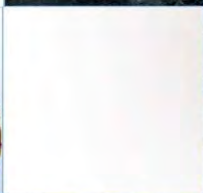


# 12 Westgate, North Berwick, East Lothian: Heritage Impact Assessment

*Project No: 25032  
25<sup>th</sup> September 2019*



**AOC**  
Archaeology  
Group

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CONSERVATION

## 12 Westgate, North Berwick, East Lothian: Heritage Impact Assessment

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This document has been prepared in accordance with AOC standard operating procedures

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## 1 INTRODUCTION

- 1.1 AOC Archaeology Group was commissioned by Mr and Mrs Sharp to undertake a Heritage Impact Assessment with regard to the proposed redevelopment at No. 12 Westgate, North Berwick, East Lothian. The Site consists of a portion of the Category B Listed Building at Nos. 10–12 Westgate, North Berwick (LB38788) along with its associated garden and boundary wall fronting Westgate. The Site is set within the North Berwick Conservation Area and No. 14 Westgate, Blenheim House Hotel (LB38789), to the immediate west of the Site is also Category B Listed.
- 1.2 This report comprises an assessment of the qualities of the building in line with the criteria for listing of buildings of special architectural or historical interest (HES 2019b) in order to establish an understanding of the cultural heritage significance of No. 12 Westgate. An assessment of the contribution which the Site makes to the character and setting of the North Berwick Conservation Area is also provided. The heritage baseline thus established, an assessment is made of the potential impacts upon the significance of the Listed Building and the North Berwick Conservation Area in the context of the current proposals to redevelop the Site.

## 2 PROJECT CONTEXT

### 2.1 Project Background

- 2.1.1 AOC Archaeology Group was commissioned by Mr and Mrs Sharp to undertake a Heritage Impact Assessment with regard to the proposed redevelopment of No. 12 Westgate, North Berwick. The proposed redevelopment would include:
- Demolition of the 1980s, single storied, flat roof extension to No. 12 Westgate;
  - Erection of a new extension of two storeys to form a house and office space at the ground floor; this will be joined to the original villa via a, mostly glazed, atrium space;
  - Widening of the existing pedestrian access to 3m to allow for vehicular access; and
  - Hard and soft landscaping, including provision of one car parking space, to provide amenity space for residents and office users (Andrew Megginson Architecture 2019).
- 2.1.2 No. 12 Westgate is a Category B Listed building included in the same Listing with No. 10 and the associated retaining walls. The listing description describes the building thus:

*‘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. Gabletted skews 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*

*Later block almost certainly served as Manager's house, adjoining bank.' (HES 2019c, available at: <http://portal.historicenvironment.scot/designation/LB38788>)*

- 2.1.3 The proposed redevelopment was subject to applications for planning permission (19/00472/P) and Listed Building Consent (19/00493/LBC) validated by East Lothian Council (ELC) on 16<sup>th</sup> May 2019. ELC issued decision notices refusing the applications on 12<sup>th</sup> July 2019. The reasons for refusal of the Listed Building Consent were given as follows:

1. *The proposed scheme of development would require the demolition of part of the listed building with no evidence that the building is no longer of special interest, incapable of repair or suitable for use, contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.*
2. *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 setting of that listed building, contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018.*
3. *The proposed removal of a section of the listed boundary wall, vehicular access and formation of hardstanding area would be intrusive and incongruous changes to the setting of the listed building contrary to Policy CH1 of the adopted East Lothian Local Development Plan 2018. (ELC 2019 available at: [https://pa.eastlothian.gov.uk/online-applications/files/3D7605CBE7BEE4E5CE4A4DB66BEE2EB9/pdf/19\\_00493\\_LBC--2755740.pdf](https://pa.eastlothian.gov.uk/online-applications/files/3D7605CBE7BEE4E5CE4A4DB66BEE2EB9/pdf/19_00493_LBC--2755740.pdf))*

- 2.1.4 Reasons for refusal of the planning application echoed the reasons for refusal of LBC (given above) and also raised concerns as to the potential impact upon the character of North Berwick Conservation Area. Reasons 1, 4 and 5 for refusal of planning permission relate to loss of commercial premises and residential amenity and are not discussed here. Reasons 2 and 3 (given below), relate to impacts upon heritage assets and as such are relevant to this assessment.

2. *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 and Scottish Planning Policy: June 201.*
3. *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 or 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. (ELC 2019b, available at: [https://pa.eastlothian.gov.uk/online-applications/files/9F2FEAA5FB15990620FF79B277D0063D/pdf/19\\_00472\\_P--2755701.pdf](https://pa.eastlothian.gov.uk/online-applications/files/9F2FEAA5FB15990620FF79B277D0063D/pdf/19_00472_P--2755701.pdf))

- 2.1.5 In coming to its decision ELC consulted Historic Environment Scotland (HES) on application for LBC. HES's advice to ELC was as follows:

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

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

*Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on listed building consent, together with related policy guidance (HES 2019d).*

## 2.2 Site Location

- 2.2.1 No. 12 Westgate is located in North Berwick Town Centre in East Lothian (NGR Ref: NT 55060 85286) (Figure 1). The Site fronts on to Westgate to the south, which is a western extension of North Berwick High Street. The Site itself is bound by Westgate to the south, the boundary wall with the Blenheim House Hotel to the west, the rear garden of 12b Westgate and Beach Road to the north and the boundary wall and 12b to the east. The Site is located within North Berwick Conservation Area.

## 2.3 Objectives

- 2.3.1 The aim of this Heritage Impact Assessment (HIA) is to identify which elements of the Listed Building at No. 12 Westgate contribute to its special architectural and historical interest and to assess the contribution that the Site makes to the North Berwick Conservation Area. The HIA will then assess the potential impact of the development proposal upon both the Listed Building and its setting. The potential for impacts upon the character and setting of the North Berwick Conservation Area will also be considered. It is intended that this Heritage Impact Assessment will inform and be submitted with an appeal against ELC's decisions, which will be made to Scottish Ministers.

- 2.1.1 This Heritage Impact Assessment will aim:

- To outline the history and development of No. 12 Westgate using documentary, photographic and cartographic evidence, including historic Ordnance Survey maps and with reference to *12 WESTGATE 'PARK HOUSE', NORTH BERWICK – A BRIEF HISTORY AND ANALYSIS* (Andrew Megginson Architecture 2019b);
- To provide a thorough examination and description of the existing building that would be affected by the works with a view to establishing features of special architectural or historical interest;
- To provide a thorough examination and description of the Site's contribution to the character of the North Berwick Conservation Area in line with the Conservation Area Character Statement contained within Appendix 1 of ELC's Cultural Heritage and the Built Environment Supplementary Planning Guidance (ELC 2018b);
- To assess the extent of impact from past development, if any, upon the significance of the Listed Building;
- To assess the impact of the redevelopment proposals upon the significance of the Listed Building, either resulting from direct physical impact or from impacts upon setting;
- To assess the potential for impacts upon the character and setting of the North Berwick Conservation Area.

### 3 METHODOLOGY AND ASSESSMENT CRITERIA

#### 3.1 Methodology

- 3.1.1 The assessment is based upon data obtained from publicly accessible archives (as described below). The report aims to identify and map the nature of the heritage resource within the Site. It includes an assessment of the relative value/significance of the known and potential heritage resource and (where possible) the likely magnitude of impact upon such a resource from the proposed development.
- 3.1.2 The assessment has been carried out in accordance with the following Chartered Institute for Archaeologists' Standard and Guidance documents for Historic Environment Desk-Based Assessment (CIfA 1990, rev. 2008, 2011, 2013 and 2014a); Commissioning Work or Providing Consultancy Advice on the Historic Environment (CIfA 2014b) and the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (CIfA 2014c). Relevant statutory requirements, national, regional and local guidance, including the Planning (Listed Buildings and Conservation Areas) (Scotland) Act, 1997 which is of particular relevance, and regional and local planning policy have also been taken into consideration. Historic Environment Scotland's Guidance on Setting (HES 2016) has also been considered.
- 3.1.3 This Heritage Impact Assessment is supported by a series of Figures and Plates.

##### Baseline Archive Research

- 3.1.4 The following sources were consulted during the preparation of this assessment, which are referenced in Section 8 of this report:
- Designated Heritage Asset data downloaded from Historic Environment Scotland's online designation portal;
  - Historic Environment Record data accessed via the John Gray Centre website (<https://www.johngraycentre.org/map/>);

- Historic Maps held by the British Library and the National Library of Scotland; and
- *12 WESTGATE 'PARK HOUSE', NORTH BERWICK – A BRIEF HISTORY AND ANALYSIS* (Andrew Megginson Architecture 2019b)

### Standing Building Assessment and Site Visit

- 3.1.5 A standing building assessment and site walkover was undertaken on the 13<sup>th</sup> September 2019. The focus of the assessment was the Listed Building and Boundary Wall at 12 Westgate and the elements of the Conservation Area that could potentially be affected by the proposal.
- 3.1.6 A general and detailed digital photographic record was undertaken of the interior and exterior of the building, with the exception of the western elevation of the 1980s extension, access to which is limited given its proximity to the adjacent Blenheim House Hotel. General views were taken, along with detailed photographs of specific features, such as examples of doors, windows, blocked openings, original and early features, and architectural and structural detail. A number of digital photographs have been used to illustrate this report (Plates 1 – 16).
- 3.1.7 A written description of the building has been produced. This description makes reference to existing floor plans and elevations and observations made during the site visits. The results of the standing building assessment are presented below in Section 6.
- 3.1.8 The Site Visit also examined the building within the context of the North Berwick Conservation Area and assessment of views along Westgate, the High Street and Beach Road.

## 3.2 Assessment Criteria

- 3.2.1 This Heritage Impact Assessment considers the cultural heritage significance of No. 12 Westgate, North Berwick which is proposed for redevelopment.
- 3.2.2 The historical research and site visits undertaken to inform this assessment aim to identify historical associations and architectural features of interest which contribute to the special interest of the building. Features identified will be considered against the criteria for Listing set out in HES's Designation Policy and Selection Guidance (2019b) and include considerations of Architectural Interest, including any interest resulting from design or setting, and Historic Interest, including any interest resulting from age and rarity, social historical interest or association with people or events of national importance.
- 3.2.3 The contribution that the Site and the building at 12 Westgate make to the character of the North Berwick Conservation Area will be examined in line with the Character Statement provided in ELC's Cultural Heritage and Built Environment SPG (2018b), which will be used to determine the special architectural and historical interest of area, the character or appearance of which ELC deems are desirable to preserve or enhance.
- 3.2.4 The likely magnitude of the impact of the proposed development works will be determined by identifying the degree of change from the proposed development upon the 'baseline' conditions of the Listed Building and the Conservation Area.
- 3.2.5 The identified impact can be either neutral, adverse (negative) or beneficial (positive) and will be discussed with reference to how the proposed change would affect the significance of the assets. Where it is not possible to confirm the magnitude of impact (eg, due to lack of development design information), a professional judgement as to the scale of such impacts will be applied. This will be undertaken in line with current national and local planning policy and guidance for the historic environment. It will be undertaken in the context of the current development proposals.

### 3.3 Limitations

- 3.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use of Mr and Mrs Sharp and their partners. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current (September 2019) and relevant United Kingdom standards and codes, technology and legislation.
- 3.3.2 Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising Mr and Mrs Sharp or associated parties of the facts or implications of any such changes in the future.
- 3.3.3 This Heritage Statement is based upon data obtained from publicly accessible archives (as described in Section 3.1 above). HES's designated asset data, the National Record of the Historic Environment (NRHE) and Historic Environment Record data were examined via online databases in September 2019.
- 3.3.4 As noted above, the examination of the exterior western elevation of the building was limited due to its proximity to the adjacent Blenheim House Hotel, the grounds of which are private and gated. As such examination and photographs of this elevation were undertaken from Westgate. Similarly, while full visibility of the northern elevation was possible, this elevation backs directly onto the private garden of 12b Westgate, and examination and photographs were therefore undertaken from Beach Road and the gate to the back garden. It should also be noted that access to the building was for No. 12 Westgate only and therefore in the discussion of elements of the building, which may be of special architectural and historical interest, especially in terms of interior features and plan form, comment will be limited to No. 12 and necessarily will not consider features of the wider Listing (which includes the now separate properties at Nos. 12b and 10).

## 4 PLANNING BACKGROUND

### Listed Buildings

- 4.1.1 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.
- 4.1.2 The following criteria, set out within the HES's Designation Policy and Selection Guidance: Annex 2 (2019b), 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



- 4.1.1 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’ (ibid. 12, p17).*
- 4.1.2 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’ (ibid. 12, para 17).*
- 4.1.3 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’ (ibid. 13, para 18).*
- 4.1.4 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’ (ibid. 13, para 19).*

## Conservation Areas

- 4.1.5 The Site is set within the North Berwick Conservation Area, the extent of which is shown on Figure 2. Conservation Areas are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and represent areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
- 4.1.6 ELC has produced Supplementary Planning Guidance on Cultural Heritage and the Built Environment (2018b) which includes in Appendix 1 a Character Statement for the North Berwick Conservation Area which outlines elements of special architectural and/or historic interest it deems desirable to preserve or enhance. These can largely be summarised as follows:
- The original core of the town centred on harbour, Quality Street and High Street
    - The character of which is defined by buildings of 18<sup>th</sup> and 19<sup>th</sup> century date, with 20<sup>th</sup> century infill, the height and tightly packed nature of which, along with the narrowness of the streets form intimate scale spaces and reflect the towns windy coastal position.
  - The harbour promontory which retains many of its distinctive warehouse and stores
  - The eastward and westward expansion of the town, from the original core, in the 19<sup>th</sup> century
    - To the west, the character of which is defined by architect designed Victorian, Edwardian and Georgian housing and mature vegetation which partially limit views of buildings from the streets.
    - To the east, the character of which includes terraces in Melbourne Road and Balfour Street and larger guesthouses, hotels and residences along Marine Parade, Glasclune Gardens and Greenhead Road.
  - Green spaces including the Lodge Grounds, East Links, the Glen and the Glebe Field.
  - Views of sea from the town and of town in its coastal context
    - Including glimpse of the sea between buildings; and
    - Views across the Conservation Area which show the original core in the context of Milsey Bay and the wider agricultural setting.
  - Views and glimpses of North Berwick Law

## 4.2 National and Local Planning Policy

### National Planning Policy

- 4.2.1 The statutory framework for heritage in Scotland is outlined in the Town and Country Planning (Scotland) Act 1997, as amended in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Ancient Monuments and Archaeological Areas Act 1979, both of which are modified by the Historic Environment (Amendment) (Scotland) Act 2011.
- 4.2.2 The implications of these Acts with regard to planning policy are described within Scottish Planning Policy (SPP) (Scottish Government 2014) and Historic Environment Policy for Scotland (HEPS) 2019.
- 4.2.3 SPP deals specifically with planning policy in relation to heritage. The planning policy expresses a general presumption in favour of preserving heritage remains *in situ*. Their 'preservation by record' (ie,

through excavation and recording, followed by analysis and publication, by qualified archaeologists) is a less desirable alternative. SPP expresses the following policy principles:

*'The planning system should:*

- *promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning;*
- *and enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced'* (Scottish Government 2014, Para 137).

#### 4.2.4 With specific regard to Listed Buildings SPP states that:

*'Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting* (Scottish Government 2014, Para 141).

#### 4.2.5 With specific regard to Conservation Areas SPP states that:

*'Proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance* (ibid, Para 143).

#### 4.2.6 Historic Environment Policy for Scotland (HEPS) (Historic Environment Scotland 2019a) sets out the agency's policy for the sustainable management of the historic environment which it defines as *'our surroundings as they have been shaped, used and valued by people in the past, and continue to be today'* (ibid.3). The policy sets out six policies for managing the historic environment:

##### *HEP1*

*Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.*

##### *HEP2*

*Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.*

##### *HEP3*

*Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to*

*demonstrate that alternatives have been explored, and mitigation measures should be put in place.*

#### HEP4

*Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.*

#### HEP5

*Decisions affecting the historic environment should contribute to the sustainable development of communities and places.*

#### HEP6

*Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand (ibid. 9).*

### Local Planning Policy

- 4.2.7 At a regional level strategic policy is provided by the Strategic Development Plan for Southeast Scotland (SESplan 2013). Whilst detailed historic environment matters fall outside the remit of the Strategic Development Plan it clearly respects Scottish Planning Policy, which contains policies for the protection and enhancement of the built and historic environment. Policy 1B outlines development principles which include indication that Local Development Plans should ‘*Ensure that there are no significant adverse impacts on the integrity of international and national built or cultural heritage sites in particular World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Royal Parks and Sites listed in the Inventory of Gardens and Designed Landscapes;*’ (ibid).
- 4.2.8 ELC adopted the current Local Development Plan (LDP) in September 2018. The document details where development is expected to take place and sets out the framework for planning policies as well as the criteria for planning applications.
- 4.2.9 The following policies, relating to development which could impact upon Listed Buildings and Conservation Areas, are relevant to the proposed development and this assessment:

#### *Policy CH1: Listed Buildings*

*Internal or external alterations or extensions to listed buildings will only be permitted where they do not harm the architectural or historic character of the building.*

*The demolition of a listed building will not be permitted unless the building is no longer of special interest, is incapable of repair or there are overriding environmental or economic reasons, and it must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use.*

*New development that harms the setting of a listed building will not be permitted*

#### *Policy CH2: Development Affecting Conservation Areas*

*All development proposals within or affecting a Conservation Area or its setting must be located and designed to preserve or enhance the special architectural or historic character or appearance of the Conservation Area. Proposals for new development should accord with the size, proportions,*

*orientation, alignment, density, materials, and boundary treatment of nearby buildings and public and private spaces. Parking requirements of new developments must accord with the Council's adopted parking standards unless it can be demonstrated that a reduced level of parking (which in exceptional circumstances could be no parking provision) will achieve positive townscape benefits without compromising road safety.*

*The Council will set out in supplementary planning guidance more detailed policies on the circumstances in which it would support proposals for alterations to shop fronts, external security, external wall treatment and the display or installation of advertisements in Conservation Areas.*

## 5 HISTORICAL CONTEXT

### 5.1 Historic Evidence

- 5.1.1 Full details of the ownership and uses of 12 Westgate are set out in 12 WESTGATE 'PARK HOUSE', NORTH BERWICK – A BRIEF HISTORY AND ANALYSIS (Andrew Megginson Architecture 2019b). The original villa was built in the 1840s. A Great Reform Act Plan of 1832 (Figure 3) 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 (Figure 4) 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 19<sup>th</sup> century extension) is depicted, for certain, for the first time on the 1854 6 inch to the mile Ordnance Survey (OS) map (Figure 5), 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' (ibid).
- 5.1.2 The 1895 OS map (Figure 6) 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 (see Andrew Megginson Architecture 2019b).
- 5.1.3 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, (presented in full in Andrew Megginson Architecture 2019b) 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'.
- 5.1.4 A 1945 OS map, revised 1938, reproduced in Andrew Megginson Architecture 2019b 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 (Figure 7) 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.

- 5.1.5 The current flat roofed western extension was constructed in 1984 to expand the bank premises (ibid). The bank was closed in 2018.

## 6 STANDING BUILDING ASSESSMENT

### 6.1 12 Westgate

- 6.1.1 Nos. 12 and 12b Westgate form the western portion of a much larger villa, which also includes No. 10 Westgate (Figure 8). 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 (Plate 1). 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.
- 6.1.2 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 (Plate 2) and this is noted in the Listing description. Today, it houses a single leaf timber panelled floor 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.
- 6.1.3 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 (Plates 3 and 4). 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 (Plate 4). 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 (Plate 5).
- 6.1.4 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 diving 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.



- 6.1.5 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.

## 6.2 Interior

- 6.2.1 The interior of No. 12 consists of a ground floor containing a banking hall, office, safe room and toilet facilities (Figure 9). The main entrance opens out into a small lobby, Room 1a (Plate 6). 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 (Plate 7). 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 (Plates 8 and 9). The windows in the south wall have been disturbed by the modern false ceiling (Plate 10). 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 (Plate 11). 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 (Plate 12). 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 (Plates 13 and 14).

## 7 ASSESSMENT OF SIGNIFICANCE OF THE LISTED BUILDING & CONSERVATION AREA

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

- 7.1.1 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 (HES 2019) 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 (HES 2019b) to form a clearer understanding of the elements of the building which contribute to its significance and are therefore desirable to preserve or enhance.
- 7.1.1 The Listing criteria, used by Historic Environment Scotland to determine whether a building is of special architectural and/or historic interest, are noted above in Section 4. 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.

## 7.2 Architectural Interest

### *Design*

- 7.2.1 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.
- 7.2.2 Based on the standing building assessment in Section 6, Nos. 10 and 12 (1840s core with later 19<sup>th</sup> 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.
- 7.2.3 There is no particular evidence of the interest of the designer in relation to the buildings design or evidence for technological excellence or innovation.
- 7.2.4 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.
- 7.2.5 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.
- 7.2.6 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*

- 7.2.7 HES's Designation Policy and Selection Guidance (2019b) 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 considered are noted in Paragraph 4.1.2 above.

- 7.2.8 The historic setting of the building, as understood for the map regression presented in Section 5 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 frontage<sup>1</sup> 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.

### 7.3 Historic Interest

- 7.3.1 As noted in Paragraph 4.1.3 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 in Section 5 above, there is no evidence of the building having association within any people or events that were significant in Scottish history.
- 7.3.2 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 (ELC 2018b) 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.

### 7.4 Significance of the Listed Building

- 7.4.1 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 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.
- 7.4.2 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

<sup>1</sup> It is noted that the building to the immediate east of No. 10 were the first of this expansion but have since had single storey extension to their southern elevations which extend the built structures to the street frontage.

Guidance (HES 2019b). This is further evidenced by HES's consultation response (2019d) which does not comment on the loss of the 1980s extension nor do they state that its loss would result in an adverse impact. Their comments are limited to the 'visual impact' upon the retained Listed Building, understood here to refer to original 1840s villa with later 19<sup>th</sup> century eastern extension. This implies that the loss of the 1980s extension is not considered to impact upon the special interest of the building as a whole. By extension this may also imply that if an update of the Listing was undertaken then 1980s extension may be excluded from the designation in line with Annex 2, Paragraph 9 of the Designation Policy and Selection Guide (2019b).

## 7.5 12 Westgate in the context of North Berwick Conservation Area

- 7.5.1 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 (ELC 2018b), in 4.13 to 4.14 above.
- 7.5.2 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.
- 7.5.3 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.
- 7.5.4 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.
- 7.5.5 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 (Plate 16).
- 7.5.6 Overall the original 1840s villa with its later 19<sup>th</sup> 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.

- 7.5.7 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.
- 7.5.8 The building, on the whole including the original villa with 19<sup>th</sup> century eastern extension and 1980s western extension, does not contribute nor detract from the other key elements of the Conservation Area as summarised in Paragraphs 4.13 and 4.14 above, 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.

## **8 PREDICTED IMPACTS**

### **8.1 Development Proposal**

- 8.1.1 The development proposal is outlined in Paragraph 2.1.1 above and in full in the Design and Access Statement (Andrew Megginson Architecture 2019) submitted with the applications for planning permission and Listed Building Consent. The nature of the proposal necessitates consideration of the potential for both direct physical impacts upon Listed Building fabric and for impacts upon the setting of the Listed Building and the North Berwick Conservation Area.
- 8.1.2 Section 8.2 below will consider the potential for direct physical impacts resulting from the removal of the 1980s extension, the renovation of the ground floor of No. 12 which comprises part of the original 1840s villa, the erection of the proposed new extension and the widening of the entrance gateway. Section 8.3 will consider the potential for impacts upon the setting of Nos. 10 and 12 as a result of the finished proposal and will also consider its potential for impacts upon the character of the North Berwick Conservation Area.

### **8.2 Direct Impact Assessment**

- 8.2.1 Scottish Planning Policy highlights the need for any changes to Listed Buildings to preserve their special interest while allowing them to stay in active use. Local planning policy similarly requires that development does not adversely affect the special interest of Listed Buildings. The removal of the 1980s extension will remove modern material which has no particular architectural interest and which has had an adverse impact upon the fabric of the 19<sup>th</sup> century villa. Its removal will see the loss of some historic interest related to the modern use of the western portion of the villa for a banking premise. However as per the above this interest cannot be seen to constitute 'special interest' as per HES's Designation Policy and Selection Guidance (2019b). The historical interest resides not just in the 1980s extension but is also recorded on historical OS maps and by the RBS archive, so even with loss of the physical building this element of the property's history can still be understood. Overall the removal of the 1980s extension would not adversely impact upon the special interest of the Listed Nos. 10 and 12 Westgate which, as per the assessment above, relates to its architectural interest and its setting.
- 8.2.2 The erection of the new extension would have minimal impact upon the fabric of the original 1840s villa, as the lower portion of the western elevation has already been lost to the 1980s banking

extension. The renovation of the interior of the ground floor of the original 1840s villa has the potential to have a beneficial impact upon the Listed Building. As discussed in Section 6 above, the conversion of the building for banking use has resulted in the loss of the lower portions of the western elevation of the building and loss of interior features through subdivision of the rooms and the insertion of modern features such as a false ceiling which have either removed or obscured original features, for example the cornice in Room 1b. Removal of later partition walls and false ceilings has the potential to reveal further surviving original features and would allow for an understanding of property at No. 12 as part of an original larger villa residence.

- 8.2.3 The removal of a portion of a retaining wall at the entrance gate to No. 12 would represent a loss of historic fabric. However this loss represents a minor portion of the overall retaining wall which also includes the walls to Nos. 12b and 10. Given the subdivision of the original 1840s villa with later 19<sup>th</sup> century extension in the east, this would not represent the first change to the wall, which was presumably broken through to allow access into Nos. 12b and 10 at the front of the properties. Additional walls within the overall plot for the original villa have also been added to subdivide the gardens for the now three properties and the 1980s extension was built into and incorporated a portion of the western boundary wall. These previous changes to the retaining wall have largely been undertaken sympathetically, having, with the exception of the dividing wall between Nos. 12b and 10, been constructed in a similar style and with similar materials to the original wall. The insertion of new walls and breaking through of original walls to create additional points of access has not resulted in an adverse impact upon the special interest of the Listed Building. The widening of the current access to No. 12 would not alter the location of the original entrance to the property as shown on the 1854 OS map (Figure 5) and, provided the materials and style are in keeping with the existing walls and the work is undertaken in line with HES's guidance on boundaries (HES 2010, Paragraph 5.6), would not adversely impact upon the special interest of the Listed Building. The wall would still be understandable as a property boundary for the original villa and retain its overall architectural character.

### 8.3 Impact on Setting and Character

- 8.3.8 ELC's primary reasons for refusal relate to impacts upon the setting of the Listed Building at Nos. 10 and 12 Westgate and the character of the North Berwick Conservation Area. Their concerns primarily relate to the fact that they deem the proposed extension, as a result of its height, scale and massing, to not be subservient to the Listed Building and they judge that this would therefore result in adverse impacts upon the architectural and historical character of the building. They deem the changes to access to be incongruous with the current setting of the Listed Building and the character of the Conservation Area. ELC's full reasons for refusal, in relation to cultural heritage, are outlined in Section 2.1.
- 8.3.9 The proposed extension as outlined in the Design and Access Statement (Andrew Megginson Architecture) would be constructed in a sympathetic style and with sympathetic materials to the existing Listed Building but would be clearly read as a modern extension. Its pitched roof would be in keeping with the Listed Building and with the overall character of this portion of the North Berwick Conservation Area. While the proposed extension would project in front of the portion of the Listed Building which comprises No. 12 it would not project in front of the Listed Building (Nos. 10 and 12) as a whole, but would rather align with the central projection of the building which currently houses No. 12b. Given the architectural styling of the central portion of the villa contained within No. 12b it is likely that this will still be legible as the dominant portion of the overall building and will be the most visible element of the building when travelling west down the High Street/Westgate and likely also when



travelling east on the southern side of Westgate. The new extension would likely prohibit some views of the central element of the Listed Building when travelling east along the northern side of Westgate, but as discussed above views of the Listed Building from this side of the road are limited due to the presence of the Blenhiem House Hotel and its associated boundary wall and hedge. By the time one was in close enough proximity to view the extension and the Listed Building their distinction would likely be clear. In views from Beach Road the extension would appear subservient to the Listed Building, with the chimney pots and roof of the Listed Building distinctly higher than the immediately adjacent flat element of roof for the extension.

- 8.3.10 The construction of the proposed extension would result in a change to the current setting of the building, by replacing the 1980s flat roofed, single storey extension with a two storey pitched roofed extension. The proposed extension would therefore be more visible in the streetscape than the current modern extension by virtue of its height. However, its style and primary use as a residence would be more in keeping with the character of this portion of Westgate than that of the current extension. Further the proposed extension would not adversely impact upon the elements to of setting that have been identified as contributing to the Listed Buildings special interest. The proposed extension would maintain the overall position of the Listed Building, set back from the Westgate frontage with access and garden lying between. This setting, in contrast with the adjacent character of the High Street, contributes to an understanding of the villa as having been constructed as part of the Victorian and later expansion of the town in a primarily residential area, near to but distinct from the earlier commercial core of the town to the east. On this basis a minor adverse impact upon the setting of the Listed Building is predicted. However, it is argued that impact would be limited to views from west along Westgate and would result from the projection of the proposed extension in front of the element of the Listed Building contained with No. 12 only; the overall villa would still be visible and legible with its central projection at, now contained within No. 12b, in these views along the streetscape. Overall, the changes to the setting resulting from the proposed extension would not impact upon how setting contributes to the special interest of the Listed Building.
- 8.3.11 ELC's reasons for refusal also note that they deem the changes to the access, including the widening of the gate and the creation of a hardstanding area for car parking incongruous with the setting of the Listed Building and character of the Conservation Area. The current garden space is a combination of paving stones set in gravel to allow pedestrian access to the former bank and ATM. A planted border is located along the western boundary wall and a small area of grass is located at the centre. The proposed development would maintain the planted area along the western boundary but would relocate the soft landscaping area from the centre to the northeast corner to allow for car parking in the centre. While this represents a change in arrangement it would still maintain the current and historic function of the space providing garden space and access to the property. As noted above in Section 8.2 this access proposal would maintain the original access point to the property as shown on the 1854 OS map. The maintenance of planted border and of an area of soft landscaping would also maintain the aesthetic qualities of the garden area between the Listed Building and Westgate. The function and overall character of the garden would not be materially changed and it is possible that the relocation of the soft landscaping to the east, directly in front of 1840s element of No. 12 aid in understanding it in the context of the rest of the original villa, with Nos. 12b and 10, and distinct from the proposed extension. Overall the access proposal would see little change to overall character of the area and as such would not result in a change to the setting of the Listed Building, such that it would impact upon the special interest of the Listed Building or adversely impact upon the ability of an observer to understand, appreciate and experience the significance of the Listed Building.

- 8.3.1 In the context of the North Berwick Conservation Area, the 1980s extension was judged to make a largely neutral contribution to the character of the Conservation Area, being largely obscured from view by neighbouring buildings and vegetation. As such its removal is not judged to impact upon the character of the Conservation Area. The erection of the proposed extension and proposed changes to access, as discussed above in the context of the setting of the Listed Building, would also not adversely impact upon the character of the Conservation Area. It is acknowledged that given its height it would be more visible than the current modern extension and it would be seen adjacent to the Blenheim House Hotel in views from east. A CGI view showing the proposed extension in this context is shown on Page 9 of the Design and Access Statement (Andrew Megginson Architecture 2019), and while the proposed extension projects slightly forward of the Blenheim House Hotel, it does not obscure any of that building's front elevation and as such does not prevent understanding or appreciation of it or hamper its own contribution to the Conservation Area. Increased vegetation in the garden in No. 12b since this picture was taken, including hedges along the boundary and a tree at the centre of the lawn would partially screen the proposed extension in this view.
- 8.3.2 The original 1840s villa with its later 19<sup>th</sup> 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 aesthetic appearance 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.
- 8.3.12 The extension would, as discussed above, maintain the character of residential buildings set back from the street frontage as one moves from the High Street onto Westgate. The proposed maintenance of an access and garden area to the front of No. 12 would be in keeping with the aesthetics of this area of the streetscape. The proposed changes would not adversely impact upon the ability to understand this area of the Conservation Area as representing an area of historic expansion and the contrast between the commercial area of the High Street to the east and the residential area of Westgate to the west would be maintained.

## 9 CONCLUSION

- 9.1.1 This Heritage Impact Assessment has considered the potential impacts of the proposed development at No. 12 Westgate upon the cultural heritage significance of the Listed Building at Nos. 10 and 12 Westgate and upon the significance of the North Berwick Conservation Area.
- 9.1.2 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 19<sup>th</sup> 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 demolition 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. HES (2019d) have not commented on the loss of the 1980s

extension indicating that they do not consider the demolition to adversely affect the special interest of the Listed Building.

- 9.1.3 Internal renovations to original 1840s elements of No. 12 have the potential to enhance understanding and appreciation of the building by removing modern features which have damaged or hidden original features. This would allow for a better understanding of this element of the building in the context of the rest of the villa which now comprises Nos. 12b and 10 to the east.
- 9.1.4 The widening of the access to No. 12 would result in the loss of some fabric but would not alter the understanding or character of the boundary wall in relation to the house. The wall has been subject to previous alterations as a result of the division of the property without adversely impacting upon the special architectural and historic interest of the Listed Building.
- 9.1.5 The importance of the setting of the Listed Buildings along Westgate and indeed the character of the Conservation Area relate to the ability to understand the buildings and the character area as Victorian and later expansion of the town of North Berwick. This is understood through the architectural styles employed and the location of the buildings set back from the street frontage in contrast to the character of the older High Street to the east with its narrowness and buildings fronting directly onto the street. The proposed extension is set back in line with the projecting central element of the 1840s villa now making up the property at No. 12b and the access and garden area to the front of No. 12 would be maintained. A minor impact upon a single view of the Listed Building from the west, along Westgate, is predicted which would result from the proposed extension being seen in front of the current No. 12 in this view. However, overall the proposed extension and the changes to the front garden and access arrangements would not result in adverse impacts upon the integrity of the setting of the Listed Building such that the special interest afforded by this criteria would be harmed or the ability to understand, appreciate and experience the building or Conservation Area would be reduced.
- 9.1.6 As such on balance, and taken into consideration minor loss of historic fabric in the form of a small portion of the boundary wall and minor impacts upon views from the west, the proposed development is not judged to harm the Listed Building or Conservation Area to the extent that there would be adverse impacts upon or loss of the special architectural and historic interest of the building or the Conservation Area. As such, the proposals largely accord with SPP Paragraph 141 which places emphasis on the protection of the special interest of a Listed Building and also largely accords with SPP Paragraph 143 which indicates that where proposal do not harm the character or appearance of a Conservation Area they should be treated as preserving it. On this basis the proposals can also be seen to preserve the architectural and historic character of the Conservation Area in line with Local Development Plan Policy CH2. The proposed extension is not deemed to materially impact upon the setting of the Listed Building and would not harm the architectural and historic character of the Listed Buildings at Nos. 10 and 12 Westgate. The 1980s extension is not considered to be of special interest and its removal would not adversely impact upon the special interest of the rest of the Listed Building and, as such, the proposals would not be contrary to Policy CH1 of the Local Development Plan. In line with SPP Paragraph 141, the internal renovations to No. 12 have the potential to enhance the significance of the Listed Building by removing later unsympathetic partition walls and false ceilings and revealing original elements which may have been masked.

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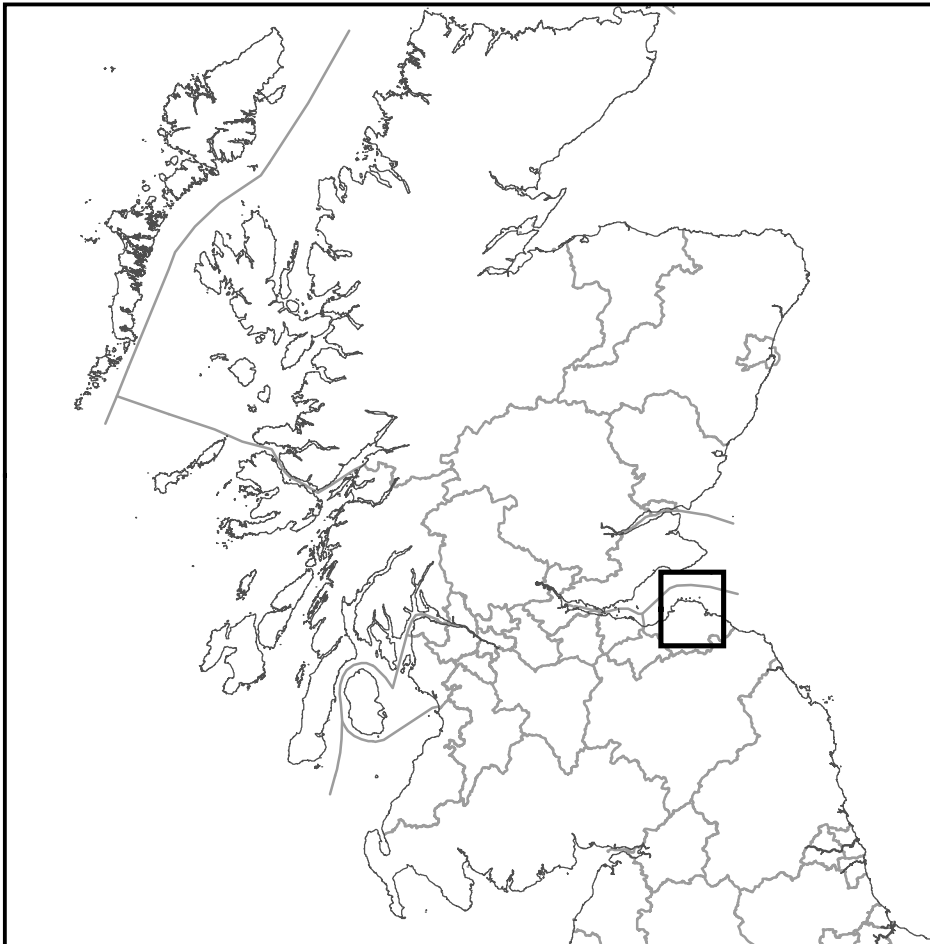


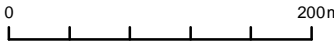


Figure		1
Site Location Plan		
<p>Legend</p> <p><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Site Boundary</p>		
FOR		
Mr and Mrs Sharp 57a Westgate North Berwick		
Drawn/checked:	VO/SO	
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AOC Project No.:	24272	
 (C) AOC Archaeology Group 2019		
		
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SCALE 1:5,000 @ A3		
		



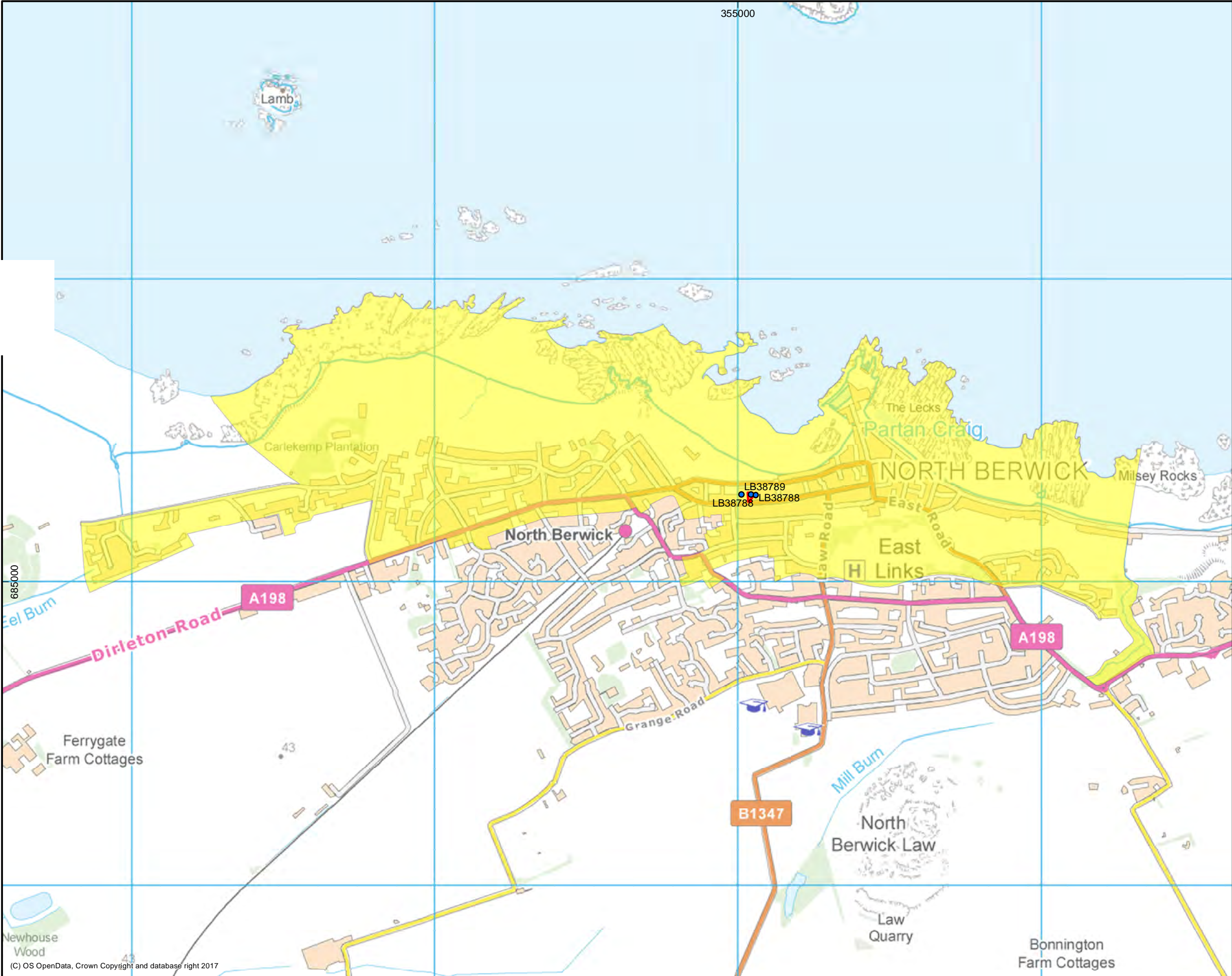
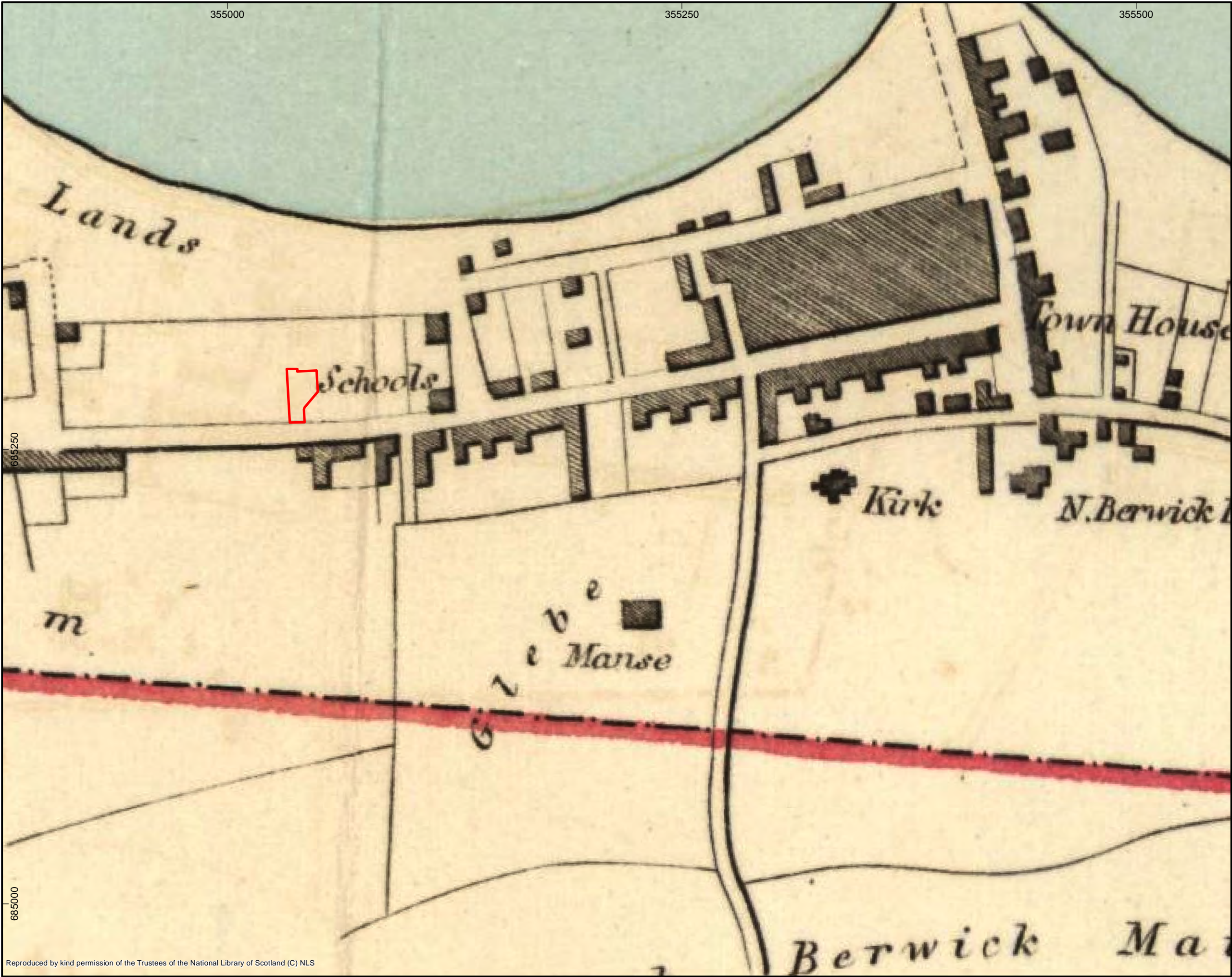


Figure		2	
North Berwick Conservation Area and Listed Buildings discussed in the assessment			
<p>Legend</p> <ul style="list-style-type: none"><li>Listed Buildings</li><li>discussed in the report</li><li>Site Boundary</li><li>North Berwick Conservation Area</li></ul>			
FOR			
Mr and Mrs Sharp 57a Westgate North Berwick			
Drawn/checked:		VO/SO	
DWG no:		01/25032/HIA/02/01	
AOC Project No.:		25032	
<p><b>AOC</b> Archaeology Group</p> <p>(C) AOC Archaeology Group 2019</p>			
<p>N</p>			
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SCALE 1:12,000 @ A3			
SCALE 0 500m			





Figure

3

Extract from Great Reform Act Plan, 1832

Legend

Site Boundary

FOR

Mr and Mrs Sharp  
57a Westgate  
North Berwick

Drawn/checked:

VO/SO

DWG no:

01/25032/HIA/03/01

AOC Project No.:

25032

AOC Archaeology Group

(C) AOC Archaeology Group 2019

N

SYSTEM

Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE

1:2,000 @ A3

SCALE

0 100m





Figure

4

Extract from Greenwood and  
Fowler's map of 1844

Legend  
■ Site Boundary

FOR

Mr and Mrs Sharp  
57a Westgate  
North Berwick

Drawn/checked:	VO/SO
DWG no:	01/25032/HIA/04/01
AOC Project No.:	25032



SYSTEM  
Coordinate System: British National Grid  
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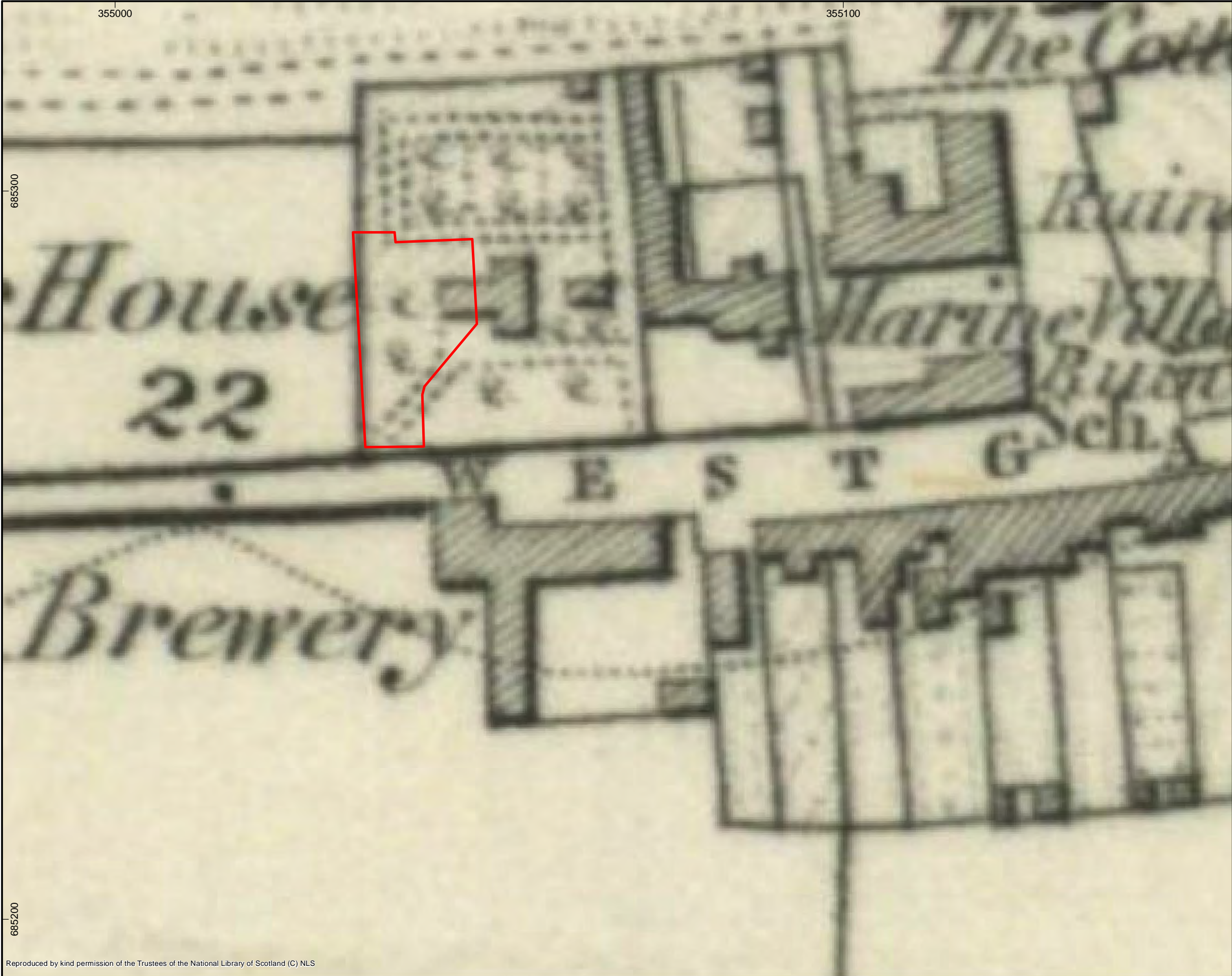




Figure	5
Extract from Ordnance Survey map of 1854	
<p>Legend</p> <p>■ Site Boundary</p>	
FOR	
Mr and Mrs Sharp 57a Westgate North Berwick	
Drawn/checked:	VO/SO
DWG no:	01/25032/HIA/05/01
AOC Project No.:	25032
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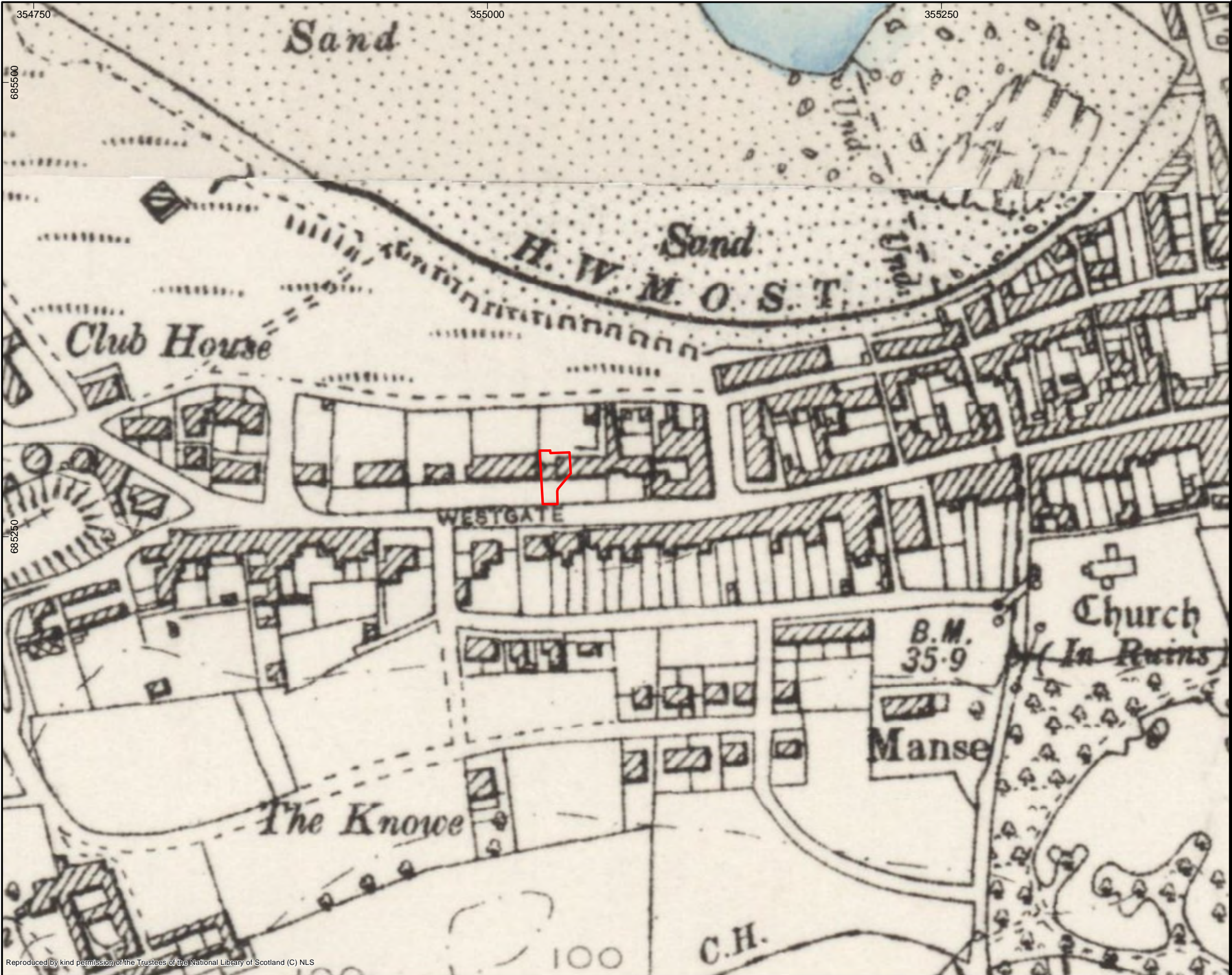


Figure 6

Extract from Ordnance Survey map of 1895

Legend  
[Red Outline] Site Boundary

FOR

Mr and Mrs Sharp  
57a Westgate  
North Berwick

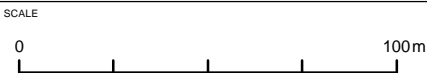
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AOC Project No.:	25032

**AOC**  
Archaeology  
Group  
(C) AOC Archaeology Group 2019

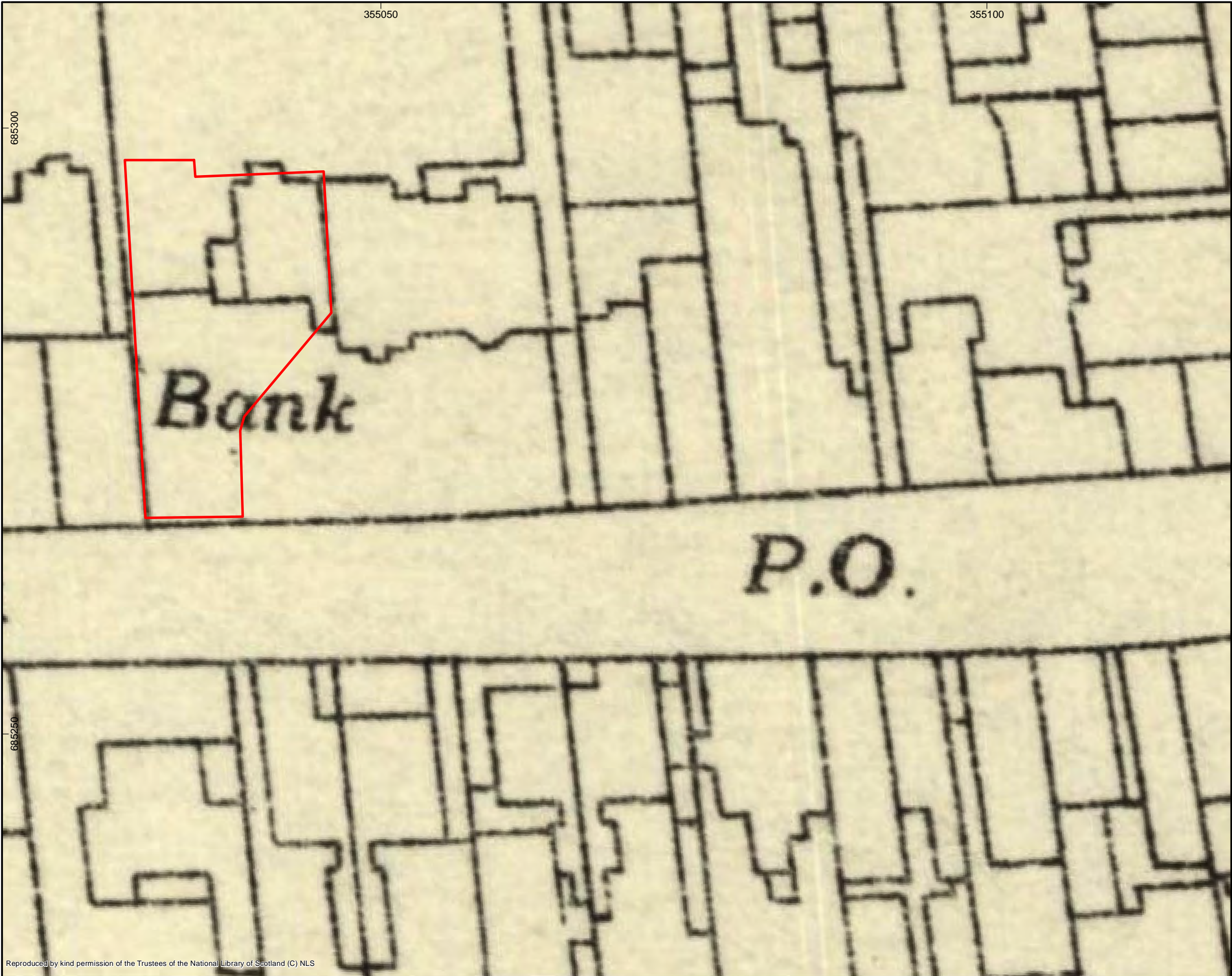


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1:2,000 @ A3







Figure

7

Extract from Ordnance Survey  
map of 1945 rev 1938

Legend  
□ Site Boundary

FOR

Mr and Mrs Sharp  
57a Westgate  
North Berwick

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AOC Project No.:	25032

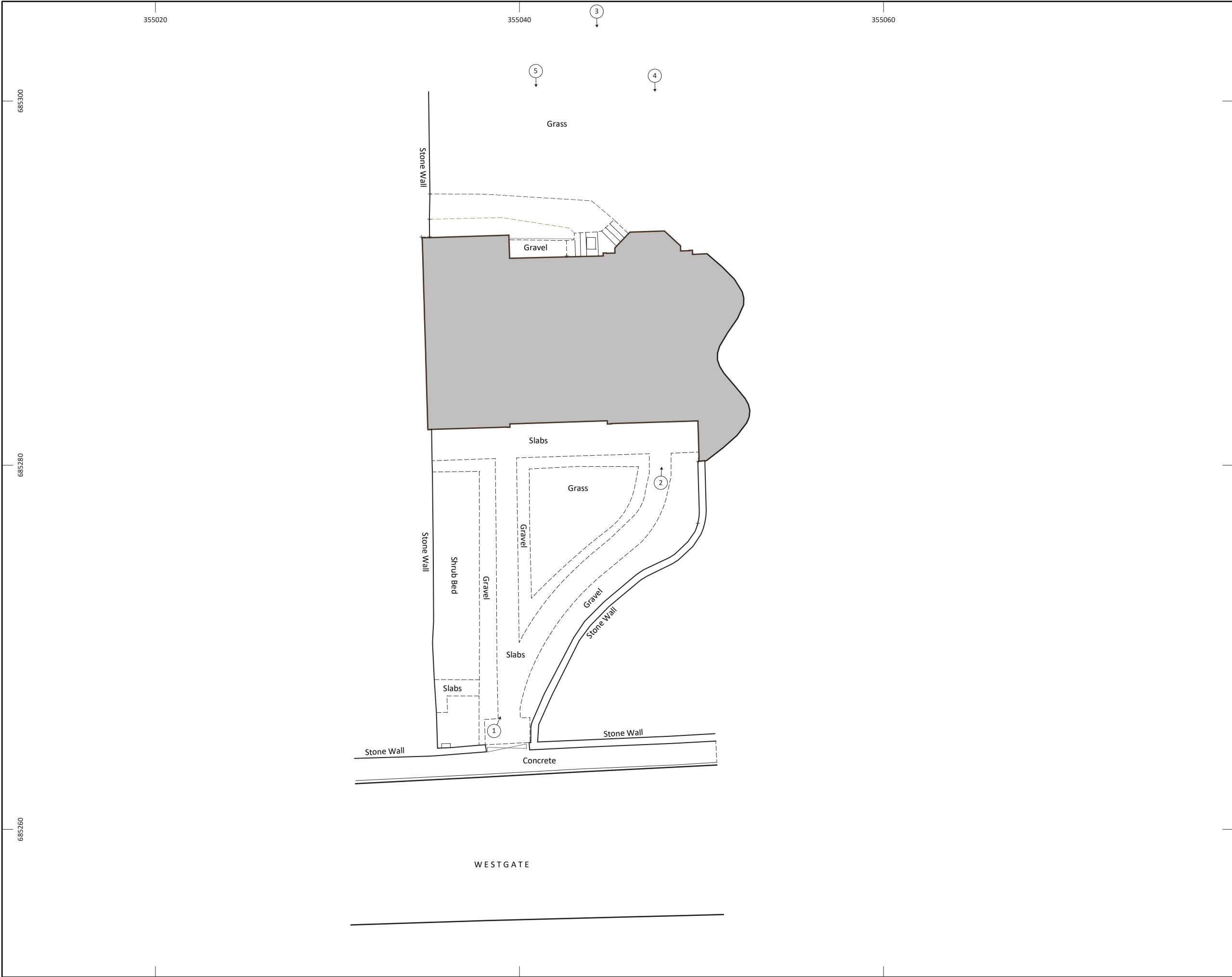





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Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:300 @ A3







<b>Figure</b>		<b>8</b>
Site plan of No 12 Westgate		
<b>Legend</b>  ④ Plate location and direction		
FOR  Mr & Mrs Sharp 57a Westgate North Berwick		
Drawn/checked:	JH/SO	
DWG no:	01/25032/HIA/08/01	
AOC Project No.:	25032	
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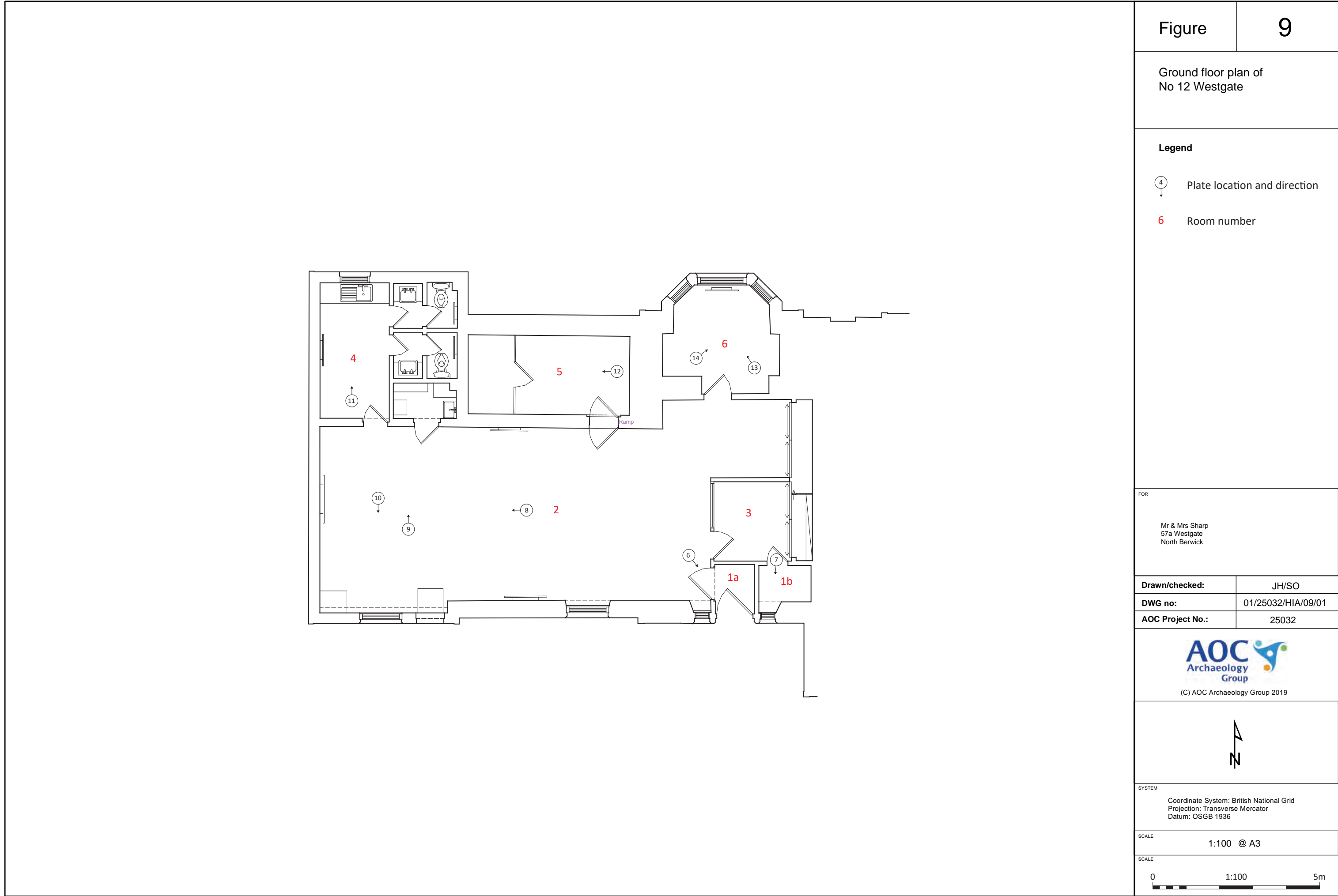




PLATE 1: No. 12 and 12b Westgate, general view from the SSW



PLATE 2: No. 12 Westgate, detail of main entrance in the south elevation, from the south





PLATE 3: No. 12 Westgate, general view of the north elevation, from the north



PLATE 4: No. 12 Westgate, detail of the westernmost bay of the original villa, from the NNE



PLATE 5: No. 12 Westgate, general view with the later extension, from the north



PLATE 6: Room 1a, detail of main entrance from the north-west





PLATE 7: Room 1b, detail of cornice in the south wall, from the NNE



PLATE 8: Room 2, general view from the east





PLATE 9: Room 2, general view of the west side of the north wall, from the south



PLATE 10: Room 2, detail of the westernmost window in the south wall, disturbed by the false ceiling, from the north



PLATE 11: Room 4, detail of the window in the north wall, from the south



PLATE 12: Room 5, general view showing caged safe, from the east



PLATE 13: Room 6, detail of the bay window from the SSE



PLATE 14: Room 6, detail of the bay window from the south-west



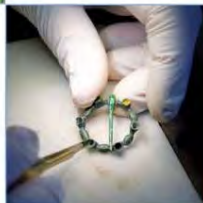
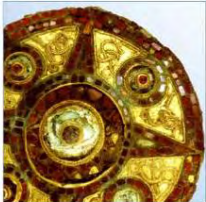


PLATE 15: View east down Westgate from Bank Street Junction



PLATE 16: View of No. 12 Westgate from Elcho Green to the north











CONTENTS

- Introduction**
  - Site Location
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  - Activities and Uses
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- Contact Details**

# New Home at 12 Westgate, North Berwick

## DESIGN AND ACCESS STATEMENT

### INTRODUCTION

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

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

### Site Location

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

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

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

### Aerial Photographs

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





PLANNING OVERVIEW

Planning Policy Analysis

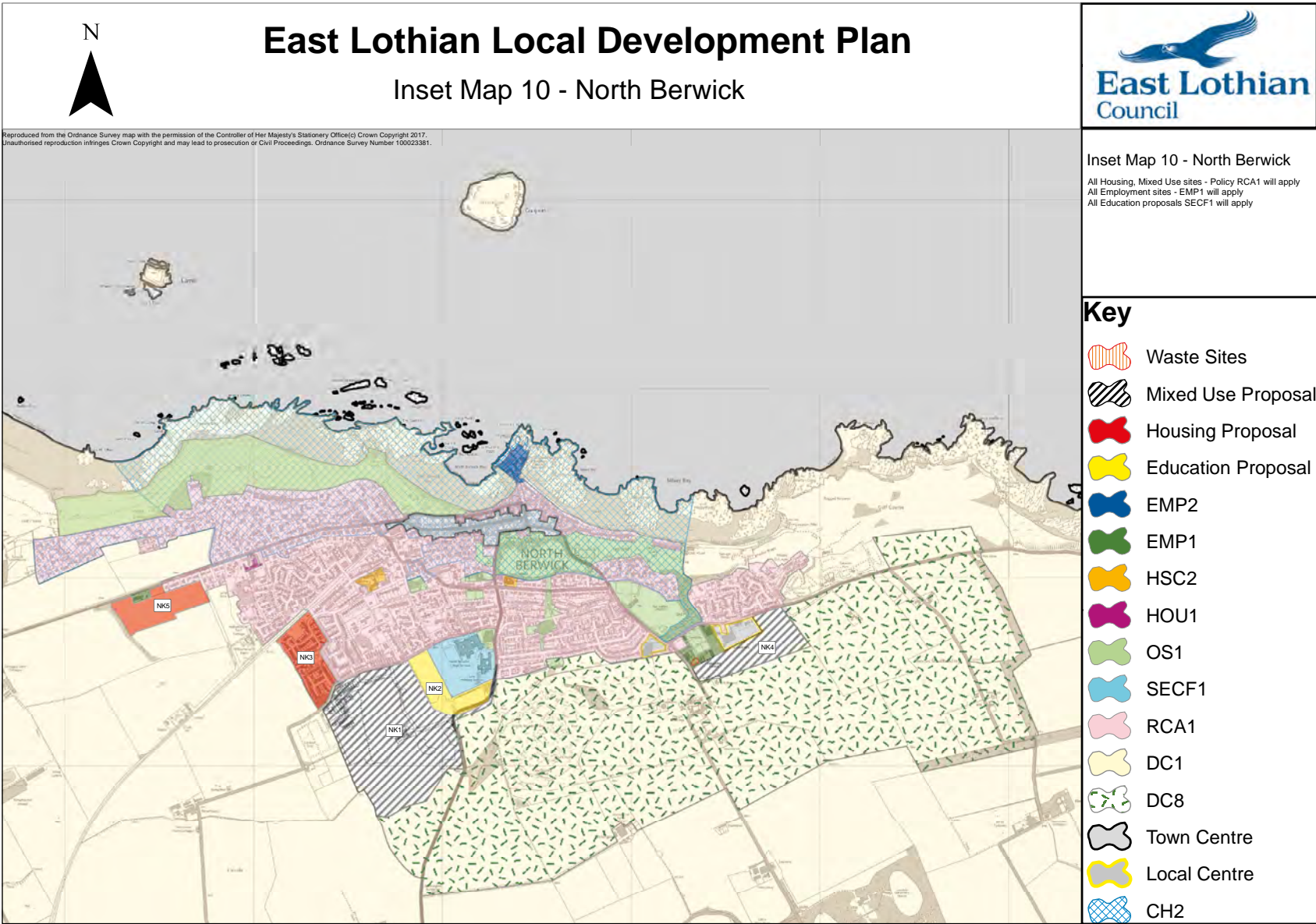
The principal policy is listed below;

Policies TC1 (Town Centre First Principle), TC2 (Town and Local Centres), CH1 (Listed Buildings), CH2 (Development Affecting Conservation Areas), CH3 (Demolition of an Unlisted Building in a Conservation Area), DP5 (Extensions and Alterations to Existing Buildings) DP7 (Infill, Backland and Garden Ground Development) and T2 (General Transport Impact). In National Planning Framework 4 policies 9 (Brownfield, vacant and derelict land and empty buildings), 16 (Quality Homes) and 27 (City, town, local and commercial centres) are also of relevance.

-Policy TC2 of the adopted East Lothian Local Development Plan 2018 is particularly relevant to the property. Policy TC2 states that “Within a town or local centre, uses that will be acceptable in principle include retailing, business and office use, restaurants, leisure and entertainment, and the principle of a change of use from one of these uses to another will be supported. Residential use may also be acceptable, particularly in a backland or above ground floor location. However, changes of use from a ground floor town or local centre use to residential use will only be permitted where there is evidence that the premises is no longer viable as a town or local centre use. New buildings within a town or local centre will be expected to reflect the prevailing vertical mix of land uses in the area by providing town or local centre uses at the ground floor where appropriate in their context.”

-Policy 27 of NPF4 echoes this stating “Development proposals for residential development within city/town centres will be supported, including: i. New build residential development. ii. The re-use of a vacant building within city/ town centres where it can be demonstrated that the existing use is no longer viable and the proposed change of use adds to viability and vitality of the area.”

-Policy DP5 states “All alterations and extensions to existing buildings must be well integrated into their surroundings, and must be in keeping with the original building or complementary to its character and appearance. Accordingly such development must satisfy all of the following criteria: 1. It must not result in a loss of amenity with neighbouring uses or be harmful to existing residential amenity through loss of privacy from overlooking, or from loss of sunlight or daylight; 2. For an extension or alteration to a house, it must be of a size, form, proportion and scale appropriate to the existing house, and must be subservient to and either in keeping with or complementary to the existing house; 3. For an extension or alteration to all other buildings, it must be of a size, form, proportion and scale appropriate to its surroundings and, where the existing building has architectural merit be in keeping with or complement that existing building”



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

-Policy 9 of NPF4 states that “Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.”

-Policy CH2 states that “All development proposals within or affecting a Conservation Area or its setting must be located and designed to preserve or enhance the special architectural or historic character or appearance of the Conservation Area. Proposals for new development should accord with the size, proportions, orientation, alignment, density, materials, and boundary treatment of nearby buildings and public and private spaces. Parking requirements of new developments must accord with the Council’s adopted parking standards unless it can be demonstrated that a reduced level of parking (which in exceptional circumstances could be no parking provision) will achieve positive townscape benefits without compromising road safety.”



PLANNING OVERVIEW

Historic Development & Planning History

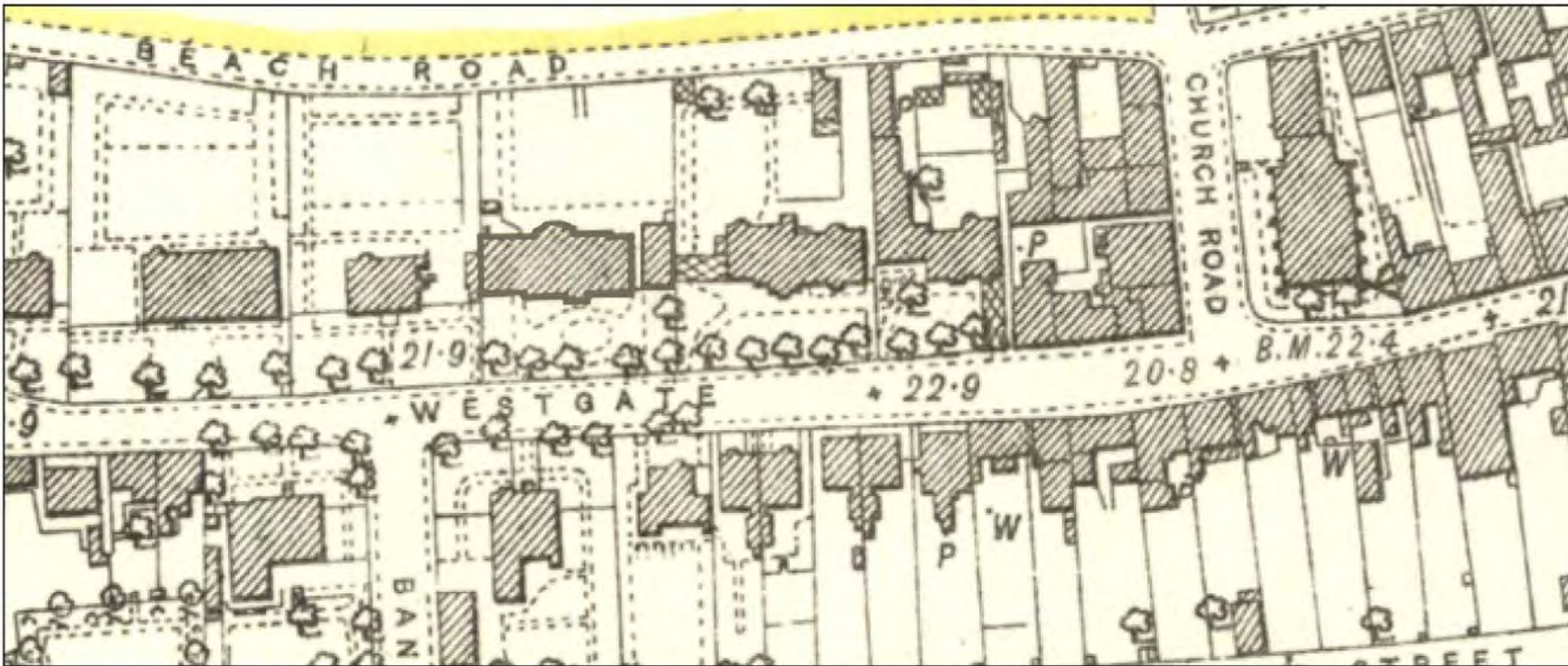
Built in the 19th century as what would have been a home initially, forming part of a residential development of large villas to the North of Westgate and at the edge of the original town centre, the house has since been extended both to the East and West. Most recently being used as a bank building,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

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

10, 10A, 12 and 12A Westgate with retaining walls and excluding 1980s single storey addition to west, North Berwick

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. Gabletted skews 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.



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

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

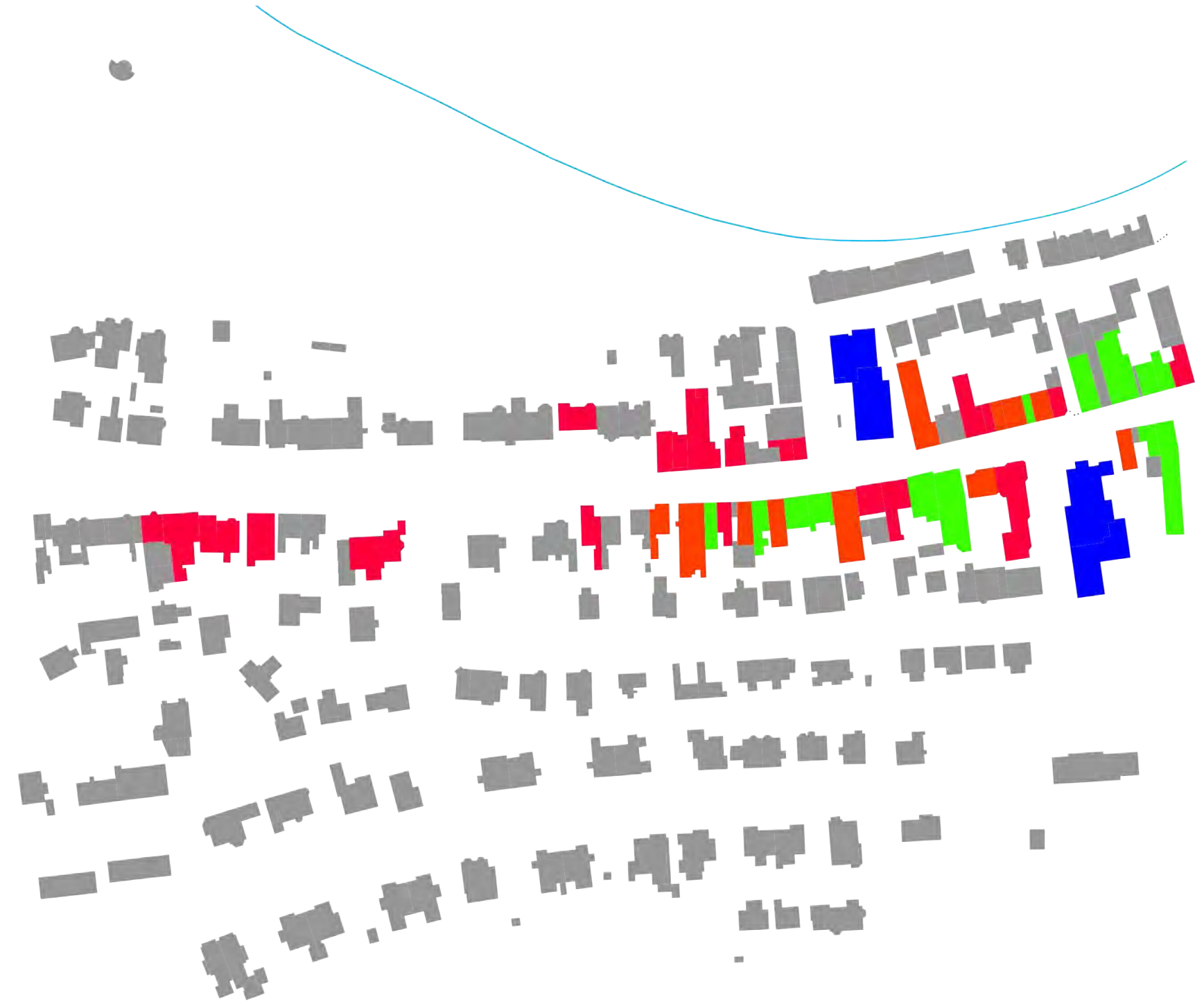


Figure ground diagram showing urban pattern and varying uses along the High Street and Westgate



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

SITE APPRAISAL

Extent

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

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

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

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



OS plan overlaid onto a satellite image



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



# New Home at 12 Westgate, North Berwick

## DESIGN AND ACCESS STATEMENT

ANDREWMEGGINSONARCHITECTURE



### PROPOSED DESIGN

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

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

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

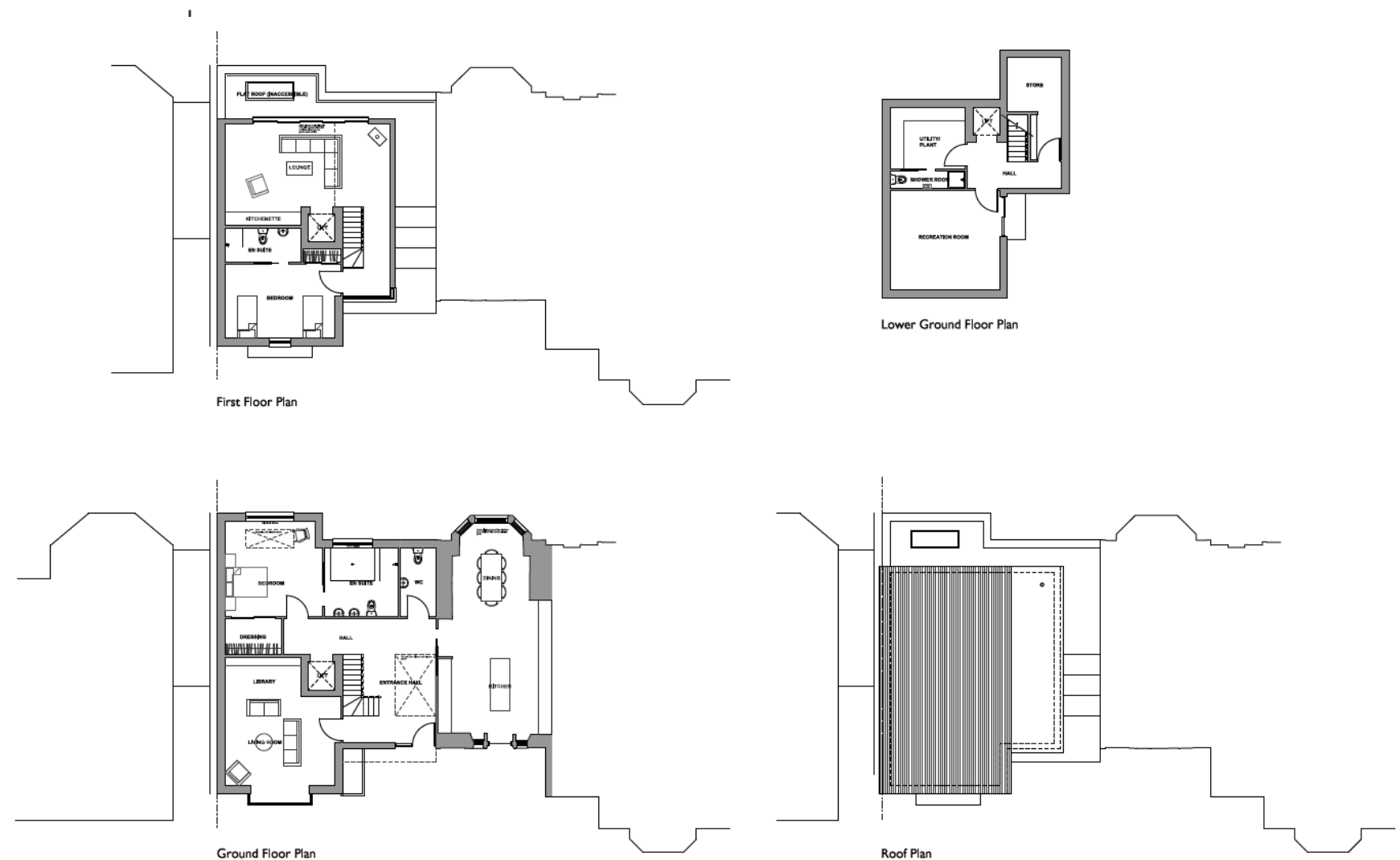
Joining the main element and the Victorian property is the atrium space. With the access, again informed by the proportions of the former access to the property, fully glazed, views into the house to the glazed stair will form a dramatic and grand entrance.

To the rear high level glazing is formed to the bedroom and en suite to allow light in but not allow views out to preserve the privacy to the neighbouring rear garden to the north. At the first floor there is glazing to the lounge through a Juliet balcony where the privacy to the neighbouring rear garden is again safeguarded by the stepped back nature of the first floor at the rear and the opaque glazing/ parapet wall.

The applicants who live 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. Dr Sharp, has Parkinson's disease meaning that the new home is 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.

Renewable energy technology will heat the house and provide hot water where the applicant shall look at the available options with an energy consultant further down the design process where there are a number of technologies available within the site (most likely being a borehole heat pump).

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



New Home at 12 Westgate, North Berwick  
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PROPOSED DESIGN





# New Home at 12 Westgate, North Berwick

## DESIGN AND ACCESS STATEMENT

ANDREW MEGGINSON ARCHITECTURE



### 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 Dr & Mrs Sharp 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. The proposals will result in more soft landscaping than existing which will be of benefit to the conservation area.

#### Coherent Design

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

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

The building line of the proposals is also behind the existing Victorian villa to which it adjoins to creating subservience to the existing buildings.

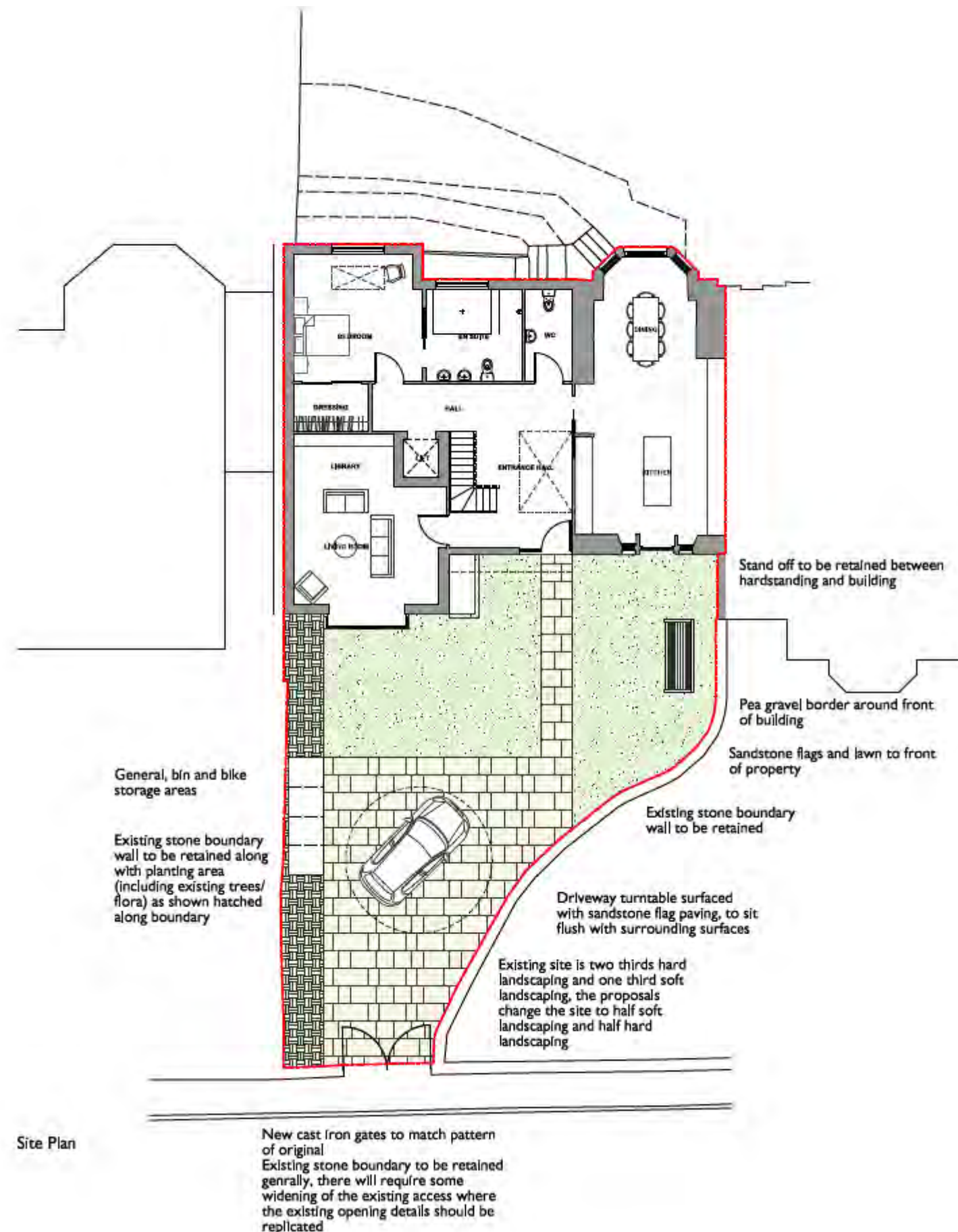
#### Density

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

#### Access

Ease of access is particularly important to the new home for Dr Sharp. 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 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 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.





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

PRECEDENTS



WT Architecture - Beach House, Elie



Crew Architects - New Town Mews, Edinburgh



Haar Architects - New Dwelling, Edinburgh Road







## PROPOSAL EVALUATION AGAINST PLANNING POLICY

### Policy TC2 and Policy 27 of NPF4

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

“New buildings within a town or local centre will be expected to reflect the prevailing vertical mix of land uses in the area by providing town or local centre uses at the ground floor where appropriate in their context.” As per the above last paragraph of the policy (fully stated on page 4), the new building shall reflect the prevailing mix of land uses in this specific area of the town centre as purely residential, as the ground floor and rest of the building can be seen in residential use elsewhere in this part of the town centre. As per the streetscape elevations and context images one can also see clearly what is commercial, with the large glazed areas, fascias, etc. to their shopfronts, against what is understood as residential. Policy also states “changes of use from a ground floor town or local centre use to residential use will only be permitted where there is evidence that the premises is no longer viable as a town or local centre use.”. The proposal looks to replace an existing vacant building with a dwelling where it is clear from the length of time of vacancy and marketing report, following the applicant gaining planning permission (22/01299/P & 22/01300/LBC) for several commercial spaces to make the property more appealing, that the premises is no longer viable as a town centre use and the replacement of the low quality eyesore of a banking hall with a high quality dwelling shall contribute positively to the viability and vitality of the area.

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, back into this use in a sympathetic manner. The proposal is therefore compliant with the above policy.

### Policies DP5 and DP7

As with town centre locations there is always going to be overlooking issues to varying degrees. At present there are windows to the rear of the bank that directly overlook as existing, one of these shall be removed with others having clear glass panes replaced with opaque glass panes. The Blenheim and 10 Westgate to the East also overlook the rear garden space of 12B. The proposals have windows to the rear where there shall be no outlook to the garden of 12B Westgate along with a set back Juliet balcony with opaque glazing/ a parapet wall in front of it that will not create any significant overlooking issues. The Blenheim has windows to a living space that are angled in a way that they directly overlook the garden of 12B. There is also a terrace to the rear of the Blenheim that will overlook the same as the Eastern and Western boundary walls of the garden at 12B are low and follow the downward sloping topography to the sea. An extension to 10 Westgate, which protrudes forward of the rear elevation of 12B, has large glazed doors out to a terrace area which again is directly overlooking. The proposals are to an infill site in the town centre. At present there is already overlooking of the rear garden of 12B from the existing bank building, the Blenheim and 10 Westgate. With this existing situation in mind the proposals will not have any significant loss of privacy or amenity.

Please refer to the daylighting and sunlight report, the report concludes that there will be no unacceptable loss of daylight/ sunlight to all neighbouring properties as a result of the proposals. Although this is to a former scheme (19/00472/P & 19/00493/LBC) with the reduction in scale/ massing to this scheme from this former scheme where the design is identical, the conclusion is still same for this proposal in that there would be no unacceptable loss of daylight/ sunlight to all neighbouring properties where the aforementioned reduction shall actually mean the current proposal would provide likely better results within the report.

### Policy T2

At present the building use requires 3 parking spaces which are provided on street. The proposed dwelling shall only require 1 parking space. As existing there is a dropped kerb at the access point to the application site and under current law, parking at dropped curbs is prohibited. Providing one off street parking space shall effectively be beneficial for the town centre freeing up 3 spaces on street.

The widening of access areas to properties has been seen elsewhere where loss of on street parking has been a result of this, the loss of on street parking will be null in regard to the proposals. We would look to have the gates replicated by a blacksmith to retain the existing style. The front of the listed building is predominantly hard landscaping as existing and it is proposed that high quality materiality will be used to enhance the setting in front of the listed building along with providing more soft landscaping as a result of the proposals.

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.

### Policies CH1 and CH2

We had a heritage impact assessment carried out on a similar scheme to this proposal (that in applications 19/00472/P & 19/00493/LBC). The findings of the report were largely positive to that scheme in that there would be no detrimental impact to the conservation area or the listed buildings. It was found that there would be a minor impact with the positioning of the gable of the former design however with this current proposal being similar in design and the gable actually being pulled back from Westgate this new proposal can be concluded therefore to have no impact at all to the conservation area or listed buildings.

The HIA also disregards the single storey part of the existing building as having any special interest and is in line with the Historic Environment Scotland comments on the proposal for applications 19/00472/P & 19/00493/LBC resulting in this current proposal for the dwelling along with the proposed hardstanding to the front curtilage not harming the conservation area or listed buildings and in fact being sympathetic to these and preserving the setting of both.



New Home at 12 Westgate, North Berwick  
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PROPOSAL EVALUATION AGAINST PLANNING POLICY



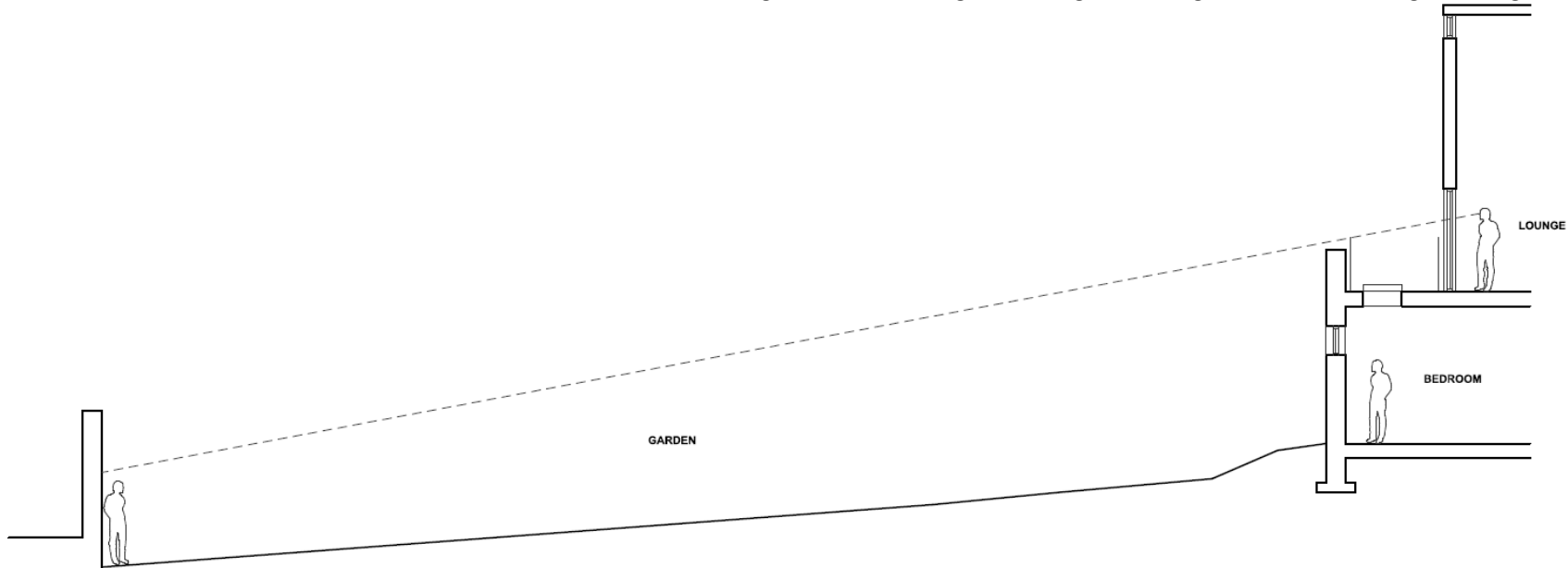
View from balcony to a flat in the former Blenheim House Hotel overlooking garden ground of 12B Westgate



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 and other curtilages



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



Section through rear garden of 12B Westgate and part of the proposed building (central to gable) showing that there shall be no significant overlooking of the rear garden of 12B Westgate and that the residents of both properties are afforded appropriate privacy and amenity



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

PROPOSAL EVALUATION AGAINST PLANNING POLICY

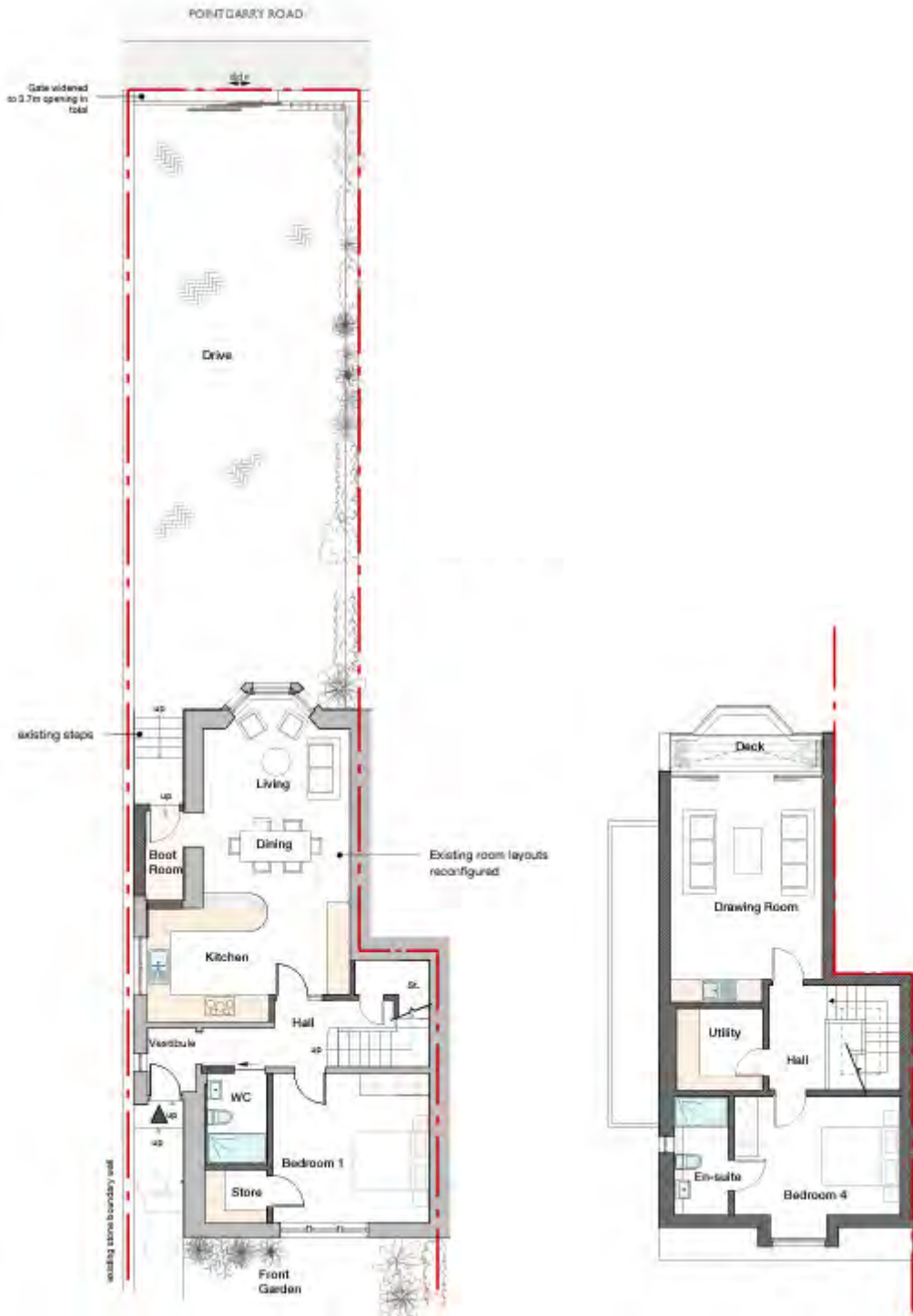


Photo and ground & second floor plans of a recent development to 8 West Bay Road, North Berwick where a balcony has been located to the rear elevation of the second floor which would directly overlook the rear gardens of the adjacent neighbours on each side and beyond.

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

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CONTACT DETAILS

Applicant

Dr & Mrs Nigel and Pat Sharp

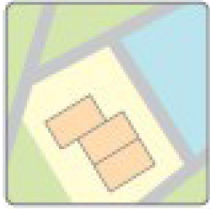
Agent

Andrew Megginson Architecture

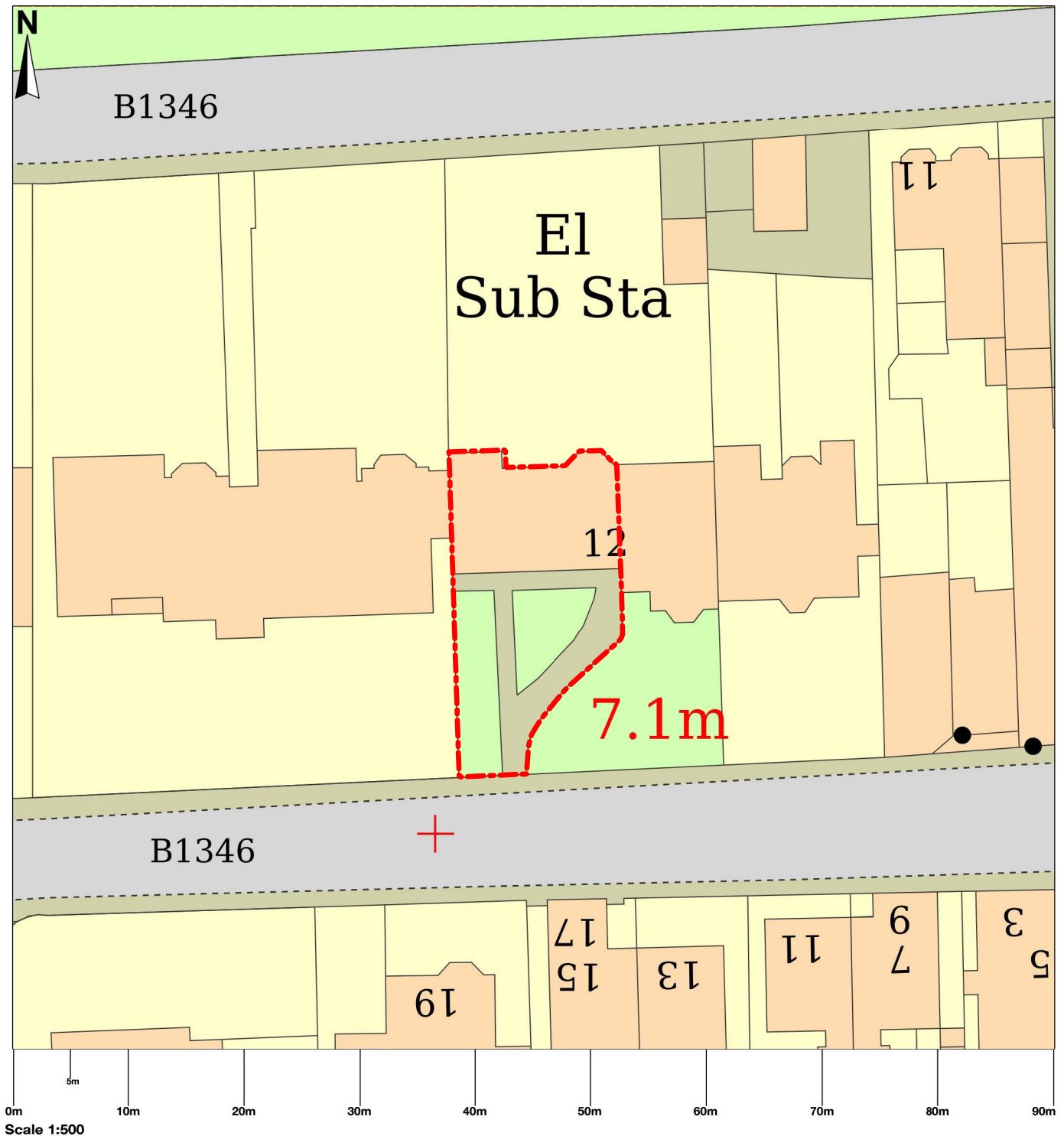
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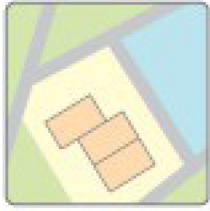












## 12 Westgate, North Berwick, EH39 4AF

