

DESIGN AND ACCESS STATEMENT

PROPOSAL

Proposed formation of a multi occupancy bunk house and associated parking and cycle store for use ancillary to the facilities provided at the Rose and Thistle Alwinton, Morpeth Northumberland

SITE

The site lies at the entrance to Alwinton and is located to the right hand side of the bridge and sign stone.

There is an existing gated access to the field which is shown on the document attached to the application. And is the area to the north of the paddock which is the subject of the application.

The site is located within the Northumberland National Park.

DESIGN, APPEARANCE & LAYOUT

It is proposed to construct the modest bunkhouse using sustainable materials so would be predominantly timber construction with Cedar board cladding. Windows and doors would be dark grey finished timber and a slate grey felt shingle roof covering proposed.

The photo attached to the application is an example of what is proposed and would give a contemporary look whilst remaining subservient to the village and surrounding land. There would be an amount of landscaping required using a planting scheme of indigenous trees and shrubs in order to soften the landscape to this area and also provide a degree of screening. The existing boundary hedge to the north and west of the site would be left to grow and maintained at a height of 1800mm to provide natural screening

The pitch of the roof would not be as steep as those shown in order to keep the height of the development to a minimum. As the ground has a gentle gradient rising to the east, there is the opportunity to excavate the land and sit the proposals at a low level and using the excavated material as a bund to surround the proposal but at a height not to be at risk from flooding.

The reasons behind the proposal is to provide alternative and additional accommodation to that provided by the Rose and Thistle and would encourage cyclists and walkers to stay within the village and use the current facilities the pub had to offer. Patrons could then use the accommodation as a base to explore the surrounding countryside rather than just pass through. This would help sustain the pub and encourage tourism and trade within the area.

The proposal would also be sustainable using renewable materials and forms of energy. Air source heat pumps could be used to provide heating by an underfloor system and hot water could be provided by using solar thermal panels either on the roof covering or ground racking.

The structure would be single storey to keep the ridge line as low as practical.

Parking and turning will be provided and using free draining material and the access will be formed where the current gated entrance is located and would be upgraded to the county council specification. The gate will be removed to provide unrestricted access.

Drainage would be via a new connection to the existing mains drainage system which is located as shown on the site plan and to NWA guidelines

SCALE

It is proposed to keep the total gross floor area below 96m sq

POLICY 6 PRIORITIES

Mr & Mrs Latcham have researched the possibility of using previously developed land and have not found any available that is currently on the market. The land that is the subject of the application is already under the ownership of Mr & Mrs Latcham

The only other building that is under their ownership other than their dwelling house and Pub is a single storey building constructed from stone with a corrugated sheeted roof and is located as shown on the attached location plan and highlighted in green shading.

This building is used for storage in relation to the Rose and Thistle. There is no amenity space associated with the property and the double entrance doors exit directly onto the highway. There is also no vehicle parking or cycle storage areas.

The property as mentioned is currently used for storage and if converted, then additional accommodation would be required to be built for use by The Rose and Thistle which would by location be further away from the pub and would not suit the purpose.

It would also appear that there would be insufficient parking available for the accommodation required as it is essential that the foot fall for the pub is increased to continue its viability.

The unit proposed as part of this application are modest timber framed structures and cost effective to construct and efficient to heat making them a more sustainable option.

There are no suitable sites adjacent to the built-up area of the settlement other than the areas of land that is currently under the ownership of Mr & Mrs Latcham. All other land is used for either farming or private amenity land which is not for sale or under their ownership.

Hours of Opening

Although opening hours are not specifically known at this time – the general occupancy habits of other bunkhouses are
Opening for visitors commences at 5pm and to leave by no later than 2pm the following day and would be open 7 days a week. This would leave 3 hours for a clean out and sheet change.

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