

From: [Laura Garth](#)
To: [Laura Garth](#)
Subject: FW: Kidlandlee 21NP0035
Date: 05 August 2021 09:46:48
Attachments: [kidlandlee timber.pdf](#)

From: Ben Elliott [REDACTED]
Sent: 04 August 2021 18:06
To: Colin Godfrey [REDACTED]
Subject: RE: Kidlandlee 21NP0035

Hi Colin,

Thanks for the information provided; I have responded to the points below which all seem fine. The only thing we would like to have a further discussion about is the finish of the timber as we really believe that a natural finish would be a better solution. I have therefore attached a short statement with some images to explain our thinking.

Feel free to get in touch if you require any further information.

Kind regards,

Ben.

Ben Elliott : elliottarchitectsLtd : [REDACTED]

RIBA Awards 2020-2021 : Ben Elliott : chair of the Awards judging panel.
BBC2 Your Home Made Perfect : Lynsey Elliott : selected architect, series three.
RIBA Awards 2016-2020 : Shortlisted for six projects : Winner of four RIBA Awards.
Environment Awards 2017 : Overall Winner Built Environment Category : Crook Hall, Durham.
RICS Awards 2018 : Highly Commended : Earl Grey House, Newcastle.
AJ Retrofit Awards 2018 : National Finalist: Earl Grey House, Newcastle.

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From: Colin Godfrey [REDACTED]
Sent: 04 August 2021 12:09
To: Ben Elliott [REDACTED]
Subject: Kidlandlee 21NP0035

Dear Ben,

I refer to the above application.

I have now received comments from the NNPA Landscape & Forestry Officer (copy attached). While not objecting he has raised some concerns / requested a number of conditions are attached to any permission which may be issued. The points raised can be summarised as follows:

- Concerns over the intention to allow the cabins to weather to a silver grey as he considers that this would make them visually prominent and has recommended that they are stained a deeper, timber colour to minimise the risk of them becoming visually prominent; **If you wish to provide anything additional at this stage to address this, I would be happy to receive otherwise submission of details would be left to condition. We understand the comment, but are not entirely in agreement. We have extensive experience in timber finishes on buildings, and find that untreated timber is the most natural and aesthetically appealing approach. Please refer to attached document which gives further examples, background and description to the proposed material.**
- Confirmation that an anti-glare surface will be applied to the solar panels; **it would be useful if you could confirm this is acceptable. Yes, agreed this is acceptable.**
- The submission of a landscaping plan detailing the trees to be retained and indicating where replanted trees are to be located (both the Landscape Officer and Ecologist have also recommended that for every 2 trees moved and replanted, an additional tree should be planted to account for any unsuccessful translocations). **As this would require a pre-commencement condition attached to any permission which may be issued (unless a plan is submitted in advance of the application being determined), I would be grateful if you could confirm that that you client would be happy to proceed on this basis. Yes, agreed this is acceptable.**
- Any lighting to be dark sky compliant; **I note from the submissions that there is no intention to install external lighting. However, a condition will be attached to any permission which may be granted requiring, should this change, details of any lighting to be submitted for the approval of the LPA. Yes, agreed this is acceptable.**
- While the Officer has made reference to a retrospective application for the access road, as the road is included as part of the current application, separate permission would not be required. **It would however be useful if you could confirm whether any further upgrade is proposed to the track. Yes, agreed this is acceptable. no further upgrade is proposed for the track; the stone is natural, permeable and fits well with the natural feel of the site as existing and proposed.**

I hope this is of assistance and look forward to hearing from you in due course.

Regards,

Colin

—

Colin Godfrey
Planning Officer

Kidlandlee Lodges_ natural timber cladding examples



Above left; common oak. Right; weathered larch cladding, Dualchas Architects



Above left; natural weathered timber in Griffon Forest, Yorkshire

Elliott Architects and Dualchas have extensive experience in timber finishes on buildings, and find that untreated timber is the most natural and aesthetically appealing approach.

The timber, in this case larch, will keep some of its warmth, and although will turn grey over time, is not reflective or bright; apologies if the description of 'silver grey' was misleading, perhaps mid/ light grey would be more accurate; one of the leading suppliers of timber cladding in the UK (Russwood) describes its Scotlarch and Siberian larch as weathering to a 'muted grey'.

We have found that the advice and agreed approach from the majority of conservation and design professionals is that this is an attractive and natural finish which is preferable to a stained or painted finish, as

these inevitably appear more artificial, can have a poor appearance if not properly maintained, and are normally associated with lower quality materials which are not as robust and therefore require additional protection.

The larch as proposed would weather and become very similar in appearance to the bark of an oak tree (see images below), which would harmonise them with their environment.



Above left; common oak. Right; fully weathered larch cladding, Russwood



Above; Russwood weathered larch cladding, Haydon Bridge Conservation Area, Elliott Architects.

Below; examples of treated timber (Norclad).



There are of course many other options for different stains and treatments to give varied appearances and colours, but we feel that no treatment would give as natural and harmonious an appearance for the lodges at Kidlandlee as untreated timber. We therefore respectfully request that this further justification is given due consideration and that the timber remains untreated.