

South Lodge

Planning and Heritage Statement



**Building
Design
Northern**

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Date:

02/04/2026

Address:

South Lodge Cottage,
Belle Vue Lane,
NE36 0AN

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Rev	Date	Comment	Iss. by	App. by
P01	2/04/26	Planning Issue	NC	

0.1

Background Information

Project and Team Information

PROJECT DESCRIPTION

Change of use after Planning Permission Granted into a Teaching facilities with a micro brewery and cheesery.

SITE ADDRESS

South Lodge ,
Belle Vue Lane,
East Boldon,
NE36 0AN

ARCHITECT

Fitz Architects
Old Simpsosn Street school
Simpson Street
Sunderland
SR4 6DR

1.0

Introduction

This Planning and Heritage Statement has been prepared in support of a Full Planning Application for the proposed change of use of the building from a swimming pool, sauna, jacuzzi & 2x W/Cs to a multifunctional space to carry out bee-keeping and other arts and crafts in an educational setting for up to 25 people.

This application is a revised proposal; however, the site context, heritage baseline, and relationship to the listed building remain unchanged.

The current proposal seeks to bring the building back into viable use through its conversion into a teaching facility with associated microbrewery and cheesery, with ancillary spaces.

This statement has been prepared to assist the Local Planning Authority in assessing the impact of the proposed development on the significance and setting of the designated heritage asset.



2.0 Site

2.1 Application Site

The application site consists of an existing outbuilding within the curtilage of South Lodge.

South Lodge, an early 20th-century country house. The properties are situated within a small cluster access from Belle Vue Lane, with building dates spanning from the early 19th century to the late 20th century.

The outbuilding occupies approximately 126sqm and is included within the applicant's wider 2.5-hectare landholding, which encompasses the main house, associated structures, and landscaped grounds of South Lodge and South Lodge Cottage.

The structure is currently in poor condition, with around half of its corrugated roof missing, and is used for storage. The walls are finished in pebbledash render.

The building is largely screened from surrounding structures by mature trees. The proposed works will have no impact on the existing trees.



2.2

Site Heritage and Context

2.2 Significance of the Heritage Asset

The existing stable/storage building is one of several ancillary structures located within the residential curtilage of South Lodge, an early 20th-century country residence.

The significance of the listed building is primarily derived from the main house, its associated outbuildings, and the mature landscaped gardens. Constructed in 1907 by H. Hedley for F.G. Wainwright, the building is characterised by pebbledash-rendered walls with sandstone dressings, hipped roofs with swept eaves, and gables and entrance features exhibiting subtle Chinese architectural influence, all finished with flat tiles. The roofscape is further defined by three square, tapering chimneys positioned along the ridgelines.

In terms of its setting, South Lodge is situated within a small hamlet, surrounded by open agricultural land, and occupies an elevated position at the top of Belle Vue Lane. The site does not lie within a designated conservation area and is not identified as being of archaeological significance.

The application building itself is not listed and is not referenced within the Historic England List Entry (Ref: 1185760). As such, its contribution to the overall significance of the designated heritage asset is considered limited.



3.0 Proposal

3.1 Site Development

The proposed development does not involve any extension or alteration to the existing building footprint. The works are confined to the conversion of the structure and associated minor external arrangements within the site.

In accordance with the requirements set out in SPD6 Parking Standards (Use Class D1 – Non-Residential Institutions, Further Education), appropriate parking provision has been incorporated into the scheme. Based on the anticipated staffing and student numbers, the proposal includes:

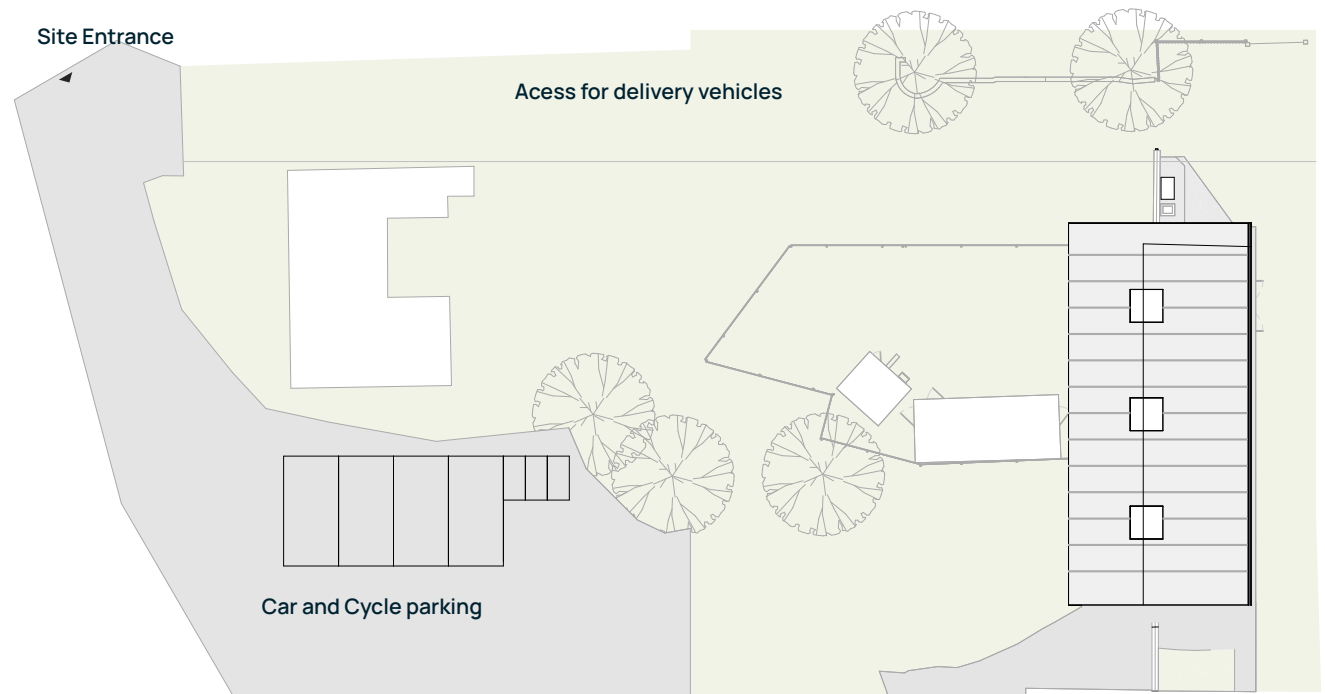
1. Four car parking spaces, in line with staff and student provision standards.
2. Three cycle parking spaces, in line with staff and student provision standards.

These measures ensure that the development is adequately served while remaining proportionate to its scale and use.

To support inclusive access, an accessible ramp is proposed adjacent to the building, ensuring step-free entry for all users, including those with mobility impairments.

In addition, a dedicated access route has been incorporated to facilitate service and delivery vehicles, allowing for safe and efficient loading and unloading activities. A bin storage area is also located in proximity to this access route, ensuring practical and discreet waste management.

Overall, the proposed access, parking, and servicing arrangements are appropriately designed to support the intended use while maintaining the character and functionality of the site.



3.2

Proposed Development

The proposed development seeks to convert the existing stable/ storage building into a multi-functional teaching and production space.

3.1 Proposed Use

The building will accommodate:

- A teaching area for approximately 25 students, focused on beekeeping education
- A small-scale microbrewery
- A cheesery (cheese production space)

Ancillary facilities include:

- A kitchenette
- A disabled-access WC
- A bathroom

This use represents a low-intensity, small-scale rural enterprise, compatible with the site's character.

3.2 Physical Works

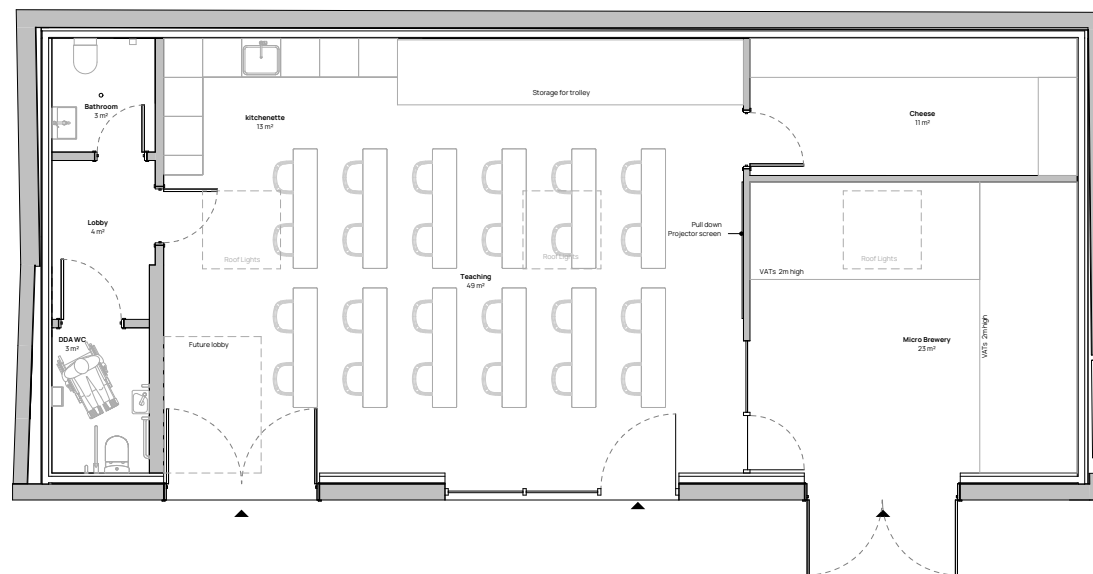
The proposals involve refurbishment and internal reconfiguration, including:

Floor:

Replacement with a suspended insulated floor system to support the new use

Internal Layout:

Installation of new stud partition walls to align all the rooms inside, improving usability.



Proposed Ground floor plan
1:50

3.2 Proposed Development

3.3 External Appearance

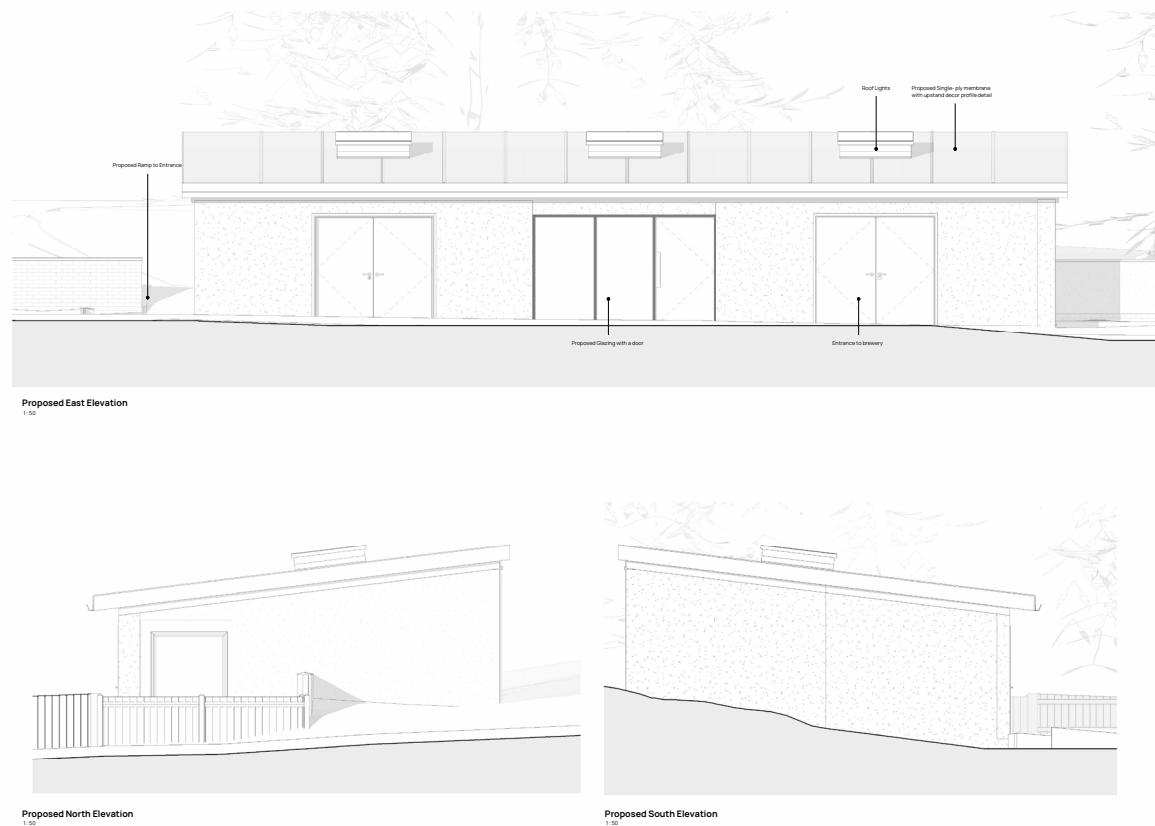
External works are minimal and sympathetic:

Retention of existing material character (pebbledash)
New elements designed to reflect the existing building style,
No increase in footprint or overall massing.
The only exterior changes will be reasonable repairs and changes to allow the conversion including:

1. Change of the existing roof to a posi joist with single ply membrane with upstand decor profile detail (colour: Grey)
2. Addition of 3 aluminium glazed openings to the East elevation (Color: Black).
3. The openings will look onto the fields to the east, away from the residential buildings within the grounds of south lodge. All of the elevations will be pebbledash to match the existing materials.

3.4 Landscape and Trees

Existing mature trees are retained
No works will impact root protection areas
The building remains visually screened, preserving the wider setting.



4.0 Heritage Impact Assessment

4.0

Heritage Impact Assessment

4.1 Impact on the Listed Building

The significance of South Lodge is primarily derived from its architectural and historic features, as detailed in its Historic England listing (Ref. 1185760). The application building is not part of the listed structure and is not referenced in the listing. Its contribution to the heritage significance of South Lodge is therefore limited.

The proposed conversion works are largely internal or involve like-for-like repairs, with no alteration to the building's scale, footprint, or prominence. New openings, including doors and windows required for the teaching, microbrewery, and cheesery functions, will be well-screened by mature trees and designed to complement the existing character of the structure.

Overall, the proposal constitutes a sensitive and sustainable reuse of a deteriorating outbuilding, consistent with heritage best practice, and will have no adverse impact on the significance or setting of the listed building.

4.2 Impact on Green Belt

The proposed scheme involves the conversion of an existing stable/storage building and does not increase the building's footprint. As such, the physical openness of the Green Belt is maintained.

The NPPF identifies several purposes of the Green Belt, but not all are equally relevant to this site. In this context:

The development does not contribute to urban sprawl, as all works are internal or involve minor repairs and refurbishment.

It does not reduce the separation between settlements; the site remains part of the existing curtilage within a rural setting.

The proposal does not encroach upon the surrounding countryside; no additional land is taken, and the rural character is retained.

The setting of heritage assets, including South Lodge (Grade II), is preserved. The introduction of an educational and small-scale craft use is compatible with the character of the site and its surroundings.

The project represents a sensitive reuse of an underutilised building, optimising its function without external expansion or visual intrusion.

Overall, the proposal is minor in scale, carefully designed, and does not create any harmful visual or spatial impacts. The openness and purpose of the Green Belt remain intact, and the development is therefore consistent with national planning policy (NPPF, Part 13).

5.0

Conclusion

This Heritage Statement has assessed the proposed conversion of the existing stable/storage building within the curtilage of South Lodge.

The proposal involves the reuse of a non-designated ancillary structure to provide a teaching area, microbrewery, and cheesery, along with supporting facilities, while retaining the building's overall form and character.

Key conclusions are as follows:

The building is ancillary and not listed, and its conversion will preserve the significance of the listed asset.

The works are sympathetic, proportionate, and largely reversible, ensuring minimal impact on the historic environment.

The development provides a sustainable and viable use for a deteriorating structure, optimising its function while safeguarding its setting.

The design and materials are chosen to respect the architectural character of the building and its wider landscape context.

The proposal will not adversely affect the openness of the Green Belt, nor the setting of South Lodge or other nearby heritage assets.

In summary, the proposed development conserves the historic and architectural significance of South Lodge, aligns with national and local planning policy—including the NPPF Section 16 on heritage—and represents a positive, sustainable reuse of existing fabric.

There are therefore no heritage grounds to resist the application, and the scheme should be supported from a planning and conservation perspective.



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