

Design and Access Statement for Greengate Well, Brampton September 2016.

Background Since 2006, changes in planning legislation have meant that almost all planning applications submitted to Northumberland National Park Authority require a Design and Access Statement.

In March 2009, the Authority adopted its Core Strategy and Development Policies Document which forms a key part of the Local Development Framework. Within the Core Strategy 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 requirements of both Design and Access Statements and Sustainability Statements have been combined, allowing applicants to submit a single Sustainability, Design and Access Statement.

Materials

The materials used for the proposal will match those currently used for the main building. The roof will be constructed in slate that will be sourced locally to match the existing. The external elevations will be constructed in natural stone to match the existing.

The proposal will be of a scale that is sympathetic to the existing property and traditional buildings that made up the holding. The detailing and design are simple and deliberately designed to reflect the functionality of the main buildings.

The roof void walls and ceilings will be insulated to a high standard over and above the minimum standards to prevent heat loss and also to aid air tightness. Glazing shall be Low Emissivity f. The proposal will be constructed using local builders who have experience of construction within the National Park.

All materials will be FSC approved.

Impact on Landscape

The land and topography will remain unaffected. The land available is considered to be able to accommodate the scale of the extension and will ensure that the proposal is of suitable proportion to the holding.

Secure by Design.

The site is located within a remote location that is difficult to access by vehicle. The doors and windows will be constructed to industry standard and the main front door will remain.

Accessibility.

The proposal would not add to any additional vehicular movements once constructed.

The nearest bus stop is some distance away. Suitable parking will remain unaffected by the proposal.