

Design & Access Statement for Westnewton Bothy, Westnewton Estate, Wooler, NE71 6XJ

The building known as Westnewton Bothy is a small traditionally built stone building with wooden doors and a slate roof situated on the edge of a field at Westnewton Estate and bordering with the garden of Westnewton House.

The most recent use of this building was as shelter for the shooting syndicate who, until March 2011, rented the Westnewton pheasant shoot. As the shoot is no longer let out this building has been unused since that date.

Ian Kille who is buying The Reading Room from Simon Douglas-Home, proposes to use this building as a base for his two businesses. He is a potter with an established business and also a geologist who leads walks throughout the Northumberland National Park and the Northumberland Coast. His business is Northumbrian Earth & Fire currently based in Berwick upon Tweed, but relocating to Kirknewton.

The exterior of the building will not be altered and the interior will be used as a workshop. There is no toilet in the building as there is an outside toilet in Westnewton House garden which can be used. The building will not be open to the public as it is purely for the tenant's use as a private workshop and storage.

Surface water drainage will be as existing. Foul water drainage is not required as part of the development.

An area in front of the building, as marked on the site plan, will be fenced with livestock fencing and the enclosed area will be used for parking one car belonging to the tenant.

Access will be through the existing field gate from the private track which leads to the Staw.