

Haltwhistle Jubilee FC; Storage Unit Proposal

Heritage Statement



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01 Site Location

1.1 The site is located at;

Haltwhistle Jubilee FC
Sports Field off Willia Road
Haltwhistle
Northumberland
NE49 9EH



Fig.1 Site Location Plan (Far)

- 1.2 The actual development site is a small yard occupied by the clubhouse of Haltwhistle Jubilee FC which is just adjacent to the 11/side grass football pitch that is also designated as a Village Green.
- 1.3 The town of Haltwhistle is within the county of Northumberland and situated within a rural setting. Linked to Carlisle and Newcastle by the A69 the town is modest in size and is clearly defined in its boundaries with only small villages in close proximity in terms of urban settlements.
- 1.4 The wider area is dominated by agriculture and also rural tourism linked to the nearby ruins of Hadrian's Wall among other heritage and rural features.
- 1.5 The pitch itself is located to the north of the town at the edge of the residential area before the land becomes predominantly agricultural in use with some rural amenity areas including woodland and a riverside country walk.
- 1.6 The images below show the position of the pitch and yard in relation to the main town.
- 1.7 The yard is just to the north west of the pitch by the main entrance to the open space area and adjacent to a small public car park.

- 1.9 The adjacent pitch is designated as a Village Green and is an open access site. It has also had football on site for over 70 years.
- 1.10 The yard itself fronts Willia Road and has one neighbouring residential property to the south west. A small public car park is to the north with the main access to the football pitch/village green running along the east edge heading south.

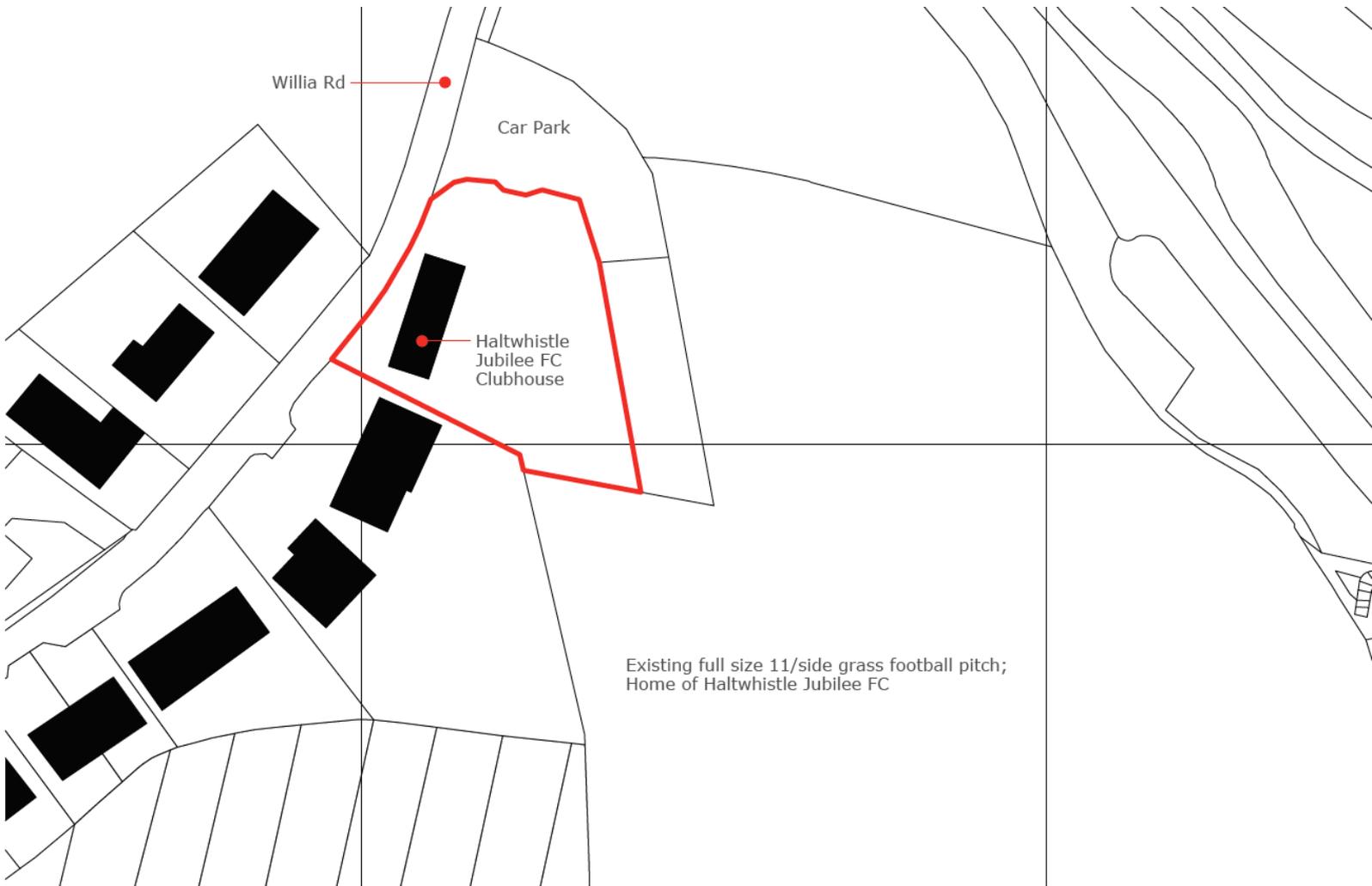


Fig. 4 Site Plan

02 Site Analysis

- 2.1 The immediate site is located just off Willia Road to the north of Haltwhistle town centre and is accessed by pedestrians only off a small public car park.
- 2.2 The site is bounded on all sides; to the west the boundary faces the main highway and is a stone wall approximately 1.2m high. To the south the site is bounded by a domestic dwelling with a combination of planting, block-work wall and also the stone facade of the side elevation of the house itself. To the north and east the boundary is a timber palisade fence approximately 1.2m high. There are two gates, one to the north and one to the south east.
- 2.3 The yard itself is occupied by a single building; a single storey timber clad modular building used as a 'clubhouse' by Haltwhistle Jubilee Football Club. Currently the building is often used for storage of large and bulky equipment and this can make it difficult to be used for its primary purpose.
- 2.4 The yard is landscaped with young tree planting, mature trees, boulders and hard surface gravel.

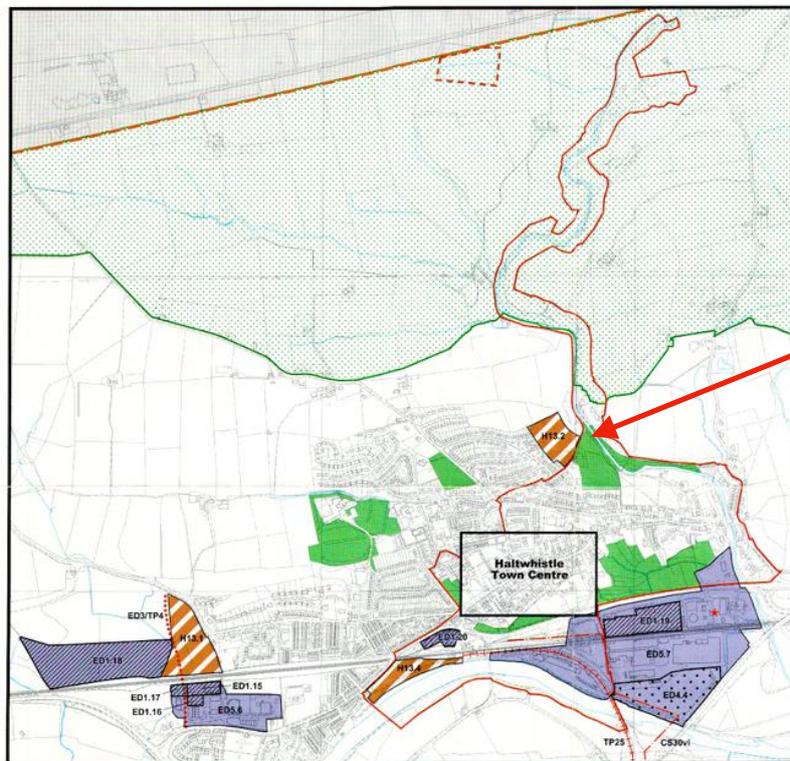


Fig. 5 Proposed Site from East Boundary Looking West

- 2.5 The images above and below showcase the immediate site in photographs.
- 2.6 The site is also identified as being a part of the Haltwhistle Conservation Area as illustrated on the planning map exert; Fig. 7 on the next page.



Fig. 6 Proposed Site from North Boundary Looking South



Haltwhistle 1:10,000

Fig. 7 Exert Map from Local Plan showing Haltwhistle Conservation Area

03 Proposals

- 3.1 The current use of the site is for supporting non-league football and is part of the home of long established Haltwhistle Jubilee FC who currently compete at Level 14 of the national English Football League system.
- 3.2 The club itself has been in existence for decades and there has been organised football on the football pitch adjacent to the proposed development site since at least just after the Second World War (at least).
- 3.3 The club are performing well and are well supported by the local community, whilst themselves being an invaluable community asset.
- 3.4 The nature of the football activity on this site means that a lot of equipment is needed to be temporarily placed on site during games, but then removed and stored the remainder of the time.
- 3.5 The result of this need has led to the proposals within this application being submitted for consideration by the local planning authority.
- 3.6 The storage unit is needed to store large and bulky equipment such as portable goals and dugouts among other items. These items are typically needed for match days and training but due to the nature of the site being used for recreational purposes also then it is necessary to remove the equipment when not in use. Rather than leave outside looking cluttered, or attempting to squeeze items into the clubhouse making it unusable for its primary purpose, it has been decided that a dedicated storage space is required.
- 3.7 The clubhouse is located within a secure yard area that would be an ideal position for a new storage unit. Secluded from view from the street and the actual pitch, there is only one neighbouring property with a large tall boundary wall screening the site.
- 3.8 The neighbouring property does have one window in the gable that looks into the yard in which the clubhouse sits, but the unit will be positioned at least 8m away from the clubhouse meaning any views are maintained.
- 3.9 The position is determined by being near enough the access point to prevent unnecessary lifting plus also the ability to actually access the site with the container itself and deposited safely.
- 3.10 Due to the rural setting of the site plus its designation as a conservation area the unit is proposed to be clad with timber in the exact same style as the existing clubhouse.
- 3.11 Overall the proposals are modest in scale and nature and therefore would only ever have minimal impact upon the site and the context. By using high quality products and materials the proposals are very much in keeping with the setting.
- 3.12 A full set of planning drawings are included with this application along with some 3D visuals that showcase the proposals and once again reinforce the limited impact of such modest proposals on the site and the surrounding area.
- 3.13 The images below give an indication of the quality of the storage unit;



Fig. 8 Proposed Visual; storage container within yard by existing clubhouse



Fig. 9 Proposed Visual; storage unit positioned by hedge planting

HALTWHISTLE JUBILEE FC; As Proposed Storage Unit Plan & Elevations 1:50 @a3

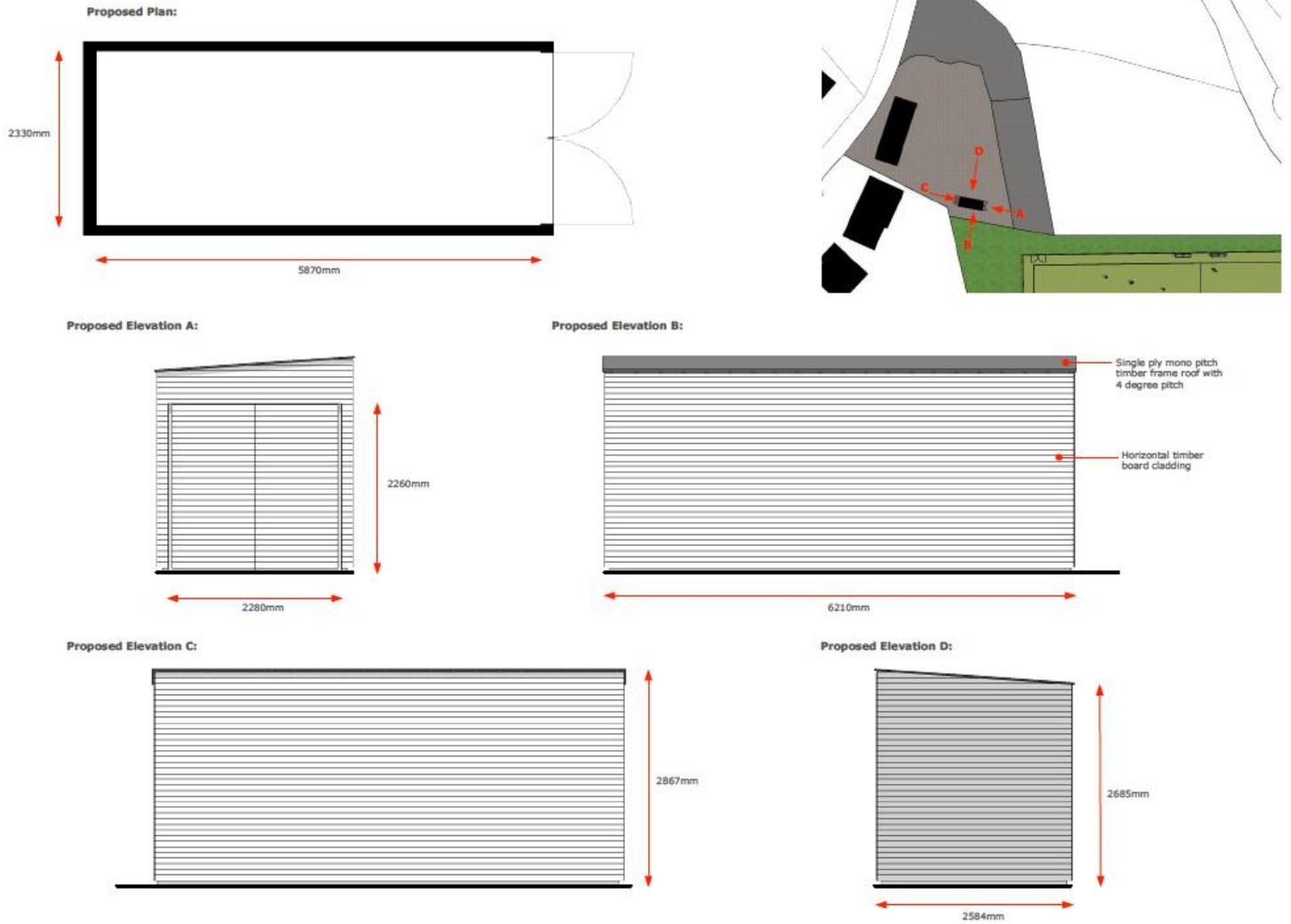


Fig. 10 Proposed Plans & Elevations

3.14 The image above showcases the location of the unit plus its overall design in terms of plan and elevation. As can be seen it is simple and modest in nature.

04 Heritage Summary

- 4.1 Haltwhistle is a small town of approximately 4000 persons with a rich history stretching back until at least Roman times and is sited close by to the impressive Hadrian's Wall monument.
- 4.2 The turbulent subsequent centuries saw the town raided as Scots and English fought over the border territories until eventually the area settled and eventually the town was able to expand due to it's location along the Carlisle to Newcastle railway and the coal mining taking place in the nearby vicinity.
- 4.3 Today the mining industry has long ceased to exist and it is tourism that now dominates the town's economy as it benefits from stunning landscapes, nearby ancient monuments and also a picturesque town centre containing several historic buildings such as the 13th Century Church of the Holy Cross among others.



Fig. 11 The 13th Century Church of the Holy Cross



Fig. 12 Haltwhistle historic market square

- 4.4 Whilst it is the town centre that contains historical buildings and streetscapes of high aesthetic quality, the conservation area extends further outwards and encompasses the more modern buildings and housing that whilst are not of great age, still acknowledge their context in the main through the choice and use of materials and modest scale.



Fig. 13 Examples of housing along Willia Road

- 4.5 The actual development site is located to the north of the town and whilst still contained within the Haltwhistle Conservation Area it is on the very edge of the urban settlement and is somewhat removed from the main historic qualities of the town. There are no historic buildings nor sites within the immediate context of this proposal and no historic buildings or settings would be directly affected by a proposal of this nature and scale.
- 4.6 The development site is off Willia Road and is the last 'built' site before the open countryside begins. Haltwhistle Burn begins to the north; a natural area with river and woodland walks. The exact site proposed for the storage unit is within a landscaped yard area that is adjacent to a wooded area. A small scale development in this area would not impact upon the openness of the countryside nor the woodland as it would be barely noticeable and is intended to link to the rural setting through the timber cladding.
- 4.7 The yard and clubhouse building in which the proposed storage unit is to be sited is a relatively recent development in itself. As already highlighted, the proposed storage unit is designed to be clad in timber so as to deliberately match the existing clubhouse on site, whilst the positioning of the building is designed so as to be both easily accessible for carrying large, bulky equipment on and off site, but also discreet and hidden from view from most angles, including from the public highway and also the sports field.
- 4.8 The proposal is extremely minor in scale and use and therefore will have limited overall impact. The only time it will be visible will be from the small park looking towards the sports field. There are no windows or features and the timber cladding gives the building texture whilst reflecting the context at being on the edge of a rural setting and woodland.

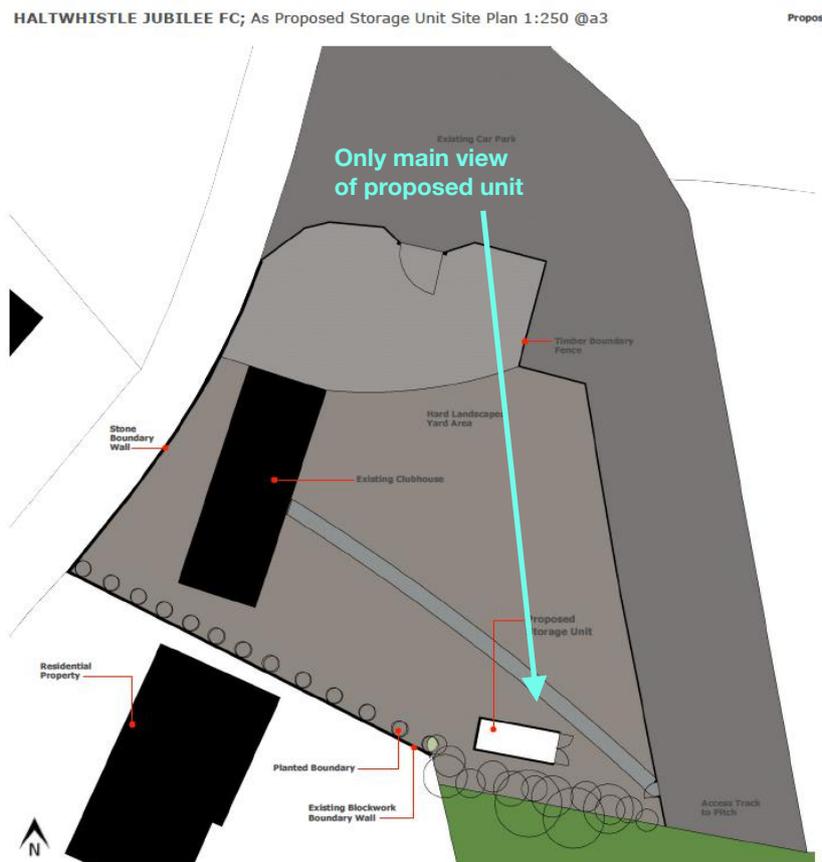


Fig. 14 Proposed Site Plan showing Visibility of Unit

- 4.9 The unit is not oversized and instead designed to accommodate the required equipment only. It is single storey and there appears little else that could be done to further mitigate any impact and thereby could be permitted.

05 Conclusion

- 5.1 The proposed storage unit is hugely important for the safe and secure operation of the football club. Storing bulky equipment keeps the playing field clear during non football operations and also removes hazards from the clubhouse allowing it to be used for its primary purpose.
- 5.2 With a clear need for the unit the next stage was to ensure it was able to function as required by being of appropriate size and also appropriate location. The unit is close to the pedestrian gate into the yard and is of single storey and modest in size.
- 5.3 The unit itself has deliberately been designed to match the immediate context by being timber clad, matching the existing clubhouse and also linking to the rural context adjacent to the site.
- 5.4 The unit is positioned so as to be not visible from the public highway nor the open sports field, nor the adjacent residential property thereby mitigating its visual impact as far as possible.
- 5.5 There are no immediate historic buildings nor settings within the adjacent context to the development site and the proposals do not impact upon the heritage of the town due to its position and scale.
- 5.6 Therefore in conclusion it is our opinion that this proposal does not negatively impact upon the Haltwhistle Conservation Area and is mitigated as far as possible.
- 5.7 It is hoped the local authority are able to confirm that the proposals cannot be refused on heritage grounds.