

Proposed new building to house biomass heating plant with associated storage, office space and ancillary accommodation at Hepple Whitefield, Hepple
For Sir Walter Riddell

SUSTAINABILITY DESIGN AND ACCESS STATEMENT

(REV A - Nov 2014)

(This combined statement comprises PARTS 1 and 2 which should be read in conjunction with each other to explain full details of the proposals)

(Rev A - Appendix A added at end to accompany Variation of Condition application)

PART 1

1 Introduction

- 1.1 Hepple Whitefield is a large house located on the Eastern edge of Northumberland National Park, approximately 7 miles West of Rothbury.
- 1.2 Planning Permission is sought for a new single storey building located to the North-West of the existing house, to accommodate a new biomass heating plant, ancillary accommodation and office space, together with associated storage.
- 1.3 This combined Sustainability Design and Access Statement aims to provide supporting information not already included in the attached Planning Application form, tree survey and ecological bat and owl survey and/or shown on the accompanying drawings. It will address relevant local plan policy and guidance and make reference to national policies and guidance where relevant.

2 Building Description

- 2.1 The original house dates from the mid 19th century and was altered in the 1890's by Charles Hodgson Fowler, who was also responsible for Christ Church Hepple.
- 2.2 The house is constructed from coursed stone with dressed stone details including mullioned windows and gable detailing. Slate roofs are pitched at approx. 45° with stone chimneys and dormers of varying styles. Windows predominantly 2 or 4 light timber sliding sashes.
- 2.3 The site is outlined in red on the accompanying OS plan (scale 1:2500), with the land ownership boundary shown in blue.

3 Relevant Local and National Planning Policies

National Policy

- 3.1 The National Planning Policy Framework was introduced in March 2012. This *"sets out the Government's planning policies for England and how these are expected to be applied"*. The Introduction goes on to state that:

"The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions."

This is now supported by the recently published National Planning Practice Guidance, issued in draft for consultation prior to issue by the Secretary of State later this year.

- 3.2 The National Planning Policy Framework appears to support the principle that local planning authorities should seek to approve applications for sustainable development where possible; that local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. Sustainable development is about positive growth, making economic, environmental and social progress for this and future generations: improving conditions in which people live, work, travel and take leisure.
- 3.3 High quality of design is particularly emphasised. Local authority guidance should not be over-prescriptive but is intended to concentrate on issues of scale, massing, height, landscape, layout, materials and access. A decision should not attempt to impose architectural styles or taste but it is proper to seek to promote or reinforce local distinctiveness.
- 3.4 While not listed, Hepple Whitefield is a building of some historical significance and, as such, any development within its context should give some consideration to its setting. The National Planning Policy Framework suggests that heritage assets should be conserved in a manner appropriate to their significance, and should be put to viable use so that they can be enjoyed for their contribution to the quality of life of this and future generations. The proposals should respond to local character and history, reflecting the identity of local surroundings and materials while not discouraging or preventing appropriate innovation.
- 3.5 The National Planning Policy Framework includes 12 Core Planning Principles, suggesting that the planning system should:

"proactively drive and support sustainable economic development to deliver the... thriving local places that the country needs...."

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

Support the transition to a low carbon future in a challenging climate... and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)"

- 3.6 We consider that the proposals submitted for consideration as part of this application meet the requirements of the National Planning Policy Framework, with little to conflict with the relevant principles outlined therein.

Local Policy

- 3.7 The local planning authority for this area is Northumberland National Park Authority, established in 1997. Their Local Development Framework sets out the Core Strategy and Development Policies which this proposal will need to satisfy in order to obtain planning approval.
- 3.8 Though the Local Development Framework and Supplementary Planning Documents pre-date the new National Planning Policy Framework, we still consider them a valuable resource in designing within the National Park and have referred to them both in the preparation of this application.
- 3.9 As part of the Overall Spatial Development Strategy, the Northumberland National Park Authority has defined a set of Policies. The relevant policies to the proposed development submitted here for planning approval are referred to below:
- 3.10 Policy 1 Delivering Sustainable Development
This policy requires the submission of a Sustainability Statement as part of any Planning Application. This is incorporated within this document (see Part 2) and covers in detail how the proposals included for consideration here are aligned with the Authority's fundamental aim of ensuring that development within the National Park is sustainable. Of particular relevance are the criteria to demonstrate that the development:

"(e) Reduces the causes and impacts of climate change, particularly by maximising renewable energy generation and energy efficiency in buildings;"

and

"(f) Demonstrates high quality design and sustainable construction"

The proposals for which Planning Consent is sought here have been carefully considered to provide a solution to satisfy the needs of our clients while remaining sensitive to the local context. The main function of the new building is to house a biomass heating plant with ancillary storage for the raw material required for its operation. This plant is intended to serve the existing house as well as the new office space also located within this building. The raw material will be sourced from the woodland of the estate to provide a renewable source of material with no requirement for distant transportation to or from the existing property.

The new building is to be constructed in stone with detailing sympathetic to that of the adjacent house. Material for its construction will be reclaimed, as far as possible, from a derelict property located on the estate and will include the reuse of existing dressed stone openings. This derelict property (Hepple Woodside) will be the subject of a separate Demolition Notice. However some of the documentation for this application for Hepple Whitefield will make

reference to Woodside. Our proposals intend to use locally sourced materials as much as possible to ensure the continuity of the existing local vernacular tradition.

The new building has been designed to accommodate the construction required to meet, if not exceed, the levels of energy performance required under current Building Regulations.

3.11 Policy 2 Climate change

Policy 2 encourages the mitigation of climate change by proposals which:

"b. Minimise the need to travel especially by private car;"

and

"c. Include opportunities for home working;"

It also supports proposals which use:

"h...sustainable drainage systems to control the effects of surface water run-off;"

Our proposals will facilitate all the items described above. The proposed office is adjacent to the client's home and will reduce the need to travel to work by car.

The existing open drainage ditch and culvert at the edge of the woodland immediately behind the proposed development site will be extended where necessary to suit the new track, and the ground immediately around the building minimally adjusted to ensure that the new building and surrounding land remain free from any flood risk.

3.12 Policy 3 General Development Principles

Item 6.9 of the Local Development Framework document states that:

"New development can contribute positively to the special qualities of the Park... Proposals must be acceptable in terms of their: impact on the landscape, natural environment, and cultural heritage; quality of design; sustainable use of resources; amenity; highway safety; and infrastructure."

The Policy itself goes on to state:

"new development will be acceptable when:

b. The proposal demonstrates high quality sustainable design and construction, which protects and enhances local character and distinctiveness through careful integration with the existing built form. This includes but is not restricted to ensuring:

- materials are appropriate to the site and its setting...*
- development is sympathetic to existing buildings in terms of scale, height, massing, siting, form, materials and colour; and*

- the protection of open space which contributes to the amenity, character, and setting of a settlement"

We consider that what is proposed under this application meets all of the criteria outlined above.

The building is sited on the edge of the woodland, as far as is practical away from the house whilst ensuring minimal impact on the existing trees. Here, the land forms a plateau which drops away to the South and East. The existing house is relatively low-lying and therefore every attempt has been made to 'bed' the building down into its landscape to keep the massing as low as possible and ensure the new development remains subservient.

Arranging the new building in a linear format around three sides of a courtyard allows the footprint to be kept narrow, and therefore the ridge line low, whilst replicating the relatively steep roof pitch present on the main house on the two wings where the roof pitch is expressed.

The use of second hand material, including dressed stone similar to that used on the existing house (referred to above) provides a sustainable response which will also help to marry the new building into its environment.

3.13 Policy 5 General Location of New Development

Policy 5 states:

*"In the **Open Countryside** development will be limited to the reuse of existing buildings. New buildings will only be permitted where it can be demonstrated that:*

- a. The development cannot take place in an identified Local Centre, Smaller Village, or through the reuse of an existing building; and*
 - i it will conserve or enhance the special qualities of the National Park;*
 - and*
 - ii it will provide opportunities for the public to understand and enjoy the special qualities whilst not negatively impacting on them"*

This Policy suggests that development should be focussed within identified Local Centres and Smaller Villages. It is not practical to locate the development proposed here within these Local Centres or Smaller Villages due to the operational requirement for it to be located in close proximity to the existing house in order to function efficiently. Options were explored for locating the plant and accommodation within an existing building on the site but there were limitations with each of those explored as follows.

Adapting the stone garage to the South West of the main house is inappropriate for the following reasons:

- a) This building is of historic significance, appearing on the earliest (1865) map of the estate. To accommodate the brief it would have to be totally rebuilt
- b) The building is currently used as a shooting bothy and forms part of a key income generator for the estate (see below). This function could not easily be accommodated elsewhere

- c) It is in a prominent location and if enlarged would be far more visible from the surrounding countryside than our proposal (see below).
- d) Access to the area is restricted and the various tasks involved require access from all sides (see below).
- e) The site is sloping, making it less suitable for delivery and processing of timber
- f) The adjacent mature sweet chestnuts may be damaged or even have to be felled to create the space required and part of the lime avenue destroyed.
- g) The increased distance from the main house and potential detours to avoid trees would result in increased heat loss transferring the heat generated to the end users

Sir Walter has described the reasons why this building is not suitable as follows:

"1. The garage is used for shooting lunches which is a key income generator for the estate

2. There would be significant visual impairment to the horizon from the house - it would be in the way of a key westerly view

3. Possibly most importantly, there is not enough space to accommodate log cord storage ahead of chipping. The field that lies to the west of the garage is on a long term tenancy to the Robsons and so cannot be used by me for wood cord storage. Moreover there would not be enough room to manoeuvre the chipper or refuelling lorry between the back of the building and the field. Any which way you twist the configuration of the building it does not work. Fundamentally this is a bad site for a wood chip system as you want to sink the hopper (chip store) deep into the ground to make refuelling more efficient (as would be the case in the current configuration where it is at the deepest point of the site) rather than at the high point (the garage)."

Another alternative could have been to adapt and extend the wood shed off the back yard of the main house which we feel is inappropriate for the following reasons:

- a) It is currently in full use and these functions would have to be accommodated elsewhere
- b) The building is far too small and would need to have been extensively extended to adequately house the equipment required.
- c) Located on the ridge occupied by the house, any alteration to this outbuilding is likely to have been more conspicuous from the hills above to the south than what is now proposed.
- d) Access to the area is severely restricted and the various tasks involved require access from all sides
- e) The various timber operations involved are noisy and it is inappropriate to locate them so close to the family home.
- f) The public right of way runs past this area and woodland operations may be hazardous to the passing public.

In conclusion we believe that reuse of any of the existing buildings is unsuitable for the reasons listed above. An alternative new location was earlier considered for development to the South-East of the house but this would have required the transportation of long sections of logs across the site from

the woodland to the North. Here, the plant would also be located closer to neighbouring residents and was therefore considered impractical. However, whilst we are not proposing the actual reuse of an existing building, we are intending to reuse material from a building close by, considered beyond repair. We hope that the sustainability aspects of what is being proposed here, along with those design criteria satisfied under Policy 3, will take precedence over any concerns about the impact of this as a new building. Closely associated with the existing house and close to the edge of the woodland, we would suggest that this proposal is not located in Open Countryside, but forms part of the ongoing development of a long-established estate. Every effort will be made to ensure that its impact on the National Park is overwhelmingly positive rather than negative.

Policy 6 describes a sequential approach to the identification of potential development sites, prioritising previously developed land within identified settlements over other sites within these identified settlements; these are prioritised over previously developed land adjacent to the identified settlements and similarly these over other suitable sites close by.

As suggested previously, this approach cannot be applied here due to the requirement to locate the development close to the existing house which it will serve.

3.14 Policy 17 Biodiversity and Geodiversity

"The National Park will protect, enhance, and restore biodiversity and geological conservation interests across the National Park."

We do not believe that this development undermines or threatens any of the conservation criteria detailed under this Policy. Further, we would suggest the eradication of the oil fired heating system currently used to heat the house will have wider environmental benefits through a reduction in the use of non-renewable resources, both in the heat supply itself and in its transportation. Use of a locally sourced, renewable material has multiple benefits, including perhaps better management of the existing woodland to provide new and improved habitats for wildlife to flourish. We expect bats, swallows and house-martins to colonise the open fronted storage spaces of the new building

3.15 Policy 18 Cultural Heritage

We do not believe that the development proposed here conflicts with any of the criteria described under this Policy to conserve Cultural Heritage within the National Park.

The existing house is not recognised by listed status but is part of the story of this part of Northumberland, the Riddell family having long established connections with the local area.

The development proposed here is intended to make the existing house function more effectively for the latest generation of the Riddell family, utilising local materials, local skills in traditional materials and local labour and suppliers for the wider benefit the local economy and environment.

It is not believed that this development will have a detrimental impact on the tranquillity of the National Park, protected under Policy 19. The development is located on private land in a fairly secluded position where it is unlikely to affect "*quiet enjoyment of the landscape*" or "*the sense of openness of the National Park*". The timber operations associated with the biomass heating system will be intermittent; logs stored close to the building will be chipped once or twice a year and fed into the woodchip bunker for long-term storage and drying out. The hopper will be fed from this bunker on a more regular basis but this is not considered likely to have a significant impact on "*the level of noise, traffic and light generated as a result of the development*".

3.16 Policy 20 Landscape Quality and Character

The Local Development Framework states under Section 11, from which Policy 20 is derived, that "*this section sets out the policy approach to enable the creation and maintenance of a living, working landscape within the National Park*".

Given the context of the proposed development, it is not considered to represent a threat to the landscape quality or character of the National Park. Moreover, it is helping to maintain the existing living landscape and enhancing the working landscape through diversification of existing landscape uses for business and energy generation for the benefit of the local economy. Existing estate employment will be consolidated through woodland management and continuing support for the Liddell family occupation of the house and cleaning services to the office.

3.17 Policy 25 Renewable Energy and Energy Efficiency

Section 12 of the Local Development Framework is concerned with Environment and Resource Protection. This section "*sets out the preferred policy approach to enable the protection of the environment and natural resources of the National Park*".

Item 12.4 states that:

"As a result of the impact large scale renewable energy development may have on the special qualities of the Park, the National Park Authority considers that its contribution to both regional and national targets to cut CO₂ emissions will be through small scale generation and energy efficiency measures."

This section goes on to clarify this, stating that "*within the National Park small scale renewable energy is that in which the majority of the energy produced is consumed on site or within the local community.*"

Policy 25 is therefore defined as follows:

"The National Park Authority will require all new development, including conversions to:

- a. minimise the amount of energy used during construction;*
- b. achieve the highest energy efficiency through the location, orientation, layout, design and insulation of development; and*
- c. realise the potential for the generation of on-site renewable energy..."*

We consider that the development proposed in this application fully complies with this Policy; utilising locally sourced material to reduce the energy use in the construction of a building whose explicit purpose is to provide on-site renewable energy to serve both the new building and the existing house.

The new development will be insulated to a high standard but the orientation and design of the building represents more of a response to the existing house and context; something which requires a careful balance within the sensitive context of the National Park. In this case, we felt there was little advantage to be gained through orientating the building to, say, maximise solar gain, when the building will only be partially occupied, and then, only for relatively short intervals. Having said this the office space does benefit from a Southerly orientation, and takes full advantage of the views to the East, overlooking the front drive for security reasons.

4 Design Development

- 4.1 Our brief was to accommodate a new biomass heating plant to serve both the existing house and the new building, and also to provide an office space for the client to use as a base to manage the estate and his own business. Associated ancillary accommodation and suitable storage is also required, together with a water treatment plant to process water from the spring which currently supplies the house.
- 4.2 Having failed to identify an existing property close to the house capable of conversion to the requirements of the brief, and having ruled out extension of any of them for the reasons outlined in section 3.12, it was decided that the site shown on the enclosed application offered several advantages. Locating a new building here provides the advantage of a relatively flat area of ground, visible only on the last section of the main approach to the site. Here, the office is accessible to visitors without being prominent within the wider landscape. But the principle benefit of this location is its proximity to the raw material required to operate the biomass boiler, and also to the house it is intended to serve.
- 4.3 The development is tucked into the edge of the woodland which bounds the site on two sides, bedding it into the rising ground to the West. While care has been taken to locate the building away from the roots of any significant trees to avoid endangering their survival, the surrounding woodland will help to reduce the visual impact of the new development.
- 4.4 Our client has been very keen to ensure that the new development is sensitive to the style and proportion of the existing buildings on the estate. The derelict estate cottage (roofless as well as floorless) at neighbouring Woodside is in a very precarious state and it is proposed to carefully dismantle this property, which is part of the estate, in order to re-use the material which remains. The re-use of existing dressed stonework, including existing window and door openings, plinths and water tabling has informed the scale and proportions of the building proposed here. Use of this locally sourced and weathered material will not only provide a sustainable long-term use for this stone, but will reduce the environmental costs of sourcing this material further afield and help the building to blend more quickly into this sensitive context.

NOTE: a separate application seeks approval for the demolition of Hepple Woodside

- 4.5 The general courtyard arrangement of the property has remained largely unchanged as the design has developed, driven primarily by the functional requirements of the building and the operation of the heating plant. What has varied is the proportion of the wings relative to the adjoining section running East-West whose eaves height on the North site has been dictated by the machinery required to supply and manoeuvre the woodchip in and out of the bunker. Attempts to keep the overall ridge height of the development as low as possible resulted in shallower roof slopes on this section. We felt it important to mirror the 45 degree roof slope of the main house in the gable ends of the two projecting wings. The resulting eaves level was continued around the courtyard and the South roof slope of the adjoining section adjusted accordingly.
- 4.6 Our initial proposals aimed to keep the ridge line low throughout, whilst also accommodating the required 5m x 5m footprint for the hopper room. The resulting gables appeared rather squat so, to address this, the overall width of the footprint to the wings was then reduced, but the width of the hopper accommodation retained within a projecting section. A lean-to section of roof was introduced over this projection but the head-height internally was too low to comfortably accommodate its function. This also resulted in variation in eaves level between the South slope of the East-West section of the new building and the adjoining wings as the building function could not comfortably accommodate a reduction in plan depth here.
- 4.7 Eventually it was decided that reducing the footprint of the hopper room slightly (to 4.5m x 4.5m) would enable both side wings to be the same width throughout, thus avoiding the need for a projecting section. The decision was also made to site the proposed building nearer to the main house, with the new North East elevation lining through with that of the existing main house. This emphasises the fact that the new building forms part of a range of outbuildings connected to the existing group. The floor level of the new building has been set a little higher than that of the existing main house, at a level which enables it to sit comfortably within the existing slope of the land. However because the new building is only single storey it is still suitably subservient to the main house. This has resulted in the scheme now enclosed for consideration, which also includes the dressed stonework reclaimed from Woodside, as well as supplementary openings intended to replicate their scale and proportion.

5. Sustainability

- 5.1 The proposed bio-mass heating system intended to heat both the existing house and the new building will provide a sustainable heating source for years to come. This generation of on-site renewable energy exceeds the requirements of Policy 25 of the Core Strategy regarding renewable energy and energy efficiency targets. The fuel required will be sourced locally from trees on the estate, which will be managed to provide a long term sustainable supply involving minimal transportation costs.

- 5.2 The proposed office in the new building will provide a local base for the client to manage the estate itself, and also to run his own business. The opportunity to live and work locally will reduce the environmental impact of transport on the environment.
- 5.3 The proposals include reuse of locally sourced stone and other building materials, reducing transportation costs. The construction will also be designed, detailed and constructed to comply with the latest thermal standards to ensure a sustainable construction making efficient use of the energy generated.

6. Crime

- 6.1 There is unlikely to be much to tempt criminal interest in the finished building. The proximity of the existing main house will provide a degree of overlooking which should deter opportunist intruders. A normal level of security is considered adequate, with robust doors and windows fitted with high security locks.

7. Access

- 7.1 This application proposes a building where the use relates to the existing family home. Access by the general public will be infrequent and via the existing main driveway.
- 7.2 An additional vehicular track is proposed from the main drive, passing to the North-West of the new building, to provide intermittent access for the delivery of logs and wood chipping machinery, quad bikes and other estate machinery.
- 7.3 There is an existing public right of way running close to the main house which is popular with cyclists. This presents a safety hazard as speeding cyclists pass close to pedestrian routes in and out of the house where children play. The proposal is to encourage cyclists to use the new track which will pass to the far side of the proposed building.
- 7.4 The main pedestrian route to the proposed building from the existing house will provide an access route with gradients to suit.

PART 2

Sustainability Statement

The information in this section is based on the template suggested by the NNPA to ensure the proposals satisfy the requirements of the Local Development Framework. Within the Core Strategy there is a requirement for all development proposals to be accompanied by a Sustainability Statement in order to satisfy Policy 1: Delivering Sustainable Development. The policy identifies criteria a) to k) against which development proposals will be assessed. The following clauses seek to address all the items highlighted in Policy 1 using the same headings as in the NNPA template.

Frequent reference will be made to notes included in Part 1 of this document which should be referred to for full details relevant to this project.

a. Conserves and enhances the special qualities of the National Park.

(The special qualities are identified as:

- a landscape rich in biodiversity and geodiversity;
- a rich cultural heritage;
- a true sense of tranquillity;
- a distinctive landscape character)

Consultation and scoping studies

Demonstrate that you have carried out the appropriate consultation with the Authority and relevant nature conservation organisations, as to the presence of important species and habitats on site...

We have had various consultations with Michael Miller at NNPA during the design stage and are incorporating his recommendations into this application

Detailed surveys and impact assessments

Demonstrate that you have detailed surveys and impact assessments, if required following consultation/scoping above ...

We have included the following surveys:

- Tree survey
- Bat and barn owl survey

Design measures that encourage Biodiversity and Geodiversity

List the design features that you will incorporate in your development in order to encourage biodiversity, for example: green roofs. Outline how the development may provide opportunities for others to enjoy Biological and Geological diversity...

Better management of the existing woodland (resulting from harvesting timber for fuel) will provide new and improved habitats for wildlife to flourish. We expect bats, swallows and house-martins to colonise the open fronted storage spaces of the new building (see Part 1 – 3.14)

Rich cultural heritage

Explain how the proposed development will conserve and enhance sites such as Scheduled Ancient Monuments, Listed Buildings and Conservation Areas...

This estate forms part of the story of this area of Northumberland. Improving the function of the estate for future generations using local materials and skills will mean it continues to benefit the local economy (see Part 1 – 3.15)

True sense of tranquillity

Explain how the proposed development will conserve and enhance the tranquillity of the park (for example freedom from noise and visual disturbance)...

Improving the smooth running and management of this significant local estate in no way detracts from the sense of tranquillity of the NNP. In addition, removing the need for oil tanker deliveries to the property will enhance it and enabling the client to live and work locally will reduce transport requirements. Felling trees to use as fuel form part of traditional life in rural areas and such activity will remain well within the confines of the estate (see Part 1 – 3.15)

Distinctive landscape character

Outline how the proposed development will have a minimum impact on landscape character and sensitivity; including details of any proposed hard or soft landscaping...

The proposed building will have minimum impact on the landscape character of the area. It forms a small addition to an existing group of buildings for the purpose of enhancing their use for both the management of the estate and for business use. All the hard and soft landscaping will be in character with the existing – ie gravel paths or natural stone paving, adaptations to existing lawns and shrubs. (see Part 1 – 3.16)

b. Makes efficient use of land, materials, and infrastructure

Land

Describe how the proposed development makes efficient use of the land (for example using the topography of the land to provide shelter from prevailing winds). Also consider the amount of development being proposed and how that is suitable for the site and surrounding area...

The proposed building tucks in behind the existing building it relates to and is subservient to it. Existing woodland screens the site from prevailing winds

Materials

Describe how the proposed development aims to make the most efficient use of materials by sourcing them locally, using recycled material and using sustainable timber which is FSC-certified for example...

The proposed building will be built from local stone reclaimed from a derelict building on the estate. Locally sourced timber and other materials will be used wherever possible to minimize the impact of transportation (see Part 1 – 3.10)

Infrastructure

Explain how the development makes efficient use of the existing infrastructure, for example connection to roads, water supplies, power grids and communications...

The existing spring water supply is to be retained and treated as part of the scheme. All other infrastructure use to be as existing

c. Provides opportunities for all to understand and enjoy the special qualities of the National Park

Interpretation / Education

Explain how the information discovered through scoping studies and detailed surveys under section 'a' will be used to facilitate interpretation and education, including any specific measures taken i.e. sharing of information with specialist protection groups etc. Tourism related development may also provide opportunities for people to enjoy the special qualities...

Not applicable as this is a private estate

d. Promotes the local communities economic and social well-being and their ability to access services

New business and business expansion

Provide details of how the proposed development creates or expands business i.e. number of jobs created, sourcing local produce...

The proposed scheme provides an office as a base for running the estate and also for the client's own business. Efficient running of the estate and locally based enterprise benefits the local community. The proposed scheme certainly presumes the consolidation of existing employment on the estate.

Community facilities

Provide details of how the proposed development provides or protects community facilities...

Not applicable

Tourism and recreational development

Describe how the proposed development will maximize opportunities for visitors to increase their understanding of the National Park and its special qualities. Explain how the proposed development will integrate with existing visitor facilities.

For tourist accommodation development please state the number of new additional bed spaces provided and whether these are serviced (e.g. B&B) or non-serviced (e.g. Self-Catering)...

Not applicable

Transport and Accessibility

Describe how the proposed development meets the accessibility needs of the whole community and visitors (for example: dropped kerbs, ramps and automatic doors)...

Level access entrance to the proposed office can be provided and functional requirements for the use of the building and servicing of plant will be met.

Designing out Crime

Describe how the proposed layout and design measures help to reduce the likelihood of crime...

Proximity to the existing house will provide a degree of overlooking to deter intruders (see Part 1 – 6.1)

e. Reduces the causes and impacts of climate change, particularly by maximizing renewable energy generation and energy efficiency in buildings**Renewable energy generation**

Does the proposed development comply with Policy 25 Renewable Energy and Energy Efficiency of the Core Strategy, which requires all new units of residential, employment, community and tourism development to include renewable energy in order to offset at least 10% of the developments predicted energy needs? Please indicate the types of renewable energy technologies used and their predicted output in Kw/h...

The proposal is to include a new bio-mass heating system to provide 100% of the heating and hot water requirements of both the new building and the existing main house, thus replacing the existing oil fired system. Predicted output 100 Kw/h. Fuel will be sourced locally from the renewable source of trees on the estate thus reducing transportation costs (see Part 1 – 3.10).

Energy efficiency

Describe how the proposed development will maximize energy efficiency...

The bio-mass plant will generate heating and hot water using locally sourced renewable materials with efficient controls. There will be high levels of insulation in the new building to the latest Building Regulations standards. The locally based office will reduce private car use and encourage home working as advocated in Policy 2 (see Part 1 – 3.10)

f. Demonstrates high quality design and sustainable construction**High quality design**

Explain how the proposed development will be of a high quality design, which is appropriate to the setting of the National Park...

Detailing of the proposed building will be sympathetic to the adjacent house re-using locally reclaimed dressed stone window and door surrounds (see Part 1 – 3.10 and 3.12)

Sustainable construction

Explain how the proposed development will be constructed in a sustainable manner...

The stone will be reclaimed from a derelict property on the estate and other materials sourced locally wherever possible (see Part 1 – 3.10 and 3.12)

Scale

Consider the size of buildings and spaces and show how they are right for the site and surroundings...

The proposed building provides ancillary accommodation for the main house and is subservient to it, smaller, with a lower profile, and sheltered by adjacent trees (see Part 1 – 3.12)

Appearance

Describe how you would like the place to look following completion of the development. This involves considering the use of materials, architectural style, lighting, texture etc...

The building will be in keeping with the local vernacular tradition of stone walls with dressed stone detailing and a slated roof, and painted windows and doors.

g. Promotes accessibility via public transport, cycling, or walking

Distance from public transport

What is the walking distance from the proposed development to the nearest form of access to public transport?...

As existing – approx. 1 mile

Distance from designated cycle routes

What is the distance from the proposed development to the nearest designated cycle route...

The nearest designated cycle route is some 3 or 4 miles away but a popular unofficial route passes the door of the main house

Vehicular movement

Please give details of expected vehicular movements generated by the site, with reference to daily totals and distribution, throughout the day...

Generally as existing.

Parking

How many parking spaces will the proposed development provide - including spaces for disabled access and parking for bicycles?...

As existing. Adequate parking is available at the front of the house.

Access

Outline your approach to access with particular reference to the inclusion of disabled people...

Level access can be provided to the proposed office. The building will be single storey with an accessible wc.

h. Conserves scarce resources

Scarce resources

Explain how the proposed development will ensure that the use of scarce resources, such as gas and electricity, is kept to a minimum...

Replacement of the existing oil fired boiler with a bio-mass system using locally sourced renewable energy supply will greatly improve this.

i. Conserves water resources, air, and soils

Water usage

Describe how the proposed development meets high water efficiency standards, incorporates the use of new technologies to recycle and conserve water resources and promotes the use of sustainable drainage schemes (for example: grey-water recycling or rainwater collection systems)...

The existing mains water system to the main house is to be retained and extended to the new building. In addition the new building will include a water treatment plant to treat an existing spring water supply located nearby to supplement the water supply for the whole property

Soils

Describe how the proposed development aims to protect soil resources and ensure they are able to fulfil as many of their functions as possible, particularly the storing, transporting and filtering of water...

Development of the site will require the relocation of top soil from the foot print of the building and the approach track: this will be beneficially used elsewhere on the estate.

j. Reduces the amount of waste produced and increases the amount recycled

For major development (as defined in the Core Strategy)

Site Waste Management Plan: please provide a copy of the Site Waste Management Plan, using the methodology as recommended by the Department of Trade and Industry.

Demolition protocol: Using the Institute of Civil Engineers Demolition Protocol methodology, provide a target for reclaiming materials from the demolition site for re-use and recycling...

Not applicable

For small scale development

Describe how during the construction stage, waste materials will be reduced, reused or recycled. Demonstrate how the proposed development aims to promote the recycling of waste...

The proposals intend to reuse as much stone as can be reclaimed from the derelict building nearby on the estate. Excavated materials will be relocated in situ on the estate

k. Prevents inappropriate development in areas which are at risk of flooding or which contribute to the risk of flooding

Potential flooding

Consult the Environment Agency as to the likelihood of flooding. Identify what measures have been taken to reduce the possibility of flooding and mitigate the effects...

The existing open drainage culvert is to be extended as necessary and ground levels around the new building adjusted to ensure it remains flood free

APPENDIX A

This Appendix accompanies the Variation of Conditions application submitted in November 2014

1 History

- a) The original planning approval for this scheme (ref 14NP0007) shows a pitched roof at 45 degrees with windows placed centrally on the South-East gables. This scheme was approved on 24 March 2014.
- b) We subsequently made an application for a Variation of Condition No 2 (ref 14NP0067) to show the flue and ventilation grilles (Revised Drawing 04AA). This was approved on 11 September 2014
- c) We also submitted an application for Approval of Details reserved by conditions No 4 & 5 (ref 14NP0054) which was approved on 17 July 2014.

2 Current proposal

The current proposal submitted as a second application for Variation of Condition No 2 shows a scheme which is basically the same in plan as the originally approved scheme (with the subsequently approved addition of flue and ventilation grilles). However this Variation of Condition seeks approval for a scheme with a slightly lower pitched roof (37.5 degrees on the West and East wings) and slightly increased window sizes on the two South East gables. There are also some other minor variations necessitated by the reduction in roof pitch.

3 Reasons

- a) The reason for this application is that the applicant is concerned the South East gables on the new building are too high in relation to the existing main house and will be too dominant and block off views of trees on the estate to the north. Although the new building is only single storey, the internal floor level has to be higher than that of the main house to allow for changes in ground level.
- b) The windows on the South East gables were sized originally to suit a narrower plan form and it is now felt that wider windows would be more in keeping with this width of elevation. However to revert to this original narrower plan form would greatly reduce available floor area.

4 Description and precedents

- a) The roof pitch originally chosen was designed to match that of the main pitch of the existing house. However the proposed building is an outbuilding which does need to be subservient to the main house. A survey of existing ancillary buildings nearby on the estate reveals there are a number that actually have roofs of lower pitches including:

- i) Roof to woodstore to west of main house across courtyard
 - pitch approx 38 degrees (see Photo 1 below)
- ii) Roof to Bothy nearby to west of main buildings
 - pitch approx 28 degrees (see Photo 2 below)
- iii) There is also some variation of roof pitch within the various sections of roof that cover the main house. The pitch of the side gable facing the west courtyard is approx 37.5 degrees (see Photo 3), and in fact the gable nearest the proposed new building has a pitch of approx 42.5 degrees.

- b) The revised proposals show a roof that is still of a traditionally steep pitch, and

though not quite as steep as before, still very much in keeping with vernacular traditions of the area. The resultant lowering of approx 650mm achieved on the ridgeline will lower the apex of the gables and make the apparent height of the new building more subservient to the existing main house.

c) The proposed increase in the size of the gable windows is modest and the proportions will be similar to those currently approved whilst improving the appearance of the gable.

5 Photographic examples of existing roofs at lower pitches nearby



PHOTO 1 - existing woodstore



PHOTO 2 - existing bothy



PHOTO 3 - main house from west

6 Conclusion

We feel these proposed variations to the original approved scheme (and subsequently approved variation including details of flue) are minor in character and will not affect the appearance to any great degree. Increasing the window size will improve the appearance and proportion on the south-east gables. The reduction in height of the ridgeline will maintain existing views across the new building to the estate woodland beyond, whilst maintaining a pitch to this new addition to the estate curtilage which is still steep enough to be in keeping with the local vernacular tradition as described elsewhere in this document.