

Heritage Statement

Window Alterations to Rear of Schooner Hotel

Estuary Drive, Alnmouth

January 2021

version 1



1.1 Development Particulars

Site Address:

Rear of Schooner Hotel

Estuary Drive

Alnmouth

NE66 2RS

1.2 Introduction

1.2.1. This report is to accompany the planning application for alterations to the windows at the rear of the Schooner Hotel in Alnmouth.

1.2.2. The planning history for the building is that it was originally hotel accommodation associated with the Schooner Hotel. An application in 2008 sought to consolidate this to 6 studio apartments for Holiday Lets. This was achieved through Approval A/2008/0101. The time limit for this Approval was subsequently extended through Application 11/00220/FUL. The conversion works were carried out in 2011/2012.

1.2.3. This conversion has been successful and achieved the objective to enhance the tourist offer in Alnmouth. However, the main asset of its location is views out over the Estuary. The apartments on the upper floors have a very restricted view with a high sill height. This combined with the deep plan makes some of the rooms quite dim.

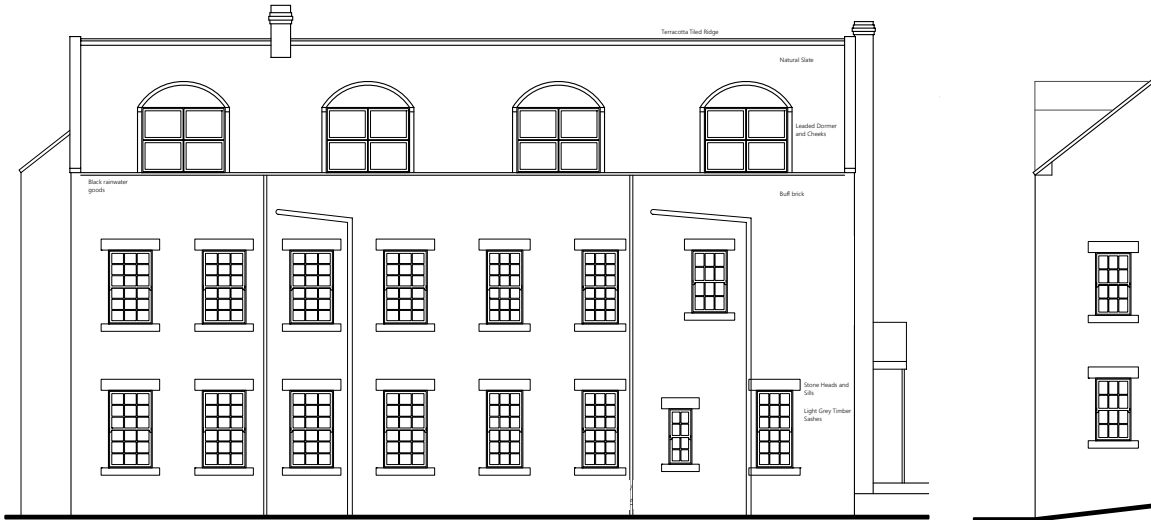
1.2.4. The intention therefore is to retain the roof form, skyline and overall appearance but just alter the window frames within the existing dormers to allow for a better view out and natural light.

1.2.5. The images below reflect the current situation.

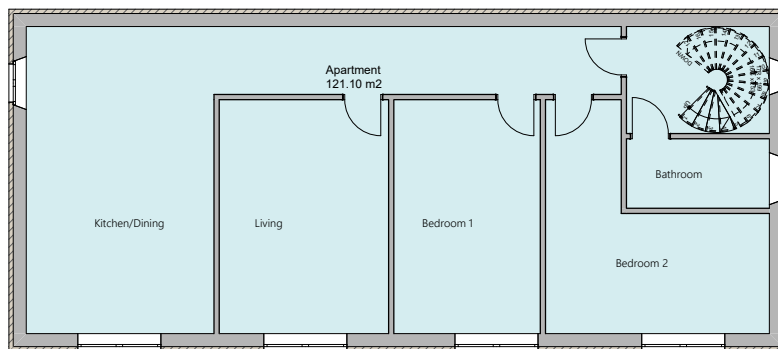


1.3 Discussion & Impact

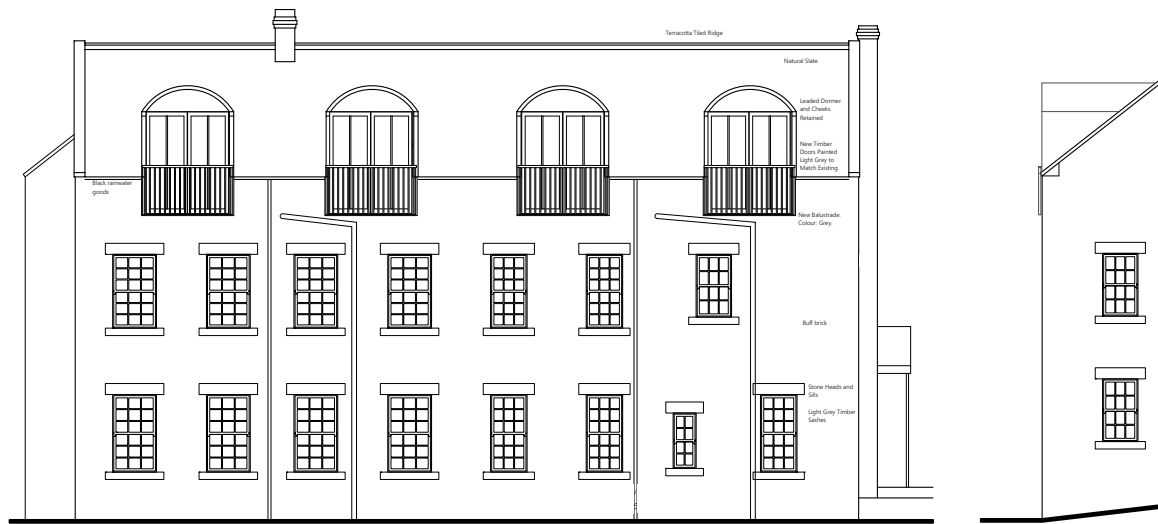
1.3.1. The proposed changes can be seen on the submitted plans and elevations. SH-1-PL1 Existing and SH-1-PL2 Proposed. These are reproduced below.



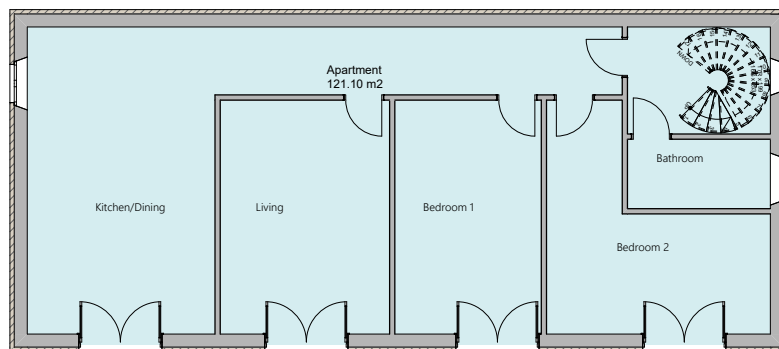
0. Existing Elevation 1:100 Existing Side Elev



0. Existing 2nd Floor Plan 1:100



0. Proposed Front Elevation 1:100 Proposed Side Elev



0. Proposed 2nd Floor Plan 1:100

1.3.2. As can be seen from the drawings included the proposed alterations do not alter the roof line in any way. The width of the dormers remains as existing and there is no forward projection of the wall. The new window arrangement fits fully within the existing roofscape.

1.3.3. Decorative metalwork is used to front the enlarged windows which is widely used on both Victorian and Georgian architecture. This will be finished to match the colour of the surrounding rainwater goods for consistency.

1.3.4. A vertical mullion is also included that picks up the rhythm of the original window arrangement and reduce the visual size of the glazing. Again this is in keeping with the smaller panes of glass one would expect from a Victorian or Georgian building.

1.3.5. In looking at the importance of this part of the building it is worth highlighting the wording within the Listing itself. It very clearly states: *Rear wings altered and not of special interest*. This highlights quite strongly that the part of the building under consideration is of much lesser significance.

1.3.6. Finally Planning Approval was recently given for both 8 new dwellings on the same site under 18/02275/FUL as well as for a large new dwelling on the adjacent site in a modern style. Looking at the potential impact on the immediate setting of the building and townscape these offer far more impact than these these small window alterations.

1.3.7. In Conclusion, the Listing makes it clear that this rear building does not warrant special interest. The facade in question has also been substantially modified several times in its history. There have also been several recent planning applications in the vicinity that arguably have had much greater impact than the small, proposed alteration. Within the design, too mitigating approaches have been taken to lessen any impact and retain the existing roof line, dormer width, materials and colour palette.

