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# Design & Access / Heritage Statement

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Proposed  
Extension to Flat &  
Pergola at The Star  
Inn, Harbottle

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June 2020

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## 1.0 Introduction

- 1.1 The Star Inn is located in the village of Harbottle and within the Northumberland National Park. The property occupies an area of 860sq.m and is located in a prominent position in the centre of the village.

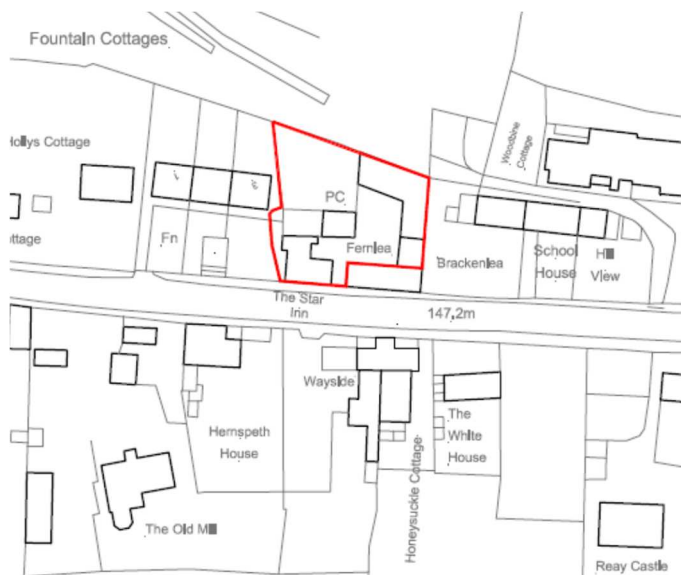


Front Elevation



Rear Elevation

- 1.2 The pub dates from circa 1850 and is surrounded by local heritage including the ruins of Reay Castle to the southeast.



Location Plan

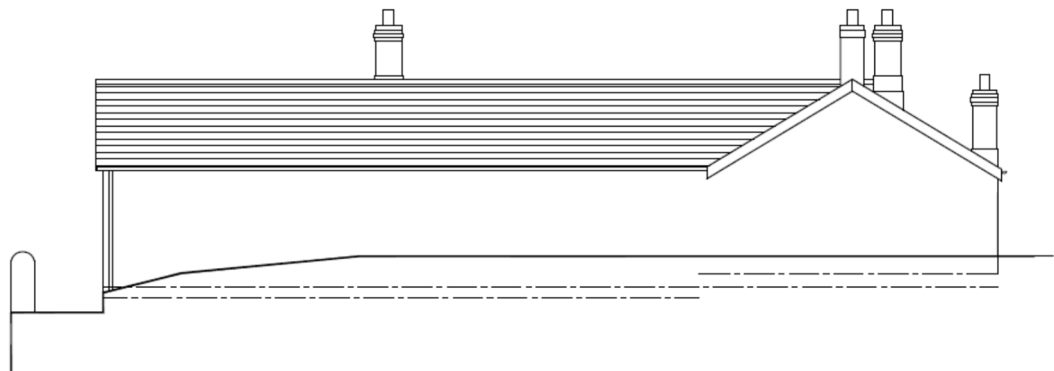
- 1.3 The pub has recently been acquired by the current owners who purchased the property from the previous landlady who 'called time' after 46 years of ownership.

The new owners are heavily investing in the property to sympathetically update the premises and to provide additional facilities and offerings.

- 1.4 The current proposal includes updating the flat accommodation to current living standards and providing reasonable amenity in which to live. A modest single storey extension to the rear of the property is proposed to provide dining accommodation. A timber pergola is proposed to the rear elevation to provide shade and weather protection to previously approved door openings of the function room.

## 2.0 Design & Appearance

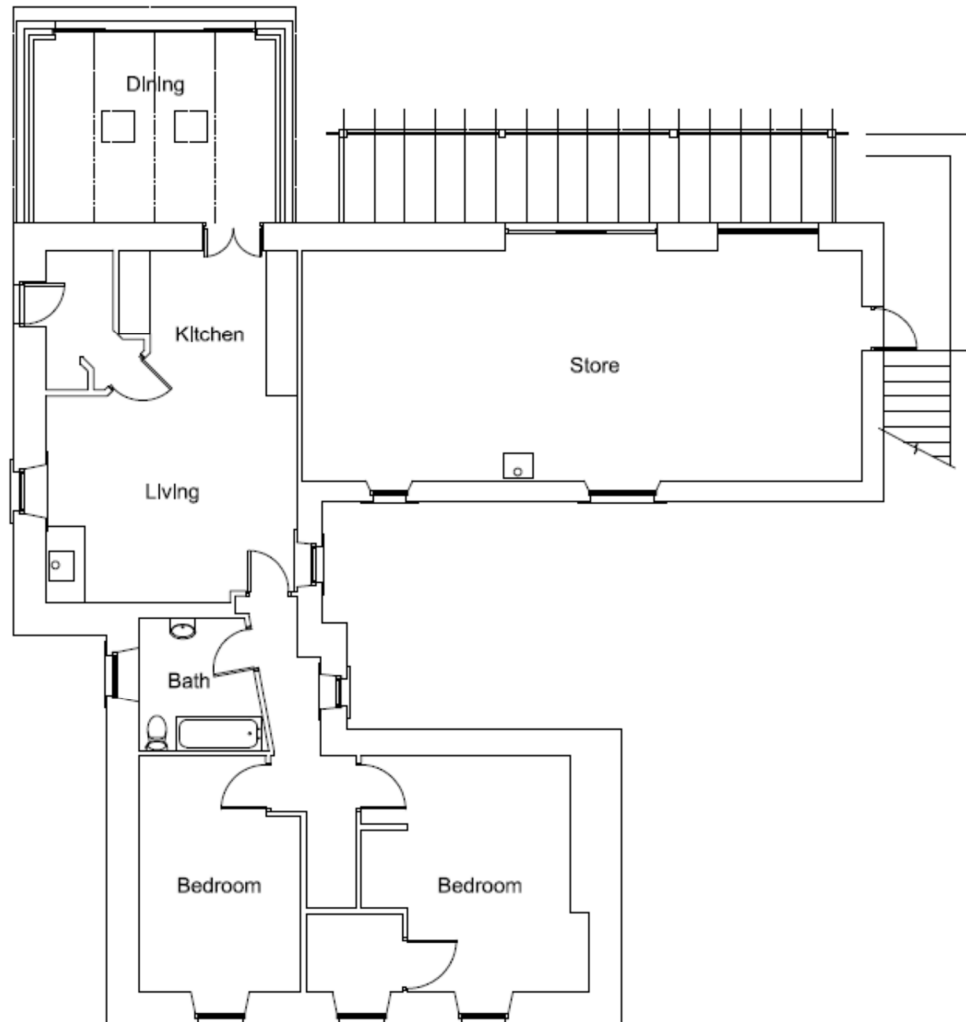
- 2.1 The pub is traditional in form, design and materials consisting of natural sandstone walling under pitched slated roofs with sash style windows in a 2 over 2 format. The rear of the property is sited at a higher ground level than the front and is single-storey in elevation. The rear elevation is currently uninterrupted; however, approval has recently been granted for three new openings to provide large format doors and windows.



**Existing Rear Elevation**

- 2.2 The proposed extension be situated at the northwest corner of the building and will be of traditional form. The roof will follow the same plane and pitch as the existing rear gable but will be set lower so that the new extension to provide clear distinction. The west wall will also be set back from the existing, again to provide

clarity between old and new. The proposals accord with section 6.3.2 of the Northumberland National Park Design Guide.

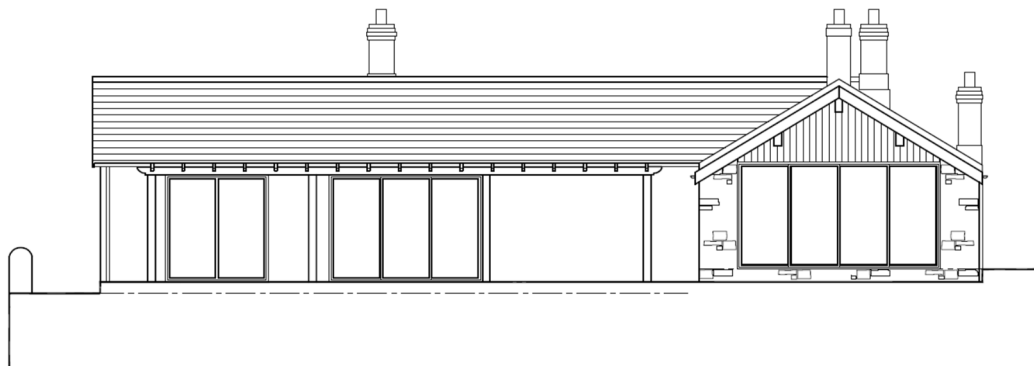


**Proposed Floor Plan**

- 2.3 Materials which have been selected are timeless, sympathetic to the host property and appropriate to the rural location. Roofs will be covered in natural slate to match, natural Northumbrian sandstone will be used to construct the north gable and Western Red Cedar will cover the east & west walls and north gable peak.
- 2.4 The extension covers a rectangular footprint with open plan accommodation. The rear (north) elevation comprises a flat gable with a sandstone plinth and sandstone

to both sides of large format sliding glass doors in 4 panes. The gable peak will be clad with Western Red Cedar, fixed vertically, which will compliment the sandstone and soften the elevation. The east and west elevations will comprise of Cedar cladding over low sandstone walls capped with a thin stone coping.

- 2.5 The roof structure will include traditional timber rafters supported on composite timber Fitch beams (timber either side of thin galvanised steel plate and bolted together) which will project through the gable and provide a nice detail and support to the generous eaves. Barge and fascia boards will be Cedar to match the cladding and rainwater goods PPC aluminium in black. Rooflights will be flush fitting with the roofing slates and the frames black in colour to match the gutters and traditional colour scheme of the pub.
- 2.6 The palette of materials has been selected to provide a high-quality appearance which will be retained for many years with minimal maintenance.



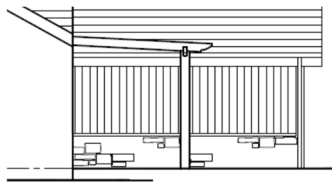
**Proposed Rear Elevation**

- 2.7 The sliding doors will consist of powder coated (light / graphite grey in colour to match recently approved patio doors) aluminium sections or uPVC with high-performance double-glazed units; selected for quality of appearance, performance and longevity of finish.

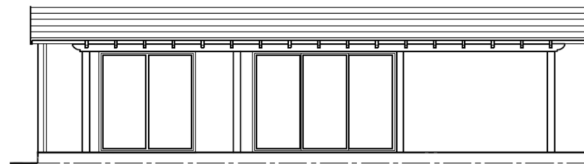


**Proposed Side (West) Elevation**

- 2.8 The interior of the room will incorporate clean, quality finishes and materials to create a high-quality, internal living space with plenty of natural light and air provided by the sliding doors and rooflights.
- 2.9 The pergola will be purpose made of treated timber and will provide shade and shelter to a proposed function room. Clear glass panels will be fitted to the roof to provide protection from the elements.



**Side View of Pergola**



**Front View of Pergola**

### **3.0 Use**

- 3.1 The extension will be used as a dining room providing additional living and amenity space to the existing landlord's flat accommodation.

### **4.0 Scale**

- 4.1 The site area covers 860 sq.m.

4.2 The existing internal floor area of the flat is 86 sq.m and the proposed extension 18 sq.m, an increase of 20%.

4.3 The height to the eaves is a maximum of 2.15m and the ridge height is 3.80m.

4.4 The rear extension projects 4.00m beyond the original rear wall.

## 5.0 Landscaping

5.1 The rear garden is was previously unmanaged and is in the process of being landscaped and maintained.



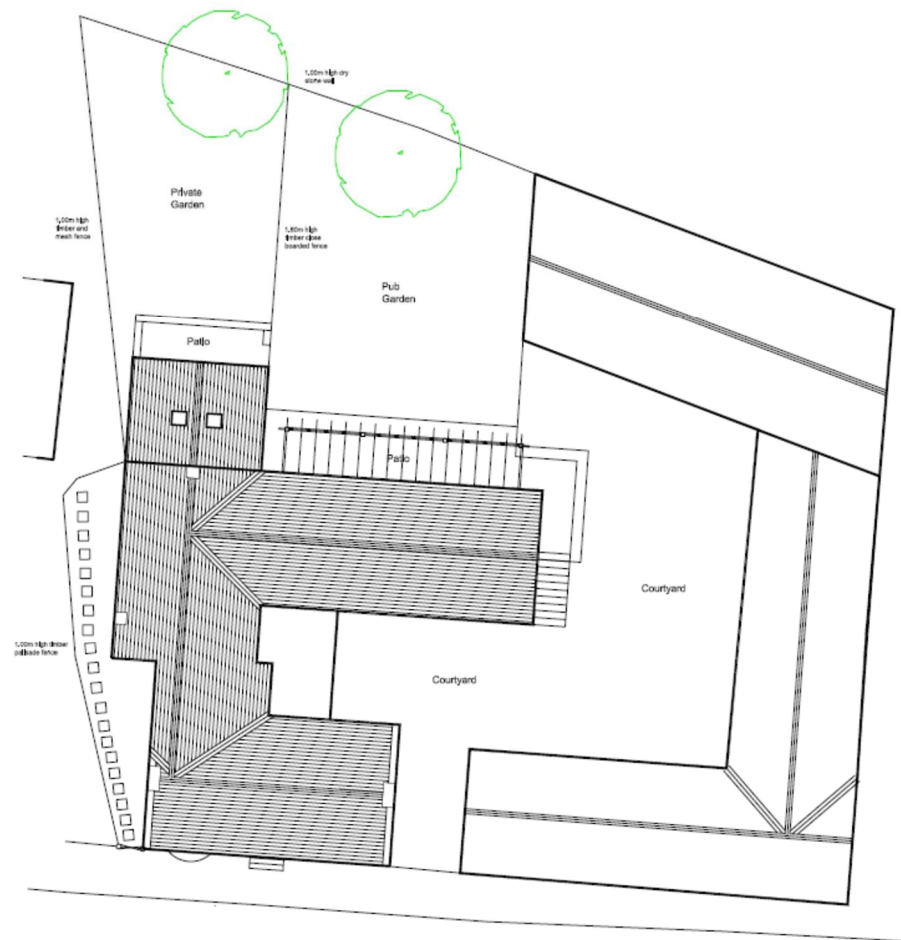
View north to southwest of garden



View north to southeast of garden

5.2 The rear garden will be separated to provide a private garden for the landlord's flat and external space for the pub and function room. The two gardens will be separated by a 1.80m high close boarded timber fence which will provide sound attenuation to the flat (and neighbouring cottages to the west) and privacy.

5.3 A sandstone faced retaining wall, approximately 1.00m in height, will be constructed to the north of the extension to support the rising ground levels and to contain a small private patio space. The patio will be paved with natural sandstone with a riven finish.



#### Proposed Site and Roof Plan

- 5.4 The boundary treatment to the west currently consists of a timber and wire fence. There are no current firm proposals for its replacement which will be discussed with the neighbour prior to any replacement being proposed.
- 5.5 The dry-stone wall to the north boundary will be refurbished and reinstated. The existing mature trees will also be retained.
- 6.0 **Access & Parking**
- 6.1 The proposals will not increase the demand for on-site parking and the existing arrangements will remain unchanged.



## **7.0 Sustainability**

7.1 The proposals have been developed to include sustainable design as follows:

- Recycled sand-stone walling which has been salvaged from internal alterations and new openings will be used for the external walls.
- Western Red Cedar cladding and PPC aluminium guttering and doors will not require treatment / decoration during construction of thereafter reducing potential contaminant sources into the environment and carbon emissions.
- New timber to be sourced from FSC certified sources.
- The generous eaves on the north gable will provide nesting opportunities for swifts and swallows.
- The external fabric will be insulated to exceed current Building regulation standards, again to reduce carbon emissions.
- Rooflights will be fitted with black-out blinds to minimise light pollution.
- Materials will be sourced as locally as possible to reduce transport to and from the site.
- The sub-structure will comprise a reinforced concrete raft in response to the topography of the site and depth of the existing building foundations. Minimal excavation will be required reducing the impact on the existing building, reducing removal of spoil and importation of fill materials.

## **8.0 Impact**

8.1 The appearance of the pub frontage will remain unchanged and the setting and character of the streetscape will not be affected.

8.2 The sensitive location, National Park setting and impact on neighbours have been carefully considered in the proposals.

8.3 The proposal will make a positive contribution to the area as a whole and preserve and enhance the character of the National Park.