

Flood Risk Assessment



Northumberland Arms, Felton, Northumberland

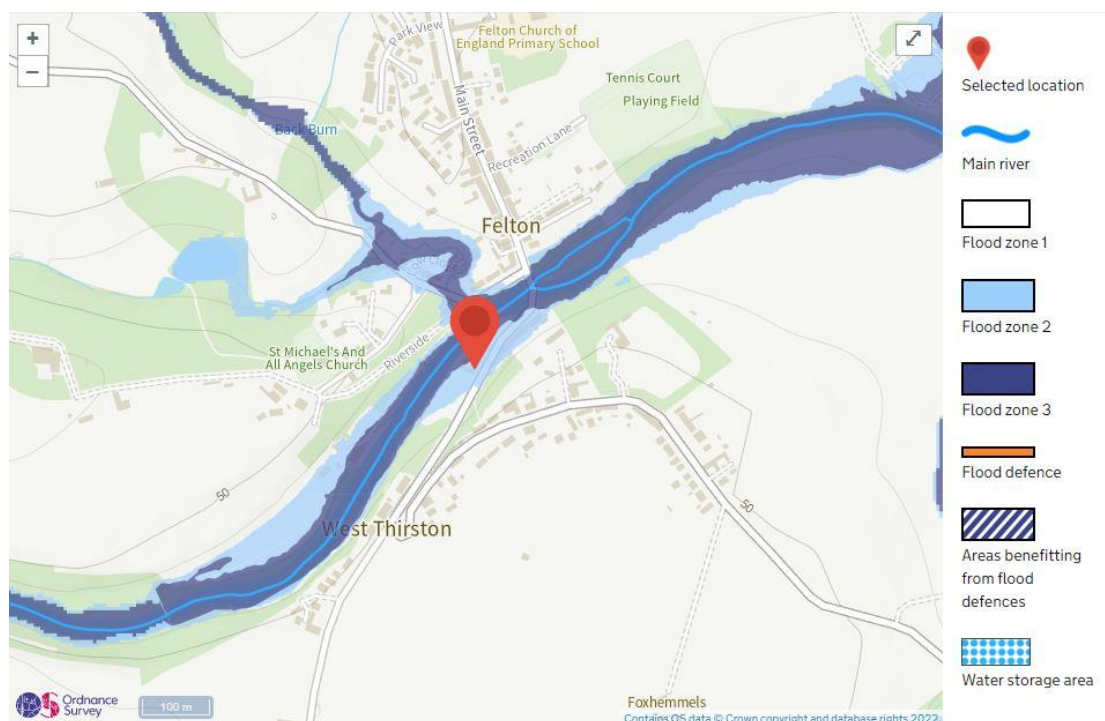
November 2022

1. Introduction

- 1.1 This Flood Risk Assessment has been prepared in support of an application for planning permission from The Northumberland Pub Company Ltd relating to the proposed construction of a small extension at the rear of The Northumberland Arms public house at West Thirston which is a Grade II listed building situated within the Conservation Area.
- 1.2 The Northumberland Arms is a Grade II listed former coaching inn situated on the southern side of the River Coquet in West Thirston. The two storey building comprises of a three-bay inn set over two floors with adjoining former stables that have now been converted. The double fronted and whitewashed coaching inn sees a central stepped entrance doorway, with lantern light above, framed by imposing bow windows rising across the ground and first floors. Set under a pitched roof, the inn now features a timber-framed extension to the west elevation which replaced an earlier white conservatory. Windows are constructed of timber in a tri-partite sash style and painted white whilst the timber door and lower stone courses are painted black. The timber to the adjoining extension is treated with a natural stain with extensive floor to ceiling glazing extending above eaves level and into the roof structure where it meets a slated upper portion.
- 1.3 The adjoining former stables are constructed of stone and feature segmental-headed arches to the left flank in which fixed timber windows with vertical emphasis have been inserted. Remaining openings on the front elevation are finished with six-over-six timber sash windows set in stone lintels and sills, all of which are set under the slated pitched roof. With previous uses as a garage and shop, the building has since been incorporated with the inn providing additional dining space and bedrooms at first floor level.
- 1.4 The rear features a variety of “add-ons”, alterations and outbuildings, many of which have been constructed over time to suit different uses accommodated in the former stables building whilst others have catered for the demands of the coaching inn. Gabled rear returns are constructed in stone and slate and sit below the ridge of the roof of the main coaching inn and stables, whilst stores and bothys cut into the bank at the rear of the site are largely obscured by the building and its extensions..
- 1.5 Planning permission is sought for the construction of extensions to the rear of the building. Single storey extensions are proposed at ground floor level to form a covered goods reception area that would replace an existing timber structure. This would provide a much needed area for incoming food and drink supplies whilst also providing additional storage space which is at present in short supply at the premises. Above this it is proposed to construct a first floor extension to create an additional en-suite bedroom and store room. This would occupy a space currently serving as an outdoor terrace with the decked area to be removed making way for an additional bedroom with a new roof deck and balustrading.

2. Flood Risk Assessment

- 2.1 The application site falls within Flood Zone 2, as shown on the Flood Map below, which is an area with medium probability of flooding.



- 2.2 The application proposes the construction of ground and first floor extensions to the rear of the building which would provide storage at ground floor and en-suite bedroom and store room at first floor. The proposals would not change the use of the building to a more vulnerable use.
- 2.3 The following flood resistance and resilience measures are also proposed as part of the development to reduce the potential impacts of flooding:
- At ground floor level, all electrical sockets will be installed above the flood level in order to eliminate any potential issues that flooding would cause in relation to the electrical systems within the building.
 - The owner and manager of the building will sign up to a flood alert service such as Floodline Warnings Direct. This will give sufficient warning to allow the buildings occupiers to prepare for a flood event.
 - We are in agreement with a condition being attached to any grant of permission to secure a Flood Evacuation Plan. This would identify how occupants can leave the building is there is a flood and that there is enough time for people to evacuate the building after a flood warning, and would demonstrate that the single storey extension can access a space above the estimated flood level.
- 2.5 In light of the above, it has been demonstrated how the proposed development is of a minor scale which would not increase flood risk elsewhere, is appropriately flood resistant and resilient, and that safe access and escape routes are available within the site. The development therefore accord with the provisions of the NPPF with regards to flood risk.