

Michael Atkinson

ARCHITECTURE & HERITAGE

THE SCHOOL HOUSE
LUCKER, BELFORD, NORTHUMBERLAND, NE70 7JL

CONVERSION TO LEISURE APARTMENTS

DESIGN & ACCESS STATEMENT

MARCH 2023

Michael Atkinson | BA BArch DipPPM (Newcastle) MACons (York) RIBA AABC

Clarewood, 144 New Ridley Road, Stocksfield, Northumberland, NE43 7EH
07800 593 347 | info@atkinsonarchitecture.co.uk | [@architecture](#)

THE SCHOOL HOUSE, LUCKER VILLAGE, BELFORD, NORTHUMBERLAND, NE70 7JL

DESIGN STATEMENT

1.0 INTRODUCTION

This Design and Access Statement has been prepared to accompany a detailed application for planning permission in connection with the conversion to leisure apartments at The School House, Lucker Village, Belford, Northumberland, NE70 7JL for Stablewood Leisure Ltd.

The property is located at the south end of the village on the east side of the main through route set back from the road between St. Hilda's Church and Hill Top. Lucker village is 1.5 miles via the B1341 from the A1 linking to the Scottish Borders to the North and Newcastle upon Tyne to the South. The building does not merit protected by statutory listing nor is located within a designated conservation area.

2.0 USE

Converted by the present property owners in 2014 into a country kitchen restaurant following a period of vacancy, original use as village nursery school. Further alterations and extensions were carried out in 2017.

Planning permission is sought for the conversion of the property into 7 no. leisure apartments.

3.0 AMOUNT

The design proposals are such that there will be no increase in the current floor area of the property.

4.0 LAYOUT

The property is generally set back with the principal entrance to the pub off the main road elevation. The proposed layout looks to incorporate 7 no. apartments into what is generally

an existing open plan layout. The existing entrance lobby is maintained which leads into a reception foyer, from this point an access corridor runs longitudinally through the property. The plan layout is roughly rectangular which allows for setting out of the apartments; 3 no. across the front and 3 no. across the rear. The final apartment is located within a single storey extension to the northeast corner of the building, has a separate entrance to all other proposed apartments and is designated accessibility compliant.

To meet building regulation requirements an escape corridor is included from the reception foyer leading to the rear of the building, here also access to first floor attic accommodation is provided, which is remaining as existing and not part of these design proposals.

5.0 SCALE

The property stands at a tall single storey in height, with attic accommodation centrally. There are no proposed extensions to be made as part of the property conversion proposals and as such the relationships between the property and its curtilage is maintained.

6.0 LANDSCAPING

The design proposals allow for the following alterations to the curtilage the property:

- Removal of car parking provision to the front of the School House and creation of a 'beer garden', serving the Apple Inn immediately across the road.
- Provision for accessible parking near to apartment 7.
- Provision of car parking on land to the east, adjacent to the School House across Hill Top road.

7.0 APPEARANCE

The external appearance, character and style of the property remains unaltered apart from the following minor alterations:

- Installation of ramped access, accessibility compliant to apartment 7.
- Installation of new entrance door to apartment 7 replacing former double doors, replicating appearance of main front doors and piecing in of buff sandstone walling to match existing.
- Removal of rear fire exit and blocking up in buff sandstone to match existing.
- Installation of new rear fire exit door, making good of jambs using buff sandstone walling to match existing.
- Installation of new rooflights to rear of the property, all to match existing.

ACCESS STATEMENT

8.1 INCLUSIVE ACCESS

The existing approach to the property is not being considered as part of these design proposals and as such remains as existing.

There will be improved ramped access, accessibility compliant to apartment 7 at the west side of the property.

8.2 VEHICULAR AND PEDESTRIAN LINKS

The property is well served by vehicular and pedestrian links which will remain unaffected by the design proposals.

The proposals allow for the relocation of existing car parking from the front of the property to land to the east, adjacent to the School House across Hill Top road.

This concludes the Design & Access Statement relating to the proposed conversion to leisure apartments at The School House, Lucker Village, Northumberland.

MICHAEL ATKINSON RIBA AABC

Michael Atkinson Architecture + Heritage
Stocksfield, Northumberland

v.1 : 31st March 2023