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Heritage, Design & Access Statement - Revision A, November 2020

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Proposed new general purpose shed at Hethpool,  
College Valley, Kirknewton, Wooler, NE71 6TW.



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## 1 Introduction and Site :

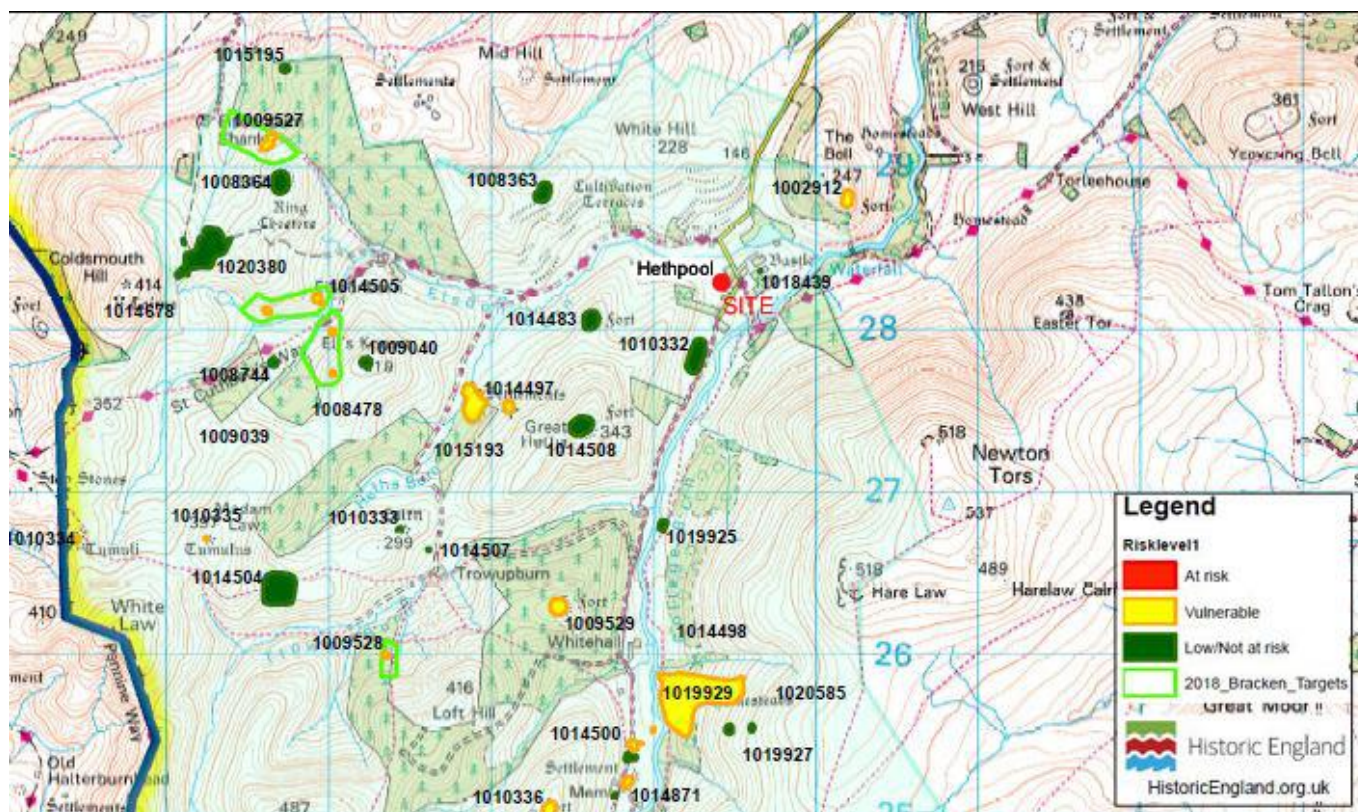
This statement has been prepared in support of a planning application for the erection of a new general purpose shed at Hethpool in the College Valley, which falls within the Northumberland National Park. The valley is rich in heritage and wildlife, which is very much supported by the Trust and Directors of the College Valley Estate. This statement will address the heritage and design issues; a separate Ecology Impact Assessment has been prepared to address these matters.

## 2 Heritage Assets :

The proposed site adjoins the hamlet of Hethpool at the foot of the College Valley. It is in a low lying location, and will not dominate any surrounding views. Part of the site has previous development, with the majority over an area of intensive permanent grazing. Within the vicinity there are a number of heritage assets, including –

List Entry	Entry Name	Legacy UID	Area (ha)	2015 HAR	2019 HAR	Distance from site
1010332	Hethpool Stone Circles	24584	1.74	Low risk	Low / not at risk	540m
1014483	Little Hetha Defended Settlement	24602	0.91	Low risk	Low / not at risk	830m
1018439	Hethpool Tower House	31704	0.01	At risk	Low / not at risk	250m

These sites are identified on the following map prepared by Historic England –



As these sites are all a significant distance from the proposed new shed, and due to the undulating topography and wooded landscape, it is considered that the proposed development will not have any negative impact.

### 3 Listed Buildings :

Within the hamlet of Hethpool, there are a number of buildings listed as being of architectural or historic value, namely –

HETHPOOL TOWER, Hethpool, Kirknewton, as identified above and lying 250m from the site.

NT 82 NE 6/86

GV II

Ruined tower house. C14. Random rubble. 3 sides of the tower stand to c.20 ft. and are almost entirely covered by ivy. No recognisable features.

Listing NGR: NT8966028361

HETHPOOL SUMMER HOUSE, Hethpool, Kirknewton, lying 190m from the site.

NT 82 NE 6/85 (c.70 yards north of Hethpool House)

GV II

Summerhouse. c.1919. Ashlar and random rubble with Scottish slate roof. Arts-and-Crafts style.

Octagonal. Cyma-recta moulded edge to base. Round-headed plank-and-muntin door on north side. The keystone is carved with an oak leaf, a crown and a cat. Small round windows on flanking walls. The other five sides have large 12-pane sashes. Steeply-pitched pyramidal roof with swept eaves. Copper vane in form of a galleon.

Listing NGR: NT8958728442

HETHPOOL HOUSE, Hethpool, Kirknewton, lying 170m from the site.

NT 82 NE 6/84

GV II

House. 1919, dated on roundel in rear porch gable, by Cahill of Alnwick, on site of, and incorporating some masonry from, a house built in 1687. Additions of 1928 by Robert Mauchlin of Newcastle, for Sir Arthur Munro Sutherland. Roughcast with ashlar dressings and Devonian slate roof. Arts-and-Crafts style. 2 storeys; double-span roof with projecting wing to rear and later round tower attached on right. Original building 6 bays. Doorway in 2nd bay: glazed door in large gabled porch with round-arched entry and sundial in gable. 12-pane sash windows in raised surrounds. To left a high projecting round tower with similar windows, shield with Sutherland coat of arms and conical roof. A second lower rounded projection adjoins left side of this tower and has a conical pent roof. Similar decoration to rear and, in rear wing, a doorway with moulded surround and lintel dated 1687. Interior: contemporary restrained Arts-and-Crafts style with massive rough beams, early-C18 style fireplaces and staircase with turned balusters.

Listing NGR: NT8960628391



1-4 HETHPOOL COTTAGES, Hethpool, Kirknewton, lying 48m from the site.

NT 82 NE 6/83

GV II

Cottages. 1926 by Robert Mauchlin for Sir Arthur Munro Sutherland. Brick, painted and roughcast in different sections. Devonian slate roof and ashlar chimneys. Round tower feature on right return, random rubble with ashlar dressings. 2 pairs of semi-detached cottages linked by central archway. Arts-and-Crafts style, 1½ storeys. Each pair of cottages is 10 bays. 6-bay centres with slightly projecting, cross-gabled, 2-bay wings. In 3rd and 8th bays, plank and battened doors in round-headed doorways with ashlar arches, keystones and imposts. 16-pane sashes on ground floor, 12-pane sashes on 1st floor in wings and to dormer windows. Low linking archway between blocks is ashlar with round-headed arch and keystone. Flanking cruciform recesses. On right return a single-storey round projection with two 12-pane sashes and conical roof with stone thistle finial.

Listing NGR: NT8948728283

The Tower, Summer House and Hethpool House are all some distance from the site, within a mature woodland setting, and are barely visible from the site. Therefore it is considered that the impact on these assets is minimal.

The Cottages are much closer to the proposed site, but with the view from the principal elevation in the opposite direction away from the site. Also, the proposed building will be, for the larger part, screened from the cottages by the mature conifer wood between. Therefore it is considered that the impact on these assets will be low.

#### **4 The Proposal :**

With an up and coming change in tenancy, and to provide improved modern building infrastructure for a more viable holding, there is a need for a good general purpose shed on the estate. The proposed building will replace the existing hay shed on the site, which is no longer adequate to meet the needs of the farm holding. The building will primarily be used for forage and machinery storage, and will include sheep handling facilities to replace those currently adjacent to the Elsdon Burn. The moving of the sheep facilities is at the suggestion of DEFRA through the 'Catchment Sensitive Farming' initiative, and will reduce the risk of damage to the environment and will also improve the welfare of both stock and staff. There will be no provision for over wintering of cattle in the building, and no intention to use it for this purpose other than for temporary accommodation for welfare reasons.

The site has been chosen to be adjoining the existing hamlet, in a low lying area of the Valley where the impact on the landscape will be low. The existing Hethpool farm buildings are arranged around Hethpool House, and are unsuitable for modern farming. Building in the proposed location will mean that the shed doesn't detract from the existing building group, where it could also have a more significant impact on the Listed buildings. There is an existing corrugated steel hayshed on the site, which will be removed as part of the development. The site is reasonably level to minimise excavation and preparation, and is close to the public highway for easy access. There is electricity infrastructure close to the site, which will allow a connection to be made without additional poles.

#### **5 The Building :**

The proposed building will consist of the main building with an open-sided lean-to on one side. The main span will be 18m x 30.5m and the lean-to 9m x 30.5m, with an overall building footprint of 27.1m x 30.5m. The eaves height of the lean-to will be 3.6m rising to 5.6m for the main span, and a 7.75m ridge height. The main span will be enclosed, with 5m wide x 4.6m high sliding doors in each gable end.

# Hethpool G.P. Shed, NE71 6TW.



The building will be modern in design and functional. The main structure will be a steel frame, with the main span enclosed with precast concrete panels to the lower walls, dark brown timber space boarding above and with a dark green (BS 12 B 29) corrugated fibre cement roof covering. The side lean-to will be open, and clad with the same roofing material. Steel framed sliding doors clad with galvanised steel sheeting will be installed in each gable. A concrete floor will be laid throughout, with external concrete aprons at both ends. Translucent rooflights will be installed in the main span, but to a minimal level.

The building and immediate site will include new stock handling pens to replace those adjacent to the Elsdon Burn to the north. This will remove the danger of run off into the burn, something that has been identified by Natural England.

## 6 Access :

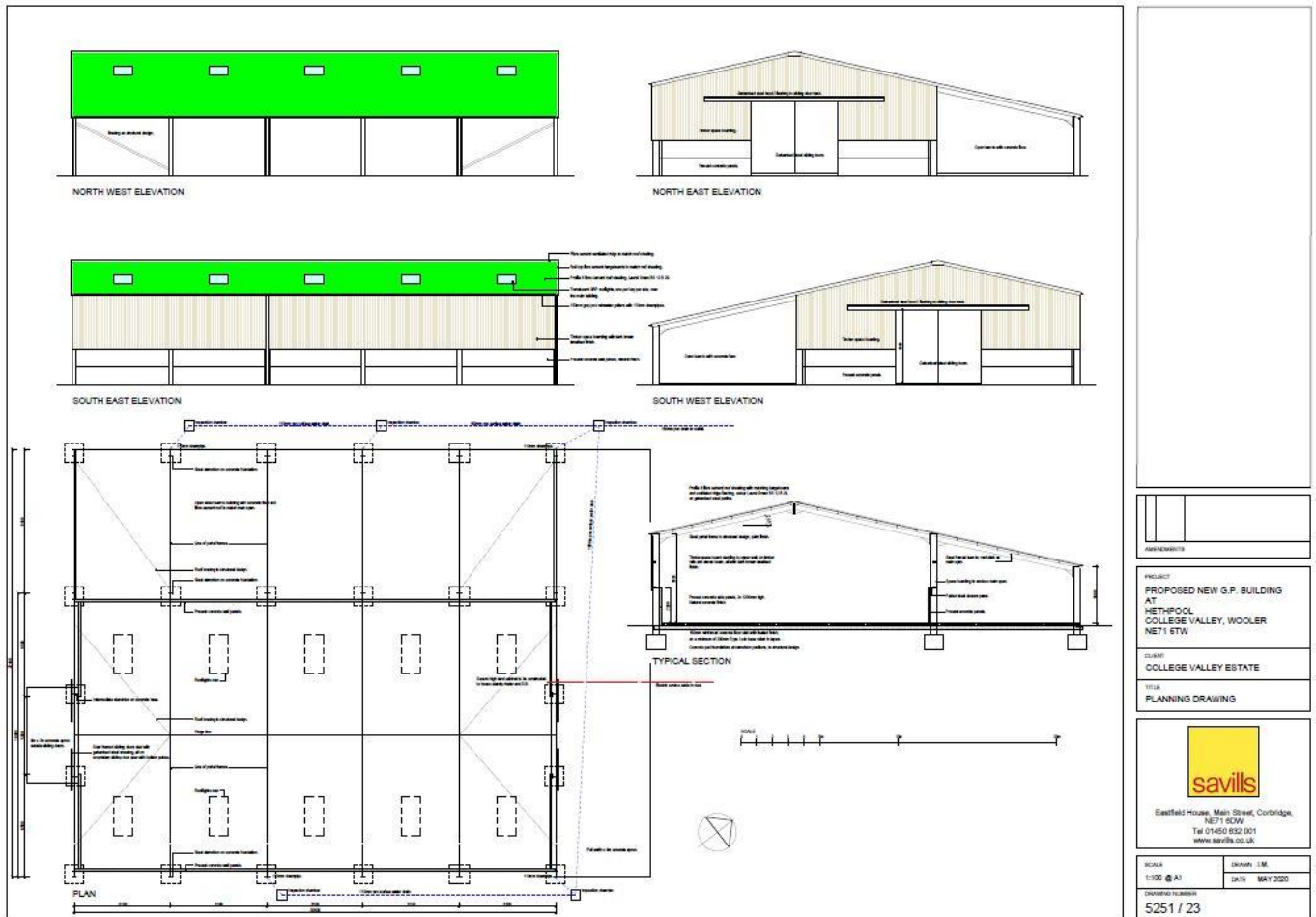
The existing agricultural access serving the hayshed is suitable and will be utilised for the development. The existing access track will also be suitable, requiring only a short extension to the new shed, minimising the impact on the landscape. The location in the lower valley and short distance between the highway and the shed makes it more accessible and less likely to be influenced by poor weather conditions.

## 7 Appendices :

### Proposed Site Plan.



## Proposed Plan, Elevations and Section.



## Photographs



View from the road south west towards the existing hayshed with the site beyond.



## Hethpool G.P. Shed, NE71 6TW.

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View south east towards the existing hayshed and the cottages, with the site to the right.



View of the site with the conifer wood on the left.