



0.0 _ Contents

1.0 _ Introduction 03

1.1 _ Kidlandlee - An Introduction to the Existing Business

2.0 _ The Site 05

3.0 _ Planning History 10

4.0 _ Relevant Planning Policy 11

5.0 _ Development Proposal - Site Strategy 12

5.1 _ Proposed Development Site, Setting + Form

5.2 _ Vehicular/ Pedestrian Access and Parking Provision

5.3 _ Density, Landscaping and Ecology

5.4 _ Visibility and Sight Lines

5.5 _ Proposed Services + Sustainability

6.0 _ Precedents 16

7.0 _ Design Strategy Summary 17

8.0 _ Conclusion 18

“In Northumberland alone, both heaven and earth are seen, we walk all day on long ridges, high enough to give far views of moor and valley, and the sense of solitude below. It is the land of far horizons . . .”

From G.M. Trevelyan’s ‘The Middle Marches’ 1926

1.0 _ Introduction

This report has been prepared by elliottarchitectsLtd on behalf of Mr Matthew Stock, owner of the Kidlandlee estate.

The report supports the planning application which proposes to expand the holiday letting business at Kidlandlee, Harbottle, Northumberland, NE65 7DA, and has been prepared following extensive design development in order to find an appropriate and positive scheme for the site.

The client wishes to expand the existing holiday cottage business in order to improve the important and positive contribution which the business has made on the local economy and community through realising the full potential of the site in a sensitive and appropriate way.

It is proposed that a site to the south of the existing buildings is utilised in order to provide a small number of high-quality architect designed holiday units. In addition to the economic, employment and community benefits, this development would also preserve the existing characterful buildings and landscape setting.

Mr Stock and his family have shown a huge commitment to the site and area, having been developing the existing buildings on the site over the last few years including overhauling and updating the existing holiday cottages (Dipper + Chaffinch), and to provide a further five holiday lets in three existing buildings (The Schoolhouse, The Barn and The Hemmel), as well as converting the Old Stables to provide a family home (Kidland House.)

This dedication to the site and the wider area has been a great success, increasing local employment as well as having a significant impact on the wider local economy, with demand significantly outstripping supply for the holiday units. An issue with the success of the business is that there is a need for workers/ managers accommodation on the site, which is not possible currently, but would be both economically viable and enabled with the accommodation provided by the additional units.

This success and positive wider effect of the business has led the applicants to investigate opportunities for further investment in the area to build on this success, which has led to the proposal outlined in this report.

This has led the applicants to investigate opportunities for further investment in the area to build on this success, which has led to the proposal outlined in this report.

The application proposes four modestly sized holiday lodges to the south of the site. These have been sensitively designed and located to complement the existing buildings and wider landscape and would enable a positive, sustainable future to be secured for the wonderful Kidlandlee estate and the benefit of the wider National Park and region.



Kidlandlee _ An Introduction to the Existing Business

Kidlandlee Holiday Cottages: Green Tourism Gold Status + Visit England Gold

The Kidlandlee estate and holiday cottages are a family business, and one which has consistently prioritised quality, approaching all aspects of their business with great care and sensitivity. The family have embraced the importance of sustainability and this is a key part of the proposal for the lodges. Their website is a great resource which describes some of their journey and attitude;

“Protecting our environment, lowering our carbon footprint, sustaining wildlife habitats whilst also supporting our local community is central to our business ethos. It’s just one of the reasons why our guests love staying at Kidlandlee.”

As a family and small business, they are extremely passionate about protecting the environment including wildlife, ecology and the character of the landscape;

“We love sharing Kidlandlee and all it stands for with the many families that stay in our cottages and it is truly important that we do this in such a way that protects all that we love about Northumberland and its National Park.”

Green Tourism have recently awarded Kidlandlee ‘Gold’ status in recognition of their ongoing commitment to not only providing low impact, environmentally friendly tourism but also their commitment in supporting local business and creating local employment. Their commitment statement sets out their approach which would continue with the proposed lodges;

- We will continue to:
- Reduce our energy usage and our carbon footprint on the local environment.
 - Look into innovative methods of improving our environmental awareness and that of our guests and staff.
 - Comply with requirements of legislation and approved codes of practice.
 - Support local businesses, farmers markets, promote local events and employ locally.
 - Look after our wildlife population creating habitats and areas for eco systems to thrive.
 - Reduce use of plastics further, invest in reusables and recycle responsibly.
 - Encourage walking and cycling and the use of public transport.
 - Ensure that our impact on surrounding forests, areas of natural beauty and our Dark Skies are always positive.

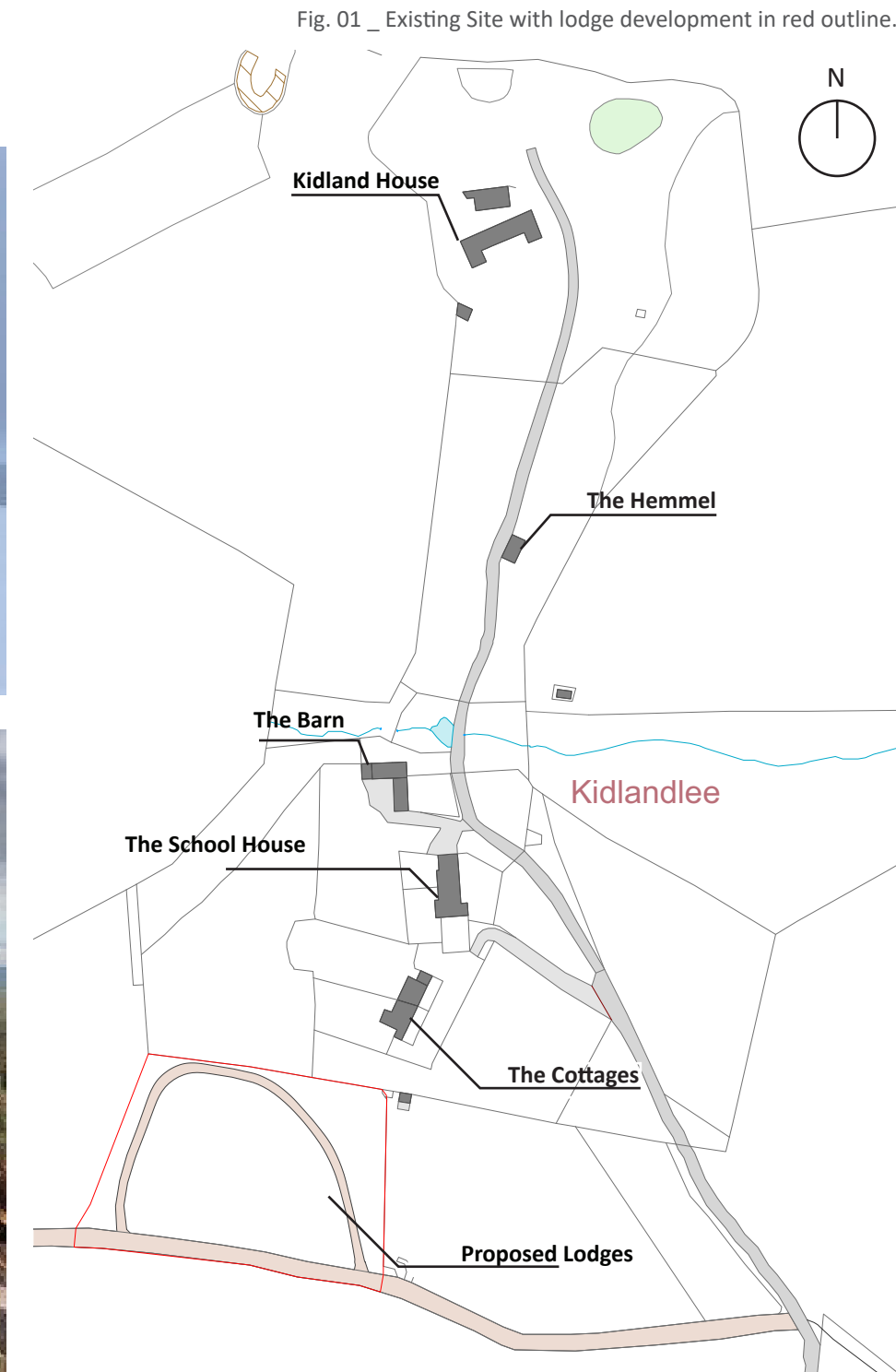
The business also has a visitor’s charter which promotes sustainable tourism to guests and sets out how they can play a part in the successful environmental running of the site and their behaviour when staying there, including conserving resources, respecting the environment and supporting local businesses and communities.

The businesses commitment to sustainability is exceptional; the sustainable services provision on site means that all of the buildings are off grid and are heated and powered mainly through sustainable sources which utilise ground source heating and solar and wind power generation.

The commitment to sustainability is at the heart of the business and the family’s ethos, and also extends to such details as using all A+++ rated appliances, intelligent dosing of eco detergents, recycled gift bags and even recycled toilet paper (for further

detail and information refer to; (<https://www.kidlandlee.co.uk/green-story/>).

In terms of habitats, wildlife and the community, the family are doing great work to support the local flora and fauna to be found on the site through their careful stewardship, including working with local environmental charities such as the Coquetdale Squirrel Group.



Kidlandlee Lodges, Northumberland _ Mr Matthew Stock _ Planning Application Report _ 28/04/2021 4

2.0 _ The Site _ Location

Kidlandlee is situated in the heart of the Northumberland National park approximately 3 miles to the North of Alwinton village. It sits high in the Upper Coquet Valley in an elevated clearing within the surrounding of Kidland Forest. The surrounding forest is owned and managed by the forestry commission.

The site is approximately 4km from the nearest public highway and is currently accessed via an unmettled gravel road (see Fig.04).

There are currently a number of buildings existing on the site as indicated in Fig.02. The land at Kidlandlee extends to 13.92 Hectares (34.39 Acres) of permanent pasture grazing land and woodland.

The site slopes steadily to the East towards the River Alwin approximately 750m away. Due to its natural contours, the site enjoys views over the surrounding countryside whilst remaining largely hidden from nearby footpaths due to the mature trees in the area. It is South East facing and this aspect allows the site to benefit from direct natural sunlight for much of the day.

The site is physically and visually remote from any other settlements or dwellings and so any development at this location would have minimum impact during and after any construction work.



Fig. 02 _ Existing Site indicating existing buildings and lodge development in red outline.



Fig. 03 _ View of the River Alwin on approach with Kidlandlee in the distance.

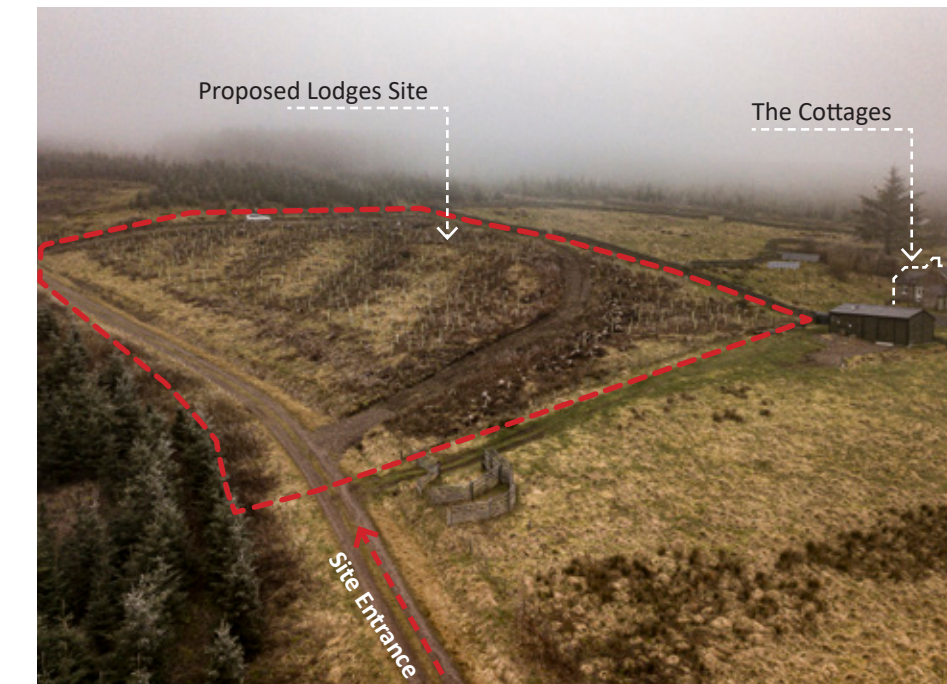


Fig.04 _ View of proposed site for lodges on arrival.



Fig.05 _ View of existing site on arrival depicting existing buildings which have since been restored.

2.0 _ The Site _ Historic Use

Kidlandlee has a rich history which has been well documented by amateur historians, much of which is available on the online at www.barbersasa.co.uk Although none of the buildings on the site are listed, their interesting history was respected in the previously permitted restoration works, and the location and design of the proposed lodges has also considered their significance, being located to the south; adding to the group but sitting at a respectful distance where the contours of the land begin to turn to the south, thereby limiting the situations where they can be seen together.

Shooting Lodge

A significant part of the site's history was the large shooting lodge built c.1896 which was subsequently demolished around 1956. The lodge sat prominently on the East side of the existing stable building dominating the skyline (Fig.05). The photographs illustrate a high standard of craftsmanship on the lodge building with the brick detailing around the eaves and decorative glazing frames (see Fig.07). The shooting lodge's approximate location is outlined on the site map (Fig.01)

Kidland House

Originally a stable block, the building was later used for storage and a metal barn enclosure was added (see Fig.07). This was not considered a very sympathetic approach to extending the original building and has since been removed. The Old Stables has now been carefully restored and extended to provide a family home.

The Schoolhouse

The schoolhouse building was used for education from c.1903 to 1957. The property was then converted to a family home with adhoc extensions being added to the original building. This was rationalised and restored by the applicant to provide two connected holiday lets.

The Cottages, Barn, Hemmel + other outbuildings

The other buildings on site were, and still remain, modest in scale and of largely traditional materials and volumes.

Historic and notable landscape features

The scheme will not only preserve and enhance the built structures on the site, but will also offer the opportunity for visitors to experience the beautiful landscape and its history.

There are several features in the area which are an indication of the historic development on the estate, and the proposed scheme further allows the opportunity to experience the historic and cultural significance of the buildings and wider context.

Historic planting:

Captain Leyland introduced the Leylandii tree to the UK and the specimens on site are likely to be some of the oldest in the country.

Sheep pens:

Multiple sheepfolds and remnants of earthworks are visible in the vicinity which can be seen labelled on the OS maps of the area. There are more which are not recorded on OS information and some of these can be seen in close proximity to the Hemmel

building, again clearly visible from the adjacent public footpath.

Croquet Lawn:

Another indication of the estates grand past, the croquet lawn was created by captain Leyland and its plateau is clearly visible on the approach to the estate to the south west.

Lake:

Where the Kidland burn meets the river Alwin is a picturesque lake constructed by Captain Leyland. Although not part of the applicant's ownership, the lake lies adjacent to the public right of way a short distance to the south west of Kidlandlee.



Fig.05



Fig.06



Fig.07

Fig.06_ View of shooting lodge dominating skyline, c.1910 (Image courtesy of www.barbersasa.co.uk).

Fig.07_Close view of shooting lodge (Image courtesy of www.barbersasa.co.uk).

Fig.08_ View of stable block with metal barn enclosure extension (Image courtesy of www.barbersasa.co.uk).

2.0 _ The Site _ Existing Use

None of the existing buildings are listed and the applicant has sensitively restored and enhanced all of the buildings on site. Each existing building is outlined below with a brief description of its current use;

Kidland House

The former stable block is now a single dwelling for the family who also manage the site. The stone and slate barn has been extended to provide suitable accommodation with a new zinc clad wing which forms a courtyard to the south.

The Hemmel

This small field barn is a traditional stone and slate building which has been converted to provide a single unit for holiday accommodation and is nearing completion.

The Barn

Formerly an agricultural building, the stone and slate Barn has been sensitively restored and extended to provide two holiday units, with a services enclosure to the rear which is integrated into the hillside.

The Schoolhouse

The stone and slate former Schoolhouse was used for many years as a dwelling before being restored and extended to become two interconnected holiday lets under the 2016 planning permission.

Chaffinch + Dipper Cottages

These cottages are traditional stone under slate construction with separate access, gardens and parking and provide two holiday units.



Lodges: Proposed Site
 The proposed site lies to the south of the Dipper and Chaffinch Cottages on an area of land formerly used for evergreen planting. These trees have recently been harvested and the site has been replanted with oak.

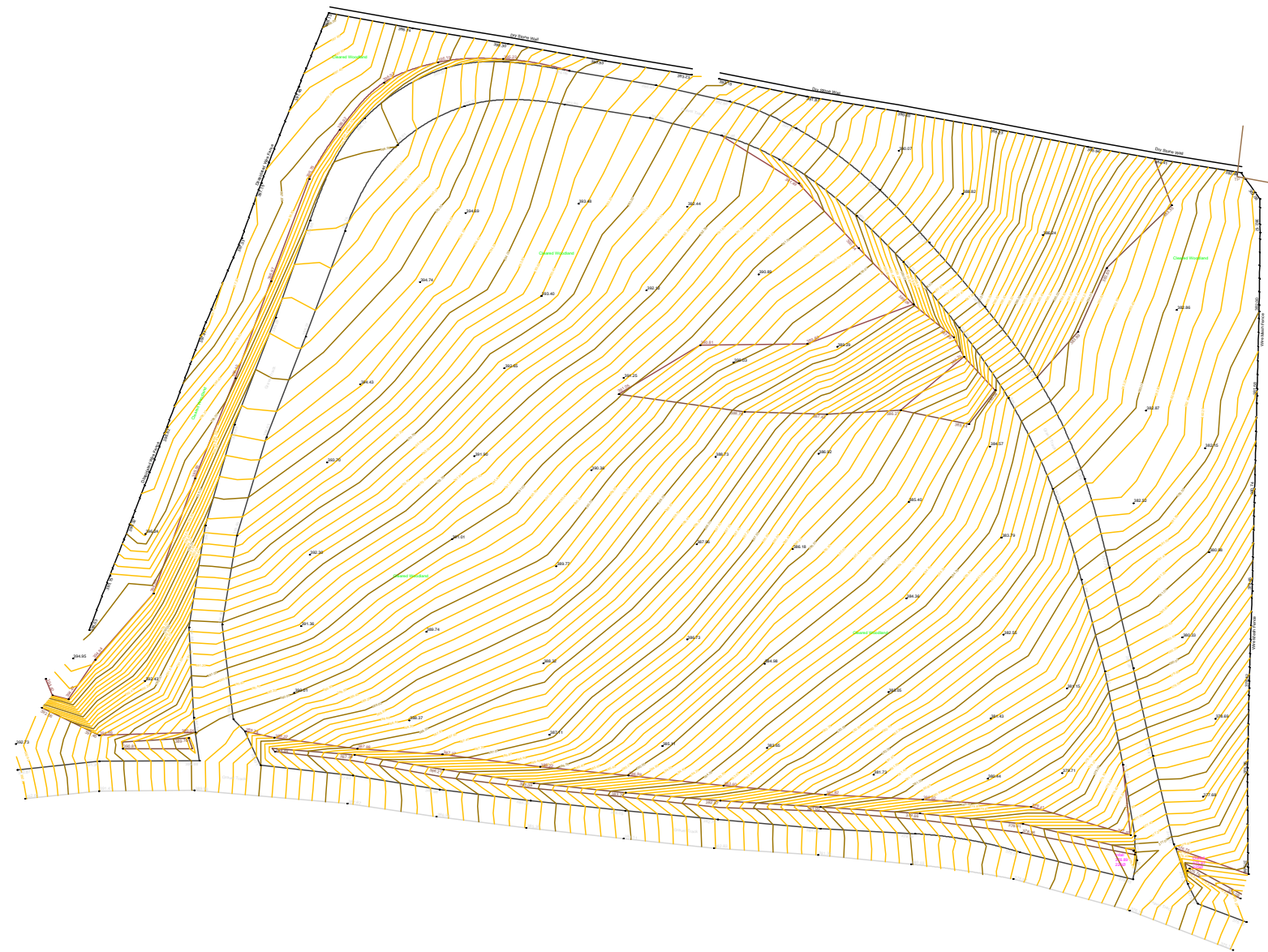


Fig.09 _ Existing Site drawing with topographic levels NOT TO SCALE.

2.0 _ The Site _ Visibility

Due to its remote location, the site is not visible from any other settlements or dwellings. The nearest buildings are Dipper and Chaffinch cottages which are orientated to face east and therefore away from the proposed site.

The site is accessed via a single track which is the only vehicular approach (see View.1) Therefore, any proposed development would only be visible from the footpaths around the site when at relatively close proximity. It is anticipated that the development will have minimal visual impact on the site. Section 5.0 discusses the design approach to each proposed development with diagrammatic studies of visual impact.

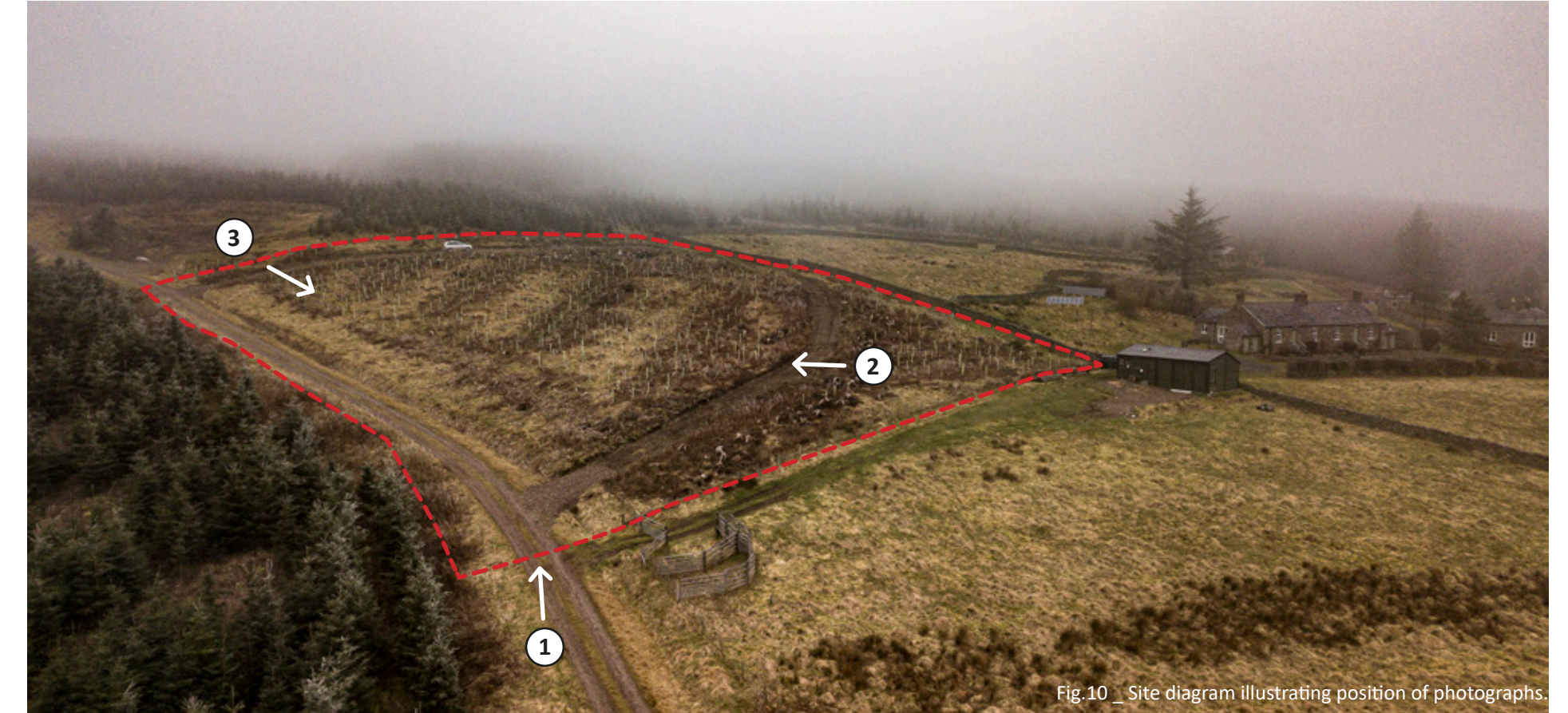


Fig.10 _ Site diagram illustrating position of photographs.



View 1



View 2



View 3

3.0 _ Planning History

There are a total of 8 applications registered on the Northumberland National Park's online register, these are listed below.

2007_ Conversion of hemmel to camping barn; demolition of iron shed for fuel store; change of use of farm buildings for washing facilities; change of use of agricultural land to campsite; provision of wind (2) generators; change of use agricultural land to croquet pitch.
Ref. no: 07NP0069. Status: Application Permitted.

2005_ Erection of a domestic wind turbine, 6.5 metres high to the hub.
Ref. no: 05NP0040. Status: Application Permitted.

2003_ Conversion of redundant stable block to one dwelling house.
Ref. no: 03NP0016. Status: Application withdrawn.

2001_ Details of generator compound pursuant to condition No.16 of planning permission 00/NP/41.
Ref. no: 01NP0065. Status: Application Permitted.

2001_ Erection of general purpose agricultural building.
Ref. no: 01NP0017. Status: Approval not required.

2000_ Erection of overhead electricity supply line.
Ref. no: A/NP/2000/0016. Status: No objection.

2000_ Circular 14/90 consultation in respect of overhead electricity supply line.
Ref. no: C/00/NP/42. Status: Application Permitted.

2000_ Conversion of stable block, barn and farmhouse to form 4 no. holiday cottages and 1 no. manager's dwelling and installation of sewage treatment plant.
Ref. no: 00NP0041. Status: Application Permitted.

2000_ Conversion of farmhouses, stables and farm buildings to 7 no. holiday letting units and 1 no. manager's dwelling, construction of 3 no timber chalets, stable block and indoor swimming pool and installation of sewage treatment plant.
Ref. no: 00NP0014. Status: Application withdrawn.

1999_ Conversion of farmhouse cottages, stable and farm buildings to 6 no. holiday letting units and manager's dwelling and construction of 10 no. timber chalets to form managed holiday hamlet.
Ref. no: 99NP0035. Status: Application withdrawn.

2016_ Conversion of and extensions to existing buildings (one residential property, two former agricultural buildings and one former stable block) to create five holiday lets, one residential dwelling and office associated with holiday letting business. Creation of underground services enclosure, installation and relocation of PV panels, installation of sewage treatment plant and associated works.
Ref. no: 16NP0069. Status: Application permitted.

This history illustrates that the principle of development at Kidlandlee is acceptable to the National Park Authority, especially in regards to the conversion of the existing buildings.

Although some of the permissions have now lapsed, this history shows that further development can be reasonably considered on the site, and the proposal for adding a small number of lightweight new lodges would be an appropriate approach.



4.0 _ Relevant Planning Policy

Due consideration has been given to relevant planning policies. The National Park Local Plan sets out the parks statutory purposes which are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, and to promote opportunities for the understanding and enjoyment of its special qualities by the public.

This proposal also seeks to foster the economic and social well-being of local communities within the National Park, which is a key shared value of the applicants.

Due to the context of the Northumberland National Park it is of key importance to approach the design proposals for Kidlandlee with care and sensitivity to ensure a sustainable future for the site in accordance with the relevant planning policy guidance and we believe that this is the case for this proposal.

The local plan section on Rural Economy and Diversification states that development which contributes to the economic and social well-being of local communities within the National Park will be permitted where one or more of the following criteria are met, and these include points which apply in this case. The application;

Promotes and protects existing businesses by providing flexibility for established rural businesses to diversify and expand;
And;
It provides additional facilities, or better use of existing facilities, including those which provide further opportunities to understand and enjoy the special qualities of the National Park.

The local plan identifies that development will be permitted outside settlements where it supports farms and rural enterprises that derive their primary inputs from the land where there is a need for development to meet the needs of tourism, recreation and other rural enterprise or land management activities, which is the case for this application.

Other relevant supplementary planning documents and guidance have been considered as part of the process of development at Kidlandlee including the Landscape Supplementary Planning Document which identifies that developments should 'Ensure that tourism development sensitively utilises the landscape resource and brings socio-economic benefits to local communities'.

"Local Development Framework Design Guide Supplementary Planning Document" and the "Northumberland National Park Exterior Lighting Master Plan"; The proposed development pays careful attention to the guidance in order to ensure that light pollution is minimised in the Dark Sky Park. With this in mind there will be no proposal for exterior lighting on the site.

Summary

To ensure balance between the need to support rural economic development and the protection of the character, diversity and tranquillity of Northumberland's landscape and biodiversity, all proposed development is appropriate in scale, character and design to its immediate and wider setting, and adheres to the relevant policies and guidance.



5.0 _ Development Proposal - Site Strategy

This section of the report discusses the site strategy indicating the site for development (see Fig.11), access, landscaping, ecology, services and visibility.

5.1 _ Proposed Development Site, Setting + Form

The site lies to the south of the existing buildings on an area which has historically been used for evergreen forestry. The trees have recently been harvested and the site replanted with oak trees which will remain and will screen the buildings over time.

The site slopes down to the south east with a fall of approximately 17m over its length, with an access track around the perimeter. A dry stone wall sits to the north which helps to separate and screen the lodges from the cottages to the north. It should be noted that the buildings to the north face a more easterly direction, whereas the proposed site begins to turn to face more south east, as well as being at a lower level which helps to keep a good balance of grouping without overlooking.

The lodges have been carefully located to consider the design principles as set out in the Local Development Framework Design Guide supplementary Planning document. They have been located in harmony with the existing contours with a linear ridge lines and they do not break the skyline.

5.2 _ Vehicular/ Pedestrian Access and Parking Provision

The existing buildings on the wider site are currently used by the residents and guests. There is infrequent pedestrian traffic to the public footpaths. It has been a key consideration within the overall site strategy to provide safe vehicle and pedestrian access to and around the proposed new developments.

It is anticipated that the proposed developments will have only a very minor increase in vehicular and pedestrian traffic to, from and around the site. The existing tracks will be used with no new tracks required or proposed.

A single parking place is provided alongside each unit to minimise traffic and the visual impact of parked cars. This will be in a gravel sourced locally to match the regional stone and existing adjacent access track.

5.3 _ Density, Landscaping and Ecology

The strategy for the development is to provide a very small number of units to maintain a balance of accommodation in relation to the existing buildings on site. The buildings have a sensitive siting and appearance, being lightweight in construction and visual appearance, and their setting within trees will provide a contrast to the more open nature of the other buildings in the other areas of the site.

The four units have been located with subtly different orientations to maintain privacy between the units, and no fences or landscaping are proposed; the lodges will sit harmoniously within the trees with no harmful 'suburbanising' landscaping.

The proposed development would have minimal impact on any wildlife in the area during construction, and would actually provide a positive ecological impact overall. A preliminary ecological survey has been undertaken and all mitigation measures will be put in place prior to construction commencing. Refer to separate report by E3 ecology for further detail.

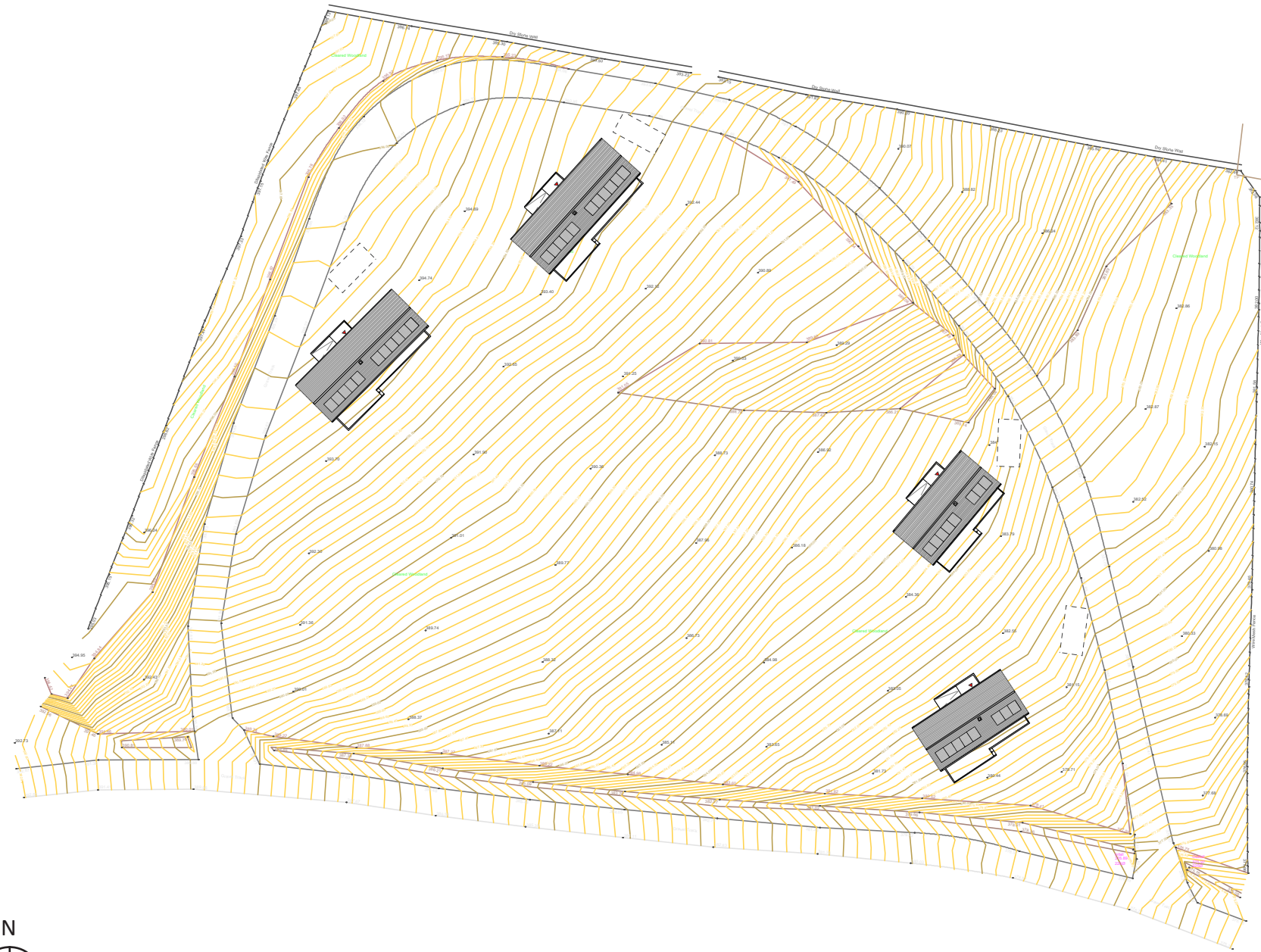


Fig.11 _ Proposed Site Plan depicting location of 4no. lodges. NOT TO SCALE

5.0 _ Development Proposal - Site Strategy

5.4 _ Visibility and Sight Lines

The views to the proposed developments from existing public rights of way are minimal. The footpath to the north west is higher on the hill and the site is not visible. From the public footpath to the south east, there are only marginal views of the site and lodges and from some distance (over 200m).

The lodges are also set well below the horizon/ skyline, with mature trees behind, and will of course be further screened by the newly planted oak trees as they mature.

5.5 _ Proposed Services + Sustainability

Due to the rural nature of the site the scheme will utilise sustainable resources to negate the requirement for connections to mains supplies which would cause major disruption to the surrounding landscape.

The existing buildings are all entirely off grid for all of their services, and have also been upgraded to maximise their efficiency; this would also be the case for the lodges.

Sustainability is inherent within the design of the proposed lodges; they will be off site manufactured timber frame construction; this method has a low embodied energy and creates a low impact on the site during erection through the use of lightweight screw pile foundations which minimise disruption to the site. The buildings will be highly insulated and airtight minimising the required energy inputs and making them highly sustainable.

They will be clad externally with timber (larch), which will weather over time to a silver grey. This material is often found in rural agricultural buildings and will sit well within the trees as a gentle contrast to the dry stone walling and other stone buildings on the adjacent site.

Electricity: New small scale PV panels to the south pitch of the roofs will provide electricity with the nearby backup generator providing emergency power.
 Heating: Air source heat pumps will provide all required heating and hot water in conjunction with the PV electricity supply.
 Water: Borehole/ spring water as existing.
 Drainage: New bacterial digestion sewerage treatment plant to be installed for foul waste and soakaways provided for surface water. This will be located to the south east of the site and will serve all four units.

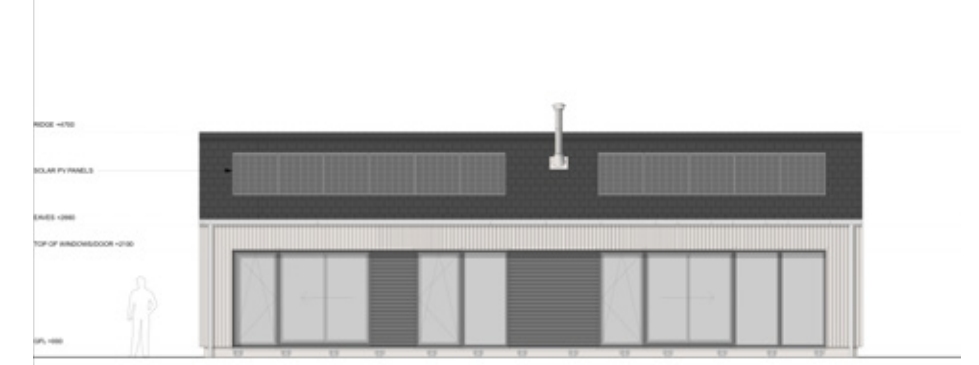


Fig.12 _ Indicative Aerial Images showing location of 4no. lodges.

Fig.13 _ Floor Layout for the 1 bedroom lodge



Fig.14 _ Primary Elevation for the 2 bedroom lodge



5.0 _ Development Proposal - Site Strategy



Fig.15 _ Site Section AA

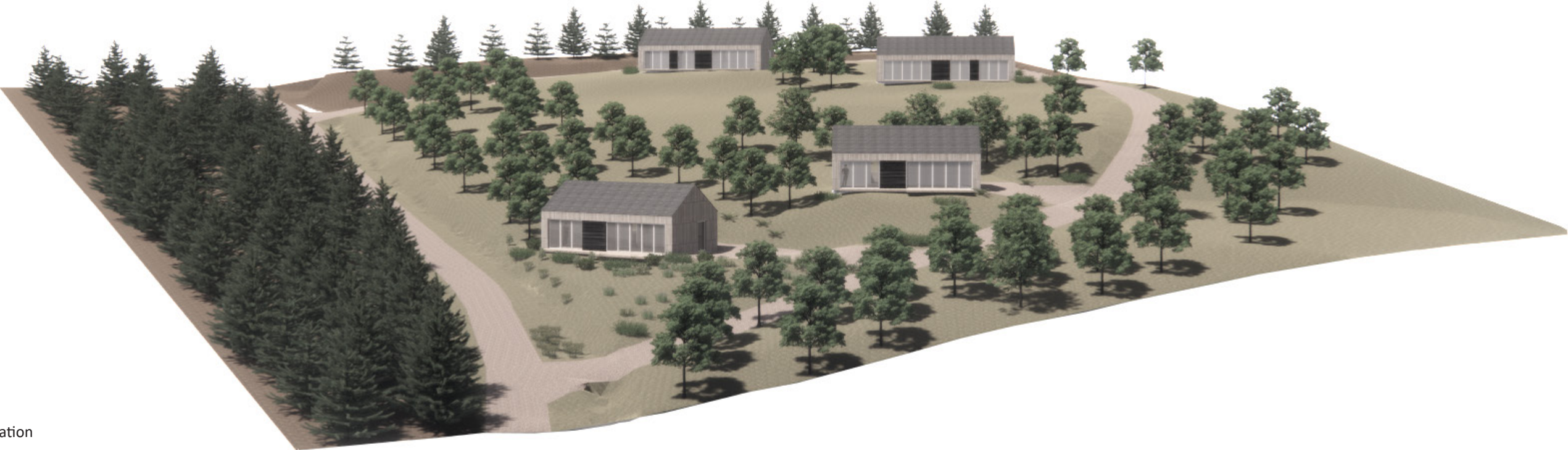


Fig.16 _ Aerial Visualisation

5.0 _ Development Proposal - Site Strategy



Fig.17 _ View of 2 bedroom lodges from the top of the site

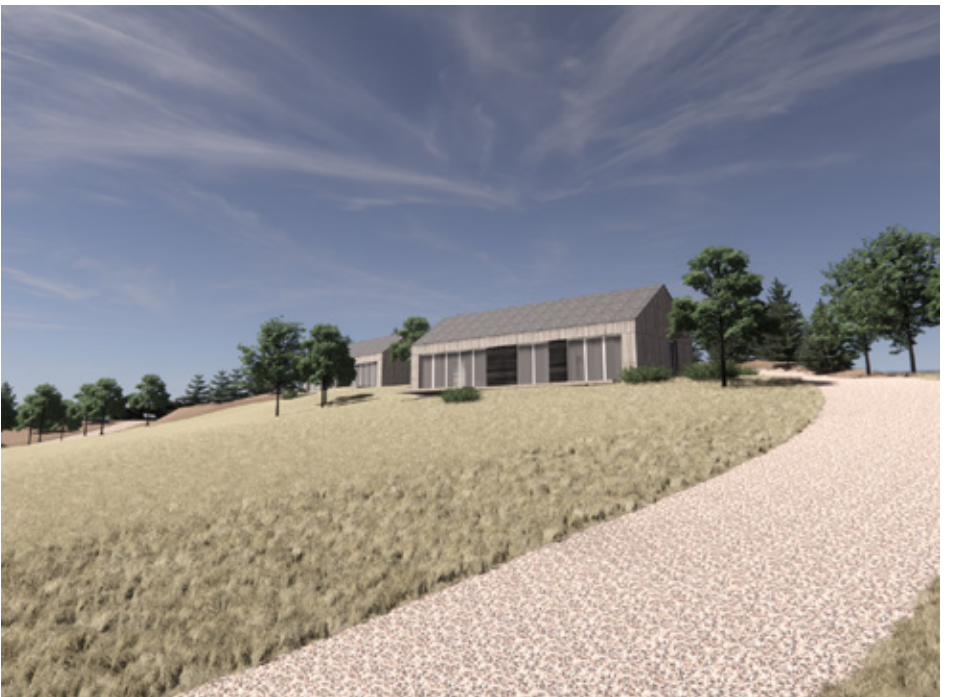


Fig.18 _ View of 2 bedroom lodges descending the site



Fig.19 _ View of 1 bedroom lodges from approach

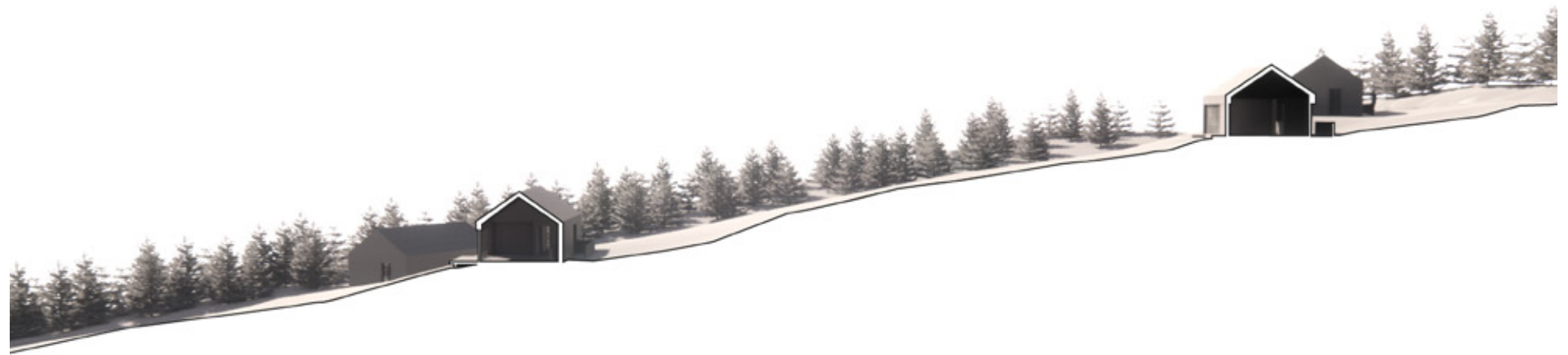


Fig.20 _ Site Section BB



Fig.21 _ View of 1 bedroom lodges descending the site

6.0 _ Precedents

This sheet illustrates a range of precedent images which show similar suitable approaches for materials and architectural detailing in the rural setting and give an idea of the influences to be considered in the design.

The development will use a material palette informed by the local context and rural vernacular buildings of the region. There will be a simple palette of natural, sustainable materials including slate and timber.

Elliott Architects Ltd. and Heb Homes are both award winning Architectural Practices who have a proven track record in achieving the highest quality architecture in sensitive contexts. We have won several prestigious awards and have been widely praised for our ability to create architecture which has a lasting and positive impact, socially, historically, environmentally, economically and culturally. We are respected in design terms and therefore very well placed to deliver architecture which make a positive contribution to the National Park.



natural materiality



vernacular influenced forms



7.0 _ Design Strategy Summary

Proposed Development: The proposed development location minimises visual and physical impact on the existing landscape. The fundamental aim is to create the required space for the visitors and community whilst remaining sensitive to the local surroundings.

Development Locations: The site has a good relationship to the wider site, and the lodges have been carefully arranged to sit well in their immediate site.

Number of units: The scheme is very low density in proportion to the site, demonstrating a sensitivity to its setting. This fundamental starting point establishes a commitment to quality over quantity and is an appropriate approach for a site of this nature.

Position: The buildings are well dispersed on the site and are positioned to be sympathetic to each other and the natural contours of the landscape.

Form: The lodges are reminiscent of the form of field barns and the existing buildings on site, being small in scale with pitched roofs.

Massing: The lodges are low lying and linear in order to achieve minimal physical and visual impact on the landscape.

Materiality: The proposed material palette will draw influence from the existing materiality around the area with the timber finish harmonising with the trees and also relating to lightweight agricultural buildings.

Visibility: The proposed lodges will be carefully orientated to maximise privacy, natural light and view whilst also minimising visual impact.

Views into the site: Each lodge sits sensitively in relation to the contours of the land and the other units. The newly planted trees will screen the buildings and views from public rights of way are fully minimised.

Close views within the site: Careful orientation and design of the lodges creates and maintains permeable views from the track through the site.

Views out: Each building will be carefully designed to make use of the beautiful views whilst minimising visibility looking in.

Landscaping: The scheme utilises the natural and existing features of the land. Screening is provided by the newly planted local indigenous species of trees around the site (oak). No fences or ground treatments are proposed around the lodges and the method of construction creates minimal impact on the site.

Access + circulation: The proposal utilises the existing tracks present on site for minimal impact. The low volume of visitors and small number of units minimises vehicular traffic.



8.0 _ Conclusion

The design proposes a small scale, innovatively designed scheme which prioritises sensitivity to the landscape and benefit to the community. The layout and integrated landscaping promote well-being for visitors, and provide an environmentally focussed and sustainable development.

The scale, position, materiality and form of the development have all been carefully considered to be appropriate within the wider context, and care has been taken to design the buildings to minimise the impact on the site physically and visually; with an improved form and materials palette, the buildings draw on influences from the historic context whilst remaining sensitive to it in order to enhance and continue the character of the area.

The scheme has been designed to a high standard by award winning architects with local knowledge and respect for the area and the community. The application represents a rare opportunity to make a positive contribution to the Northumberland landscape, which could serve as an exemplar for the development of remote sites. The commitment and vision of the clients to make a positive contribution to the area is clear, and this is a great opportunity to create a positive and sustainable design.

The proposals supports the local community by providing employment benefits both during the construction and into the future. The business would create two new full time jobs for the managing and maintenance of the holiday lets and grounds, and would also support other local businesses in through the need for additional servicing of the business at Kidlandlee, with perhaps the biggest economic boost being the increase in visitors to the National Park through increased tourism which would further benefit local businesses and the rural economy.

