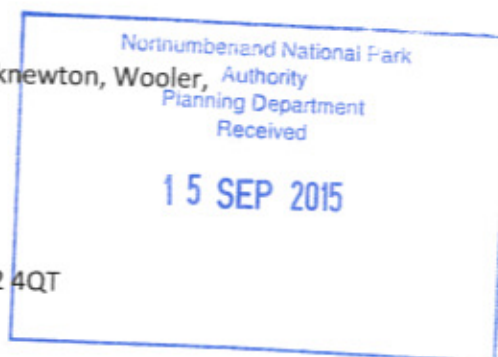


## Design Access & Justification Statement

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Site Address - Thompson's Walls, Kilham, Northumberland. TD12 4QT

### Description of Proposal

1. Construction of new Farmhouse with Biomass Heating system building incorporated within landscaped gardens and driveways.
2. Demolition of existing cottages to allow completion of the south facing enclosed gardens.
3. Conversion of 'Threshing Barn' situated within steading buildings to form 2no. Holiday/Tourism units with parking and a Farm Office.

### 1.0 Location and Background

Thompson's Walls is a magnificent estate set in the heart of the Cheviot Hills within Northumberland Nation Park. The site lies 3 miles to the south west of Kilham at the heart of the Kilham Valley. Wooler lies 9 miles to the east of the estate and Kelso is 14 miles to the west. The farmstead is located at a distance of approximately 2.2km from the Scottish Borders.

The estate is owned by the Waugh Family who bought the estate in 2009 and the proposals within the application provide them with a basis for a family home and local and regional tourism asset.

### 2.0 Site Description

The estate is spectacular with open topography with land rising from 460ft to 1360ft above sea level taking in both the Long Knowe and Coldsmouth hills. The hillside is a mixture of mature and newly planted woodland with natural water courses running from higher ground in to the valley. At the heart of the estate, nestling at the foot of Long Knowe Hill, is the farm steading which comprises of a pair of semi detached farm cottages built circa late 19<sup>th</sup> century. Two modern steel portal sheds, traditional stone buildings and sheep handling facility. The farmstead is accessed from the north east, along a road leaving the B6351 at Kilham. There a series of well maintained tracks throughout the property providing access to all the buildings within the farmstead.

### 3.0 Strategic Vision

The strategic vision for the estate, is for it to continue as a working farmstead and family home, but for it also to be supplemented by tourism through the conversion of part of the traditional buildings

to holiday units (2no.). By integrating tourists in to the estate, it provides an opportunity for people to experience the beauty of the Northumberland landscape.

To provide facilities to fulfil this vision, the proposal initially applies for the construction of a new farmhouse and garden to replace two existing cottages. To provide power to the house, we are also applying to erect a building within the garden to house a wood chipped boiler and hopper to store fuel for the boiler.

In providing for high end agritourism and with a commitment to environmentally responsive and sensitive design, we believe the sustainability of the Thompson's Walls estate can be guaranteed.

#### 4.0 Existing Site Building

The existing cottages are split in to two residences and are predominantly one storey in habitable space, but half the block contains a half height basement floor for storage purposes. The cottages have been painted since they were first built and it can be argued this has had a detrimental effect on their aesthetic quality and how they sit within the natural landscape. One of these cottages is habitable, but the condition of the remaining cottage is poor with damp penetration and its existing structure is in need of maintenance. To meet the quality and quantitative levels of accommodation necessary to support the business plan for the Thompson's Walls estate, it is essential for the cottages to be demolished and replaced with a new farmhouse of real architectural value, which provides the accommodation necessary to support the business plan. The other buildings that form part of the farmstead are outlined. The building identified on the plan as 'Threshing Barn' is proposed as part of this application to be converted in to Tourism holiday units.

Originally, it was the intention to convert the Threshing Barn to accommodation as Stage 1, to allow the Waugh family (5) to reside whilst the cottages were demolished and the Farmhouse was being built. This staging has now changed, as it will be necessary to install the Biomass plant/building at the same time as the Farmhouse. The cottage can remain habitable whilst this main construction is built. Immediately after this accommodation is complete, the cottages are to be demolished and landscaping implemented.

Prepared by  
D. Dobson  
Dobsons Design Ltd.

Drawings relative to this application to Northumberland National Park Authority.

- 15/450/01 Site location plan at scale 1 : 50000
  - 15/450/02 Site plan with landscaping details at scale 1 : 500
  - 15/450/03 Site plan showing survey data at scale 1 : 500
  - 15/450/04 Site plan denoting temporary access with site storage compound details at scale 1:500
  - 15/450/05 Sections through site showing excavation levels at scale 1 : 200
  - 15/450/06 Drainage system to Farmhouse and Threshing Barn at scale 1 : 500
  - 15/450/07 Vehicular access details
  - 15/450/08 Farmhouse ground floor layout at scale 1 : 100
  - 15/450/09 Farmhouse first floor layout at scale 1 : 100
  - 15/450/10 Farmhouse roof plan at scale 1 : 100
  - 15/450/11 Farmhouse north and south elevations at scale 1 : 100
  - 15/450/12 Farmhouse east and west elevations at scale 1 : 100
  - 15/450/13 Farmhouse section through at scale 1 : 50
  - 15/450/14 Farmhouse foundation layout with spiral cellar location at scale 1 : 100
  - 15/450/15 Farmhouse walled garden biomass plant room with greenhouse at scale 1 : 100
  - 15/450/16 'Threshing Barn' steading plan/elevations as existing at scale 1 : 50 & 1 : 100
  - 15/450/17 'Threshing Barn' conversion and office floor plans at scale 1 : 100
  - 15/450/18 'Threshing Barn' conversion and office elevations/section at scale 1 : 100 & 1 : 50
  - 15/450/19 Whinstone block pillars to farm road entrance (10no.) – not to scale
- Bat Reports and information relating to Biomass Boiler included on enclose CD.