

# Snabdough Farm

## Sustainability, Design and Access and Heritage Statement

### Introduction

This project will involve the removal of an existing detached garden room and its replacement with a new slightly larger garden room. Existing decking will be renewed to a slightly larger area to accommodate increased width of garden room..

Ref	Item	Comments
a)	<b>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)</b>	
	<b>Consultation and scoping studies</b> - 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.	This proposal is minor in nature and pre application discussions were considered unnecessary.
	<b>Detailed surveys and impact assessments</b> - Demonstrate that you have detailed surveys and impact assessments, if required following consultation/scoping above.	No assessments were required. It is acknowledged that the existing farmhouse is a Listed Grade I building but this proposal is a simple exchange of one detached "temporary" structure with another and the structure is well screened and located some distance from the Listed building. Consideration was given to both the Listed Building entry (NY 78 SE 37/21) and the Pevsner Northumberland entry. Taking these into account the proposal was not felt to conflict with either Local or National Policy.
	<b>Design measures that encourage Biodiversity and Geodiversity</b> - 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.	The proposal will not impact in a negative way biodiversity or geodiversity. The garden room will allow the current owners of Snabdough to enjoy the biodiversity and geodiversity of the surrounding area through all round use of the garden room.
	<b>Rich cultural heritage</b> - Explain how the proposed development will conserve and enhance sites such as Scheduled Ancient Monuments, Listed Buildings and Conservation Areas.	The location chosen for the building is on a previously disturbed site (the site of the existing garden room) The location for the building is considered acceptable and it is located away from the "prominent" elevation of the Listed building and in a location well screened by existing foliage. The proposed building is not visible from public vantage points. Careful consideration was given to the important elements of the Listed building to ensure these were not impacted by the garden room. As described above, reference has been made to the Listing entry and description in Pevsner . The proposal will not involve the disturbance of existing ground and will not impact upon designated or non designated remains. The proposal complies with Local and National Policy in all respects and the information submitted in this statement is proportionate to the proposal.
	<b>True sense of tranquillity</b> - Explain how the proposed development will conserve and enhance the tranquillity of the park (for example freedom from noise and visual disturbance).	The proposal will not impact upon the tranquillity of the National Park. The careful location of the building in existing screening will reduce any visual impact of the proposal. The new building will allow the continued enjoyment of the special qualities of the park by the existing owners and those visiting.

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	<b>Distinctive landscape character</b> - 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 be located within the existing screening in the vicinity of existing buildings and landscape features such as boundary walls etc. The proposal will use traditional materials such as timber cladding which will also assist in integrating the new building into the environment and the building will sit lightly in the landscape. The proposed landscaping arrangements i.e. a very small increase in the amount of decking is very simple in nature and will not impact upon landscape character.
b)	<b>Makes efficient use of land, materials, and infrastructure.</b>	
	<b>Land</b> - 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 site for the proposed building has been previously disturbed as it is the site of the existing building. There will be no disturbance of soil as the building will sit on decking and in turn the decking is also an existing feature. The site chosen is well screened and is also located some distance from the Listed building. These factors will ensure the prominence of the existing house will be maintained especially from public vantage points. The size of the proposed building is appropriate to allow the existing owners to enjoy all year round use of the garden and to enjoy the landscape
	<b>Materials</b> - 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 timber specified for the project is sourced from sustainable forests.
	<b>Infrastructure</b> - Explain how the development makes efficient use of the existing infrastructure, for example connection to roads, water supplies, power grids and communications.	There will be no infrastructure connected to the building
c)	<b>Provides opportunities for all to understand and enjoy the special qualities of the National Park.</b>	
	<b>Interpretation / Education</b> - 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.	The new building will allow all year round use of the garden thereby providing more opportunity to understand and enjoy the special qualities of the National Park
d)	<b>Promotes the local communities economic and social well being and their ability to access services.</b>	
	<b>New business and business expansion</b> - Provide details of how the proposed development creates or expands business i.e. number of jobs created, sourcing local produce.	N/A

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	<b>Community facilities</b> - Provide details of how the proposed development provides or protects community facilities.	N/A
	<b>Tourism and recreational development</b> - 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).	N/A
	<b>Transport and Accessibility</b> - Describe how the proposed development meets the accessibility needs of the whole community and visitors (for example: dropped kerbs, ramps and automatic doors).	N/A
	<b>Designing out Crime</b> - Describe how the proposed layout and design measures help to reduce the likelihood of crime.	The doors to the building are lockable.
e)	<b>Reduces the causes and impacts of climate change, particularly by maximizing renewable energy generation and energy efficiency in buildings.</b>	
	<b>Renewable energy generation</b> - Does the proposed development comply with Policy 26 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.	There will be no ongoing energy usage in the building.
	<b>Energy efficiency</b> - Describe how the proposed development will maximize energy efficiency.	There will be no ongoing energy usage in the building.
f)	<b>Demonstrates high quality design and sustainable construction.</b>	
	<b>High quality design</b> - Explain how the proposed development will be of a high quality design, which is appropriate to the setting of the National Park.	The proposal uses traditional materials such as horizontal timber board and glazing to produce an aesthetically pleasing building. The dual pitch roof is also traditional in appearance the felt tiles will have the appearance of slates. The building will not cause an adverse impact upon the setting of the National Park.
	<b>Sustainable construction</b> - Explain how the proposed development will be constructed in a sustainable manner.	The use of materials such as timber boarding sourced from sustainable forests will assist in the overall sustainable construction proposal for the building. Other materials used will be sustainably sourced and the project will make use of existing site and not a new site.
	<b>Scale</b> - Consider the size of buildings and spaces and show how they are right for the site and surroundings.	The scale chosen for the building is necessary to provide usable space all year round. Taking into account the well screened location there is no increase in impact upon the Listed building.

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	<b>Appearance</b> - 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 proposed building when complete will sit comfortably and lightly in the landscape. The approach taken will be seen as a genuine contrast to the existing solidity of the Listed building. The use of existing screening also assists in ensuring the new building will not be seen as conflicting with the existing buildings.
g)	<b>Promotes accessibility via public transport, cycling, or walking.</b>	
	<b>Distance from public transport</b> - What is the walking distance from the proposed development to the nearest form of access to public transport?	N/A
	<b>Distance from designated cycle routes</b> - What is the distance from the proposed development to the nearest designated cycle route.	N/A
	<b>Vehicular movement</b> - Please give details of expected vehicular movements generated by the site, with reference to daily totals and distribution, throughout the day.	N/A
	<b>Parking</b> - How many parking spaces will the proposed development provide - including spaces for disabled access and parking for bicycles?	N/A
	<b>Access</b> - Outline your approach to access with particular reference to the inclusion of disabled people.	The existing building is accessible to the existing owners on the mobility vehicle and the new building will provide a similar level of accessibility
h)	<b>Conserves scarce resources.</b>	
	<b>Scarce resources</b> - Explain how the proposed development will ensure that the use of scarce resources, such as gas and electricity, is kept to a minimum.	No energy will be used in the building
i)	<b>Conserves water resources, air, and soils.</b>	
	<b>Water usage</b> - 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).	No water will be used in the building
	<b>Soils</b> - 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.	The proposed building and decking will sit on the soil and the existing soil will not be impacted

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j)	<b>Reduces the amount of waste produced and increases the amount recycled.</b>	
	<b>For major development (as defined in the Core Strategy) -</b> 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.	N/A
	<b>For small scale development -</b> 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 project will not lead to the generation of large quantities of waste materials. The existing building and decking where not reused will be recycled or removed in an appropriate manner.
k)	<b>Prevents inappropriate development in areas which are at risk of flooding or which contribute to the risk of flooding.</b>	
	<b>Potential flooding -</b> 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 new building lies in FZ1 and all surface water run off from the small roof area will discharge to existing permeable surfaces.