

Planning and Listed Building Consent Application
for the proposed extension to
The Northumberland Arms,
West Thirston, NE65 9EE



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- A Existing floor plans and elevations
- B Proposed floor plans and elevations

1.0 Introduction

1.1 This Design & Access Statement has been prepared in support of a planning application made by Dunwoodie Architects on behalf of The Northumberland Pub Company Ltd for the proposed construction of a small extension to the existing building.

1.2 The format of this Statement has been structured in accordance with the CABI best practice guidance 'Design & Access Statements: How to Read, Write and Use Them (2006)'. We believe this statement demonstrates that the proposed scheme is compatible with the site's surroundings and is appropriate for this site.

1.3 This document should be read alongside the planning application drawings & all other supporting information.

2.0 Assessment

A detailed site analysis has taken place where the context of the site and its surroundings in relation to physical, social, economic and planning policy have been considered.

2.1 Site Location

The application site is the Grade II listed The Northumberland Arms, West Thirston.

In 2013 these premises underwent a full refurbishment to bring its bar, restaurant and guest rooms up to modern standards. The hotel has a commanding position by the old stone bridge across the River Coquet, at the edge of the village of Felton with its artisan bakery, beauty salon and well-stocked village stores. The hotel is only a mile from the A1 which means Northumberland's beaches (such as Alnmouth and Druridge Bay), castles (Warkworth and Alnwick) and Alnwick Garden are within 15 to 30 minutes drive.

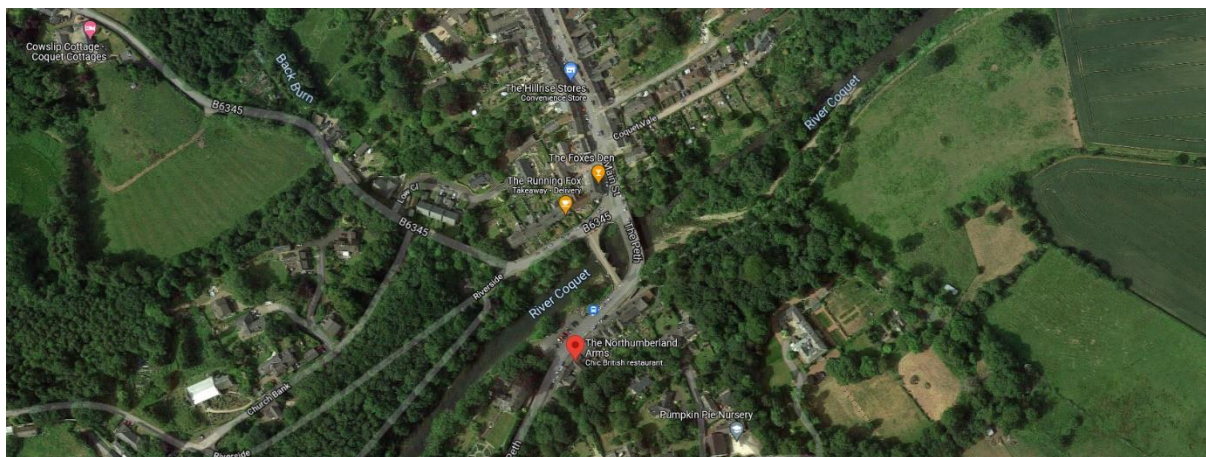


Image 1: Site Location

2.2 Site Analysis

The site is currently occupied by the Grade II listed The Northumberland Arms, a 5-star pub / restaurant / hotel and associated function room. The building has a small service yard that is accessed via a short lane to the rear of the site.

2.3 History

The building was built in the 1820s by Hugh Percy, the 3rd Duke of Northumberland as a coaching inn (with adjoining coach house, stables and yard facilities behind) for visitors to his home at nearby Alnwick Castle (13.3km north).

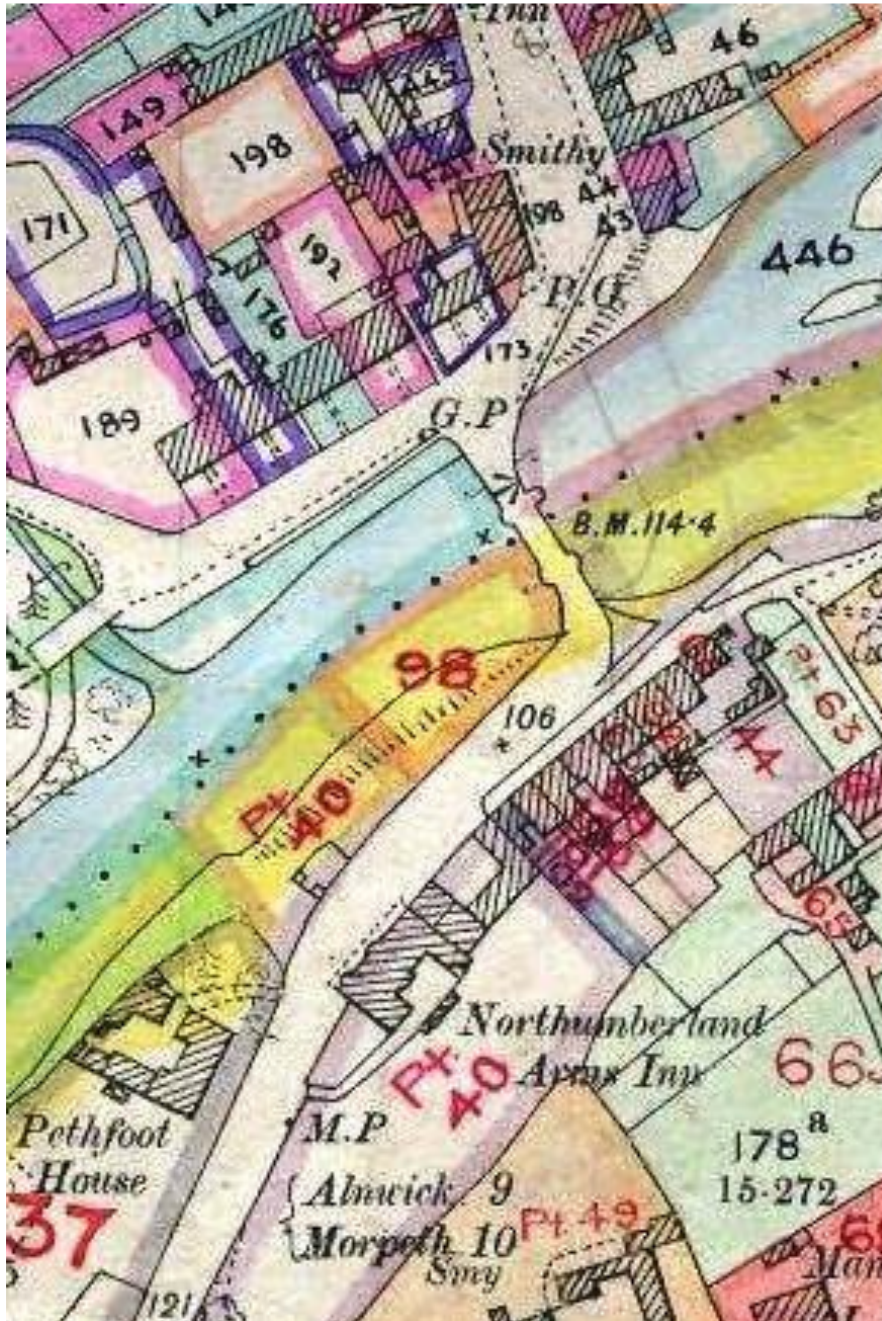


Image 2: Map circa 1847

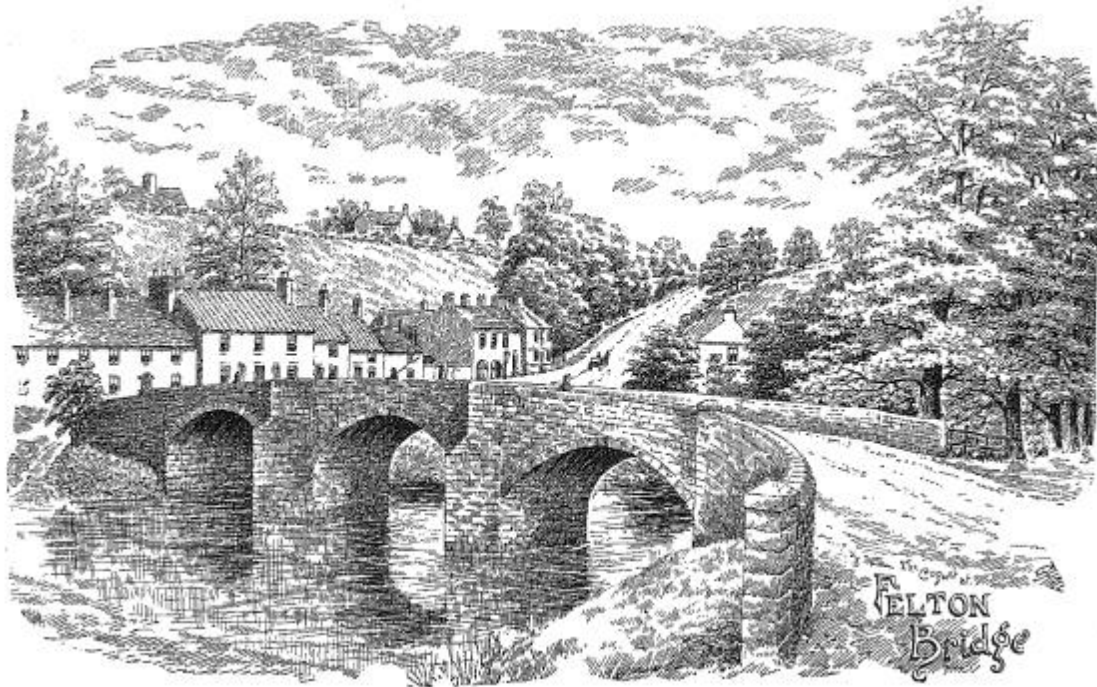


Image 3: View from Felton Bridge, 1895

The building has a symmetrical North West frontage constructed in squared tooled and margined stone. It has two storeys and cellar with a Welsh slate covered pitched roof with stone ridge tiles. It has a projecting plinth across three bays; the central bay has a flight of four stone steps and iron balustrades with 20th century additions, leading to double entrance doors, each with two flush-panels and one glazed top panel.

The central bay is flanked on each side by full height bowed bays with pavement level cellar openings (the right-hand opening is false, in the same ashlar stone) with keyed lintels. There is a steel plate covering the opening in the pavement in front of the left-hand opening.

The curved tripartite windows are divided into 4/12/4-paned sliding sashes with flat panes of glazing, some containing early crown glass, to each floor of the bowed windows. The flat roofs to the bays are lead covered and retain redundant iron brackets in the stone eaves soffit running around the whole frontage and returning for a short length around each gable.

The whole of the front elevation was whitewashed sometime between 1950 and 1969. Rear additions were made in the mid-19th and 20th century and the property has remained as either an inn or public House for the past 220 years.

The south-west gable has stone tabling and a later rebuilt 2-flue chimney stack in buff brick, whereas the North East gable still has its original 5-flue brick stack. Against this main gable a single storey conservatory was constructed in 1990 in white uPVC with a widened doorway into the main building.



Image 4: View from Felton bridge circa 1915



Image 5: Now whitewashed with uPVC conservatory extension – erected 1990

The uPVC conservatory was demolished in 2013 and replaced by an oak framed and slate roofed function room extension (as part of application 14/00878/LBC) in 2014. This is the building as it stands today.



Image 6: View from south-west showing the current timber & slate function room extension

Original Coach House and Stables

This group of buildings was probably constructed at the same time as the inn, although the adjoining entrance wall and posts have gone. Since the demise of horse drawn coaches in the late 19th century, the building has had various uses with the Coach House containing a shop and garage at the north end and the southern end cottage having been connected to the ground floor of the inn.

In 1990 the whole of the Coach House became part of the Northumberland Arms.

On the ground floor, the original flight of four stone steps to the cottage at the South end were removed at some time between 1920 and 1969 and the door replaced with a 12-pane fixed light to match the adjacent original. In 1990, the two arched coach entrances were in-filled at lower level and two new large arched lantern topped fixed light timber windows inserted with cills at the new raised floor level that was constructed internally. Two Coach House iron door pintles (a pin/bolt) remain in situ. The stables to the rear of the Coach House have had the various doorways and windows in-filled with rubble stone at various times during the development of the property.

2.4 Topography, Orientation & Edge Conditions

The Northumberland Arms sits on The Peth (B6345) adjacent to the south-east bank of the River Coquet and 1 kilometre east of the A1 in West Thurston, Northumberland.

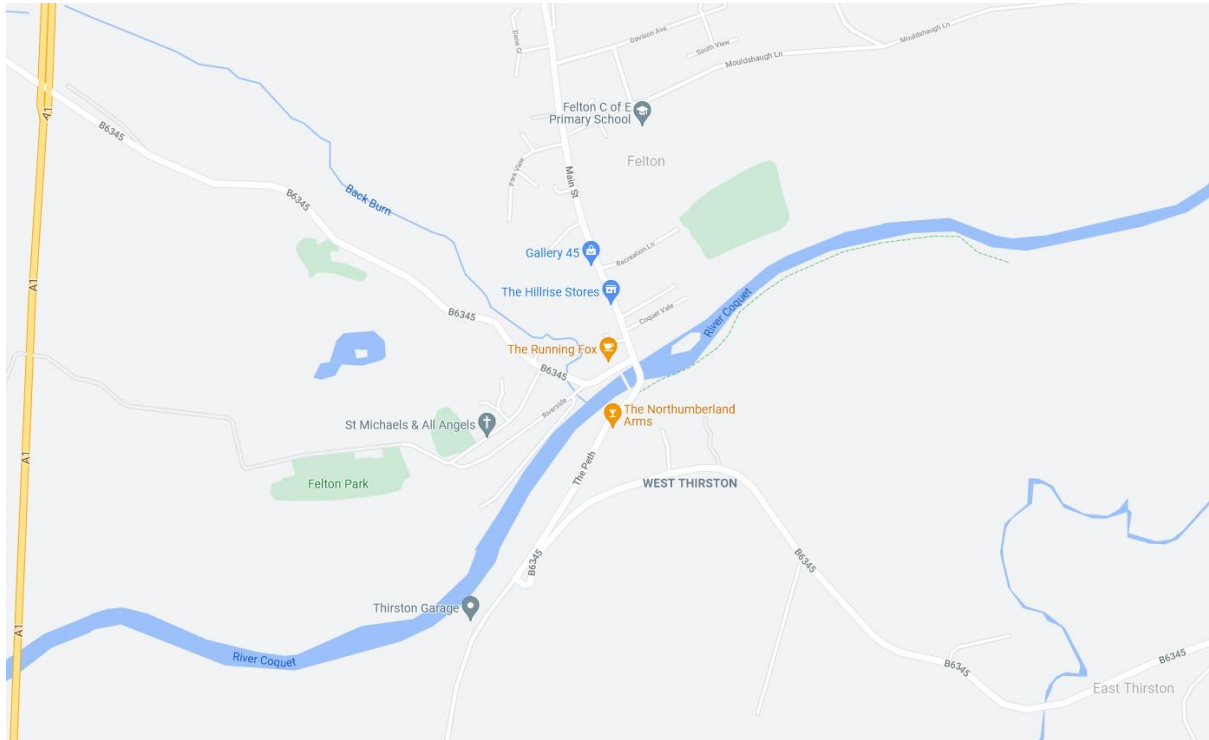


Image 7: Map showing site location

The orientation of the site is roughly north-east to south-west and the building sits hard up to the pavement of The Peth. Stone retaining walls and out-buildings form the eastern boundary of the site with the heavily wooded land beyond rising steeply away from the building.



Image 8: The Northumberland Arms – boundary with The Peth

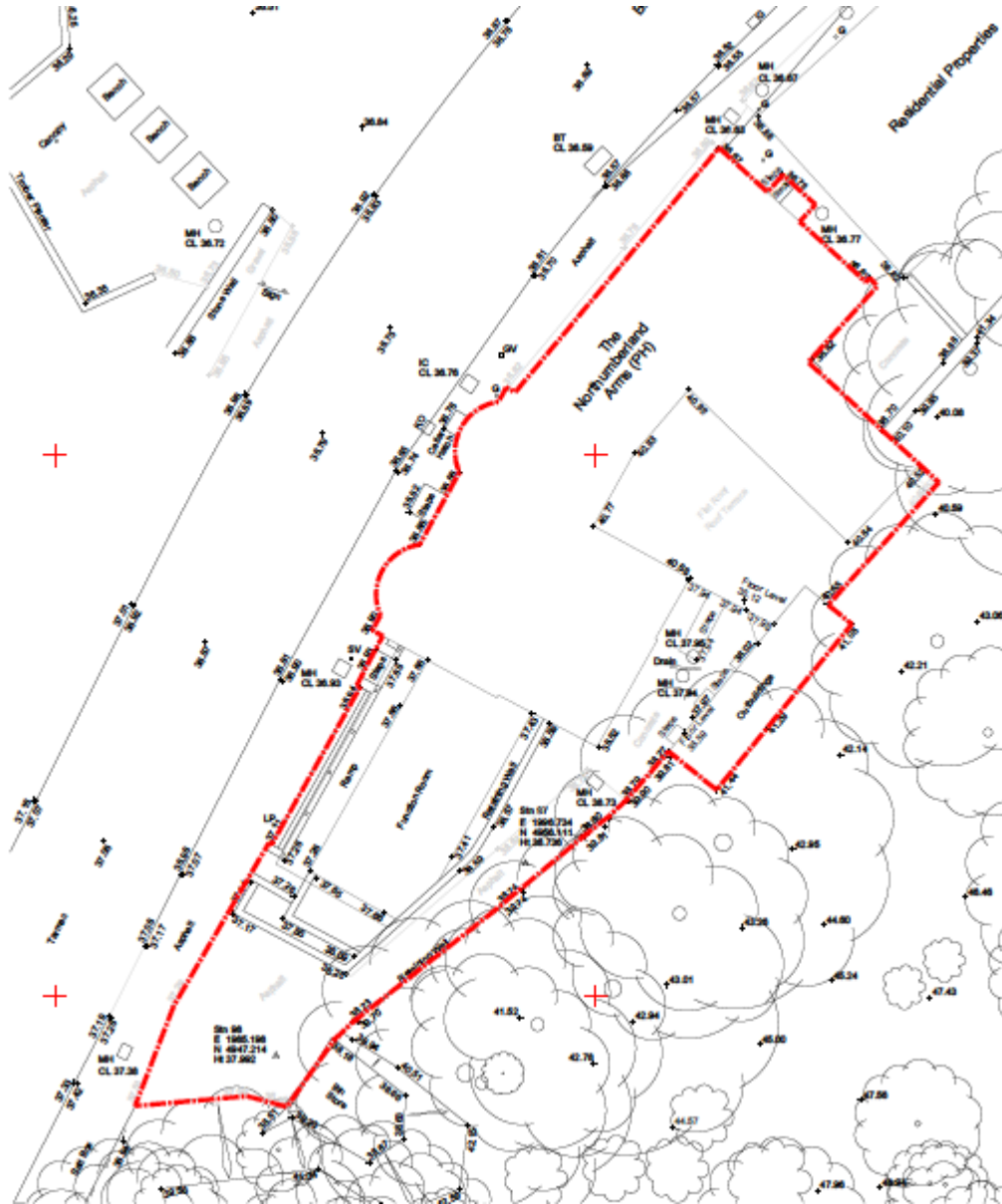


Image 9: Site Plan

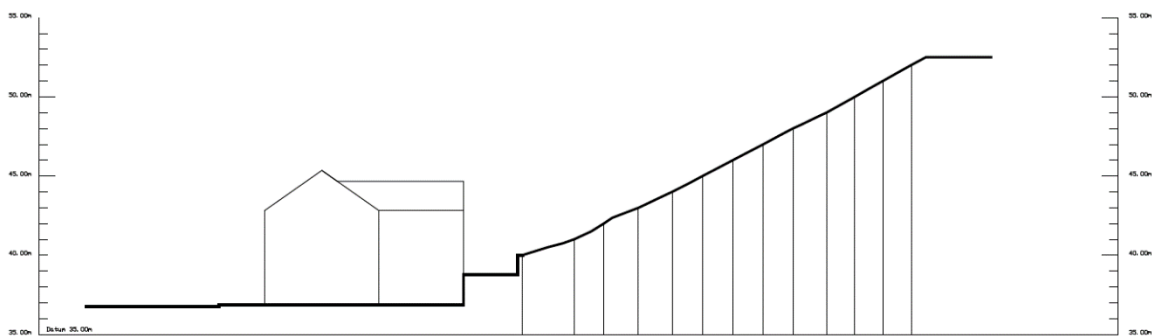


Image 10: Cross section through site showing the neighbouring site rising to >7metres above the ridge of the Northumberland Arms

2.5 Trees and Landscaping

There are no trees on the site and no landscaping features. The site consists entirely of The Northumberland Arms and associated outbuildings in hard landscaping. The neighbouring site is heavily wooded with the tree canopy oversailing the site.

2.6 Aspect & Prospect

The site is close to the old stone bridge across the River Coquet, at the edge of the village of Felton. The north-west boundary is hard up against the pavement of The Peth (B6345) with views north-west to the heavily wooded south bank of the River Coquet. The north-east boundary is shared with three terraced houses and offers no views out. The south-west boundary abuts a heavily wooded site and offers only views of the trees at the boundary. The south-east boundary is formed by stone retaining walls and outbuildings that abuts another heavily wooded site and offers no views out.

2.7 Vehicular & Pedestrian Movement

The site is very conveniently located adjacent to The Peth (B6345) which directly links to the A1 1.79 kilometres to the south-west and the village of Felton directly opposite on the north bank of the River Coquet. The car park for The Northumberland Arms is directly opposite the

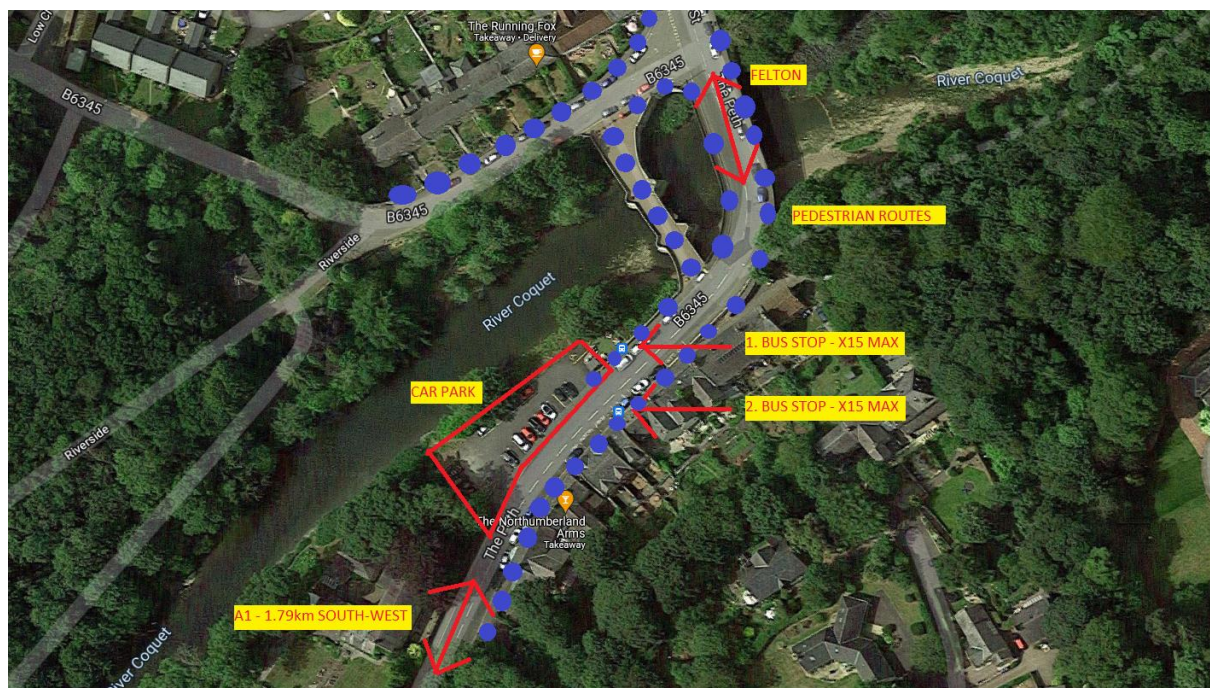


Image 11: Vehicular and pedestrian movement

site and incorporates a beer garden for the hotel. There is also street parking adjacent to the hotel. With regards to public transport there are two bus stops within 20 – 30 metres of the hotel. These are used by the Arriva service X15 Max with the stop on the north side serving Alnwick and Berwick-upon-Tweed and the stop on the south side serving Morpeth and Newcastle-upon-Tyne. Pedestrian movement is primarily via the pavements to The Peth and the pedestrianized Felton Old Bridge that spans the River Coquet.

2.8 Statutory Assessments Summary

Tree Assessment

Not applicable as there are no trees on the site.

Utilities

An existing combined sewer runs along the face of the site into which surface and foul water will discharge. Rainwater falling onto the roof will be collected and directed into the sewer. The site's location on a main road allows excellent access to all municipal services.

2.9 Existing Buildings Affected by the Proposed Development

The proposals form an extension to The Northumberland Arms which will be intrinsically affected by the development.

2.10 Flood Risk



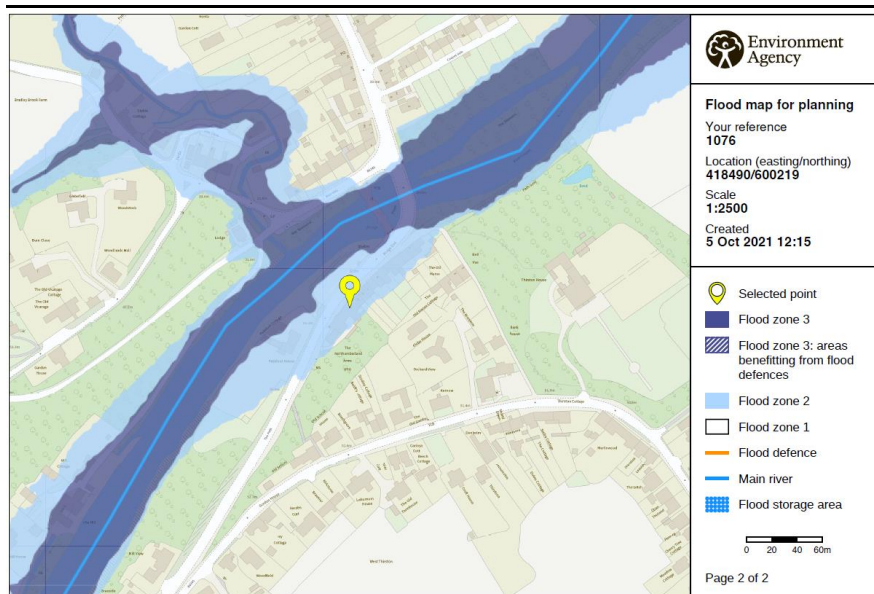
Flood map for planning

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Location (easting/northing)
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Created
5 Oct 2021 12:15

Your selected location is in flood zone 2, an area with a medium probability of flooding.



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Image 12: Flood map

The site falls on within The Environment Agency's Flood Risk Zone 2. However, the floor level the proposed extension is 1,110mm above pavement level, which places it well out of Zone 2 by topographical height.

3.0 Design

3.1 Use

The proposal is for a ground floor rear extension to form a covered goods reception area and first floor rear extension to form 1 No. en-suite bedroom and store room.

3.2 Amount

The proposed extension works will amount to 59.5m².
The overall site area is approximately 641 m² (0.16 acres).

3.3 Layout

Existing outbuildings to the rear of the building will be internally refurbished to provide:

- Plant / Boiler Room
- Locker Room
- Cleaner's Store Room
- W.C.

The existing service yard at the back of the hotel serves as a holding area for deliveries. This space is semi-external (it is partially covered by a timber and uPVC Clear Corrugated Sheet roof) and items held in this area are still subject to the vagaries of the weather. It is proposed that this area is covered with a new roof and a new wall with access door is erected to enclose the space.



Image 13: Existing storage area

At first floor a flat roof of timber decking and felt sits above the restaurant kitchen and toilet areas and between two of the hotel's six bedrooms (St Michael's Church and New Moor Tower). It is proposed that a new bedroom with en-suite bathroom and store room is inserted into this space together with a new roof deck and balustrading.



Image 14: Existing roof between bedrooms



Image 15: The lean-to contains the en-suite bathroom for the St Michael's Church bedroom

3.4 Scale

The proposals are designed to fit in-between existing parts of the hotel. The insertions will be subservient to, and within the scale of the existing building. The intention is that the additions will be low-impact and sensitive to the context of the existing building.

3.5 Landscaping

There are no landscaping proposals over and above that which is existing.

3.6 Appearance

The proposed new development will be constructed using materials that will offer the lightest of touches to the existing building. The roof to the new bedroom will be a flat (1:40 fall), timber structure with a liquid applied waterproofing system integrated with the existing pitched roofs of the hotel. The proposed roof to the ground floor extension will utilise the same system as above and will maintain a functional and low maintenance roof for years to come. Windows will be detailed with ashlar stone lintels and cills to seamlessly integrate with the existing building. Painted metal balustrades will provide edge protection to the new decks with the lightest of touches allowing unrestricted views towards the woodland of the south-eastern boundary.

4.0 Access

4.1 The site is located on the main vehicular routes to Newcastle upon Tyne and Morpeth to the south and Alnwick and Berwick-upon-Tweed to the north. A car park owned by the hotel is located opposite the site. The site is well served by public transport with bus stops located within 20-30 metres of the hotel. The nearest train station is located in Acklington which is 3.6 miles north-east of the site – accessible via 7-minute car drive. The neighbouring village of Felton is within walking distance of the hotel as are the pockets of housing distributed around the locale.

4.2 There are no regional or national cycle networks within the area but the nature of the rural location means the quiet road network offers a relatively safe means of access. There is also a wide network of footpaths leading to the site in the surrounding area.

4.3 Access for delivery vehicles will be via the existing access road to the site off The Peth.

4.4 There are appropriate access and escape doors incorporated into the layouts to satisfy the end user's requirements & statutory regulations.

4.5 There are no proposed amendments to the existing vehicular parking provisions.

4.6 The proposed development has been designed to comply with relevant sections of Approved Document M: Access to and use of buildings 2015 edition where possible. Reference has also been made to Designing for Accessibility published by the Centre for Accessible Environments and RIBA Enterprises (2004), British Standard BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people – Code of Practice, Planning and Access for Disabled People – A Good Practice Guide published by Communities and Local Government Publications.

5.0 Sustainability

5.1 It is the client's desire to produce a high-quality sustainable development which will utilise local resources during the construction phase and throughout the lifetime of the development, consequently contributing positively to the environment. The client and their chosen contractor will work closely with the Environment Agency, Local Authority, industry bodies, subcontractors and suppliers to develop initiatives on Environmental Management, waste minimisation, and pollution reduction.

5.2 The site is considered to be sustainably located, with easy access on foot & by public transport and as such we consider it to be in accordance with the presumption in favour of sustainable development as outlined in the National Planning Policy Framework.

5.3 The client acknowledges the importance of sustainable construction techniques, efficient use of materials and sustainable waste management, and intends to follow such an ethos as far as practicably possible.

5.4 Good site management and resource consumption practices will be ensured to monitor the CO₂ arising from energy use and water consumption from site activities and operations and transport of construction waste and materials.

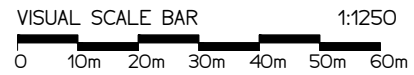
6.0 Conclusion

The proposal outlined in this statement offers a sensitive and light touch insertion into a highly regarded existing building.

The proposal is very low-impact and completely hidden from the public view of The Peth to the north-west or the heavily wooded neighbouring properties to the south-east. The proposal is subservient to the principal volume of the existing building and will contribute to the history of incremental development of the site.

This proposal will make a positive contribution to the listed building due to use of timeless, high-quality materials, complementary detailing and subservient massing.

Appendix A



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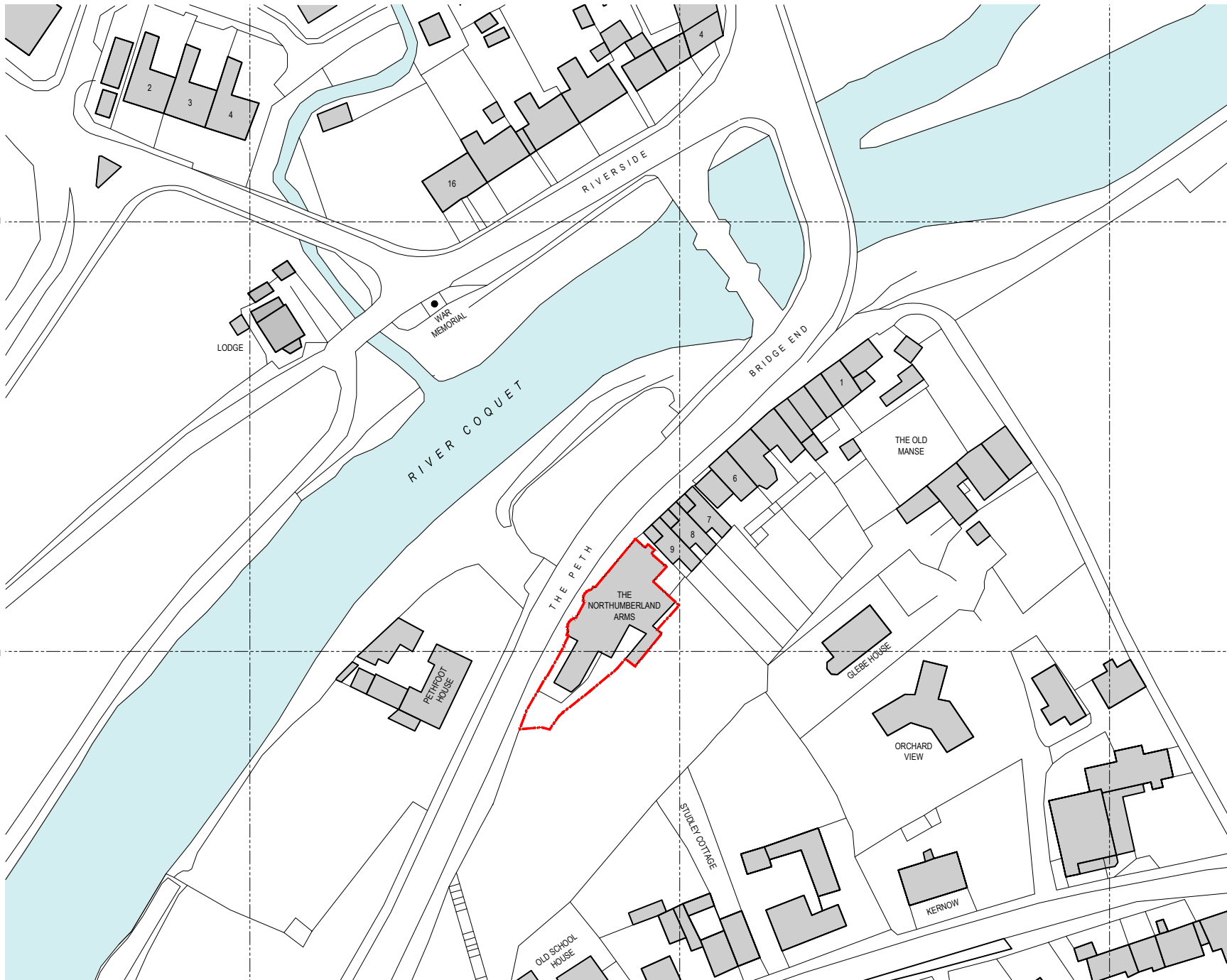
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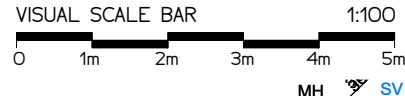
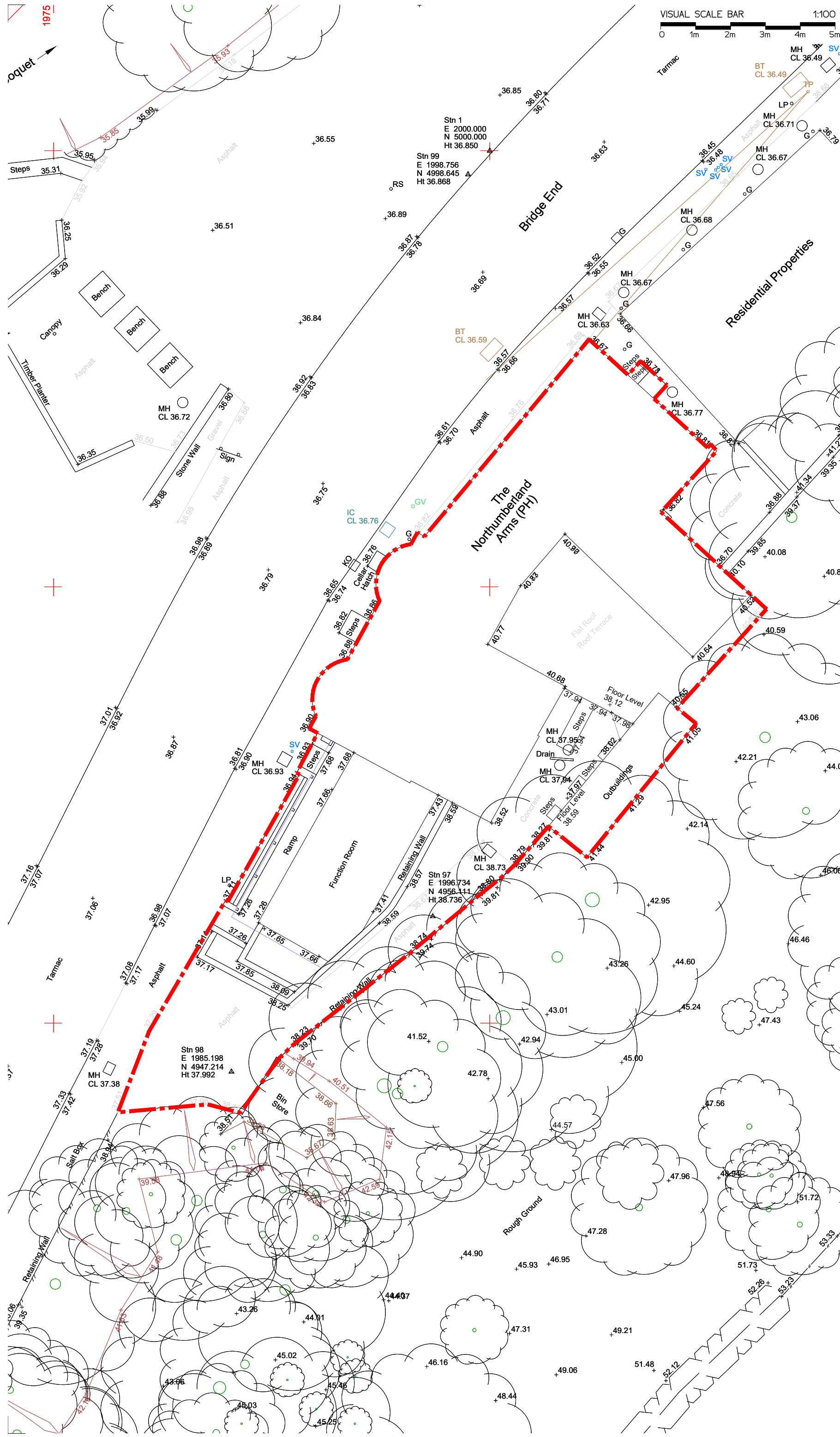
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PROJECT
THE NORTHUMBERLAND ARMS
WEST THIRSTON

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DRAWN BY	DF	DATE	14/01/2021
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Stn 1
E 2000.000
N 5000.000
Ht 36.850

Stn 99
E 1998.756
N 4998.645
Ht 36.868

The Northumberland Arms (PH)

Stn 98
E 1985.198
N 4947.214
Ht 37.992

Stn 97
E 1996.734
N 4956.111
Ht 38.736

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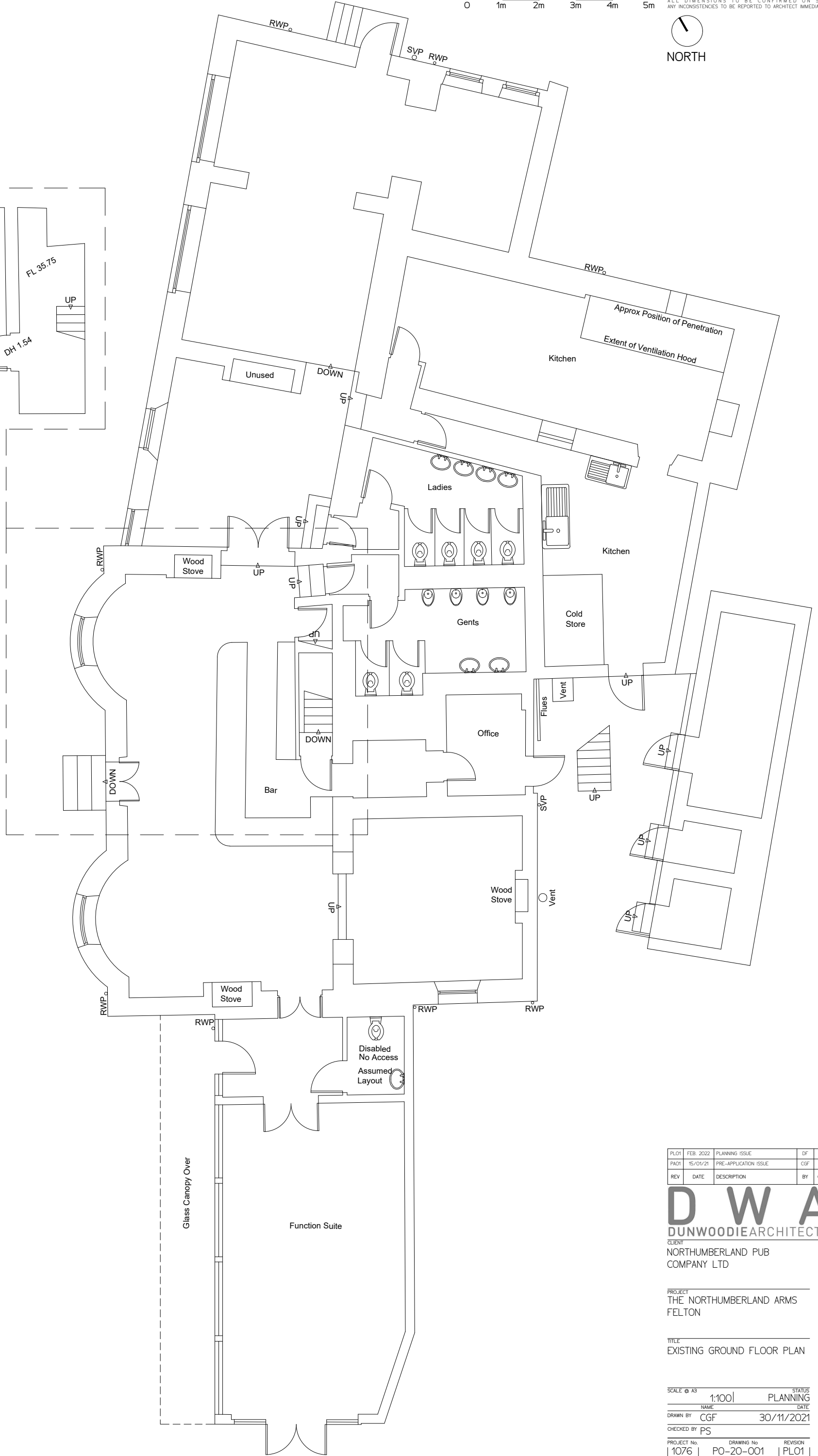
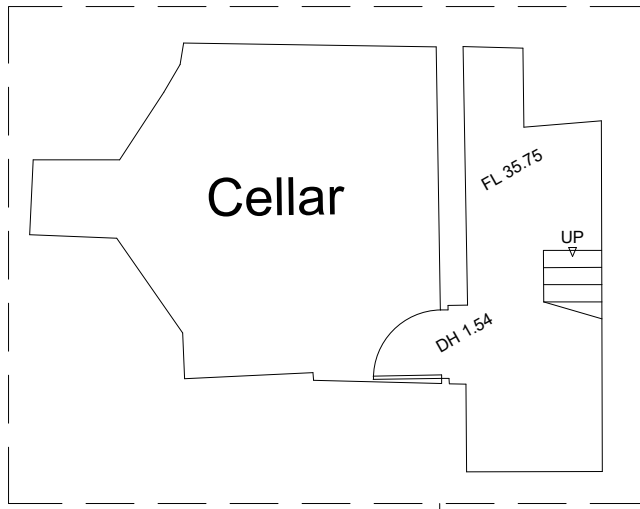
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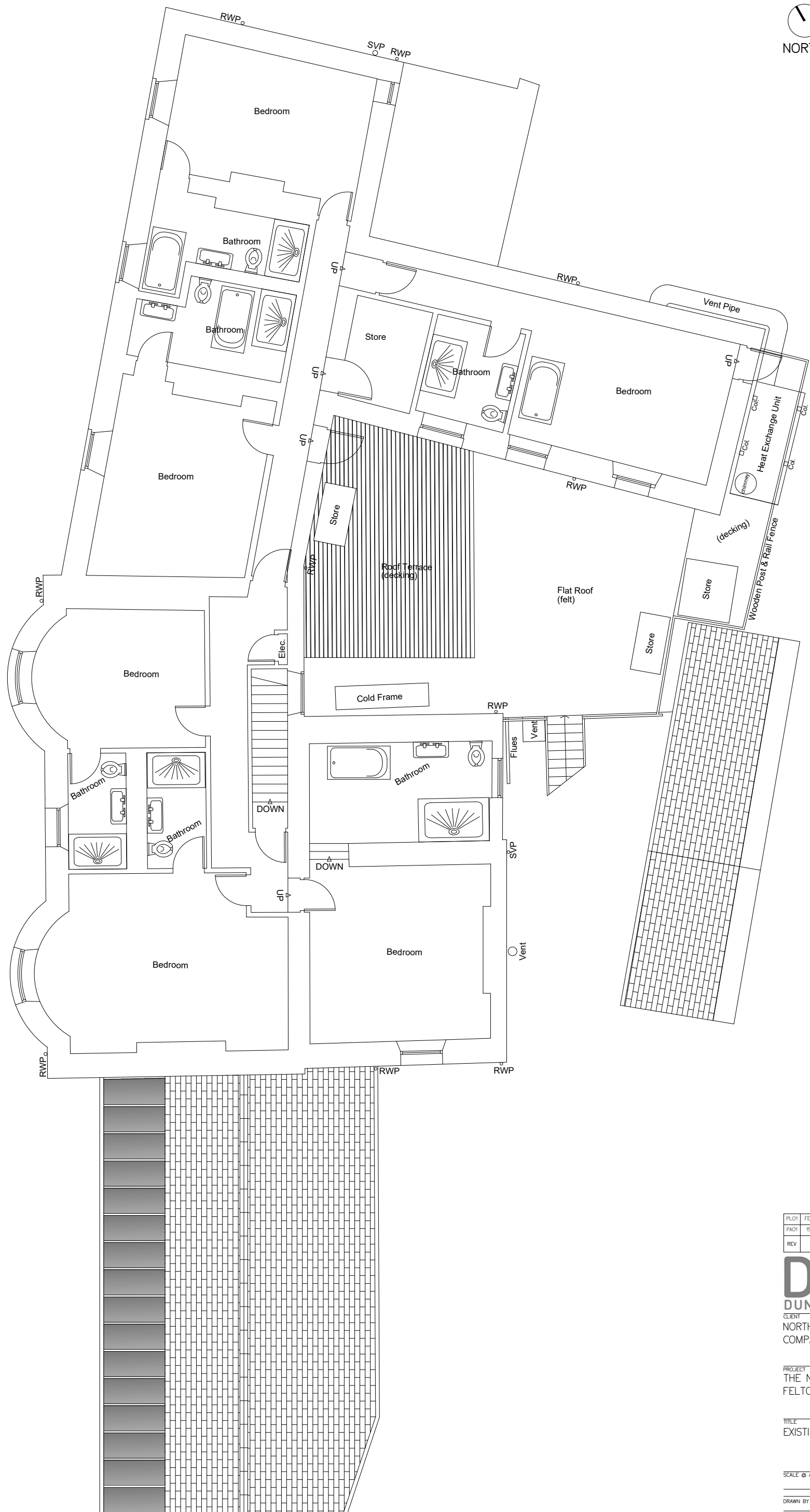
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TITLE
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		REVISION	PL01

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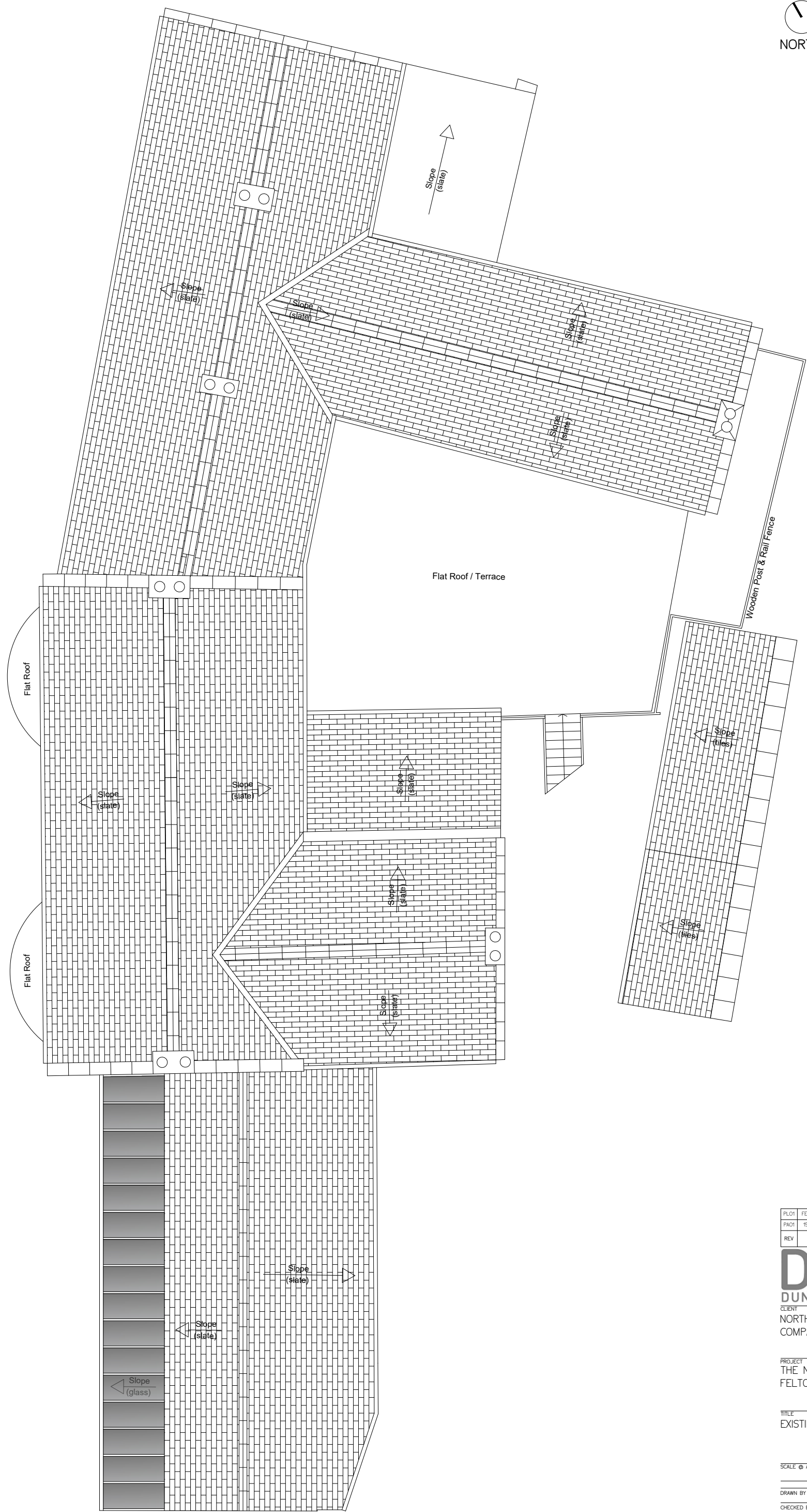
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TITLE
 EXISTING FIRST FLOOR PLAN

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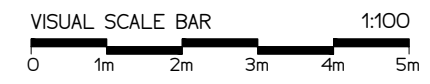
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TITLE
 EXISTING ROOF PLAN

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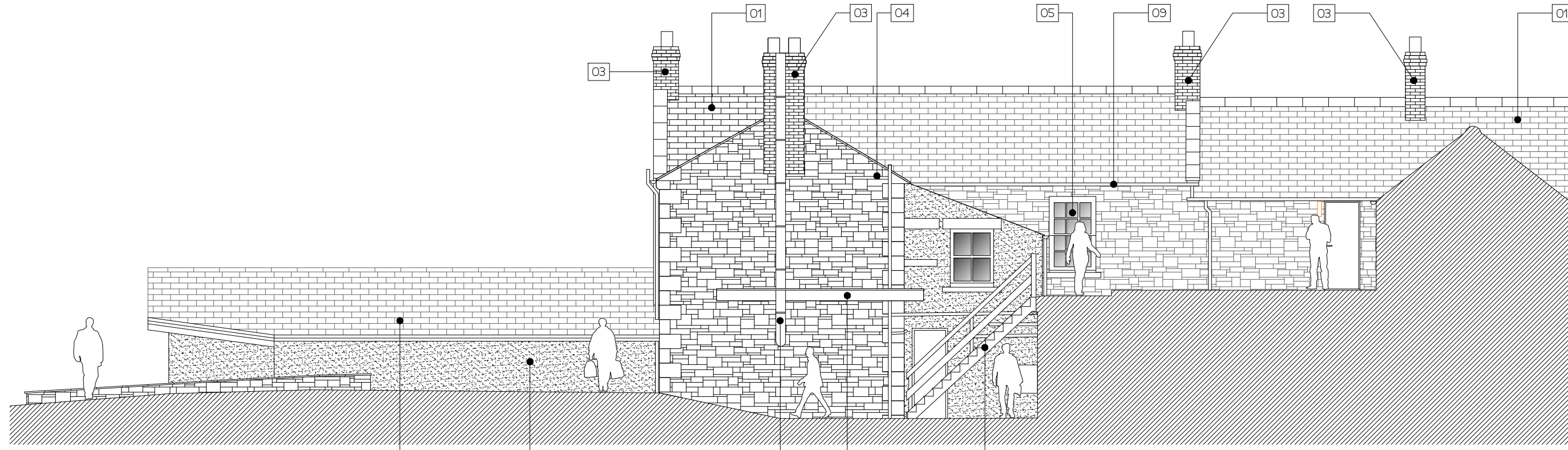
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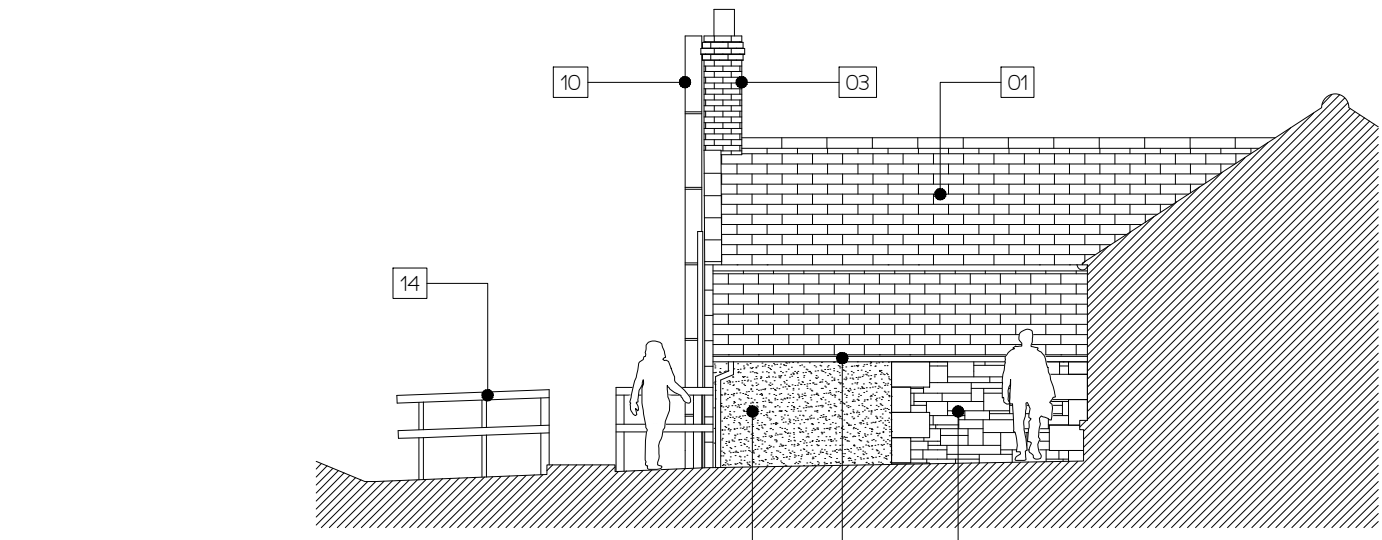
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MATERIALS NOTES

- 01 NATURAL SLATE TO PITCHED ROOF
- 02 STONE CHIMNEY WITH TERRACOTTA POTS
- 03 BRICK CHIMNEY WITH TERRACOTTA POTS
- 04 NATURAL STONE RUBBLE WALL WITH NATURAL STONE ASHLAR LINTELS, CILLS AND QUOINS WHERE INDICATED
- 05 SINGLE GLAZED PAINTED SASH WINDOWS
- 06 WHITEWASHED STONE
- 07 PATENT GLAZED CANOPY IN OAK FRAME
- 08 DOUBLE GLAZED WINDOWS / DOORS IN OAK FRAME
- 09 BLACK PAINTED METAL RAINWATER GOODS
- 10 STEEL FLUE
- 11 THROUGH COLOURED RENDER
- 12 FAIRFACED CONCRETE BLOCK
- 13 TIMBER STAIRCASE
- 14 TIMBER EDGE GUARDING
- 15 EXPOSED TIMBER WITH CORRUGATED uPVC SHEET CANOPY
- 16 PEBBLE DASHED RENDER
- 17 CONCRETE STEPS
- 18 PAINTED TIMBER DOOR

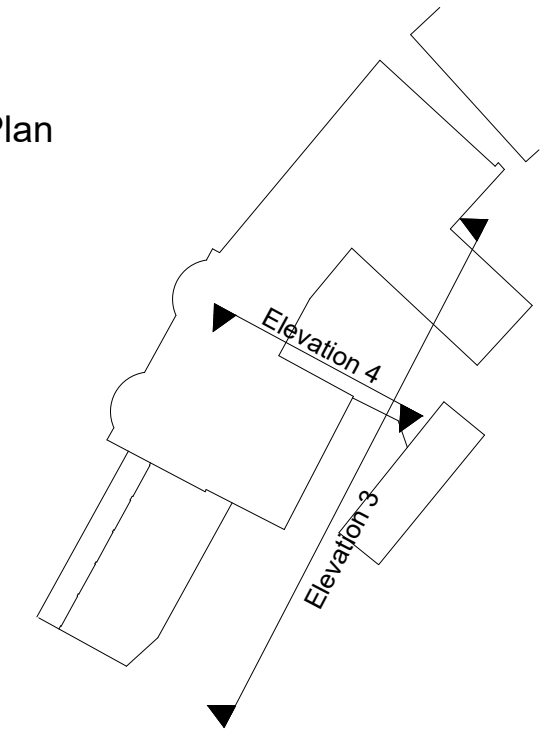


ELEVATION 3



ELEVATION 4

Key Plan



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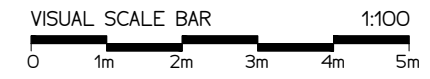
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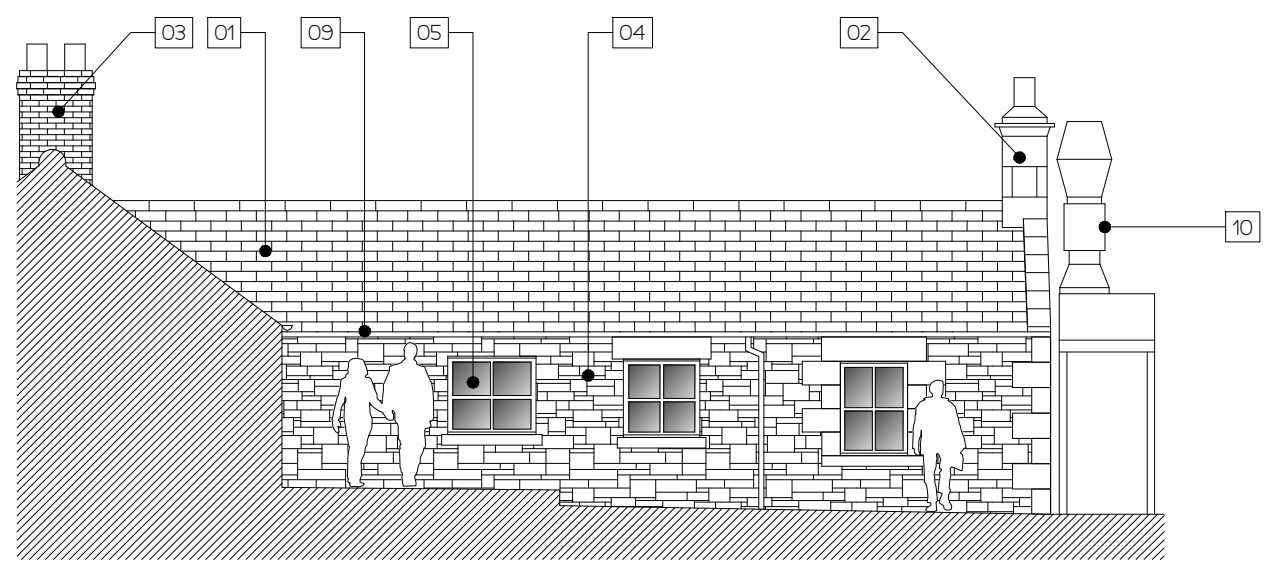
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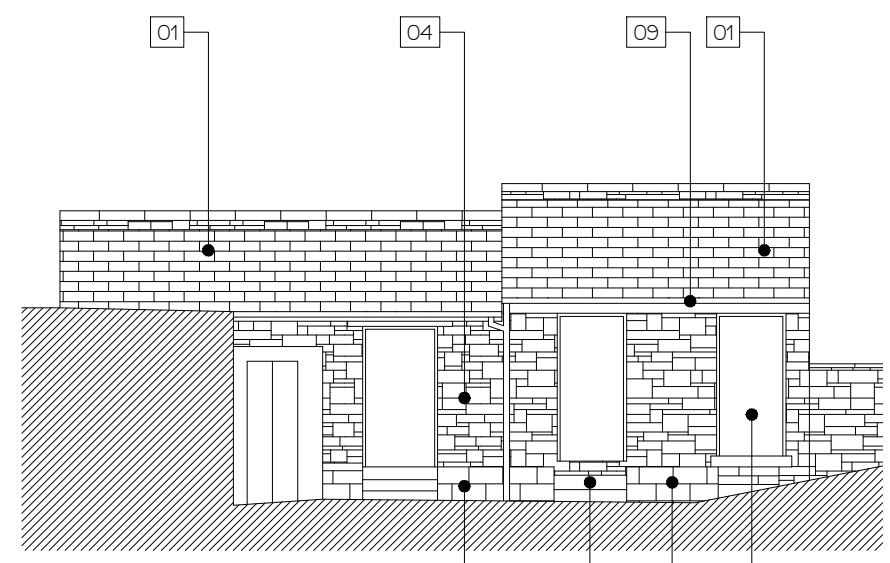
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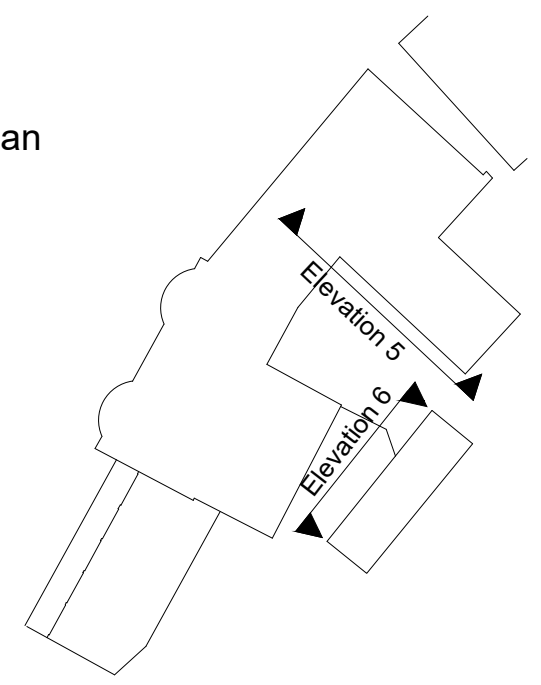
ELEVATION 5



ELEVATION 6



Key Plan



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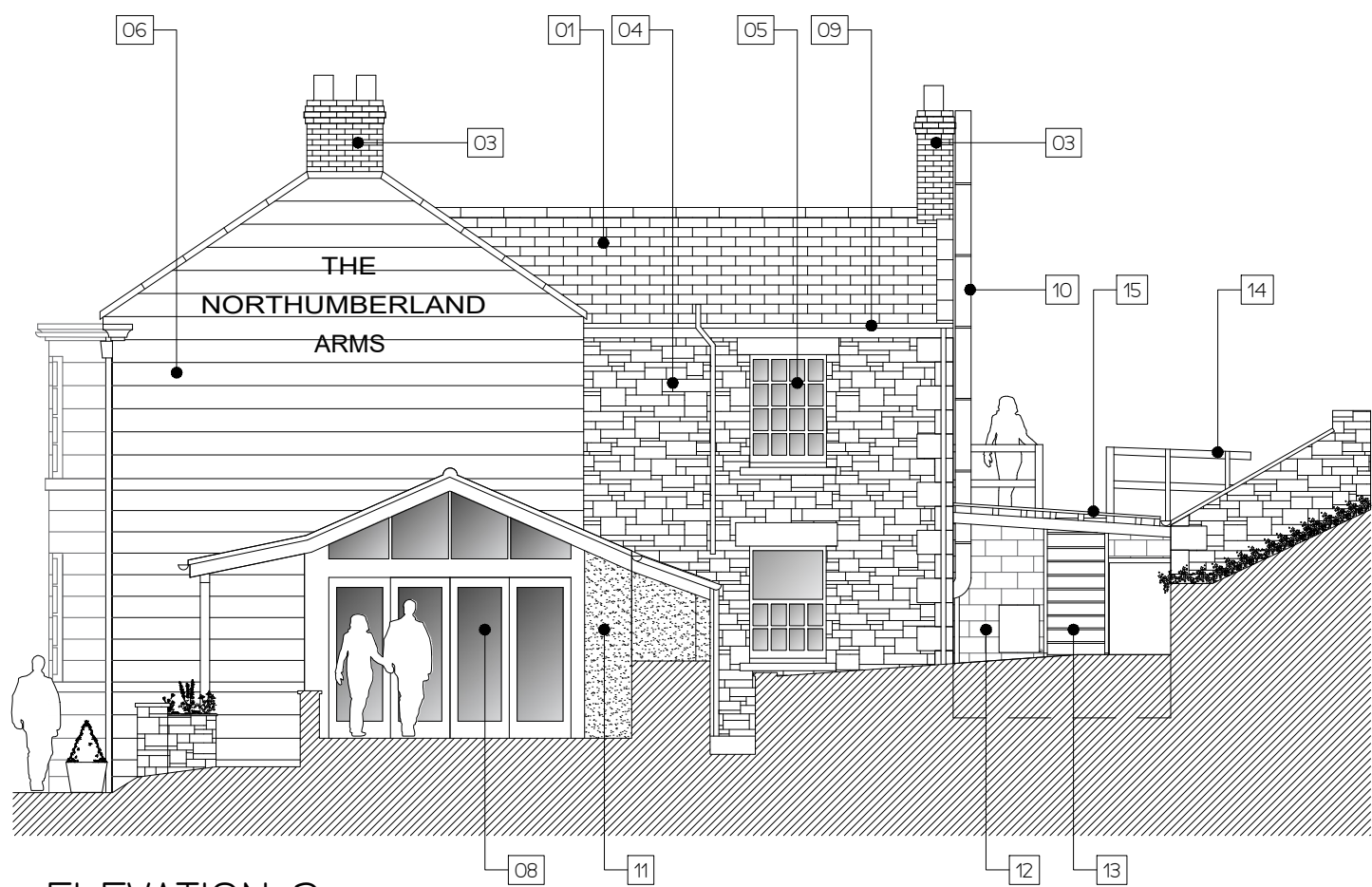
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EXISTING ELEVATIONS SHEET 3

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NAME	DATE		
DRAWN BY	CGF	30/11/2021	
CHECKED BY	PS		
PROJECT No.	DRAWING No.	REVISION	
1076	EL-20-006	PLO1	

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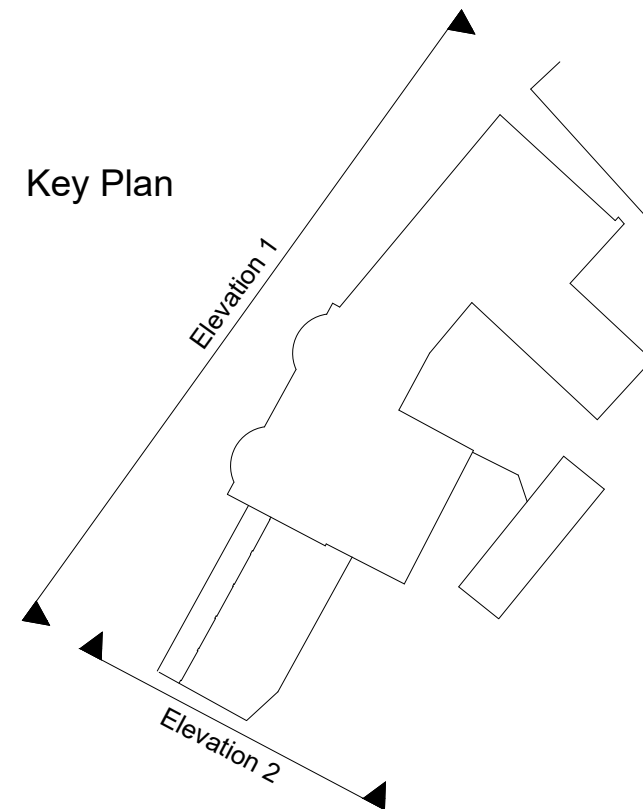


ELEVATION 1



ELEVATION 2

Key Plan



MATERIALS NOTES

- 01 NATURAL SLATE TO PITCHED ROOF
- 02 STONE CHIMNEY WITH TERRACOTTA POTS
- 03 BRICK CHIMNEY WITH TERRACOTTA POTS
- 04 NATURAL STONE RUBBLE WALL WITH NATURAL STONE ASHLAR LINTELS, CILLS AND QUOINS WHERE INDICATED
- 05 SINGLE GLAZED PAINTED SASH WINDOWS
- 06 WHITEWASHED STONE
- 07 PATENT GLAZED CANOPY IN OAK FRAME
- 08 DOUBLE GLAZED WINDOWS / DOORS IN OAK FRAME
- 09 BLACK PAINTED METAL RAINWATER GOODS
- 10 STEEL FLUE
- 11 THROUGH COLOURED RENDER
- 12 FAIRFACED CONCRETE BLOCK
- 13 TIMBER STAIRCASE
- 14 TIMBER EDGE GUARDING
- 15 EXPOSED TIMBER WITH CORRUGATED uPVC SHEET CANOPY
- 16 PEBBLE DASHED RENDER
- 17 CONCRETE STEPS
- 18 PAINTED TIMBER DOOR

PL01	FEB. 2022	PLANNING ISSUE	DF	PS
PAC1	15/01/21	PRE-APPLICATION ISSUE	CGF	PS
REV	DATE	DESCRIPTION	BY	CHK

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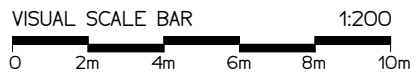
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 COMPANY LTD

PROJECT
 THE NORTHUMBERLAND ARMS
 FELTON

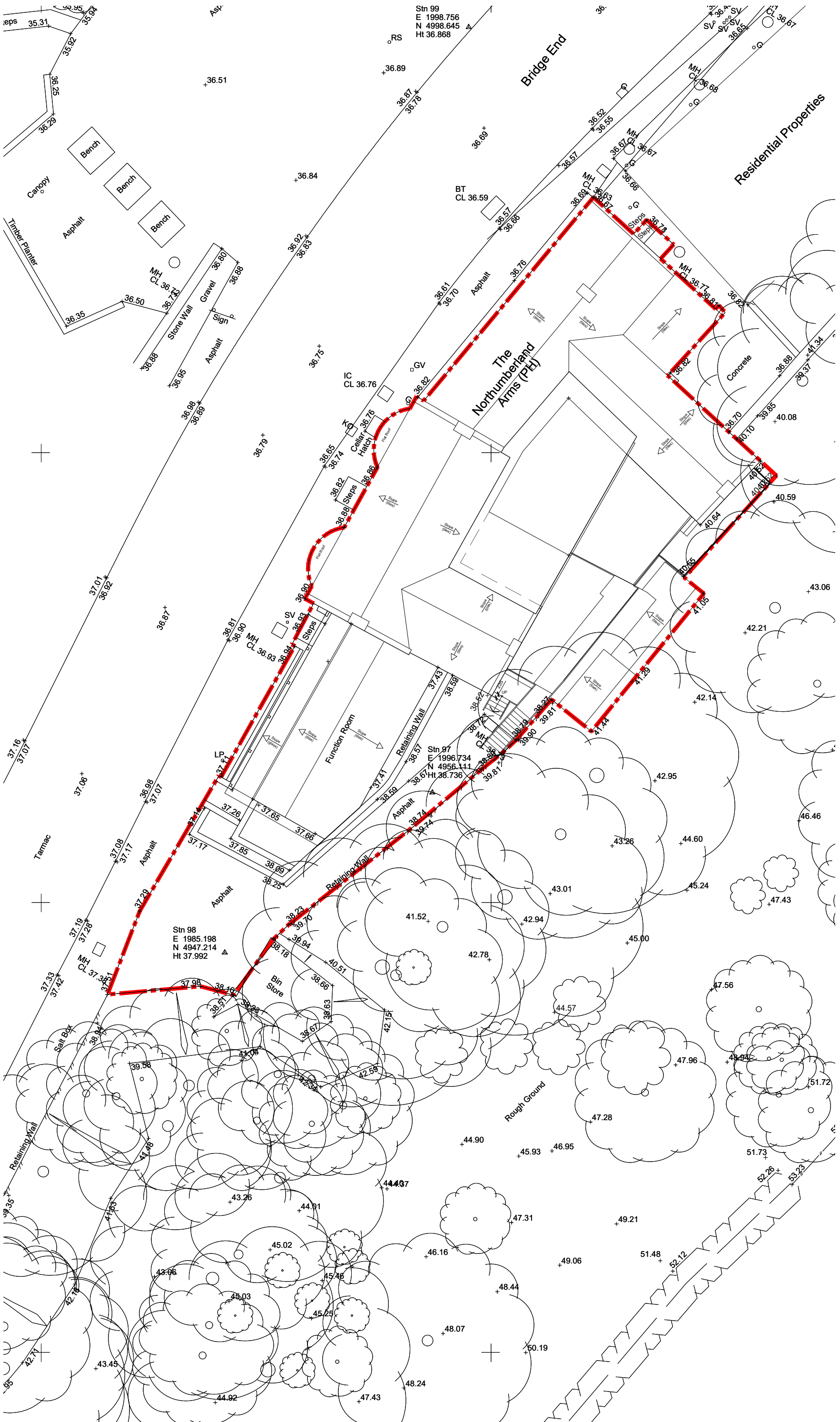
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 EXISTING ELEVATIONS
 SHEET 1

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DRAWN BY	DF	DATE	30/11/2021
CHECKED BY	PS	PROJECT No.	1076
		DRAWING No.	EL-20-004
		REVISION	PL01

Appendix B



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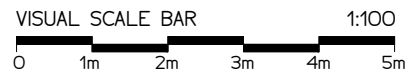
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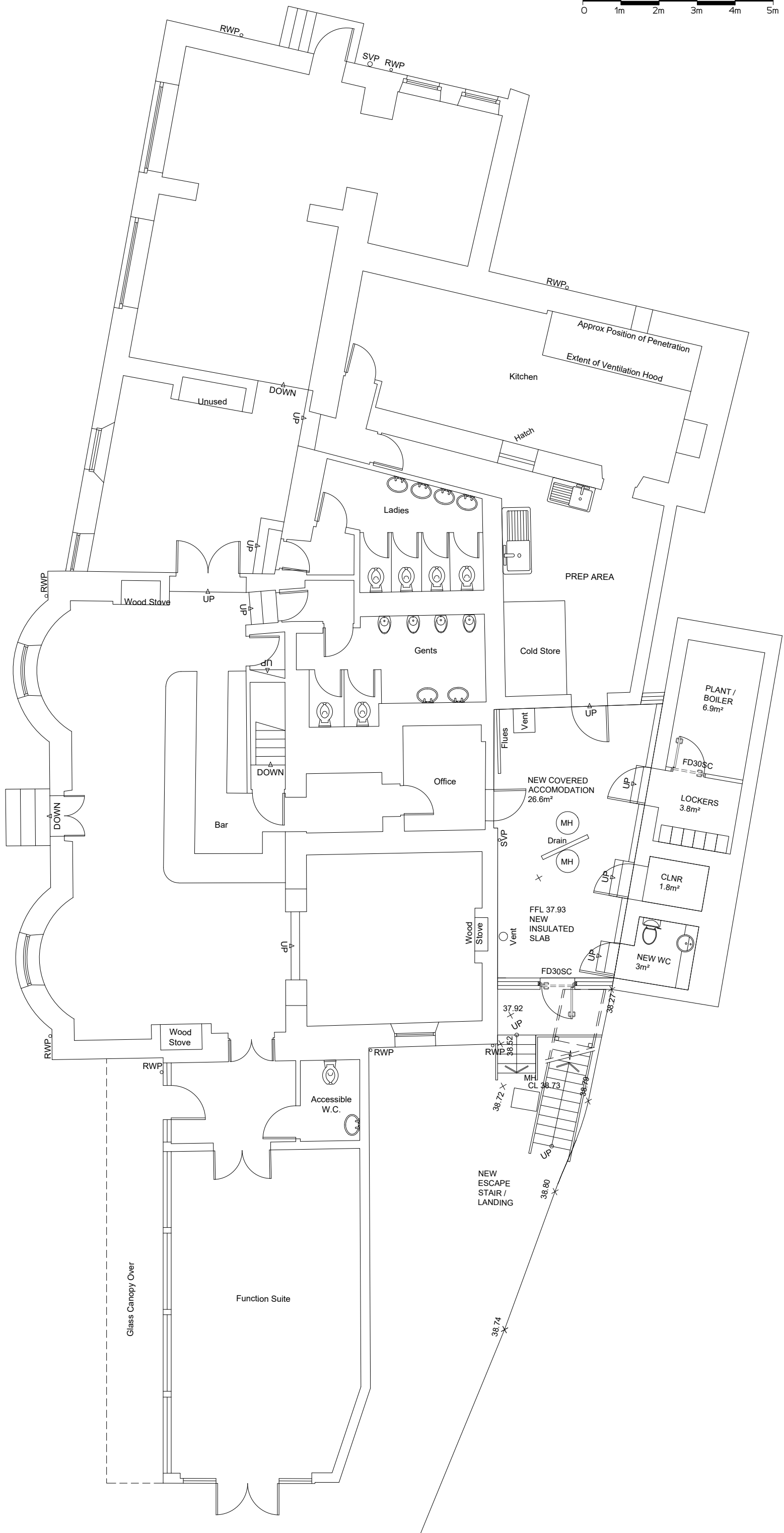
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CHECKED BY	PS		
PROJECT No.	DRAWING No.	REVISION	
1076	EW-90-910	PL01	

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PAG1	15/01/21	PRE-APPLICATION ISSUE	CGF	PS
REV	DATE	DESCRIPTION	BY	CHK

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PROJECT
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TITLE
PROPOSED GROUND FLOOR
PLAN

SCALE @ A3 1:100 STATUS PLANNING

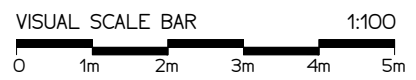
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DRAWN BY CGF 14/02/2021

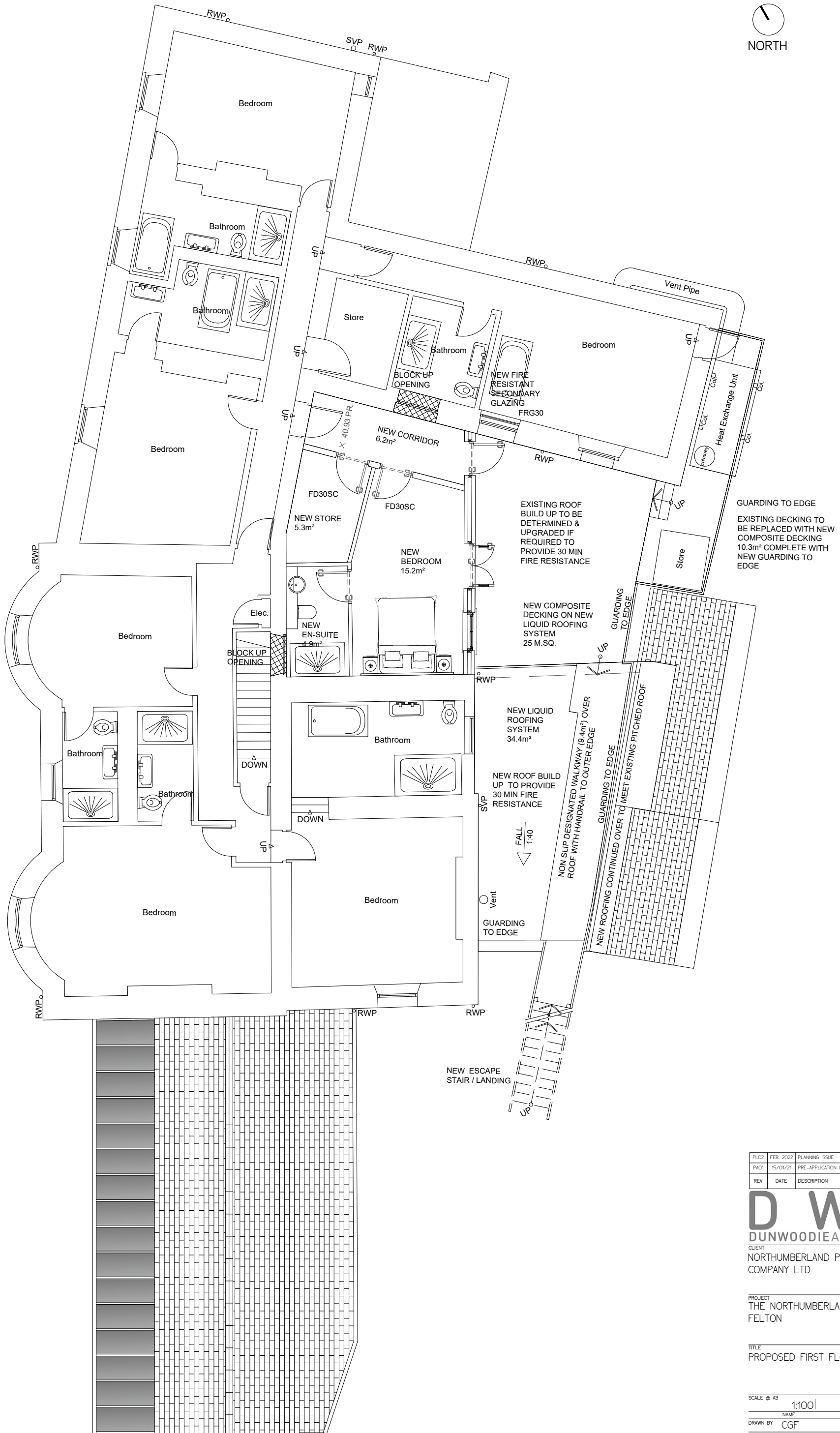
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| 1076 | PO-20-100 | PL01 |

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PA01	15/01/21	PRE-APPLICATION ISSUE	CGF	PS
REV	DATE	DESCRIPTION	BY	CHK

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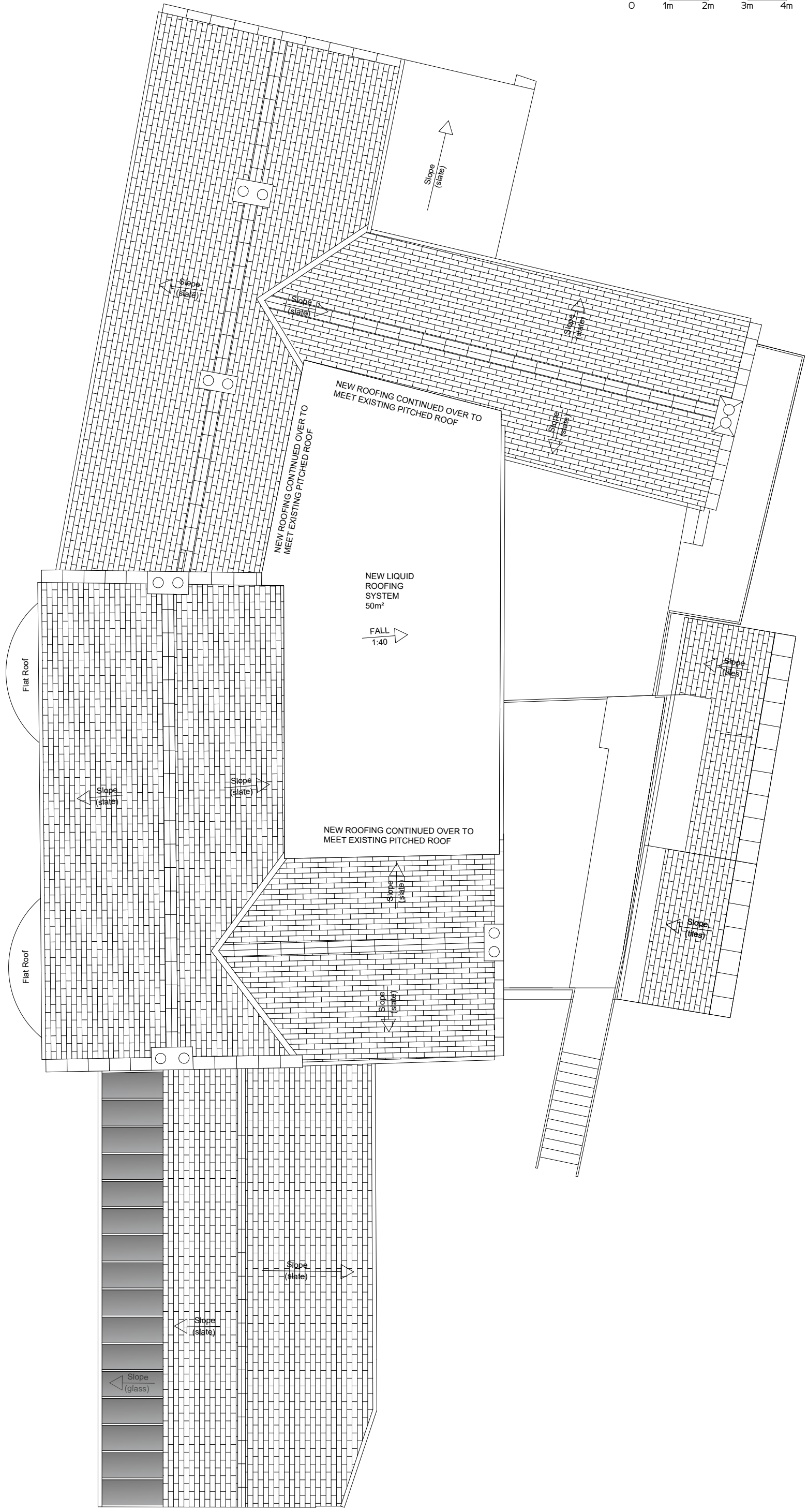
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THE NORTHUMBERLAND ARMS
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TITLE
PROPOSED FIRST FLOOR PLAN

SCALE @ A3	1:100	STATUS	PLANNING
NAME	CGF	DATE	14/01/2021
DRAWN BY	CGF	CHECKED BY	PS
PROJECT No.	DRAWING No.	REVISION	
1076	P1-20-101	PL02	

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PL02	FEB. 2022	PLANNING ISSUE	DF	PS
PA01	15/01/21	PRE-APPLICATION ISSUE	CGF	PS
REV	DATE	DESCRIPTION	BY	CHK

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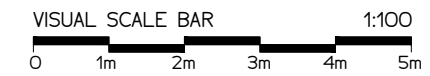
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TITLE
 PROPOSED ROOF PLAN

SCALE @ A3	1:100	STATUS	PLANNING
DRAWN BY	CGF	DATE	14/01/2021
CHECKED BY	PS	PROJECT No.	1076
		DRAWING No.	P2-20-102
		REVISION	PL01

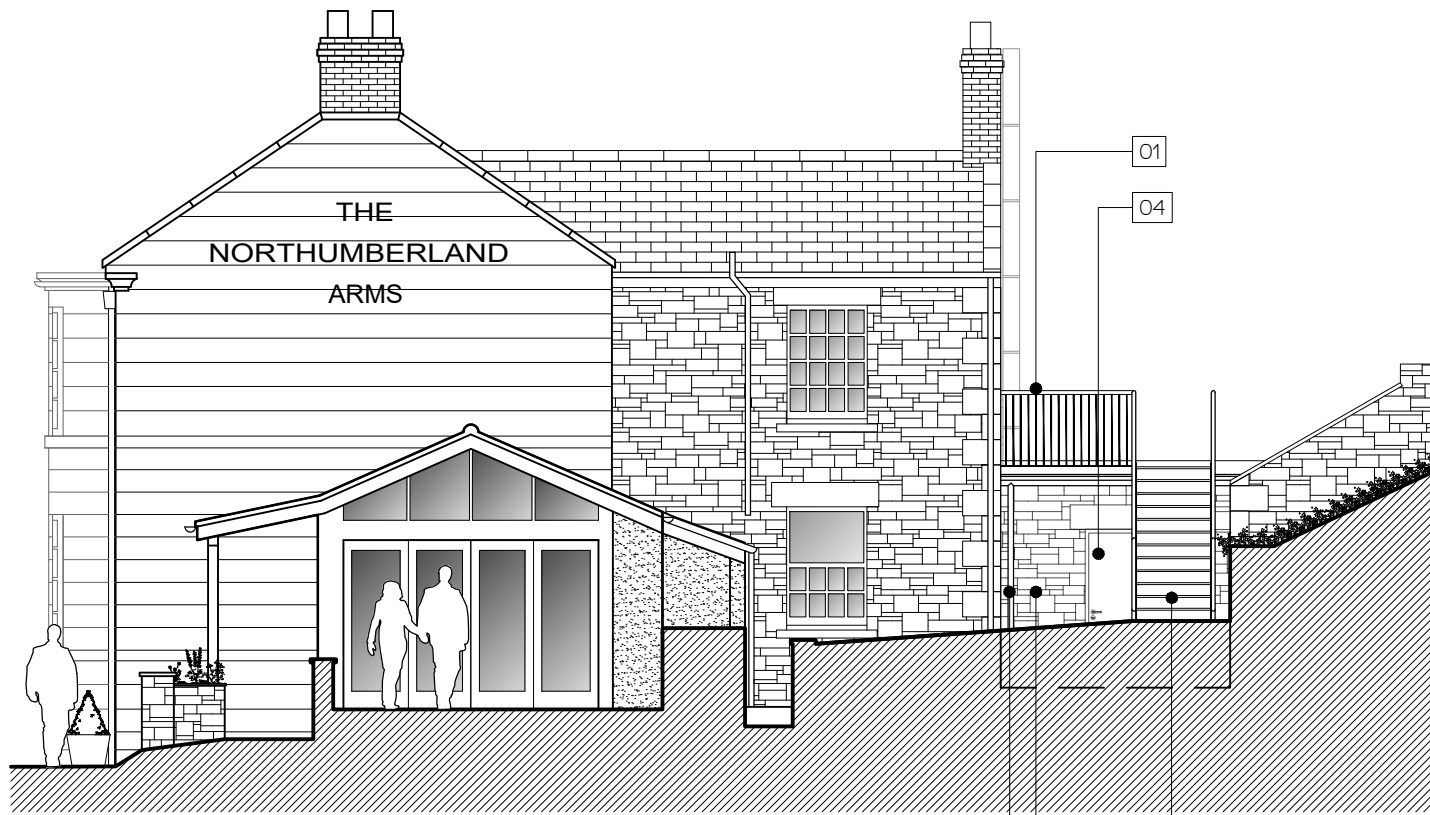
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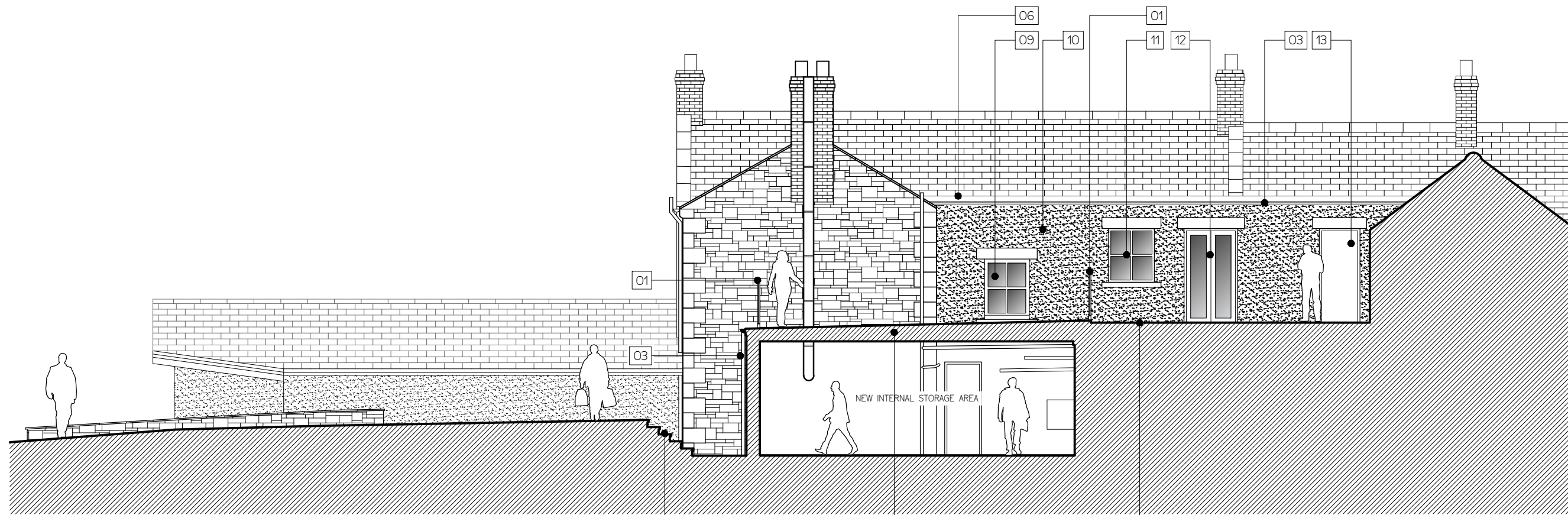
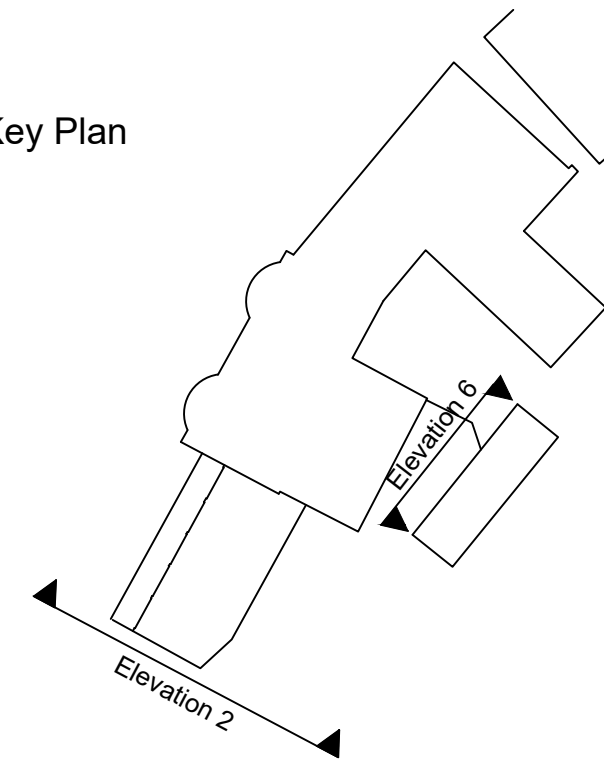
MATERIALS NOTES

- 01 BLACK PAINTED 1.1m HIGH STEEL BALUSTRADE WITH VERTICAL BLACK PAINTED BALUSTERS
- 02 NATURAL STONE RUBBLE WALL WITH NATURAL STONE ASHLAR LINTELS, CILLS AND QUOINS WHERE INDICATED
- 03 BLACK PAINTED METAL RAINWATER GOODS
- 04 PAINTED TIMBER DOOR
- 05 BLACK PAINTED STEEL STAIRCASE WITH VERTICAL BLACK PAINTED BALUSTERS
- 06 NEW ROOFING CONTINUED OVER TO MEET EXISTING PITCHED ROOF
- 07 NEW COMPOSITE DECKING ON NEW LIQUID ROOFING SYSTEM EXISTING ROOF BUILD UP TO BE DETERMINED & UPGRADED IF REQUIRED TO PROVIDE 30 MINUTES FIRE RESISTANCE
- 08 NEW STEPS WITH STONE TREADS AND RISERS
- 09 EXISTING WINDOW, CILL AND LINTEL RETAINED
- 10 THROUGH COLOURED RENDER TO MATCH THAT OF EXISTING FUNCTION ROOM
- 11 NEW PAINTED TIMBER DOUBLE GLAZED VERTICAL SLIDING SASH WINDOW WITH ASHLAR STONE CILL AND LINTEL
- 12 NEW PAINTED TIMBER DOUBLE GLAZED DOUBLE DOORS WITH ASHLAR STONE LINTEL
- 13 NEW PAINTED TIMBER DOOR WITH ASHLAR STONE LINTEL
- 14 NEW LIQUID ROOFING SYSTEM TO NEW ROOF. BUILD UP TO PROVIDE 30 MINUTE FIRE RESISTANCE



ELEVATION 2 | PROPOSED SOUTH ELEVATION

Key Plan



ELEVATION 3 | PROPOSED WEST ELEVATION / SECTION

REV	DATE	DESCRIPTION	BY	CHK
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PAD1	15/01/21	PRE-APPLICATION ISSUE	CGF	PS

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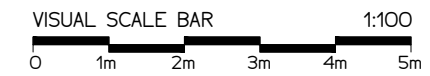
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TITLE
PROPOSED ELEVATIONS
2 AND 3

SCALE @ A3	1:100	STATUS	PLANNING
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CHECKED BY	PS		
PROJECT No.	DRAWING No.	REVISION	
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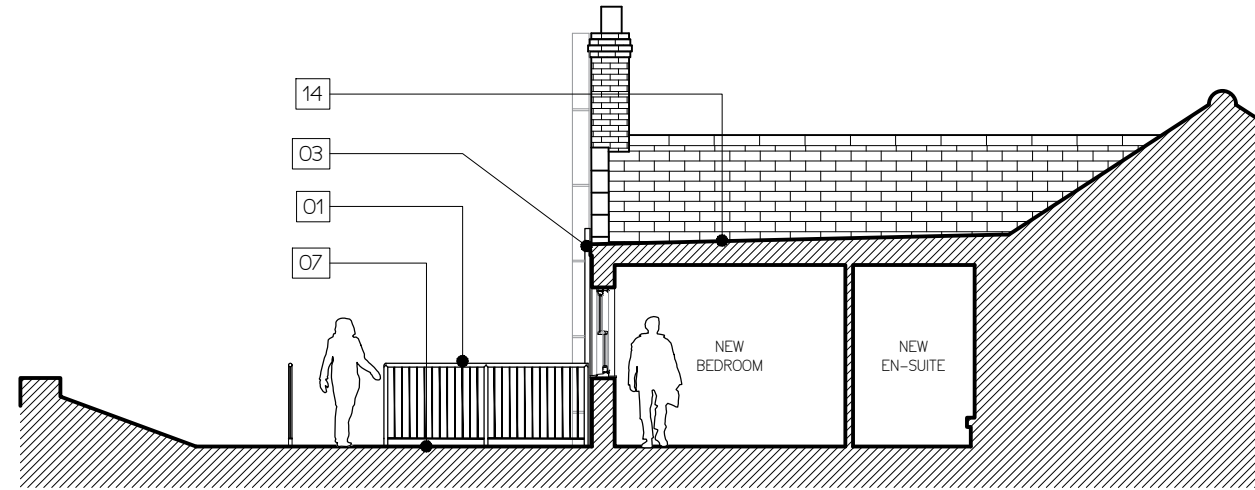
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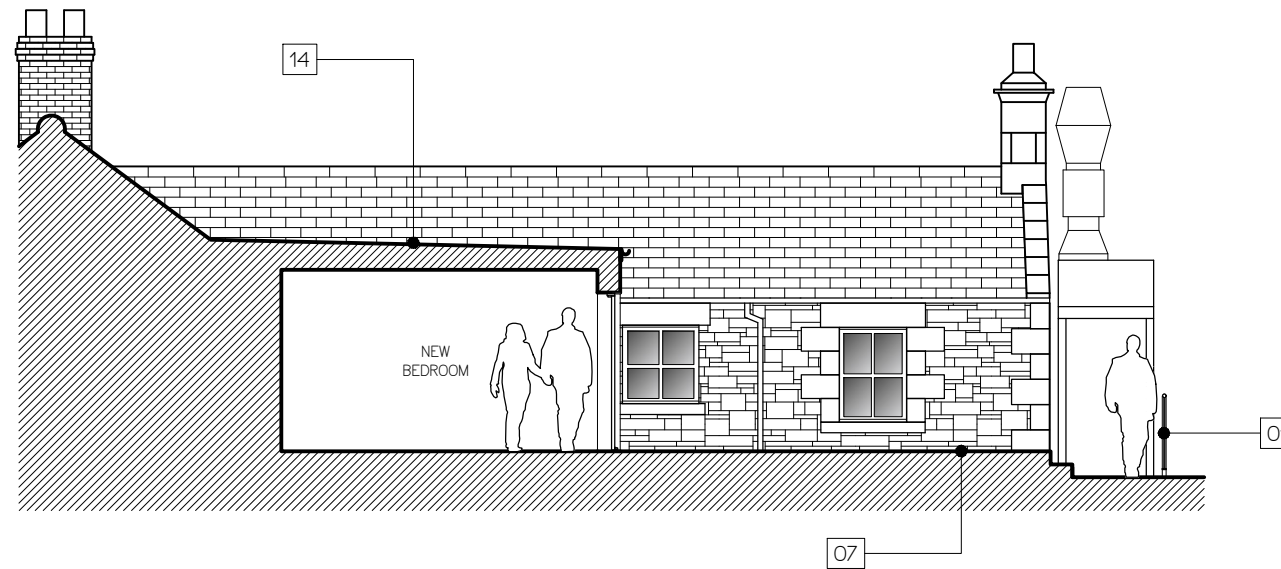
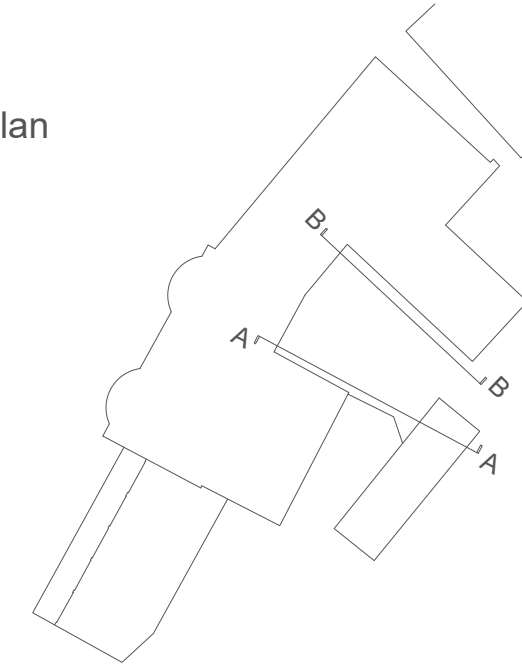
MATERIALS NOTES

- 01 BLACK PAINTED 1.1m HIGH STEEL
NORTH BALUSTRADE WITH VERTICAL
BLACK PAINTED BALUSTERS
- 02 NATURAL STONE RUBBLE
WALL WITH NATURAL STONE
ASHLAR LINTELS, CILLS AND
QUOINS WHERE INDICATED
- 03 BLACK PAINTED METAL
RAINWATER GOODS
- 04 PAINTED TIMBER DOOR
- 05 BLACK PAINTED STEEL
STAIRCASE WITH VERTICAL
BLACK PAINTED BALUSTERS
- 06 NEW ROOFING CONTINUED OVER
TO MEET EXISTING PITCHED
ROOF
- 07 NEW COMPOSITE DECKING ON
NEW LIQUID ROOFING SYSTEM
EXISTING ROOF BUILD UP TO BE
DETERMINED & UPGRADED IF
REQUIRED TO PROVIDE 30
MINUTES FIRE RESISTANCE
- 08 NEW STEPS WITH STONE TREADS
AND RISERS
- 09 EXISTING WINDOW, CILL AND
LINTEL RETAINED
- 10 THROUGH COLOURED RENDER
TO MATCH THAT OF EXISTING
FUNCTION ROOM
- 11 NEW PAINTED TIMBER DOUBLE
GLAZED VERTICAL SLIDING SASH
WINDOW WITH ASHLAR STONE
CILL AND LINTEL
- 12 NEW PAINTED TIMBER DOUBLE
GLAZED DOUBLE DOORS WITH
ASHLAR STONE LINTEL
- 13 NEW PAINTED TIMBER DOOR
WITH ASHLAR STONE LINTEL
- 14 NEW LIQUID ROOFING SYSTEM
TO NEW ROOF. BUILD UP TO
PROVIDE 30 MINUTE FIRE
RESISTANCE



PROPOSED SECTION A-A | 1st FLOOR EXTENSION

Key Plan



PROPOSED SECTION B-B | 1st FLOOR EXTENSION

REV	DATE	DESCRIPTION	BY	CHK
PL01	FEB. 2022	PLANNING ISSUE	DF	PS
PA02	18/01/21	PRINTING ERROR WITH PROPOSED SECTION GROUND FLOOR EXTENSION EAST CORRECTED	CGF	PS
PA01	15/01/21	PRE-APPLICATION ISSUE	CGF	PS

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TITLE
PROPOSED SECTIONS

SCALE @ A3	1:100	STATUS	PLANNING
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CHECKED BY	PS		
PROJECT No.	DRAWING No.	REVISION	
1076	SE-20-300	PL01	

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