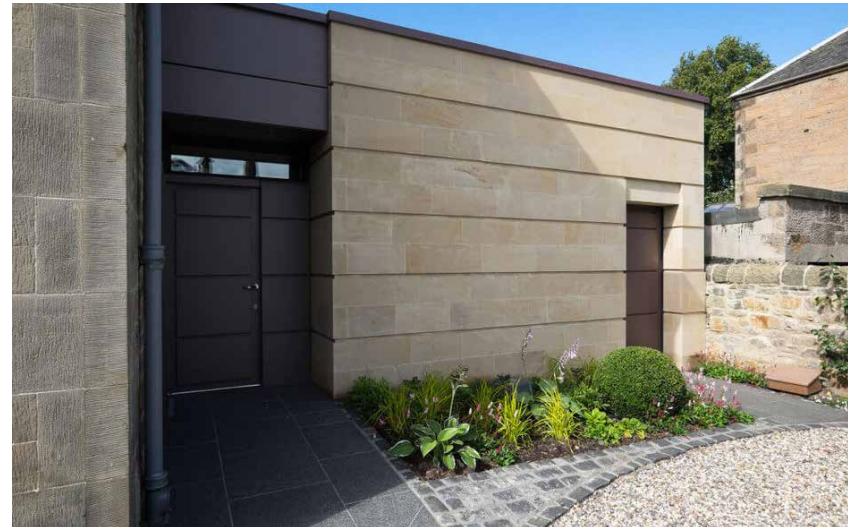




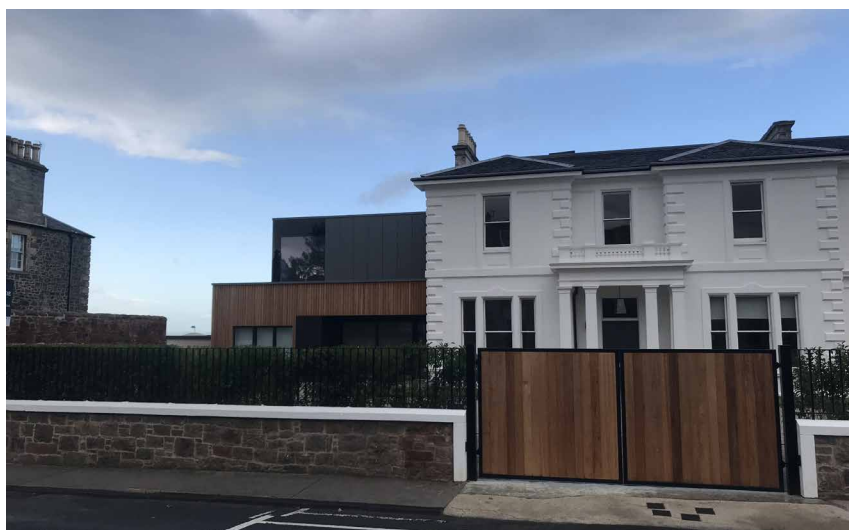
PROPOSED DESIGN



Proposed Development at 12 Westgate, North Berwick
 DESIGN AND ACCESS STATEMENT
 PRECEDENTS



General precedents. Left: Somner Macdonald, side extension proposals to a traditional villa which are secondary in form. Middle: Somner Macdonald, a contemporary stone side extension to a villa. Right: Lorn MacNeal, where modern developments of varying styles have been inserted to infill sites between listed buildings.



Local precedents. Left: Front of the former Blenheim House Hotel which is a direct precedent in terms of contrasting materiality, height and form to the proposals. Middle: Rear of the former Blenheim House Hotel where balconies are formed and again form a direct precedent in terms of materiality, height and form. Right: A local ancillary building where the form of a stone base and lighter, navy coloured top part form a precedent to the proposals.



PROPOSAL EVALUATION AGAINST PLANNING MATERIAL

As is shown in this document the property forms part of a series of villas that were originally built to be residential. 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 spaced out, reflecting the residential buildings. There is a clear absence of commercial property to this area, with commercial property generally being either changes of use of former residential villas (in the case of the other bank building) or add-ons to existing former residential properties. 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 last paragraph of the policy, the new building would reflect the prevailing mix of land uses in this area of North Berwick if it were purely residential, as the ground floor and remainder of the building can be seen in residential use elsewhere in this part of the town centre. From the streetscape elevations and context drawings one can also see clearly what is commercial, with the large glazed areas, fascias, etc. to their shopfronts, against what is understood to be residential. Policy also states “Residential use may also be acceptable, particularly in a backland or above ground floor location.” In this case the residential part of the proposals are to a large extent located behind and above the newly proposed commercial space.

With the above in mind it is submitted that there is ample justification for the property to be wholly residential. However the proposals do accommodate a small commercial space to the front ground floor area of the scheme. In pre-application discussions, the officer raised the suggestion that although the proposals make provision for commercial use at ground floor level, the space as proposed was considered a net loss of commercial space due to the small size of the proposal.

The policy does not prescribe the actual size of commercial property required to be retained. The former banking hall, as existing, is a public commercial building and required a large amount of space. Publicly accessible commercial space is now proposed.

The proposals include a showroom/ gallery/ yoga/ general commercial office space for rent. The commercial space will allow users to rent the space on a flexible and affordable basis, which will be particularly important leading on from the current Pandemic circumstances, as it can be expected that demand for office space will drop. The space will be serviced by the Applicant/ inhabitants of the proposed residential part of the new building. It is believed it will be an excellent addition to this part of the town centre. The Council does 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.” The Applicants will be converting a property, historically designed and built as residential, largely back into this use in a sympathetic manner, whilst also maintaining an internal commercial use out of respect to adopted policy. The proposal is therefore compliant in every way.

Concerns about overlooking, and privacy and daylighting issues were raised as a significant part of the reasons for the refusal of the former scheme.

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 (demarcated 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. The ‘house’ itself has subsequently been sold on, and therefore the option is no longer available. There was therefore a time where the garden curtilage directly behind the bank building could have been purchased. Had that happened, it would have been uniform with the way other curtilages are laid out in the area. As it now appears is therefore something of an historical accident.

As with all town centre locations there will always be overlooking issues to varying degrees. At present there are windows to the rear of the former bank that have always overlooked the rear garden. The former Blenheim House Hotel, and No 10 Westgate to the east also overlook the rear garden space of 12B.

Large amounts of glazing along with terraces to the rear of the properties at Westgate form part of the architectural character to of this row of properties as presented to Beach Road. These proposals are in line with that pattern. As seen, the new proposal has been significantly lowered in height, and its form has changed to take account of the former Blenheim Hotel’s modern extension along with the height of the secondary part of the original villa. See elevation analysis drawing (page 12) which shows the proposals taking cognizance of neighbouring streetscape elements. The Applicant has also pulled the forward building line back. There are many changes to the rear windows and balcony area at first floor which will fully mitigate any concerns with loss of privacy/ overlooking issues (see section drawing on next page).

A daylight and sunlight report was prepared for the former proposals where it was seen that those proposals allowed a compliant level of both to neighbouring properties. The new proposals are lower in form and massing. An updated daylight and sunlight report confirms that the proposed development achieves full compliance with the BRE guide in respect of protecting daylight amenity and sunlight amenity to surrounding buildings.

The Council has suggested 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. The officers have also raised that a car requires to access the road in a forward gear. The proposed invisible car turntable set into the ground allows this. Where loss of on street parking has occurred, the marginal widening of accesses to properties has been permitted elsewhere in North Berwick. So far as this proposal is concerned, the loss of on street parking will be minimal – probably less than the length of a car. It is suggested that this is not a major planning issue.

It is clearly submitted that the former banking hall (which is part of the listing) possesses no features of architectural or historic interest. Nos 12 and 12B Westgate are together a Cat. B building. The Applicant has applied to HES for the delisting of the former banking hall. It reasonably anticipates that that application will be granted with HES’ initial view being that the banking hall can be removed from the overall listing to which the Council have been informed directly by HES. In consultation with the Council, HES did not object to the former application, a fact which was not made known to the Applicant by the Council at the time the former application was considered.

Proposed Development at 12 Westgate, North Berwick

DESIGN AND ACCESS STATEMENT

ANDREWMEGGINSONARCHITECTURE



PROPOSAL EVALUATION AGAINST PLANNING MATERIAL

The Applicant's advisers' professional judgment is that having regard to the listing; to the design and character of No 12B; to the juxtaposition of the proposal and No 12B; to the setting within which both buildings sit; and to the thoughtful and careful design of the proposal, that the proposal itself is not harmful to the Listed Building, nor to its setting. The proposal sits comfortably with No 12B and does not detract in any respect from the architectural or historic features that it possesses.

The widening of an access along with parking areas to the front of properties has been approved elsewhere in Westgate, including next door at the former Blenheim House Hotel. The Applicant will 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 materials will be used to enhance the setting in front of the listed building. The proposal encapsulates about 2/3 of the site becoming soft landscaping and the other third hard landscaping which flips the existing hard landscaping being 2/3 of the site.

As can be seen in historic maps of the site, old photographs, valuation rolls (which note uses of the property containing note of 'garage' and 'stable') and existing evidence (non-pedestrian width access gates and the dropped kerb to the site), there has historically been a driveway into the site, so to propose a driveway to the property would not be out of character with the area, since it is a simple reinstatement. A large parking area along with non-pedestrian access into the site exists next door at the former Blenheim House Hotel. That is a direct analogue for the application, showing that vehicular access and hardstanding are not in any way alien to the streetscape. For example there is another property directly across from 12 Westgate which has a non-pedestrian access point and driveway.

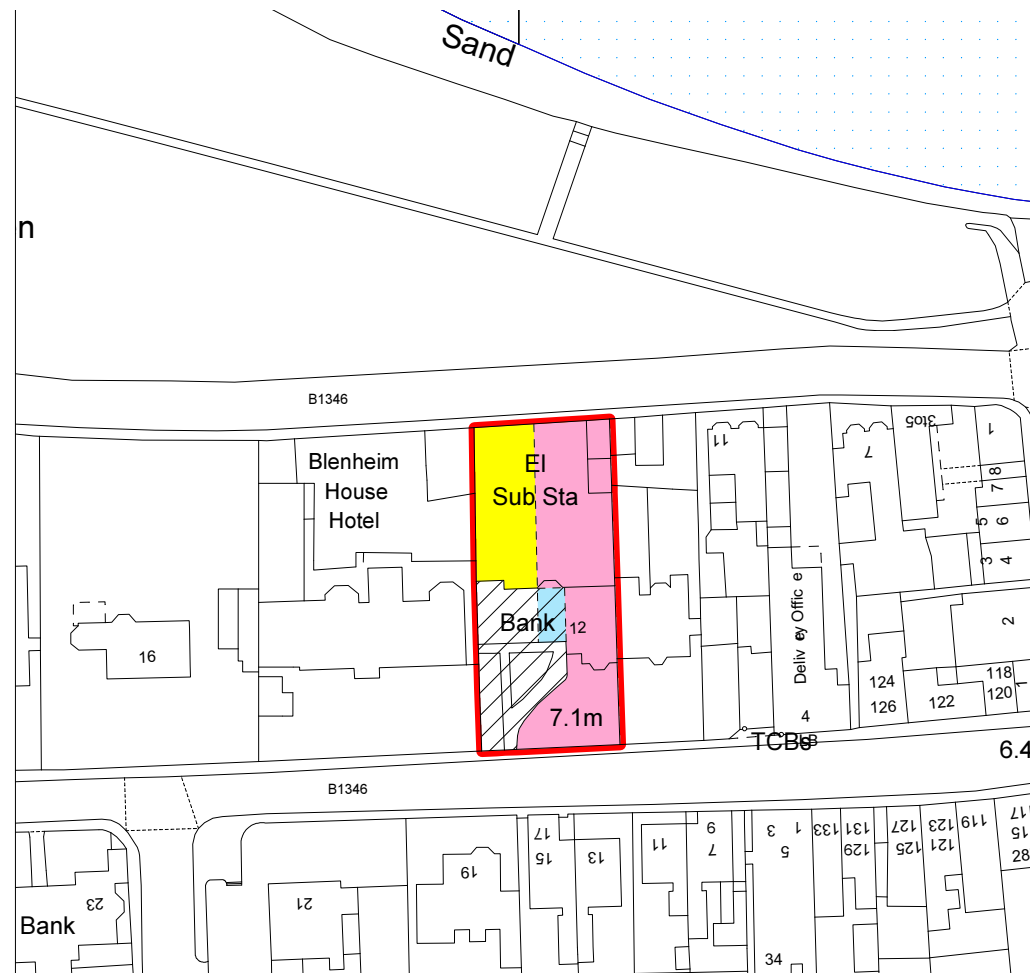
There are several car parks in the area that provide ample parking for the town centre, namely The Glebe and Kirk Ports Car Park. The town centre also has excellent access to the public transport network. Removing a minor area of parking in the town centre, although at a very modest level will help this, and not be detrimental. As discussed previously the house is to be largely designed for Dr Sharp's specific needs, as he will require suitable access to the site and house.

Overall, we feel the proposals in this new application now mitigate the reasons for refusal to the previous scheme. The viability report, submitted as part of this application, clearly shows the existing building does not present itself as a realistic opportunity for commercial property. The proposed commercial space will be flexible and affordable which will pose to be advantageous to individuals or companies who may wish to use this space. It will be particularly appealing for businesses post Pandemic where the overall proposals will result in a high-quality development, constructed by a local contractor, which will inject confidence into the town of North Berwick.

Proposed Development at 12 Westgate, North Berwick DESIGN AND ACCESS STATEMENT



PROPOSAL EVALUATION AGAINST PLANNING MATERIAL



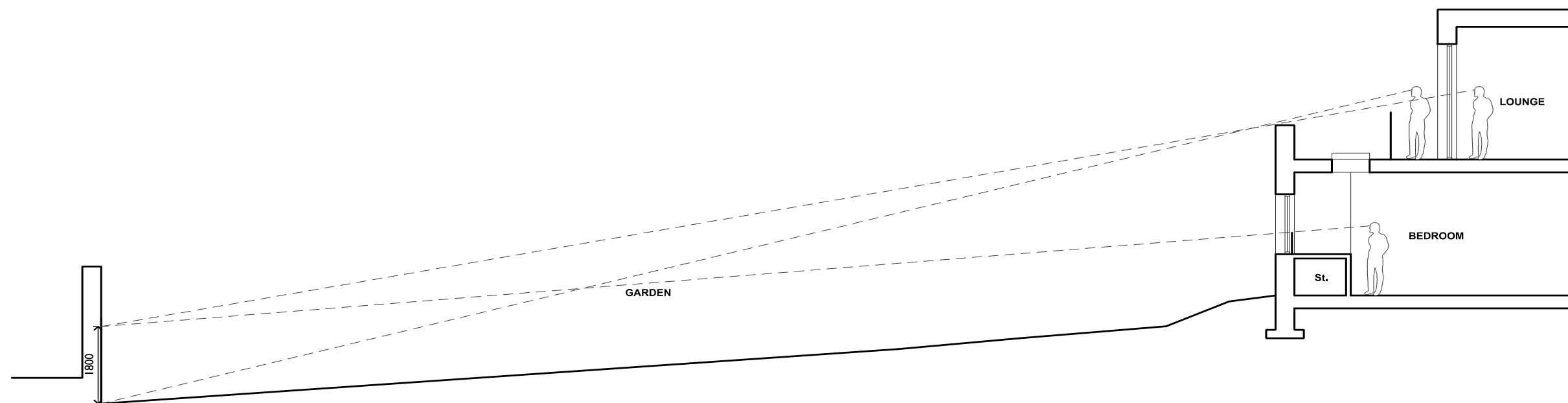
Former title plan



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



Photos from rear garden of 12B showing the extent of overlooking from neighbouring properties



Section through rear garden of 12B Westgate and part of proposed building showing that the occupants will not be able to see into the rear garden of 12B Westgate affording the residents of both properties privacy and amenity

Proposed Development at 12 Westgate, North Berwick
DESIGN AND ACCESS STATEMENT

ANDREWMEGGINSONARCHITECTURE



CONTACT DETAILS

Applicant

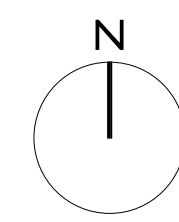
Mr & Mrs Nigel and Pat Sharp

Agent

Andrew Megginson Architecture

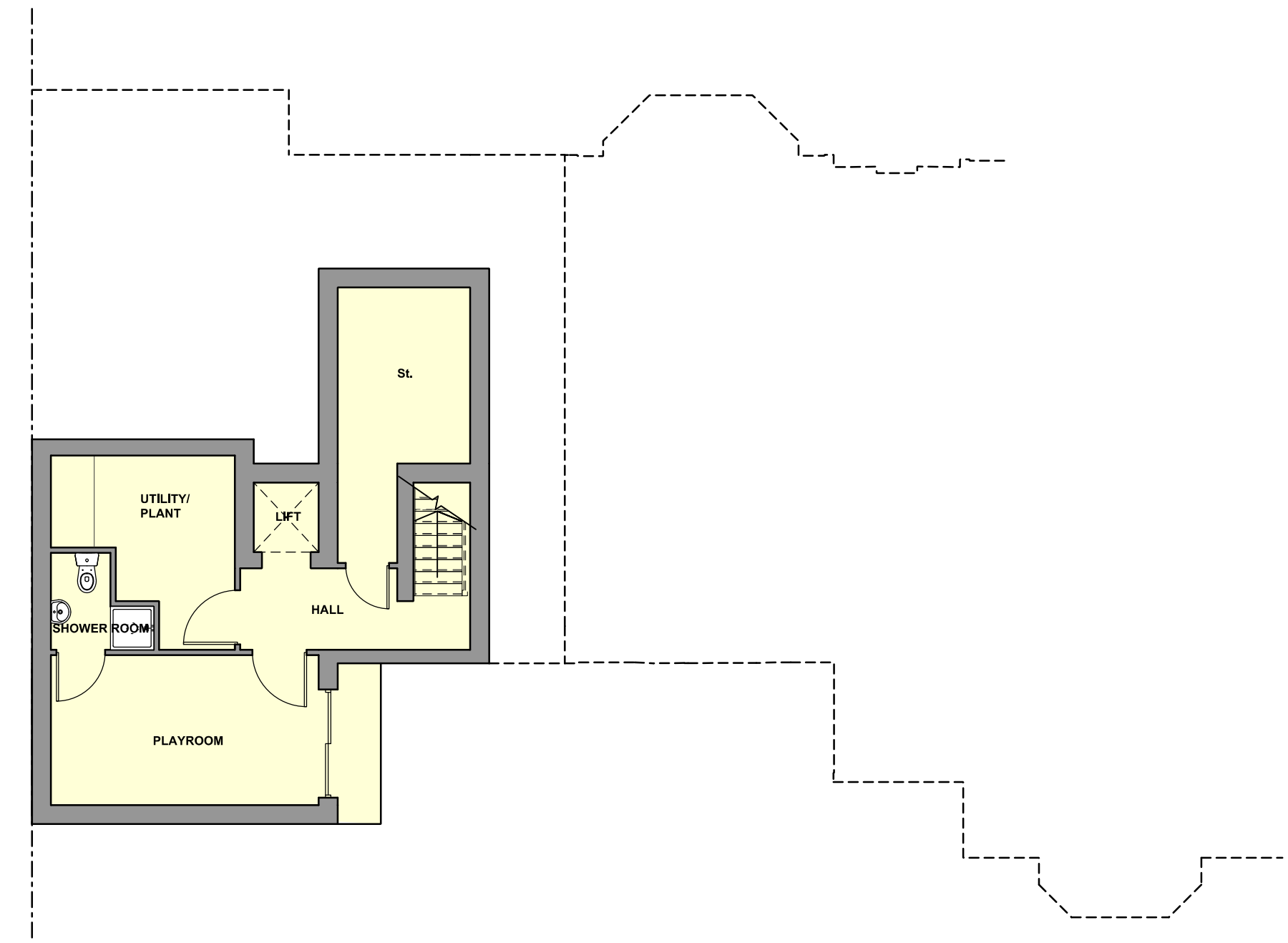
Tel 0131 467 5951

Web www.andrewmegginsonarchitecture.com
email info@andrewmegginsonarchitecture.com

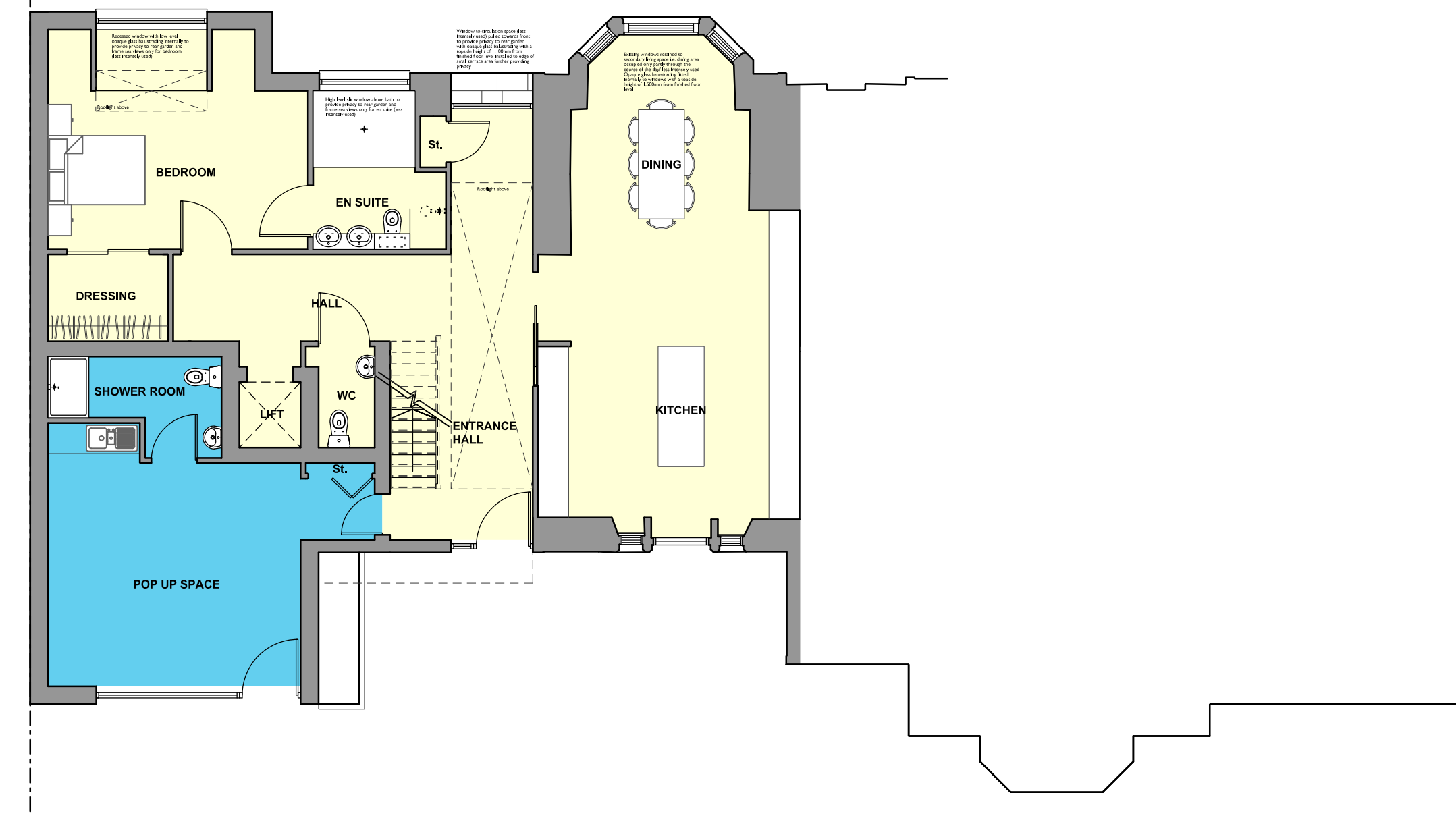


Site Plan

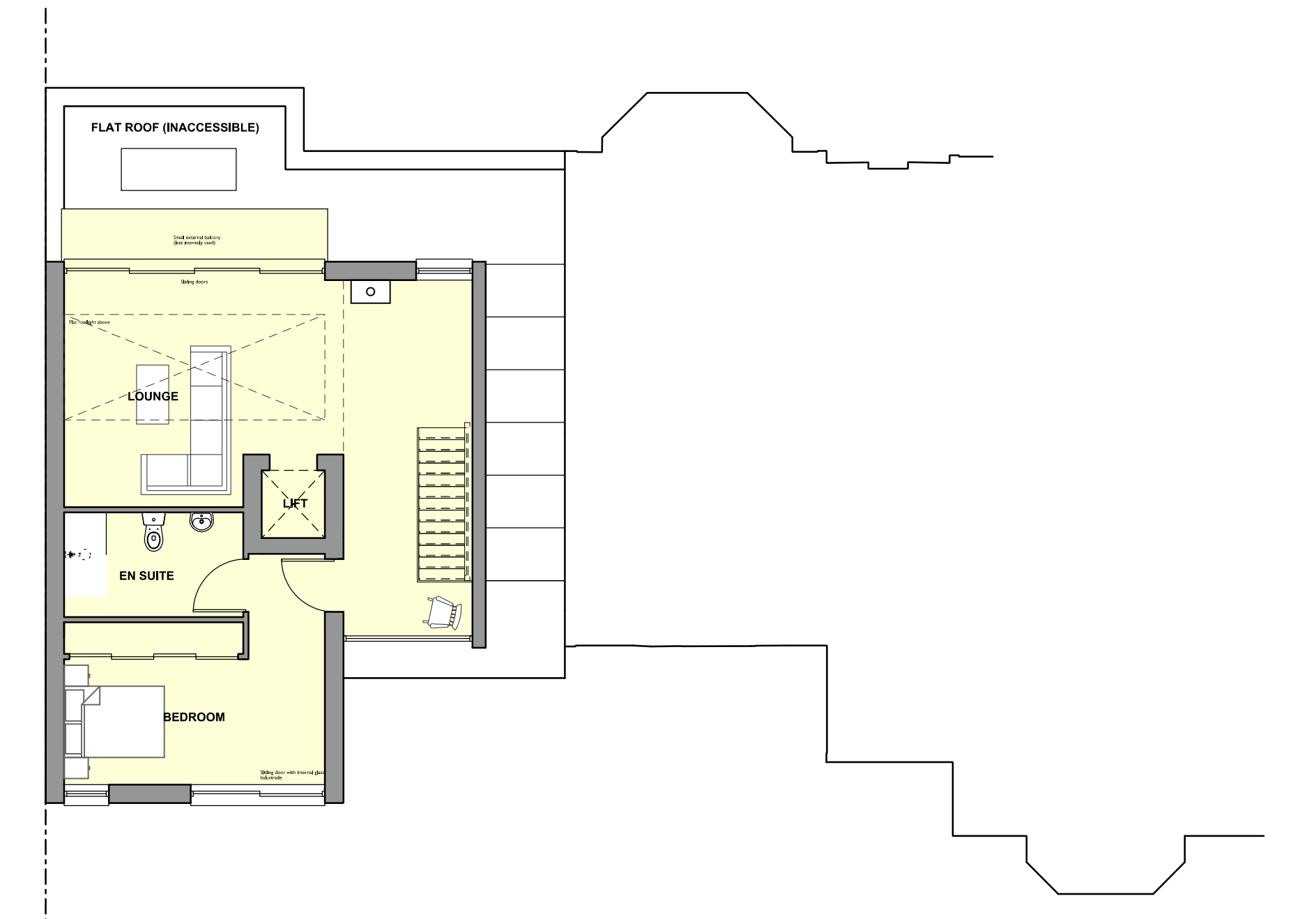
New cast iron gates to match pattern of original
 Existing stone boundary to be retained generally, there will require some widening of the existing access where the existing opening details should be replicated
 Existing dropped kerb retained



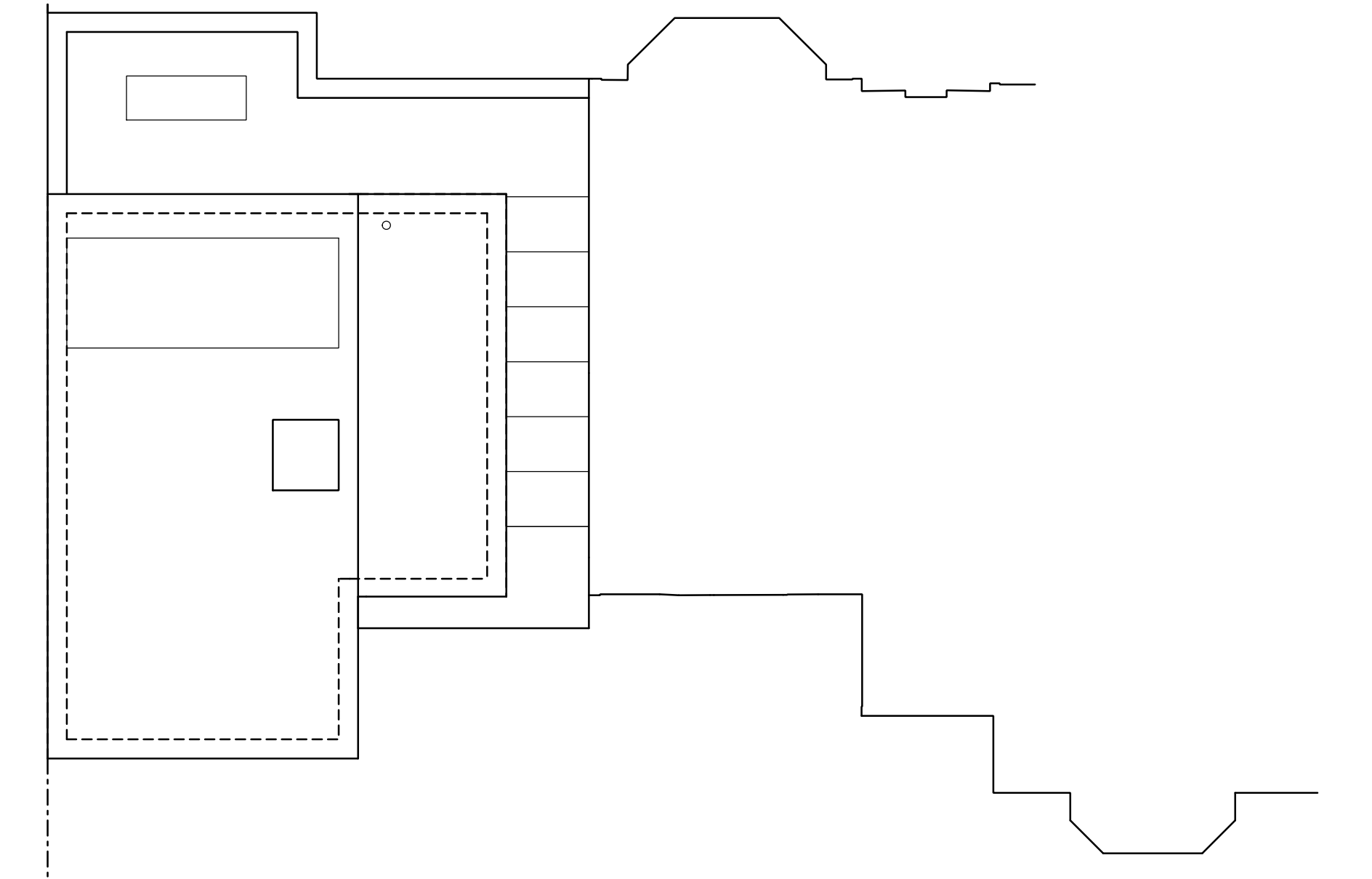
Basement Plan



Ground Floor Plan



First Floor Plan

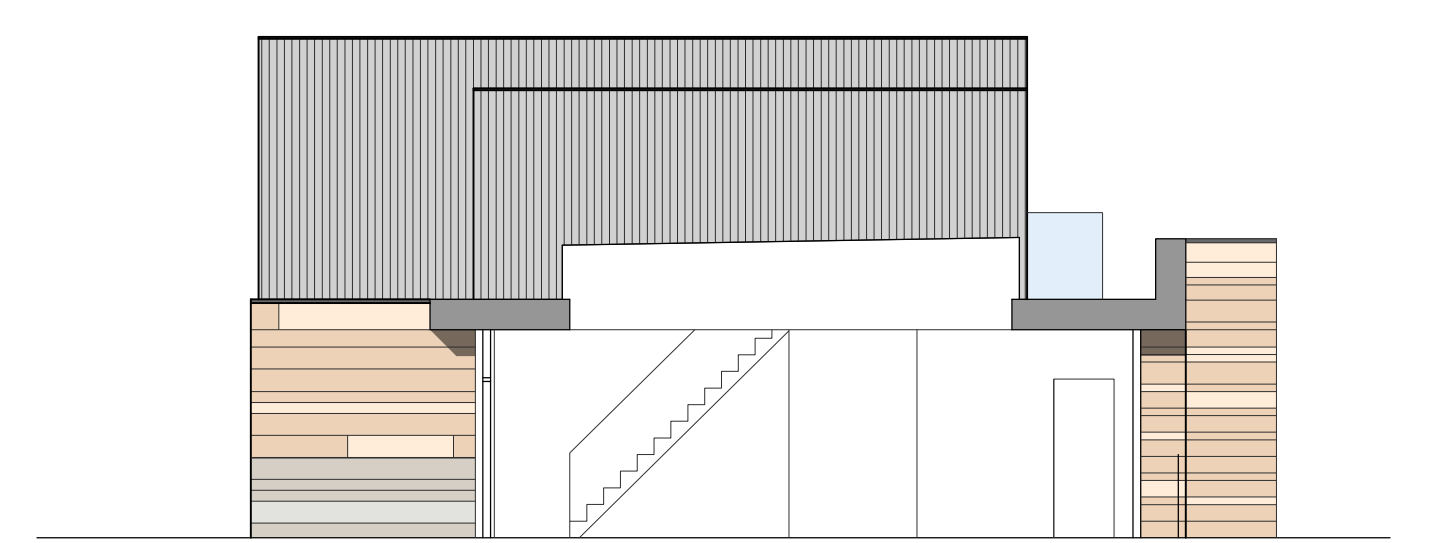


Roof Plan



Proposed South (Front) Elevation

Existing door to be altered into window to match material and style of that of existing frames in historic villa

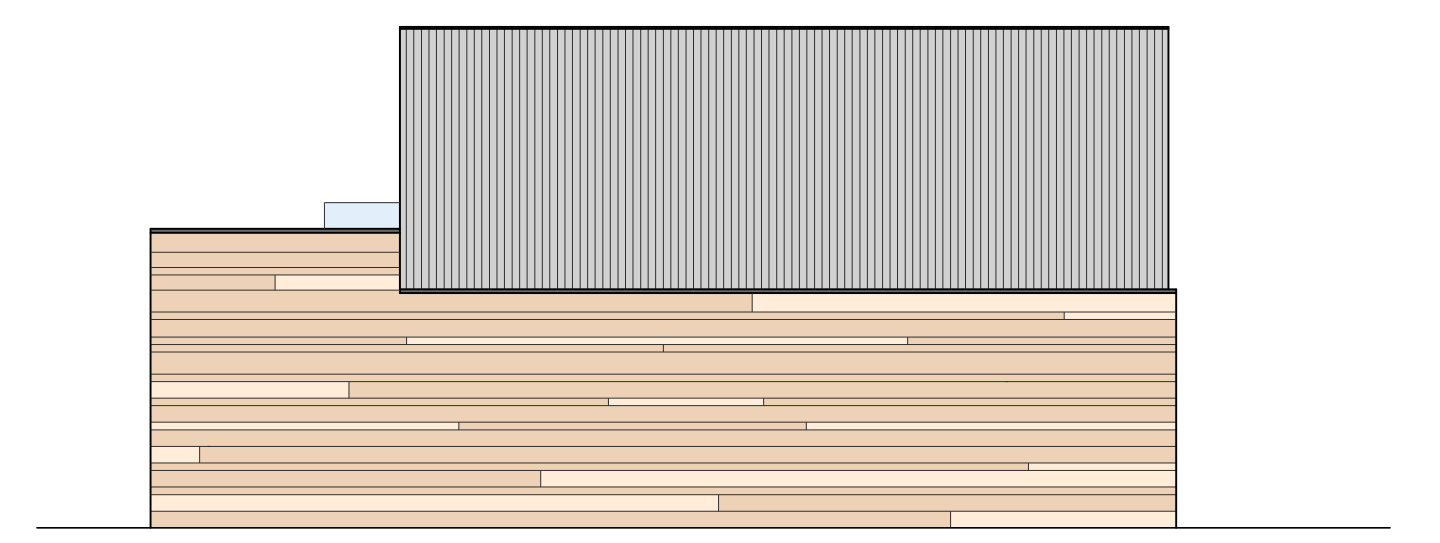


Proposed East (Side) Elevation



Proposed North (Rear) Elevation

All existing windows to historic villa being retained with glass upgraded to Slimlite Low E with maximum gap of 6mm and draught proofed



Proposed West (Side) Elevation

- Denotes low mixed planting where existing is retained and enhanced (site plan)
- Denotes sandstone flags (site plan)
- Denotes lawn (site plan)
- Denotes proposed commercial (plans)
- Denotes proposed residential (plans)

CLIENT	Mr & Mrs N Sharp
PROJECT	Proposed Development to 12 Westgate, North Berwick
DRAWING	Proposed Plans
STATUS	PLANNING
DATE	14th MAY 2024
SCALE	1:100 @ A0
PROJECT NO.	1141
DATE	14th MAY 2024
SCALE	1:100 @ A0

No. 1
 29 Jamaica Meads
 New Town
 Edinburgh
 EH9 5NR
 Tel: 0131 467 5951
 Email: info@andrewmeginson.co.uk

West End Place

Church Road



Contextual Elevation (Coloured & detailed)

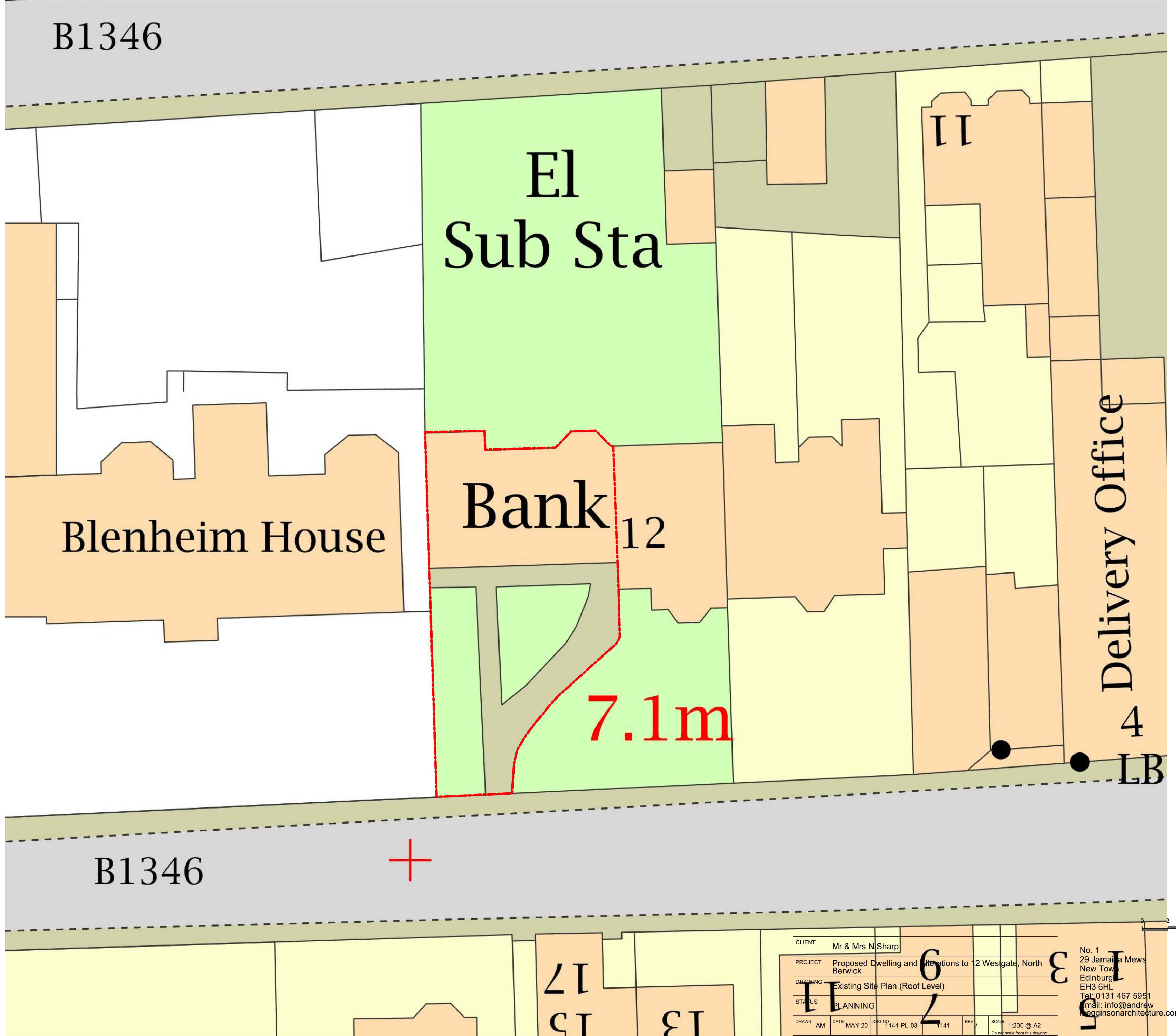
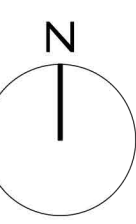
West End Place

Church Road



Contextual Elevation (Uncoloured & undetailed)

B1346



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Sub Sta

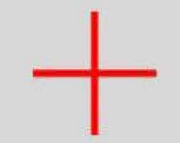
Blenheim House

Bank 12

Delivery Office

7.1m

B1346



CLIENT	Mr & Mrs N Sharp		
PROJECT	Proposed Dwelling and Iterations to 12 Westgate, North Berwick		
DRAWING	Existing Site Plan (Roof Level)		
STATUS	PLANNING		
DRAWN	AM	DATE	MAY 20
DWG NO	1141-PL-03	REV	1141
SCALE	1:200 @ A2		
Do not scale from this drawing			

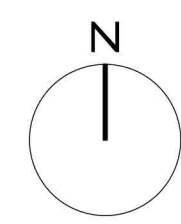
No. 1
29 Jamaica Mews
New Town
Edinburg
EH3 6HL
Tel: 0131 467 5951
Email: info@andrew
megginsonarchitecture.com

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Blenheim House

12

7.1m

Delivery Office

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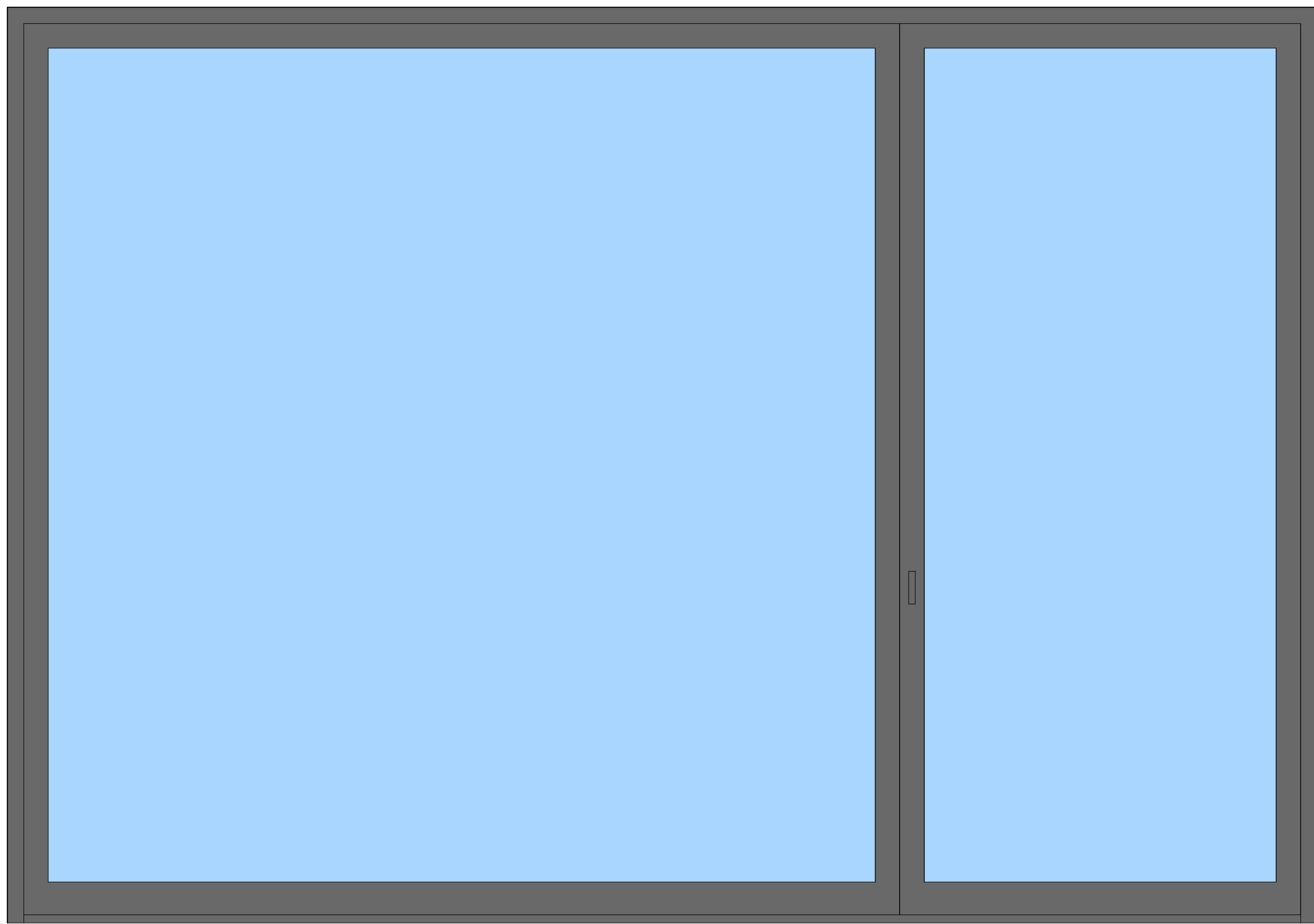
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PROJECT	Proposed Dwelling and Alterations to 12 Westgate, North Berwick		
DRAWING	Proposed Site Plan (Roof Level)		
STATUS	PLANNING		
DRAWN	AM	DATE	MAY 20
DRG NO	1141-PL-04	JOB	1141
REV	/	SCALE	1:200 @ A2
Do not scale from this drawing			

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Email: info@andrewmeggisonarchitecture.com

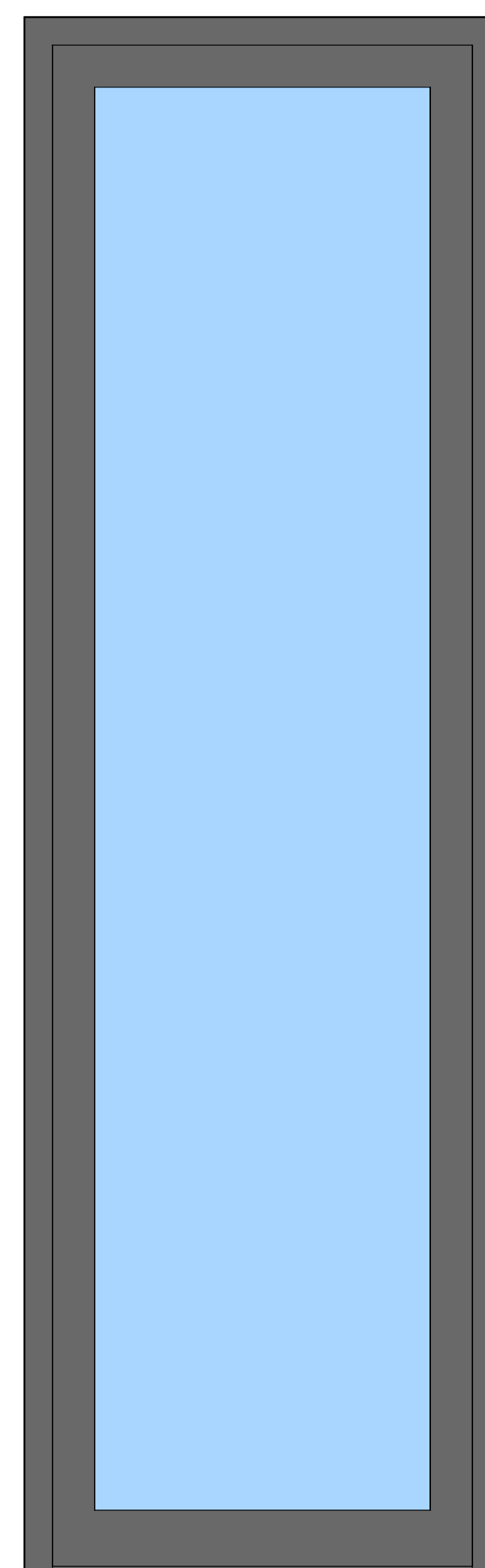
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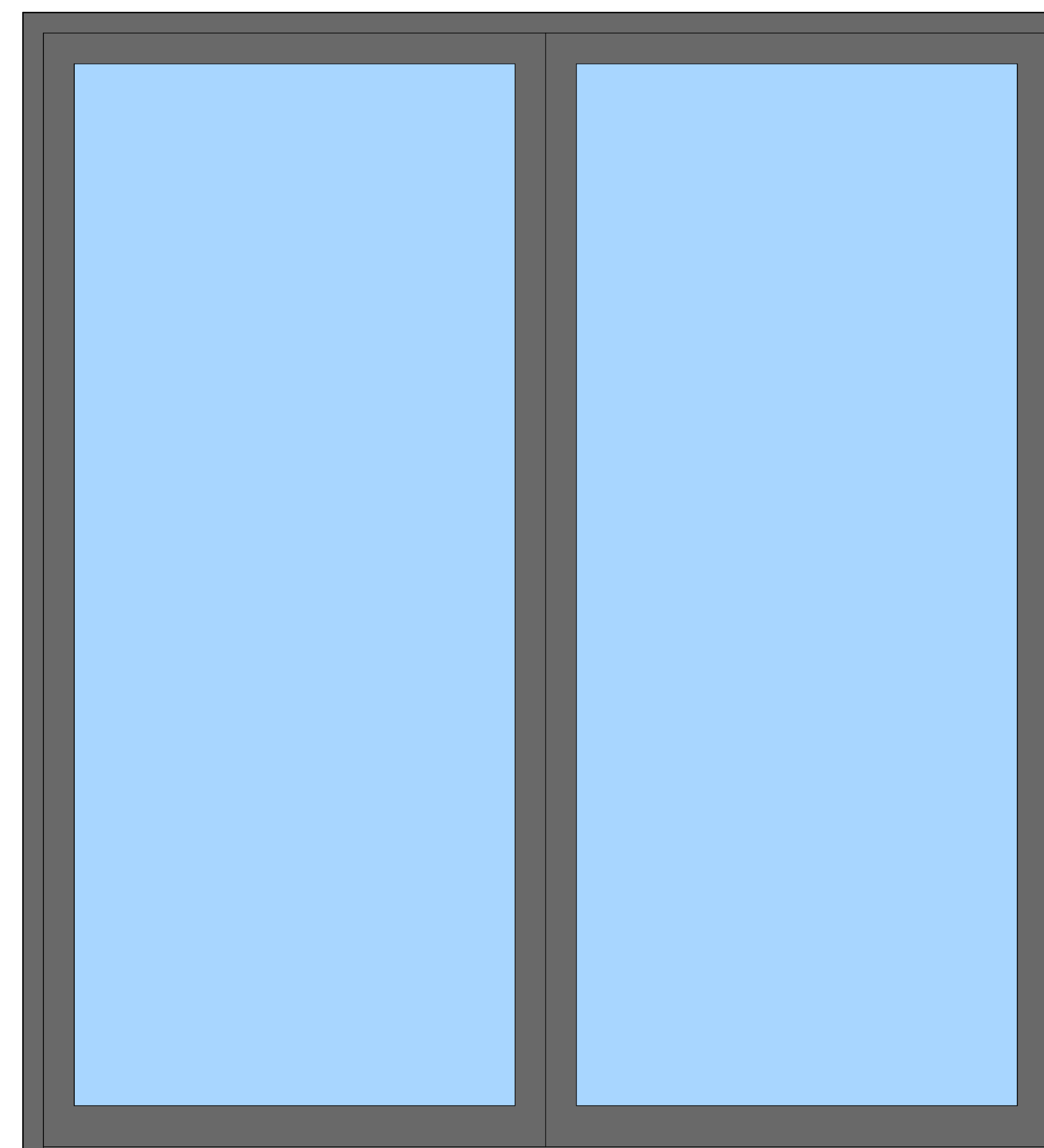
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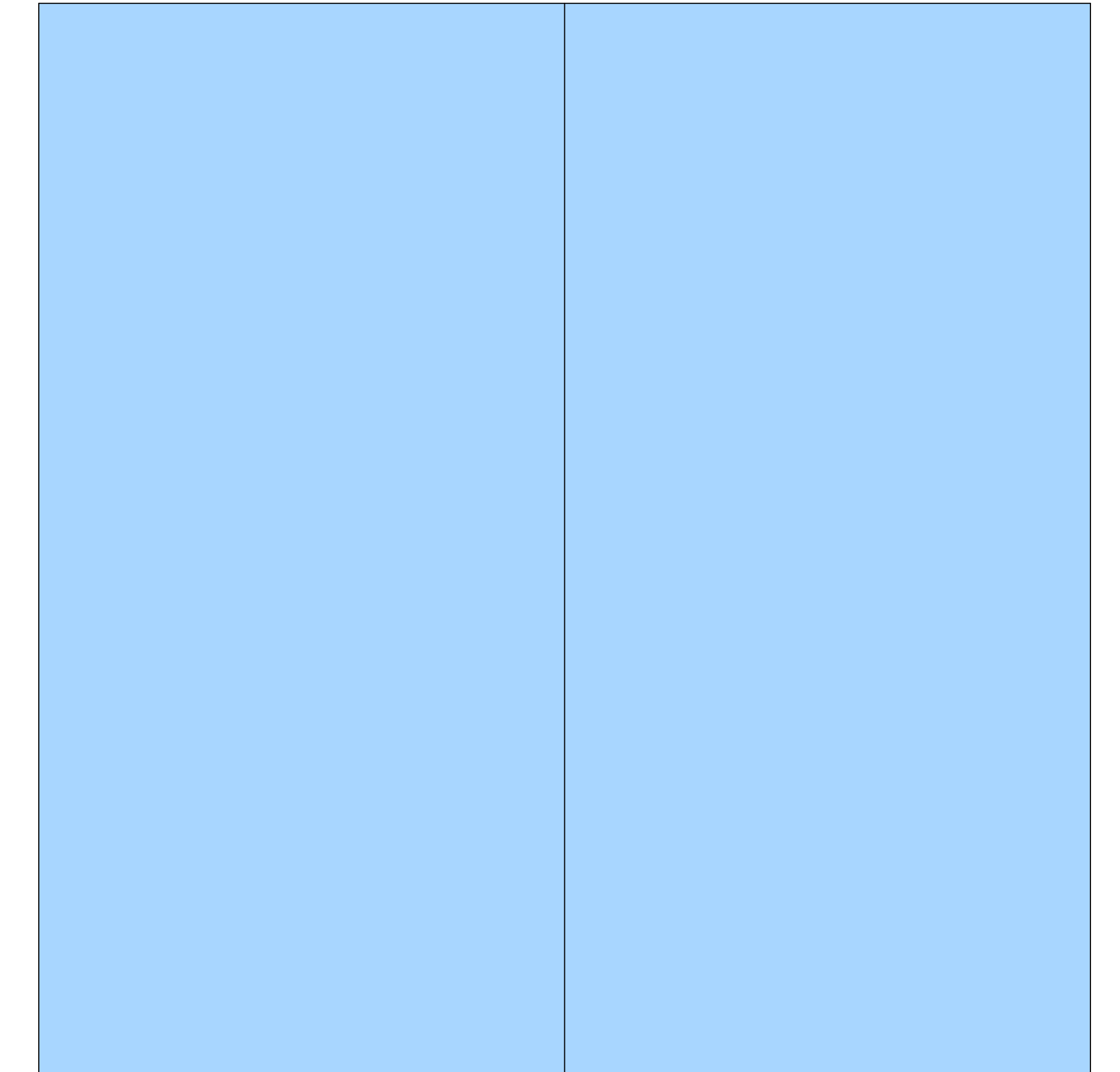
Front elevation (South) GFL door/ window
Grey aluminium
Clear double glazed



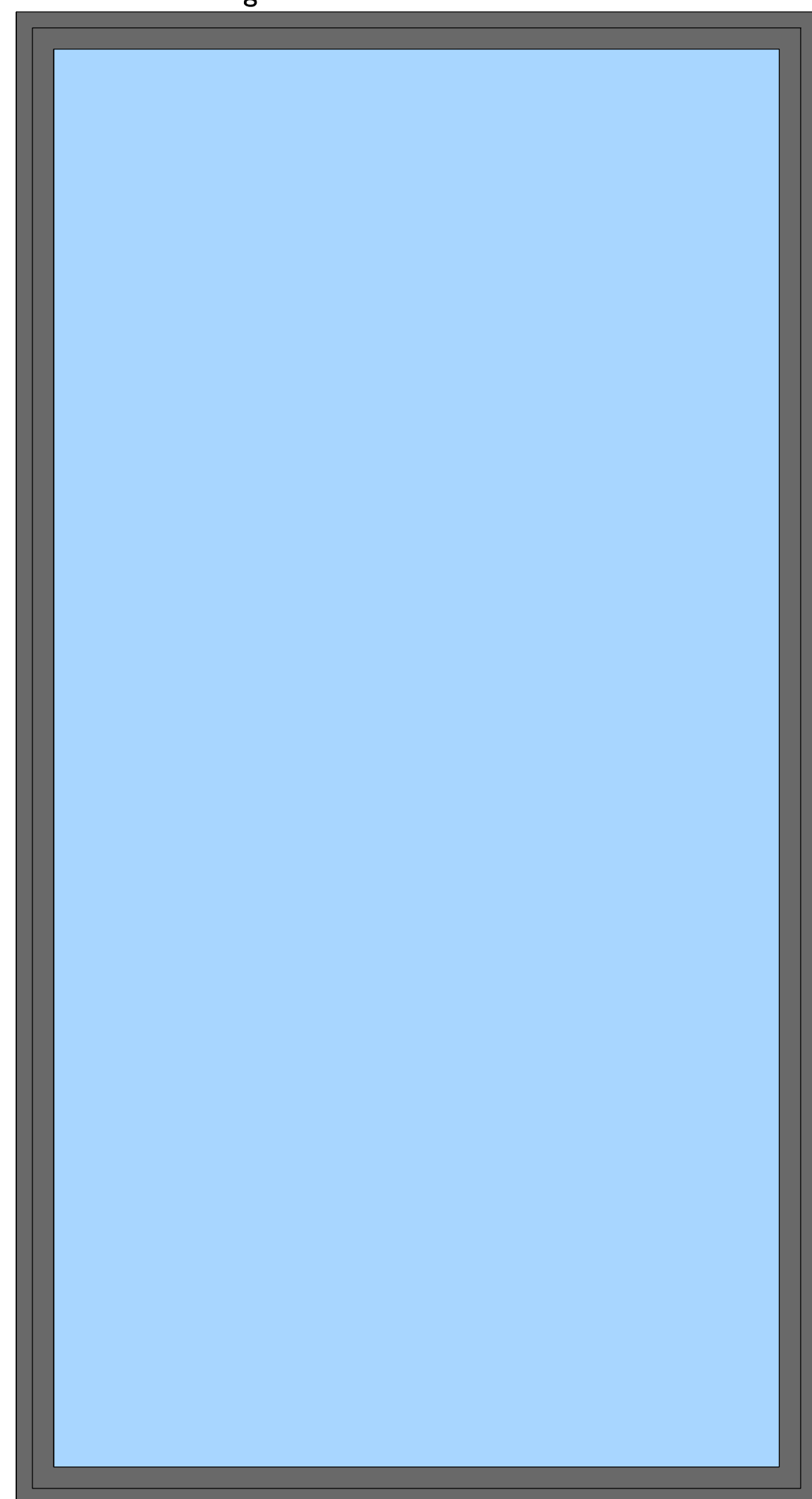
Front elevation (South) FFL window
Grey aluminium
Clear double glazed



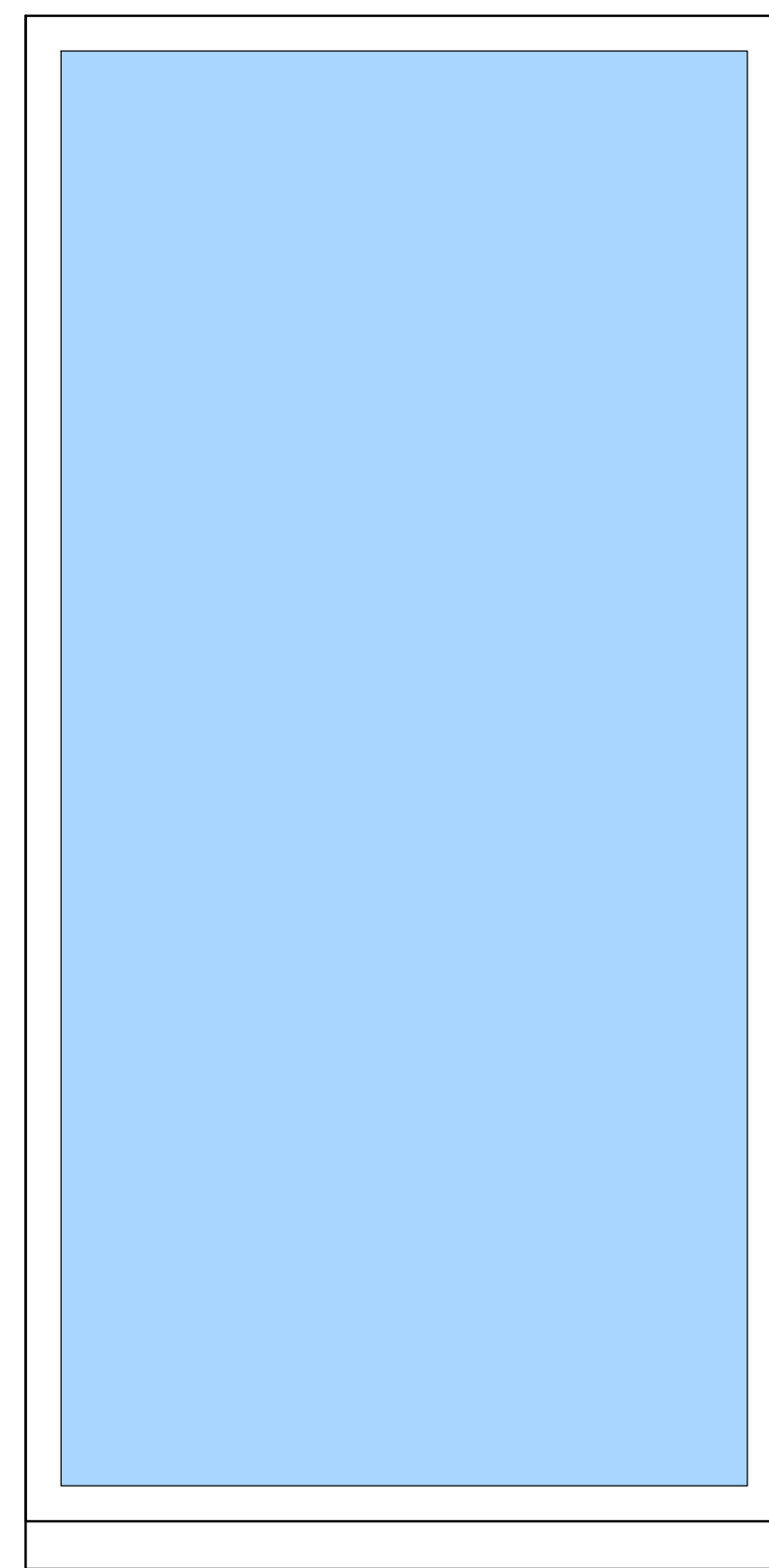
Front elevation (South) FFL sliding doors
Grey aluminium
Clear double glazed



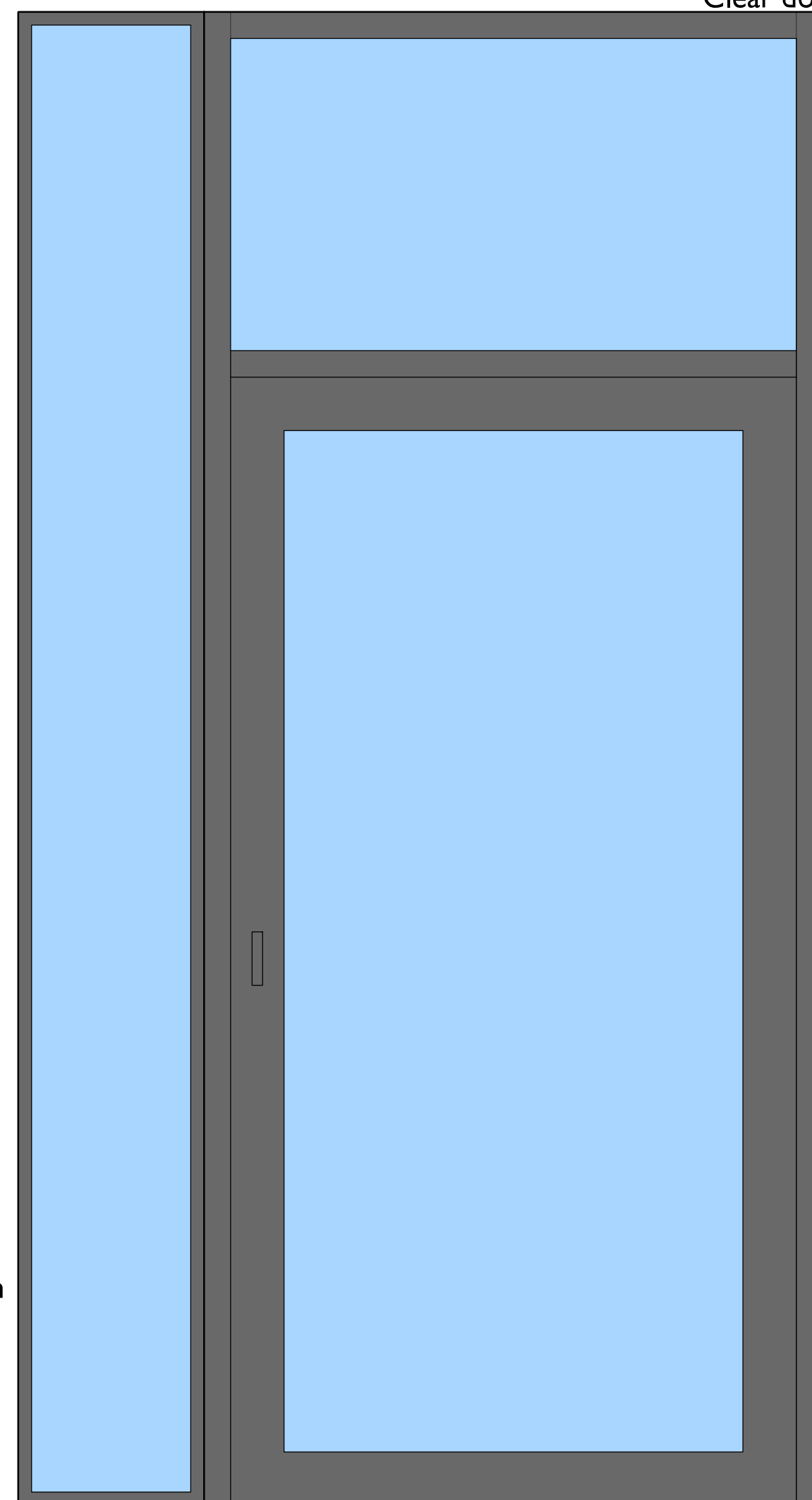
Front elevation (South) FFL window
Frameless glass with silicone joints
Clear double glazed



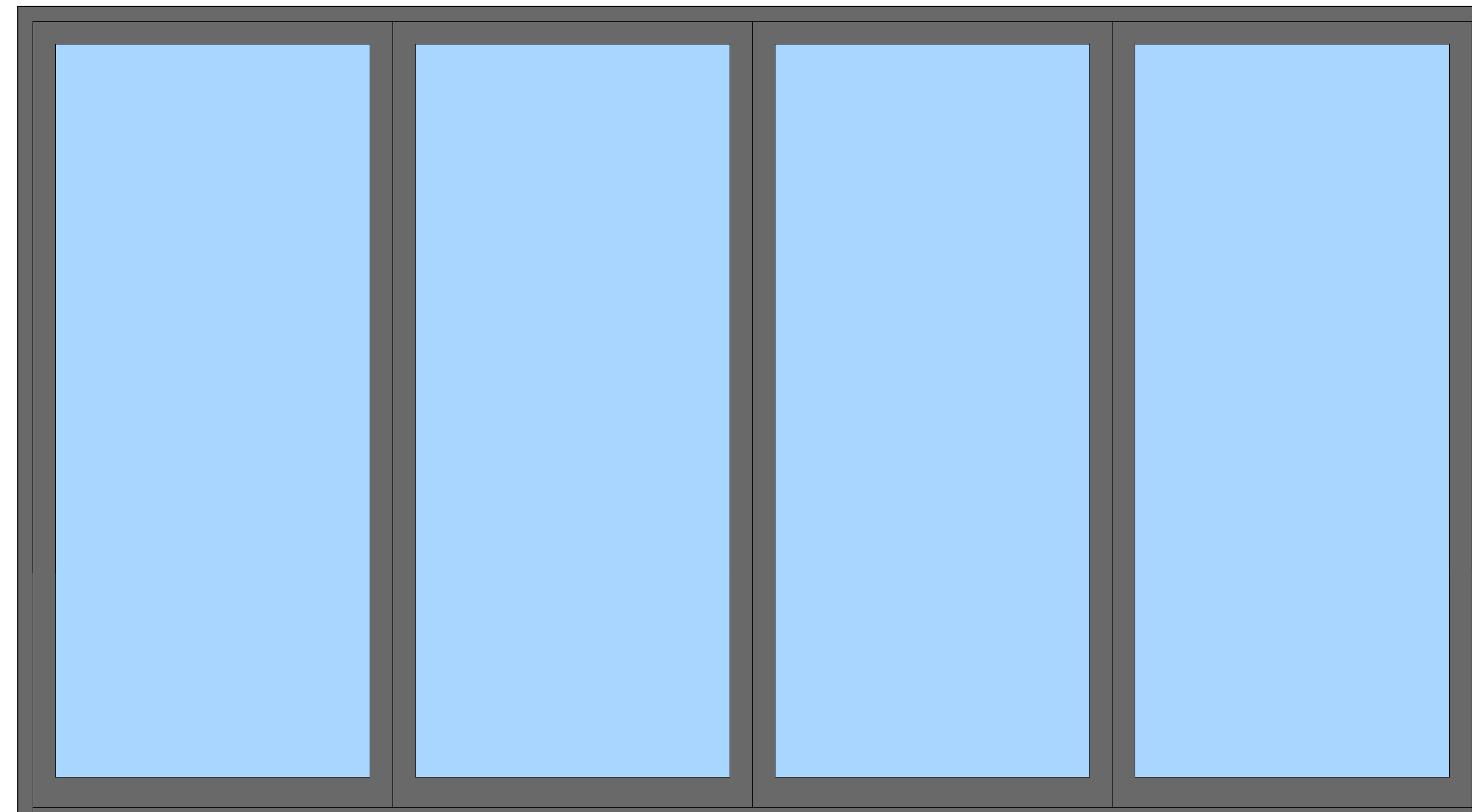
Rear elevation (North) GFL window
Grey aluminium
Clear double glazed



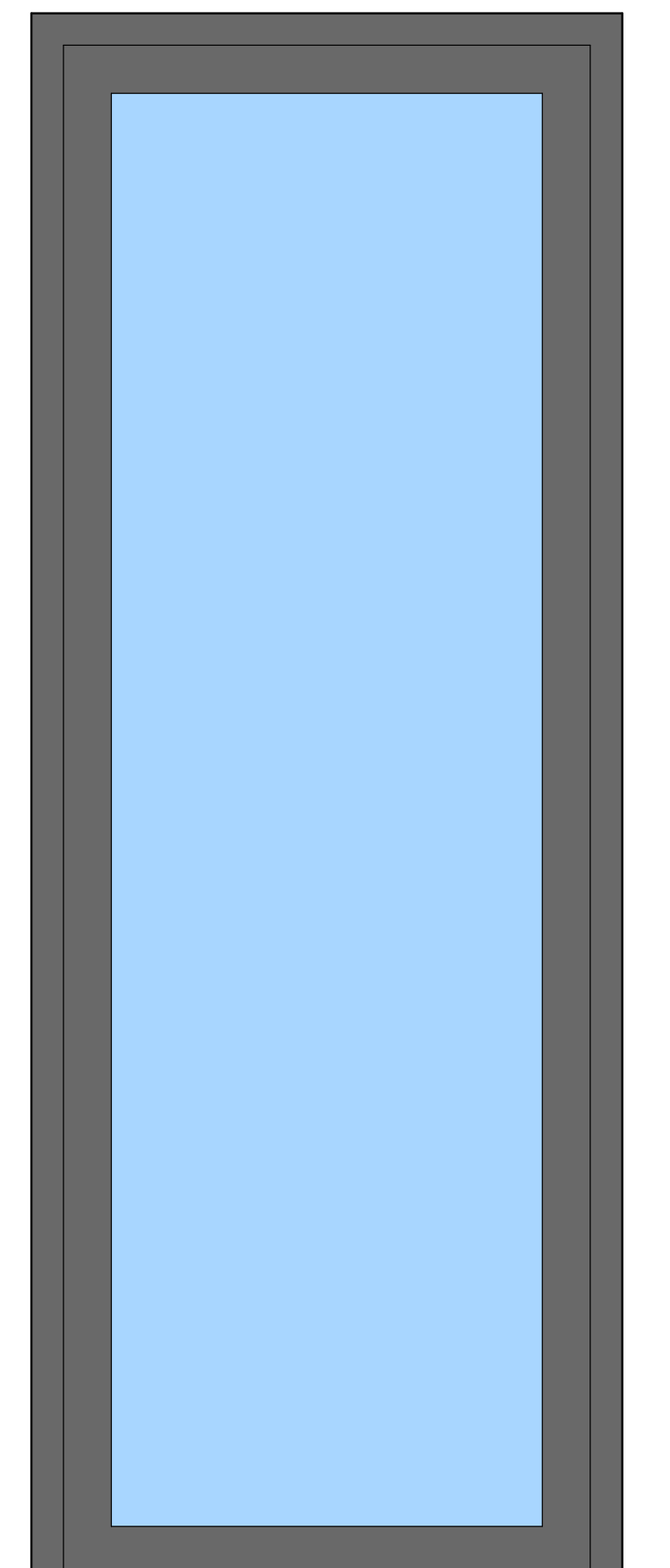
Front elevation (South) GFL window
White timber
Clear double glazed with Slimlite and max gap of 6mm
Style match fan light and side panes



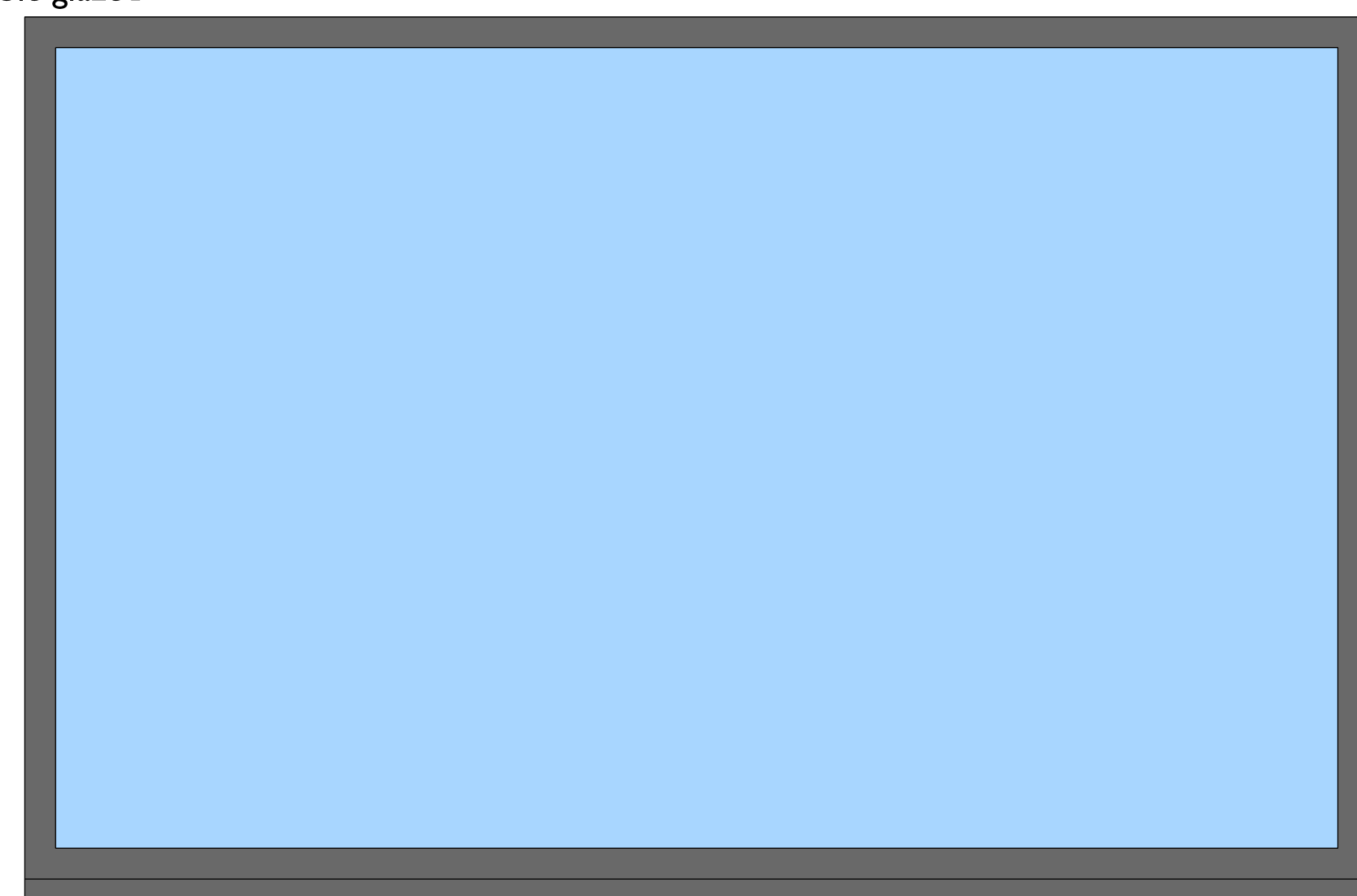
Front elevation (South) GFL door/ windows
Grey aluminium
Clear double glazed



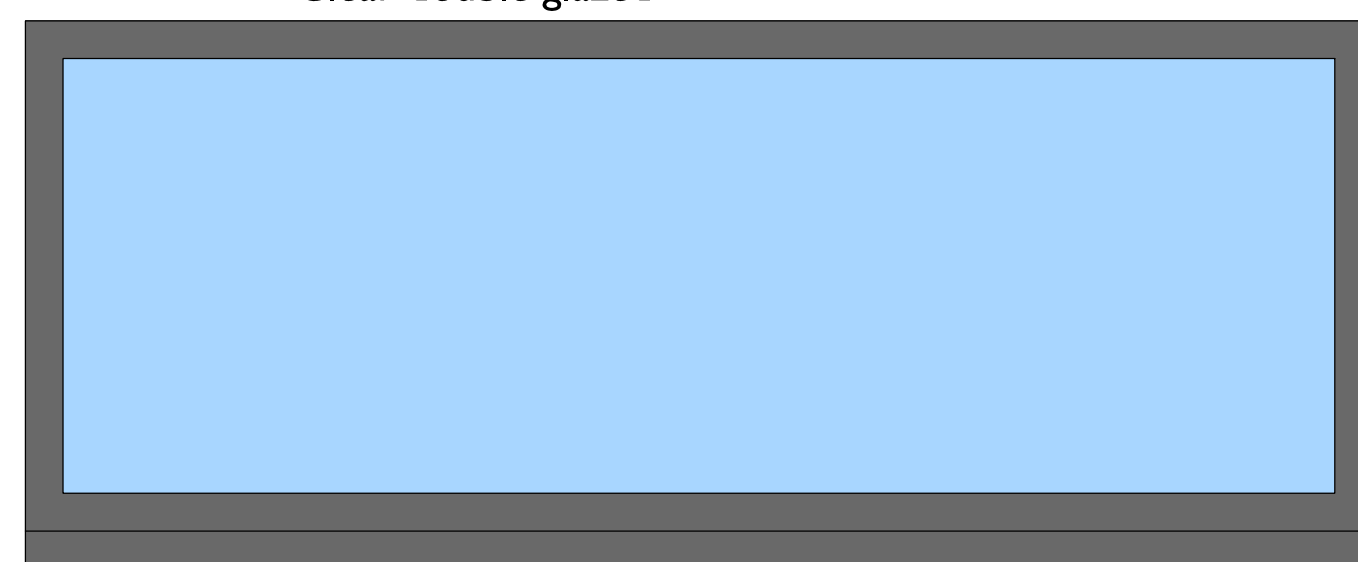
Rear elevation (North) FFL sliding doors
Grey aluminium
Clear double glazed



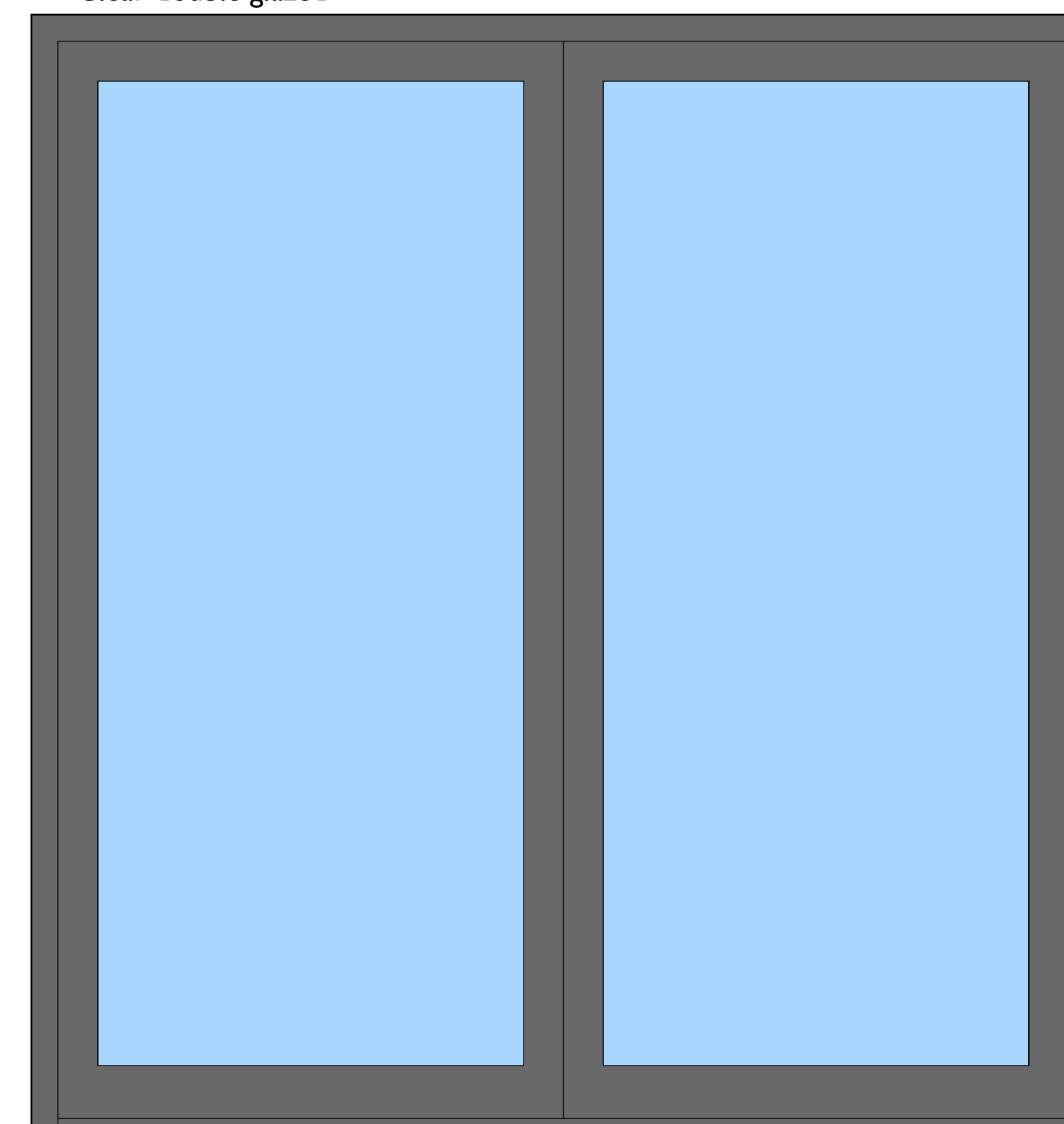
Rear elevation (North) FFL window
Grey aluminium
Clear double glazed



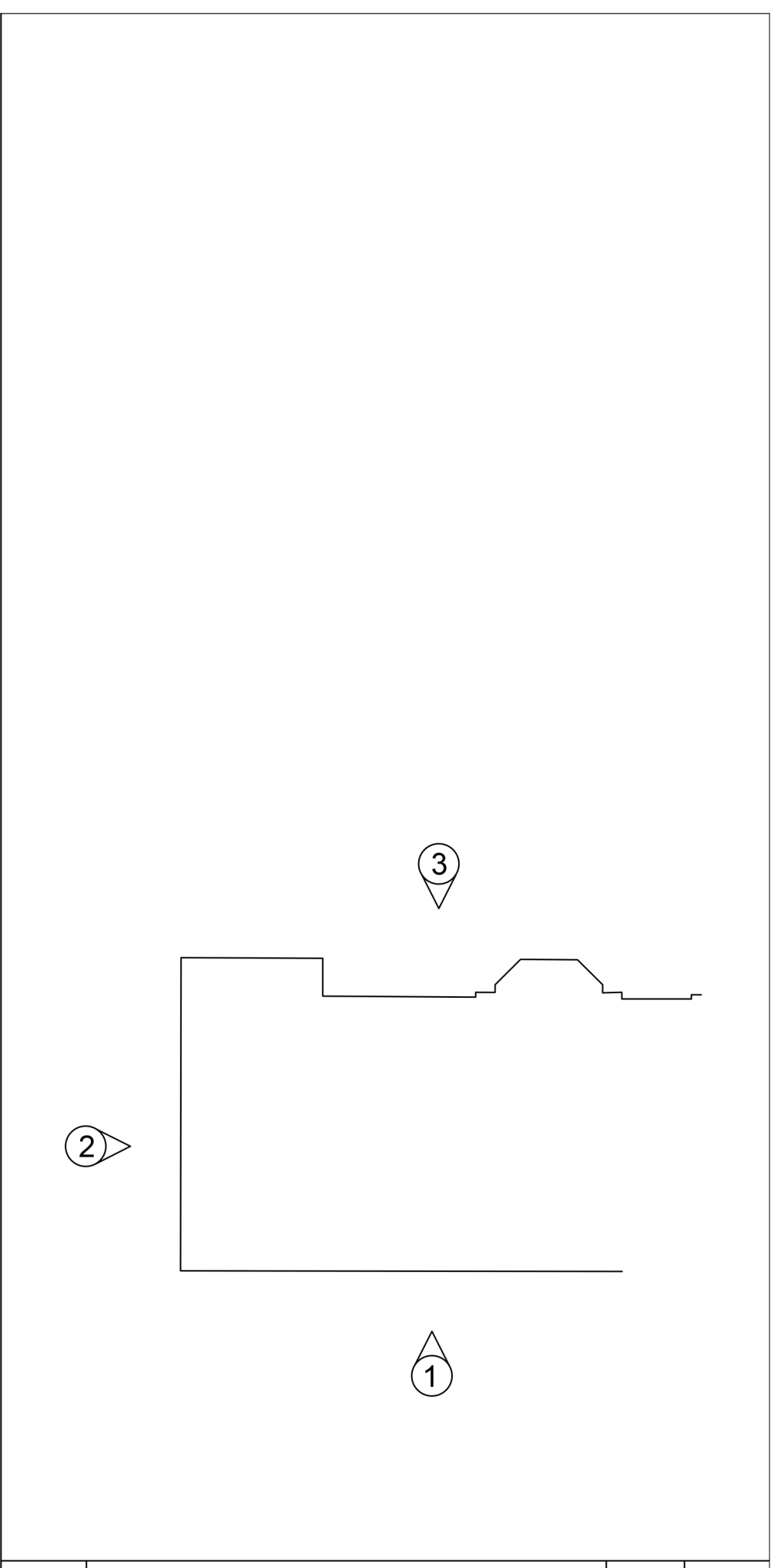
Rear elevation (North) GFL window
Grey aluminium
Clear double glazed



Rear elevation (North) GFL window
Grey aluminium
Clear double glazed



Side elevation (East) BFL window
Grey aluminium
Clear double glazed



REV.	NOTES	DWN	DATE



Notes:
 Grid is arbitrary.
 All levels relate to OS Datum OSGM15.



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SURVEYED	G. QUAIL	SCALE
DRAWN	GQ / JT	1:50 (A1 Sheet)
CHECKED	R. RENNIE	

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ELEVATION SURVEY
 ELEVATIONS 1 & 2

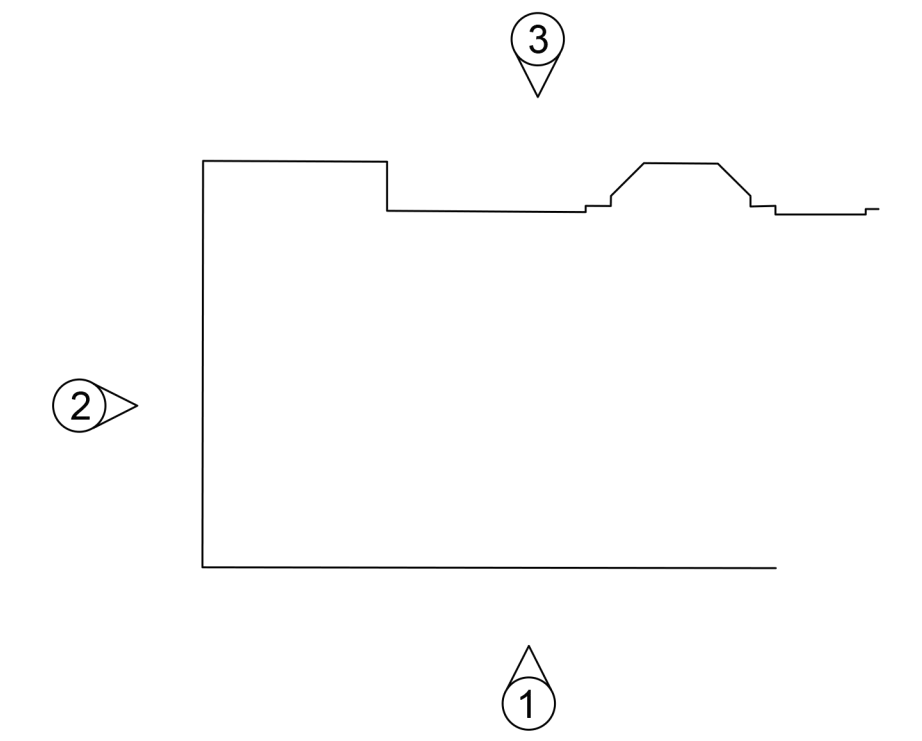
Job No	Rev	Drawing Number
18/683		18/683/02A
Date :	November 2018	

20m
15m
10m
5m



ELEVATION 3

20m
15m
10m
5m



REV.	NOTES	DWN	DATE



Notes:
Grid is arbitrary.
All levels relate to OS Datum OSGM15.



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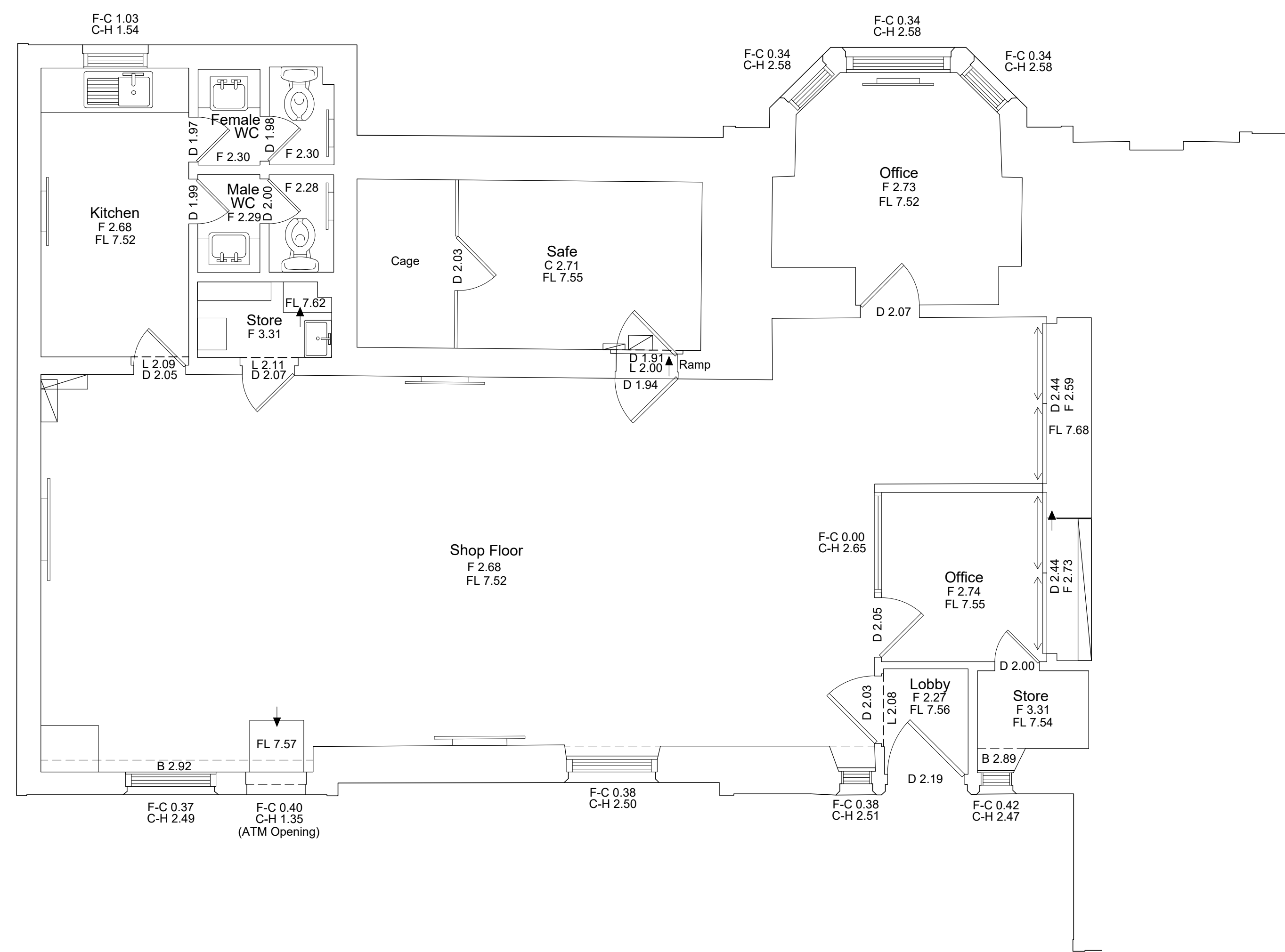
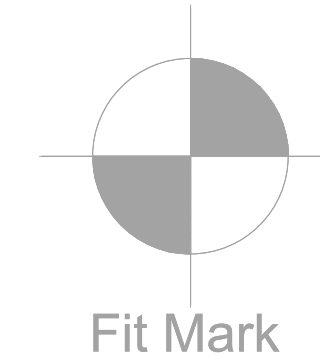
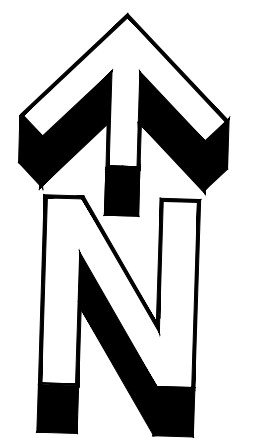
ELEVATION SURVEY
ELEVATION 3

Job No	Rev	Drawing Number
18/683		18/683/02B
Date :	November 2018	

LEGEND

ACCESS HATCH		FLUORESCENT LIGHTING	
AIR CONDITIONING		FLOOR LEVEL	
A/C CONTROL PANEL		FUSED SPUR	
ALARM SENSOR		HAND DRYER	
ARCH HEAD HEIGHT		HOSE REEL	
ARCH SPRINGER HEIGHT		HOT WATER BOILER	
BEAM HEIGHT		INSPECTION COVER	
BELL		LINTEL HEIGHT	
BLANKING PLATE		LIGHT SWITCH / SINGLE	
BREAK GLASS		LIGHT SWITCH / DOUBLE	
CEILING		LIGHT SWITCH / TRIPLE	
CEILING LIGHT		LIGHT SWITCH / QUADRUPLE	
CILL TO HEAD		LOW VOLTAGE SUPPLY	
CLOSE CIRCUIT CAMERA		PHONE / DATA POINT	
DISTRIBUTION BOARD		PULL CORD SWITCH	
DOOR HEAD HEIGHT		RADIATOR	
DOOR RELEASE		RAIN WATER PIPE	
DOUBLE SOCKET		SINGLE SOCKET	
DUCTING		SKYLIGHT	
EMERGENCY DOOR RELEASE		SLOPED CEILING	
EMERGENCY EXIT LIGHTING		SMOKE DETECTOR	
EMERGENCY LIGHTING		SERVE PIPE	
EXTRACTOR FAN		SPOTLIGHT	
FALSE / SUSPENDED CEILING		SWITCH	
FAN		SWITCHED FUSED SPUR	
FIRE ALARM BELL		THERMOSTAT	
FIRE EXTINGUISHER		UNKNOWN SERVICE	
FLOOR TO CILL		WALL LIGHT	

Accuracy commensurate with scale of drawing.



REV.	NOTES	DWN	DATE



Notes:
 Grid is arbitrary.
 All levels relate to OS Datum OSGM15.



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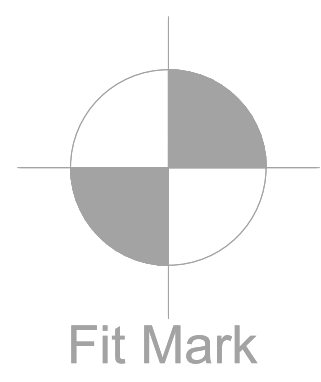
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CHECKED	R. RENNIE	

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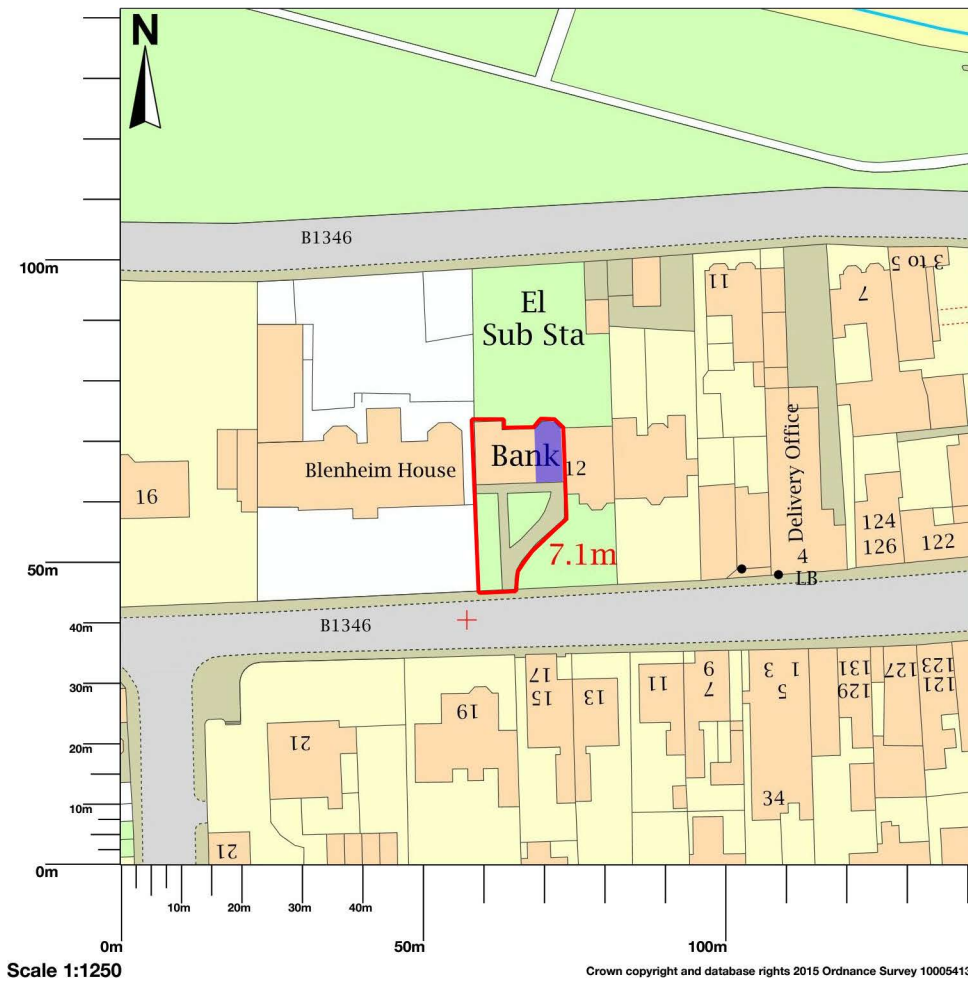
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MEASURED BUILDING SURVEY
 GROUND FLOOR

Job No	Rev	Drawing Number
18/683		18/683/03
Date :	November 2018	



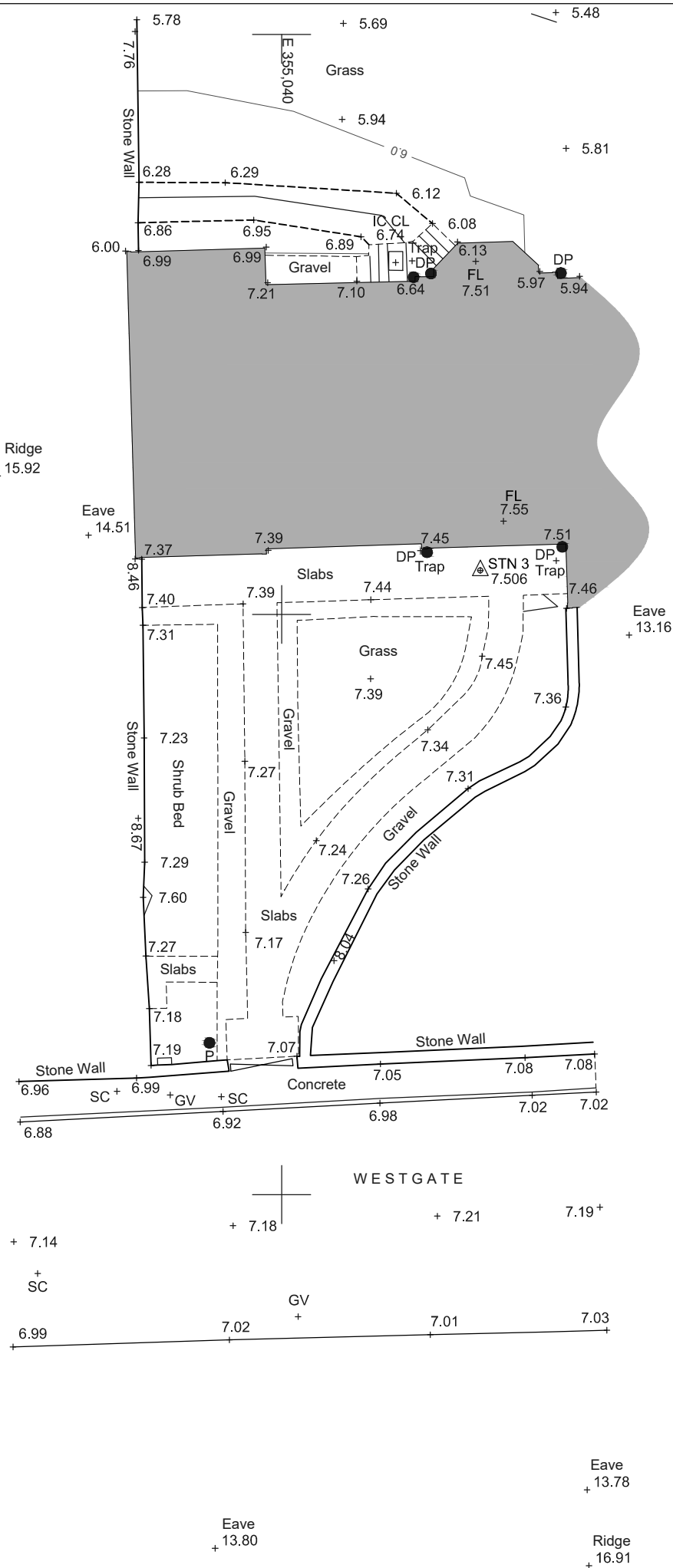
57a, Westgate, North Berwick, EH39 4AQ



 Denotes ownership of GFL only

N 685,300

E 355,020



N 685,280

N 685,260

WESTGATE

Station	Easting	Northing	Elevation	Description
1	355006.460	685342.625	5.295	Nail
2	355046.614	685304.375	3.350	Peg
3	355046.854	685281.516	7.506	Nail

LEGEND

TOP OF EMBANKMENT	ROAD CHANNEL	
BOTTOM OF EMBANKMENT	FENCE	
FOLIAGE / HEDGES	CRASH BARRIER	
TREE	WALL	
BUSH	OVERHEAD TELECOMMS	
NOTE:- SPREADS AND HEIGHTS ARE INDICATIVE ONLY	OVERHEAD ELECTRICITY	
GATE	BUILDING	
VERGE	OPEN SIDED BUILDING	
CONCRETE / TARMAC EDGE	CONTOURS	
	ROCK OUTCROP	

ABBREVIATIONS (WHERE APPLICABLE)

AIR VALVE	AV	LIGHT BOX	L Box
BED LEVEL	BL	MANHOLE	MH
BOLLARD	Bo	MARKER POST	MP
BOREHOLE	BH	MILE STONE	MS
BRITISH TELECOM	BT	MOORING RING	MR
BULCHAN TRAP	Trap	PARKING METER	PM
BUS STOP	BS	POST	P
CABLE TV	CTV	POST BOX	PB
CCTV	CCTV	POWER POINT	Power Pt.
COVER LEVEL	CL	REFLECTING POST	RP
DOWN PIPE	DP	ROAD SIGN	RS
ELECTRICITY POLE	EP	RODDING EYE	RE
ELECTRICITY BOX	EB	RETAINING WALL	RTW
EARTH ROD	ER	SIGN	SN
FIRE HYDRANT	FH	STOP VALVE	SV
FLOOR LEVEL	FL	STOP COCK	SC
FLAG POLE	FP	TREE STUMP	ST
GAS VALVE	GV	TELEGRAPH POLE	TP
GATE POST	GP	THRESHOLD LEVEL	TH
GULLY	G	TRAFFIC CONTROL BOX	TCB
HALDO PILLAR	HP	TRAFFIC LIGHT	TL
INSPECTION COVER	IC	TRIAL PIT	T Pit
INVERT LEVEL	IL	UNABLE TO LOCATE	UTL
JUNCTION BOX	JB	UNABLE TO RAISE	UTR
KERB OUTLET	KO	VENT PIPE	VP
LAMP POST	LP	WATER METER	WM
LITTER BIN	LB	WATER LEVEL	WL
LIGHT	Light		

Accuracy commensurate with scale of drawing.



REV.	NOTES	DWN	DATE



Notes:
 Grid relates to OS Active Network OSTN15.
 All levels relate to OS Datum OSGM15.
 Drawing Scale Factor : 1
 Contours drawn at 0.5m intervals.



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SURVEYED	S. BROWN	SCALE
DRAWN	S. BROWN	1:200 (A3 Sheet)
CHECKED	R. RENNIE	

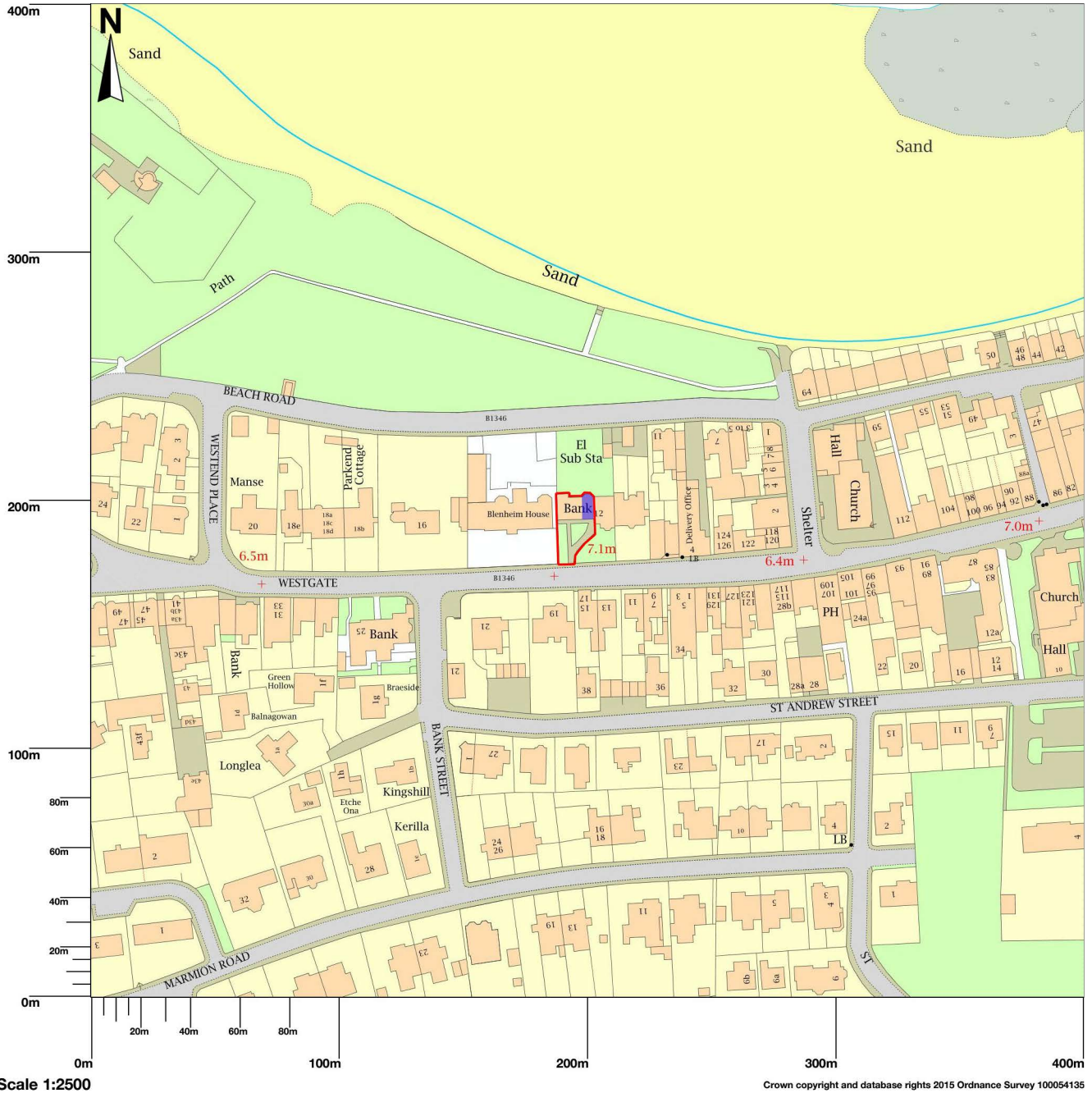
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TOPOGRAPHICAL SURVEY

Job No	Rev	Drawing Number
18/683		18/683/01A
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57a, Westgate, North Berwick, EH39 4AQ



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