

The following proposal is designed to compliment the existing Hesleyside Huts. The proposal is for an exemplar sustainable glamping hut designed specifically for its context and to have minimal impact on its setting.

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HESLEYSIDE HUTS: Larch Tower

1.0 Introduction

Hesleyside has been the privately owned ancestral home of the Border Reiver Charlton Family since 1343. The current 18th century house (1719) was built on the site of a 14th century pele tower, the east front was remodelled by William Newton in 1796. The grounds are reputed to have been laid out by Capability Brown.

Hesleyside Hall is listed grade2*, the garden and grounds are registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest .

The house is sited 3km west of Bellingham.



Existing Glamping Business

We are very fortunate to live and work in a very beautiful, unspoilt part of the UK, a peaceful wild environment which is becoming more and more attractive to tourists. Hesleyside is located right in the heart of the Northumberland National Park. Hesleyside Hall is the only large historic house in the Northumberland National Park and has been the ancestral home of the infamous Border Reiver Charlton clan since the reign of Richard I. For over 765 years Hesleyside has been a private residence, but it is becoming increasingly difficult to maintain and conserve.

Since taking on the family business 8 years ago, we have been looking at ways to diversify, to increase the income of the Estate and fund urgent repairs to the historic fabric of the Hall and surrounding buildings. We have been keen to open up and share the building and the unique beauty of its setting with visitors to the National Park. In 2014 we set up Hesleyside Huts with the support of the LEADER rural diversification fund to create sympathetic, environmentally friendly glamping accommodation. The Business has been a great success and enjoyed excellent national and international press coverage, with recent feature articles in The Telegraph, The Sunday Times, The Times Magazine, Flybe inflight magazine, The Guardian, Harpers Bazar, Country Living and Lonely Planet and several other publications. We have also won many rural tourism awards. We have grown the Business in a sustainable fashion, using local craftsman, sustainable materials and we have provided much needed employment in the local area. We have attracted a new group of high spend visitors to the area who as a result have supported other local partners and attractions. Hesleyside Huts is a unique place in which guests can experience comfort, yet *remain* reconnected with the nature and the dramatic landscape, dark skies, clean air, wildlife and stillness of the Northumberland national park. We aim to tap into society's current desire to "switch-off and re-connect" and to offer something different - "an experience not just a night away".

Our major ongoing problem is that of guest disappointment, the huts are so full that many of our guests need to book 9 – 12 months ahead and are increasingly frustrated that they cannot book a hut. There is a significant demand which we cannot fulfil. This is coupled with our increasing desire to restore and save important features within the Estate such as the 17th century walled garden. Without securing an increased revenue stream we cannot even start to think about saving these historic features and there is a signifi-



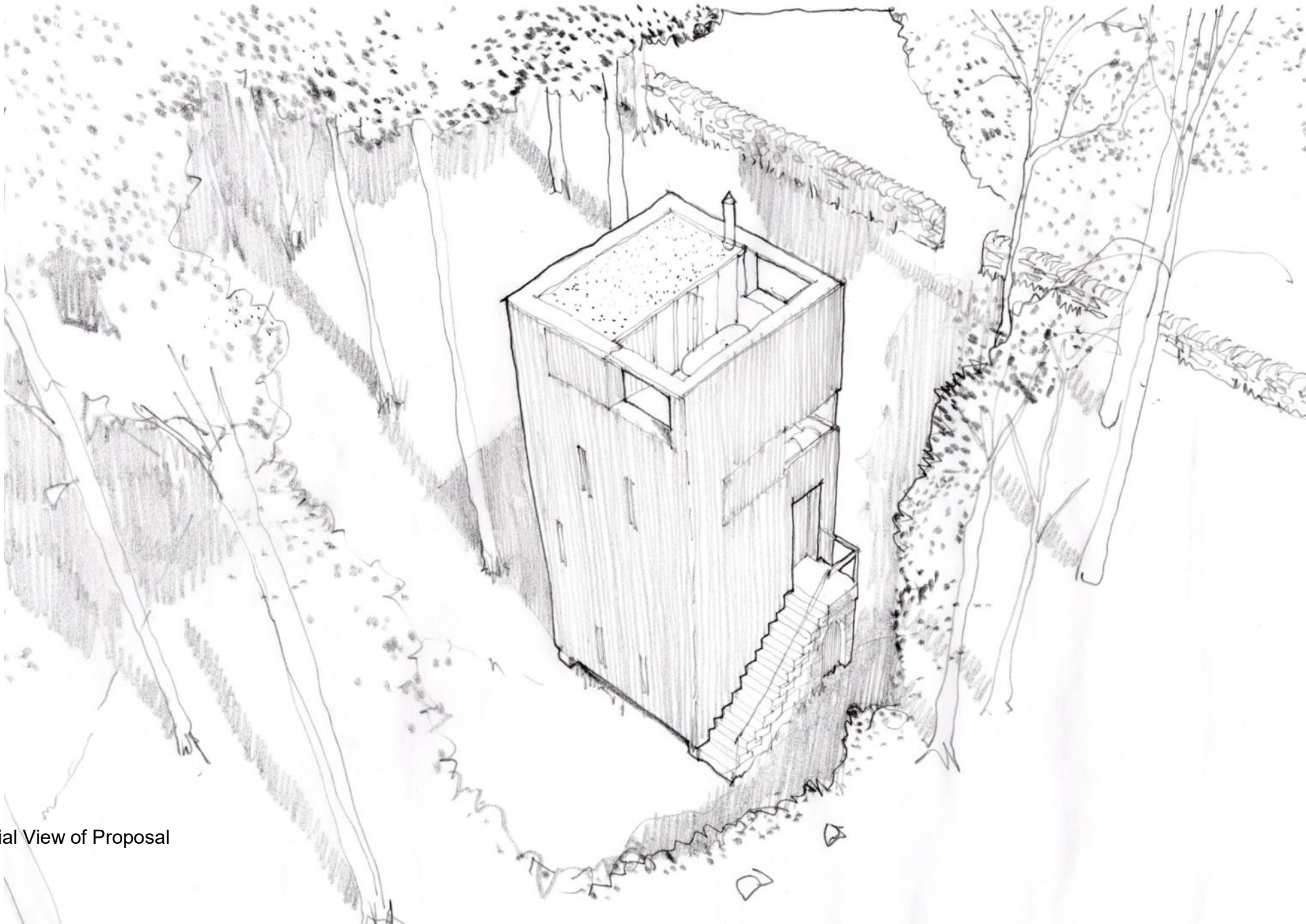
even start to think about saving these historic features and there is a significant danger that they will be lost.

Guests come to Hesleyside for its “magic” to breath clean air, to seek a place to think or switch off. They also come for the unique whimsical design of the huts, the magical, yet natural, feeling that they evoke. Hesleyside huts stands apart from the rows of mass produced wooden wigmans and pods that other glamping providers provide. We offer space, privacy, a sanctuary built of sustainable materials, a unique and memorable design that harks back to our childhood for exploring woods and climbing trees, a folly, a tree-house, a wendy house. Our proposal for the additional glamping hut will complement our existing offer, providing unique, handcrafted and magical accommodation. We are seen as Glamping innovators in the UK and our new huts reflect the creative flair that we have become known for.

The site has been chosen after much consideration. We had originally looked at the Walled Garden as a potential location for additional huts. This would have provided sufficient revenue to allow the full restoration of the Walled Garden, which is in a dangerous state of repair and would have provided significant employment opportunities. But after almost a year of dealing with the Environment Agency we have come to realise, that although development at the Walled Garden might still be possible, it would take a significant amount of investment, time, resource and associated risk to proceed any further. In the meantime the walled garden is becoming increasingly dangerous and is at risk of being lost. In efforts to save it and find additional income to initiate works we have looked at alternative locations for additional huts. We believe that the suggested site is perfect. It is away from the Main Hall, cannot be viewed from the public highway, and has services nearby and still retain the feeling of space and privacy that is so important to our offer.



HESLEYSIDE HUTS: Larch Tower



Aerial View of Proposal

Tower Key Features:

Drawings its inspiration from bastle houses, peel towers and tower houses of the Border Reivers' area, our proposal is a considered design, to be built from materials carefully chosen for their environmental credentials that will weather and age well and have a synergy with their surroundings. It is designed place the visitor high up amongst the surrounding trees.

Here visitors can stay in eco-friendly, sustainable tourist accommodation, providing a different experience to the current huts. The Tower will accommodate 2 adults and will further support the Estate's desire to diversify and find ways to share in the beauty and history of the Estate. It will help generate much needed income to help restore, conserve and maintain the house at Hesleyside.

The existing huts at Hesleyside have proved very successful, providing low impact alternative accommodation which sit well within the surrounding landscape. The new hut will be constructed from timber in keeping with the surrounding landscape. It will not be visible from the road or the Hall, it will be situated in a completely private area where no one will be able to see it. It will be placed amongst the trees of a plantation of larch and scots pine, not too close to damage the trees. Screw pile foundations will avoid damage to tree roots and try to avoid the use of concrete. Visitors will park where current visitors park and where there is ample existing parking. No additional signage is required and a single external low energy light which is dark skies compliant will be attached to the hut for safety reasons. The site cannot be seen from the road, public footpath or any other dwelling.

We have discovered a large demand for couples wanting to stay in eco glamping accommodation. Our glamping visitors are increasingly looking for something different and enjoy the romance of the Estate parkland and position. The hut will only be used as overnight and tourist accommodation.

Although the development will undoubtedly help us conserve the historic fabric of Hesleyside it will not have a detrimental effect on the historic setting of the hall and its garden as the hut will not interfere with views and layout of the existing gardens and parkland views surrounding the House. Hesleyside Estate already has a Forestry Commission approved woodland management plan in place to look after the woodland and the hut would be sited amongst this.

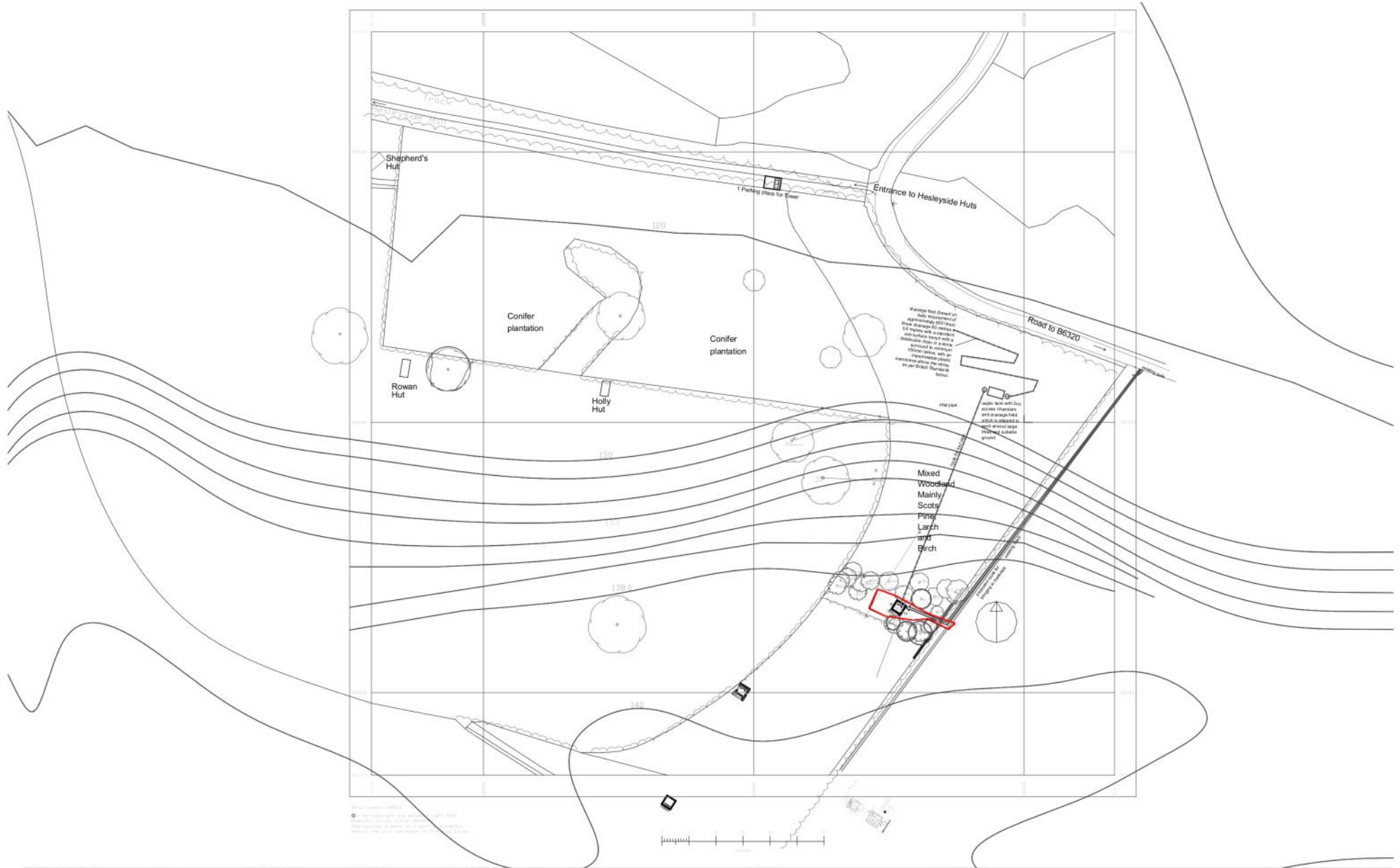
We are committed to maintaining the special qualities of Hesleyside and its surrounding natural landscape and hence we strictly limit paraphernalia. Additional external infrastructure that could have a visual impact upon the setting of the historic parkland and garden, ie pic-nic tables, benches, decking, games etc. will be avoided. Wood-fuel will not be gathered by occupants of the new hut

Additional facilities will be provided by delivering locally sourced breakfast baskets and highlighting offers and suppliers in the locality. The hut will have a wood burning stove and sustainably sourced wood will be supplied to all visitors from the Estate's wood business.

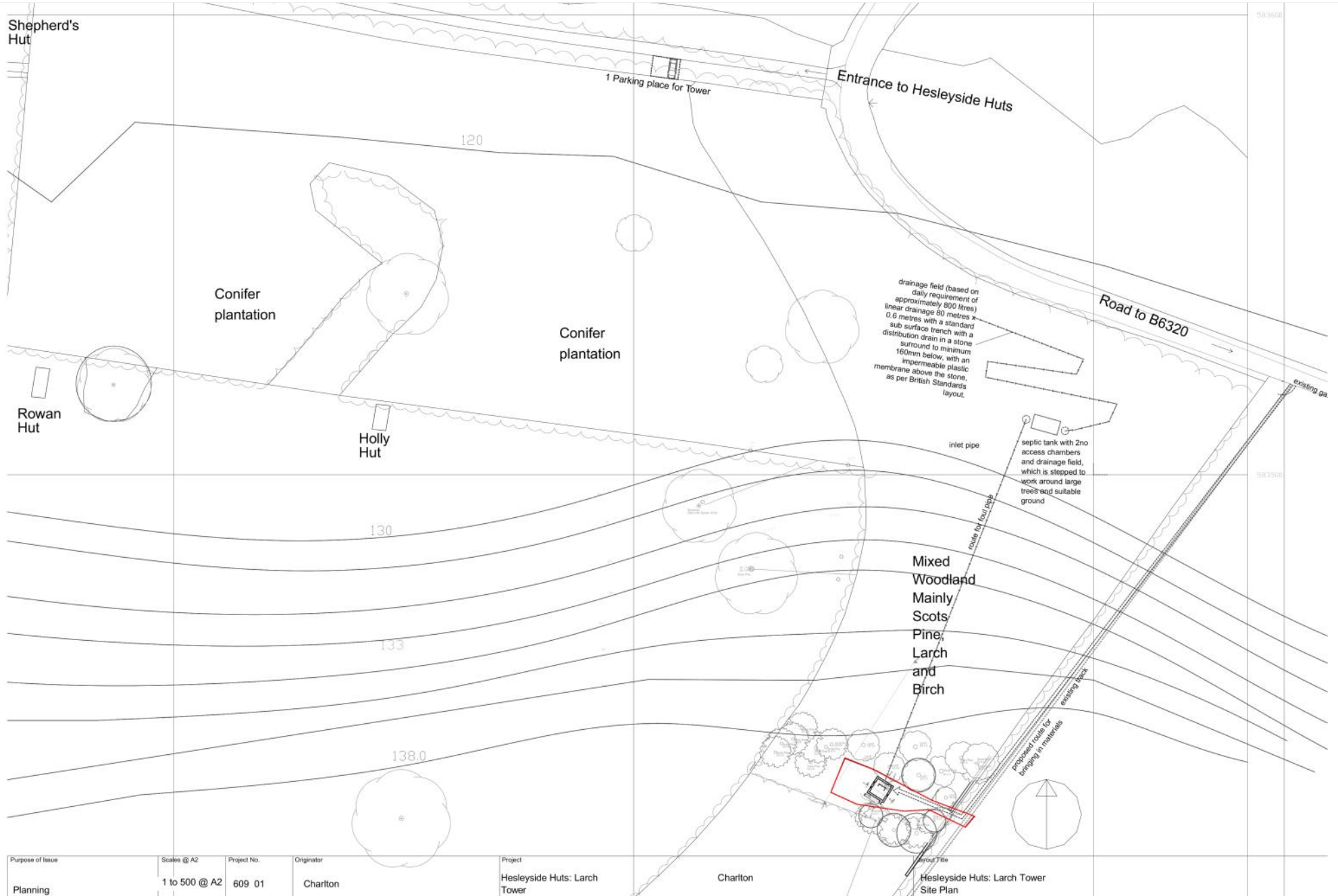
This site offers high-end holiday accommodation with an emphasis on sustainability and use of eco-friendly materials. We will encourage visitors to leave their cars at Hesleyside and cycle and walk as much as possible. We are very happy to be part of the Dark Skies initiative and already supply telescopes and guides for star gazing. The proposal will include Dark Skies compliant external lighting to avoid additional light pollution that may impact upon the Dark Skies Park status of the National Park.

We also offer all visitors breakfast and picnic hampers containing locally sourced food; meat, vegetables and eggs from the Estates farms including Kielder Organic Meats. We believe that visitors to this very special part of the National Park will be able to enjoy eco-friendly high quality accommodation in a beautiful and rural setting using the hut as a base to explore other parts, attractions and activities within the National Park. We already employ several people to clean and service the huts and with this addition we would be able to employ an additional person thus helping the local employment opportunities in Bellingham.

HESLEYSIDE HUTS: Larch Tower



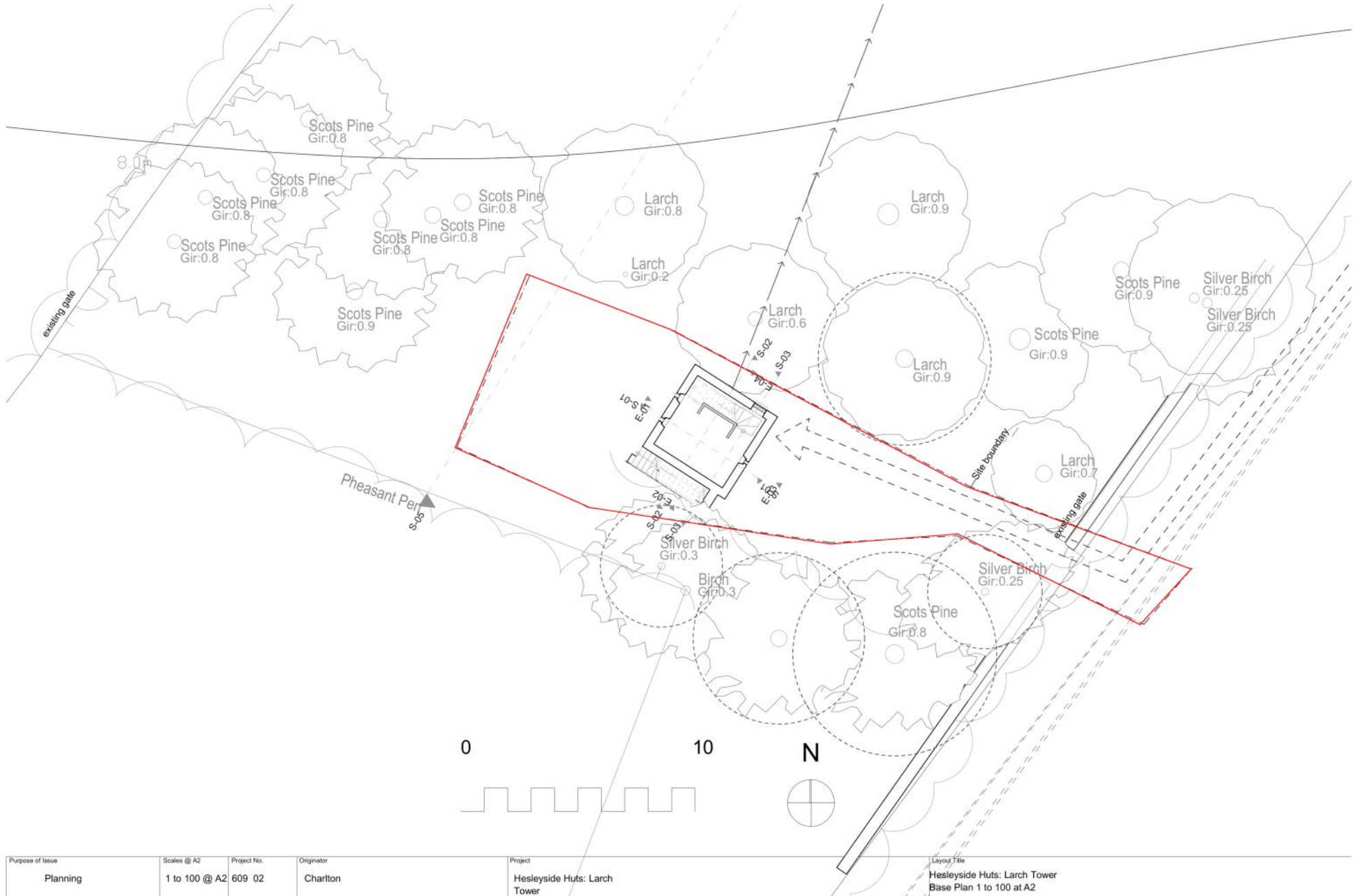
Purpose of Issue	Scales @ A2	Project No.	Originator	Project	Layout Title
Planning	1 to 1250 @ A3	609 00	Charlton	Hesleyside Huts: Larch Tower	Hesleyside Huts: Larch Tower Location plan



Purpose of Issue	Scales @ A2	Project No.	Originator	Project	Charlton	Drawn File
Planning	1 to 500 @ A2	609 01	Charlton	Hesleyside Huts: Larch Tower	Charlton	Hesleyside Huts: Larch Tower Site Plan

Site Plan

HESLEYSIDE HUTS: Larch Tower



Purpose of Issue Planning	Scales @ A2 1 to 100 @ A2	Project No. 609 02	Originator Charlton	Project Hesleyside Huts: Larch Tower	Layout Title Hesleyside Huts: Larch Tower Base Plan 1 to 100 at A2
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The Location:

The proposed location chosen for the hut is to the south east of the existing Rowan and Holly huts hidden from view within a mixed Larch and Scots Pine plantation. The site lies outside the formal parkland garden that was originally set out the early 18th Century. It is approximately 400 meters south east of the Hall.

It will not be possible to see the hut from the Hall itself. Thus there will be no impact of the proposal on the setting of the Grade II* Listed building or the Historic Park and Garden. The significance of the heritage assets will be sustained.

It is not possible to view the proposal from the public highway or from any public footpaths through the estate.

Google Maps HESLEYSIDE HUTS - SHEPHERDS HUTS



Hesleyside Hall



Access track

C200 minor road

Rowan

Holly

Site of Proposed Tower

Google



Proposed Site Looking East

Location of proposed tower



Site Looking East



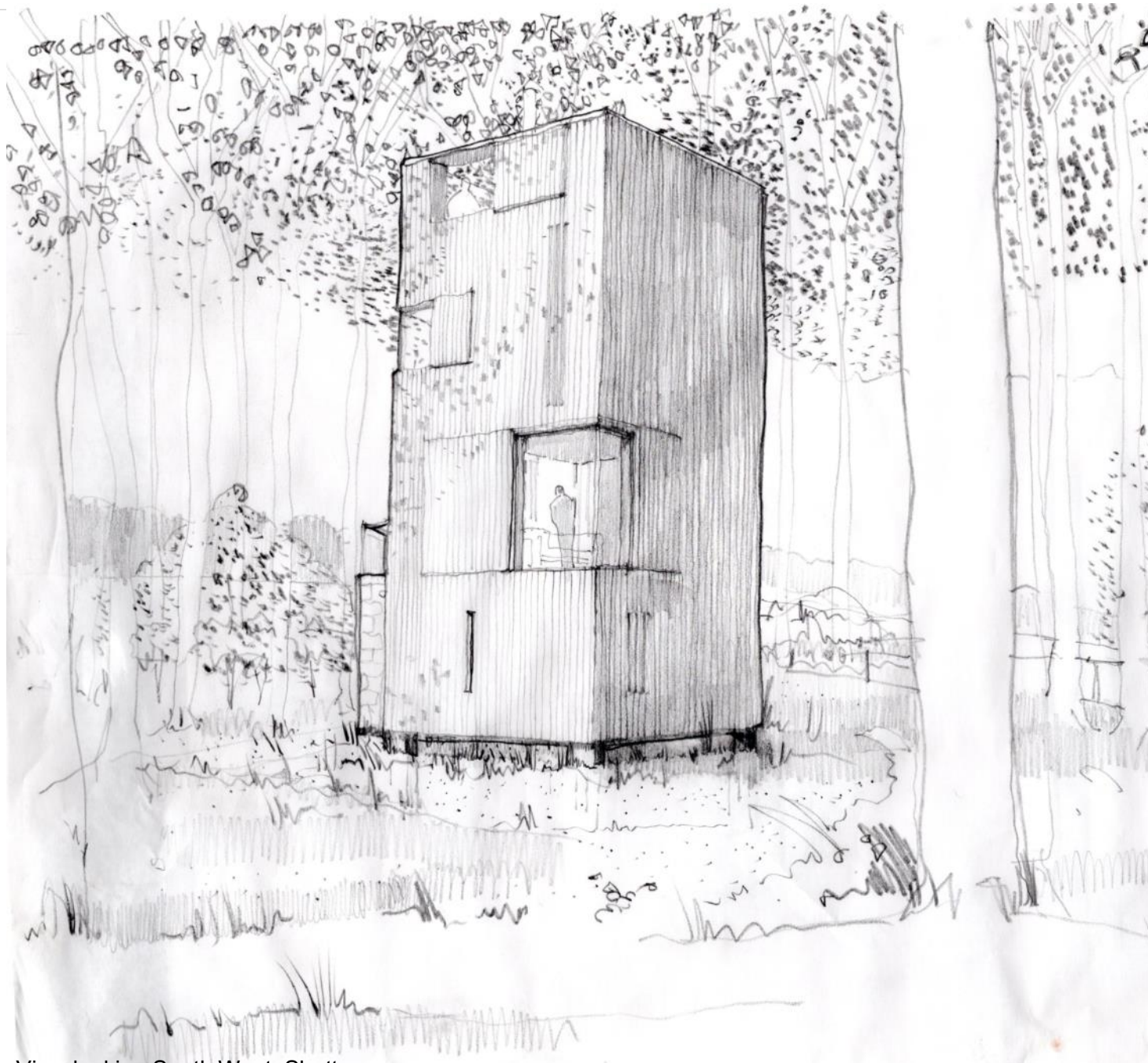
View towards site looking North West

Holly

Proposed site hidden in trees



View Looking East from near Rowan Hut



View looking South West: Shutters open

The proposal has been designed specifically for its context, amongst the trees it will evoke visions of romantic towers long ago lost in the trees or follies of large country estates.

The building will be a timber structure, clad in darkened larch, shutters will allow the building user to 'batten down the hatches' and to be closed up at night and when not in use. It will sit quietly, almost imperceptible, brooding in the woodland .

The tower will have a 4m x 4m footprint . The tower will reach up into the trees and elevate the visitor into the canopy.

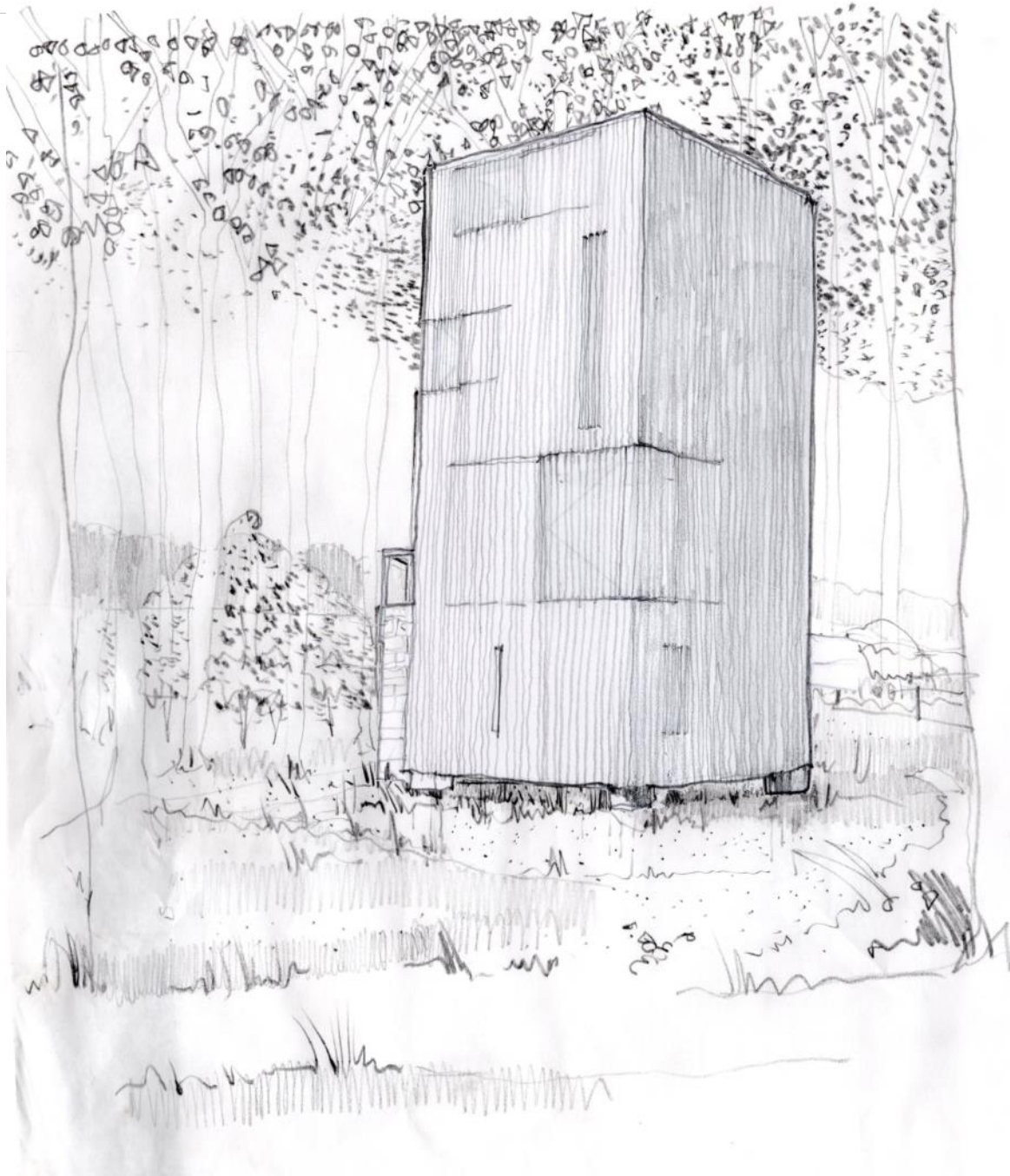
The hut has been designed to touch the ground lightly with a foundation designed to minimise any impact on tree roots. It will probably be founded on screw piles minimising the need for concrete.

The tower will contain a large bed, a small kitchen a woodburning stove and a table and chairs. There will be a small bathroom. A stone access stair will lead 'bastle like' up to a first floor access door. A sitting area is at first floor with a bedroom above and a kitchen area below. There will be a roof terrace with a bath to enable visitor to lie elevated amongst the tree canopy.

When the useful life of the hut is over it will be possible to remove it without a trace being left.

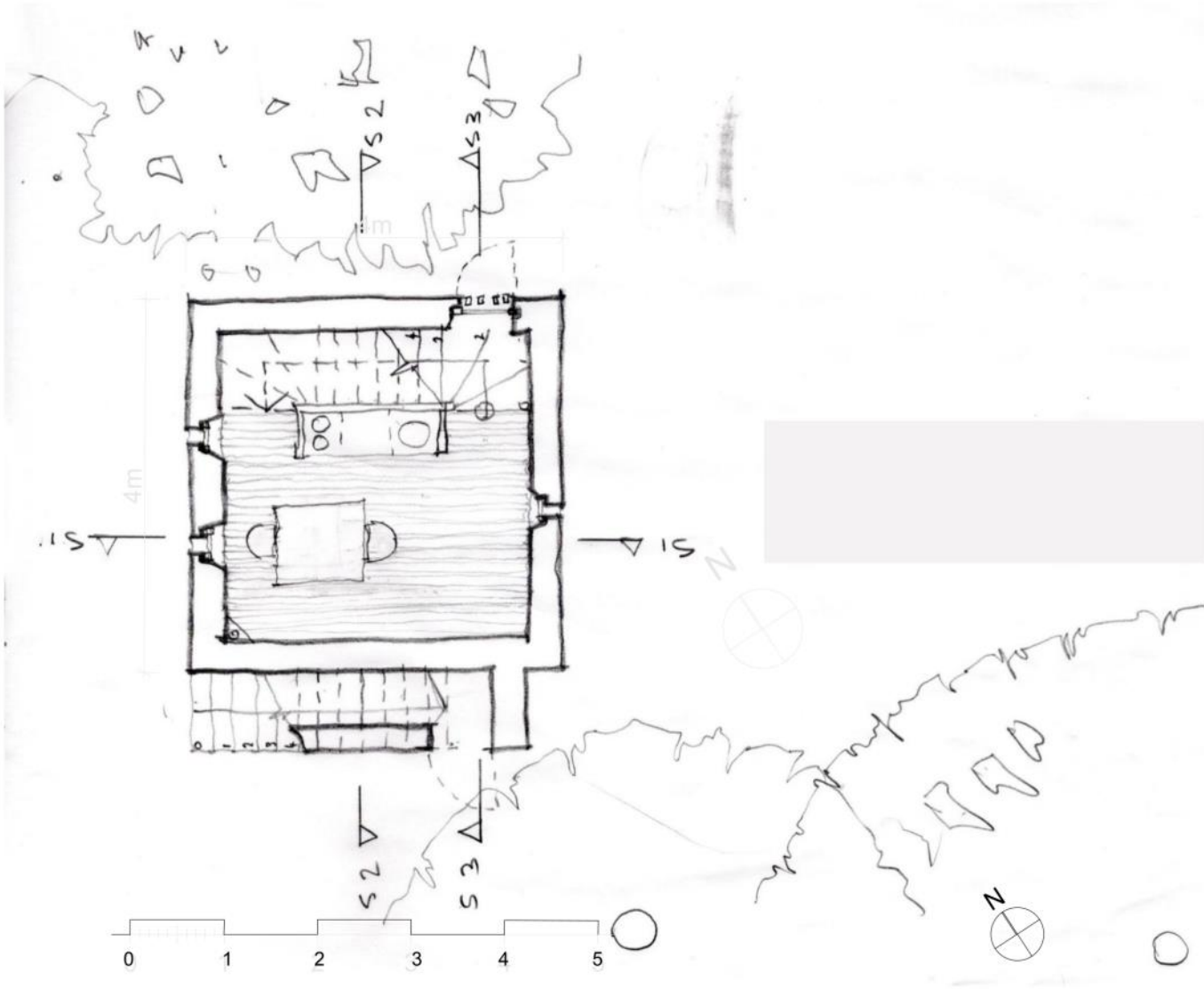
Parking and access to the hut will be the same minimal approach to the existing huts

HESLEYSIDE HUTS: Larch Tower



View looking South West: Shutters closed

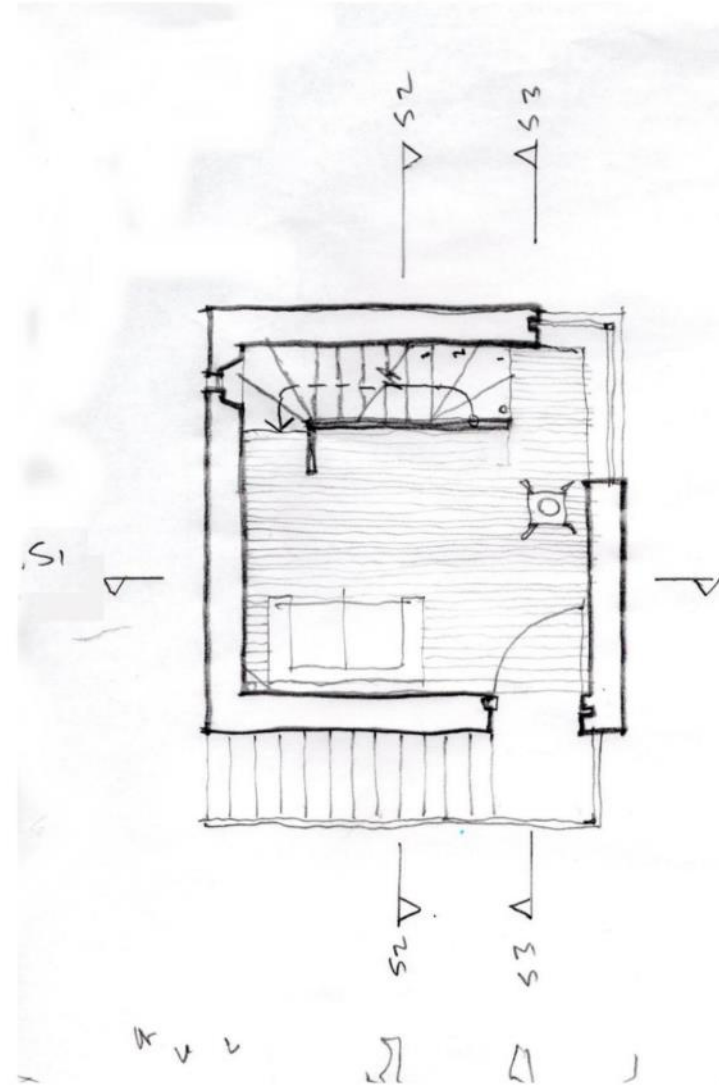
Base Plan



Ground

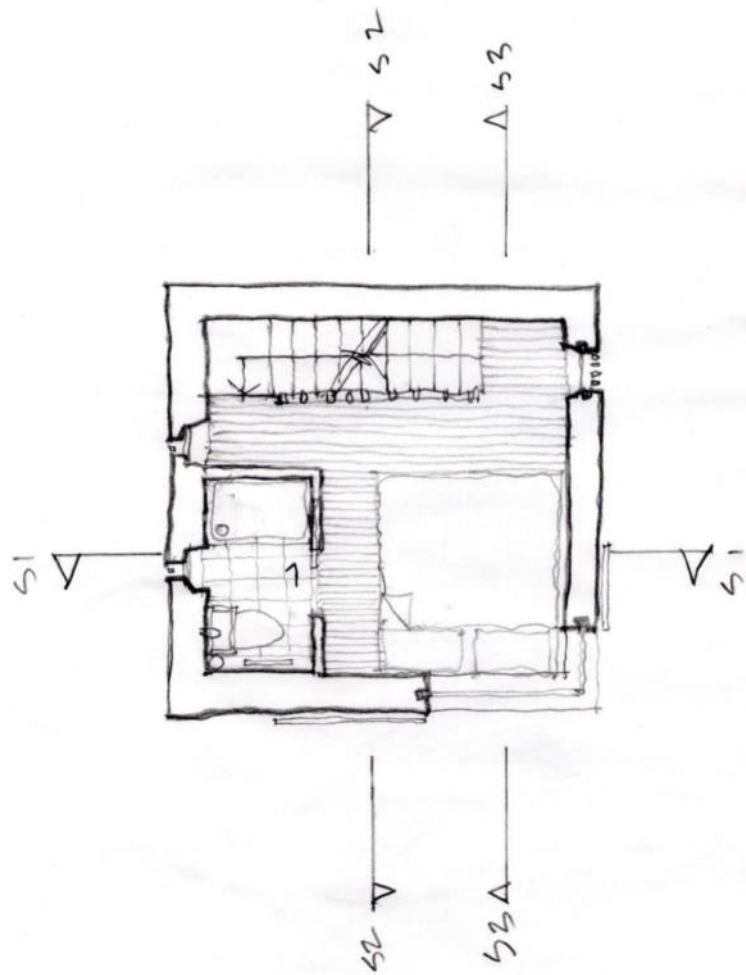
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First Floor Plan

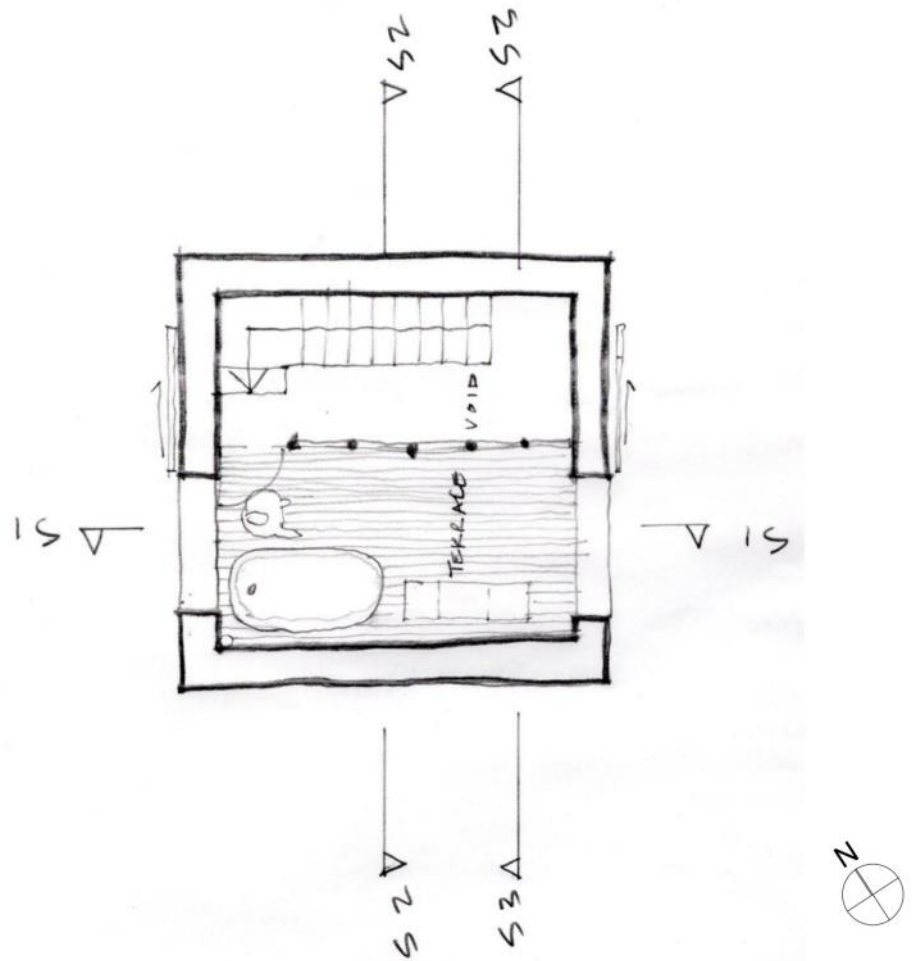


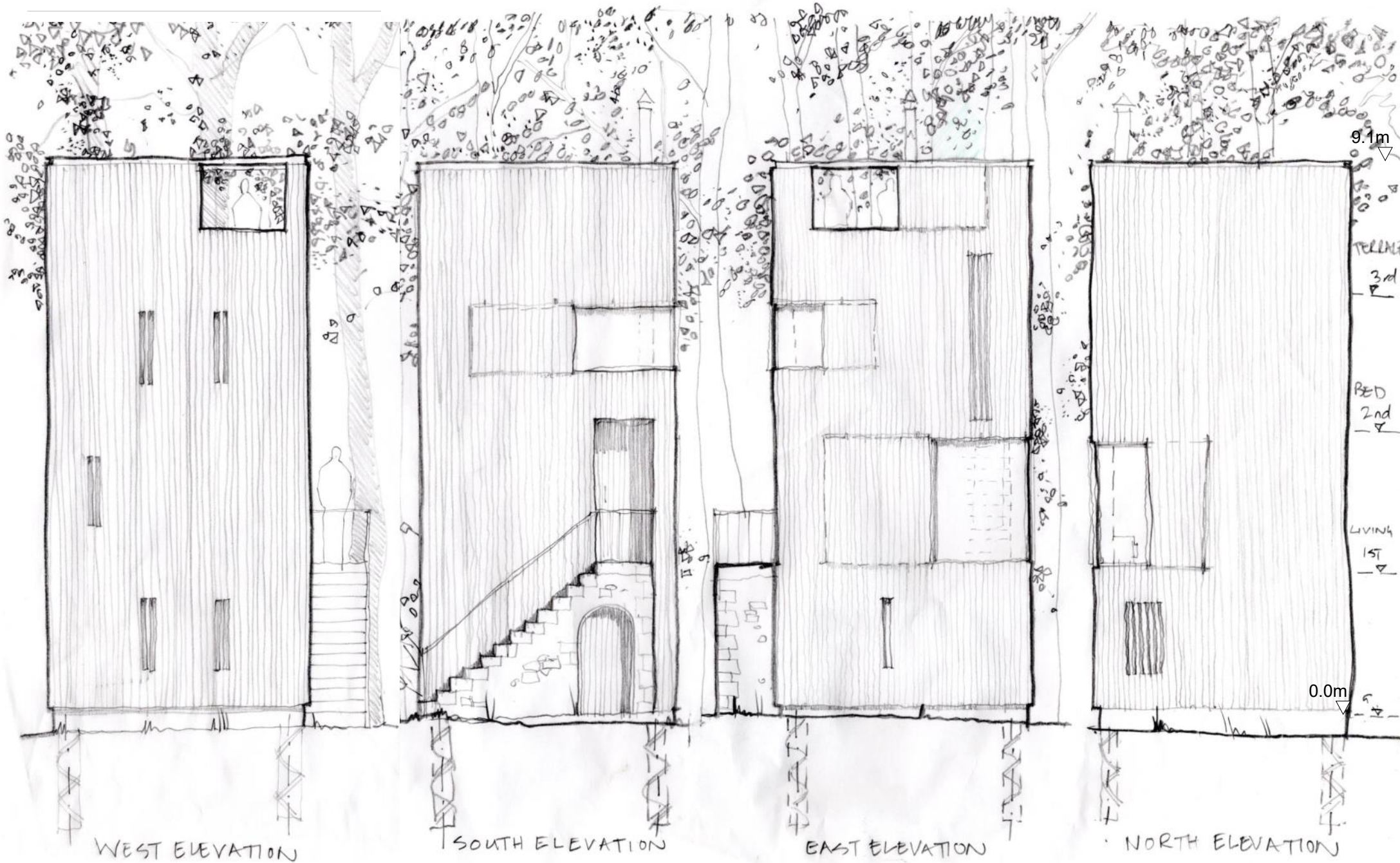
First

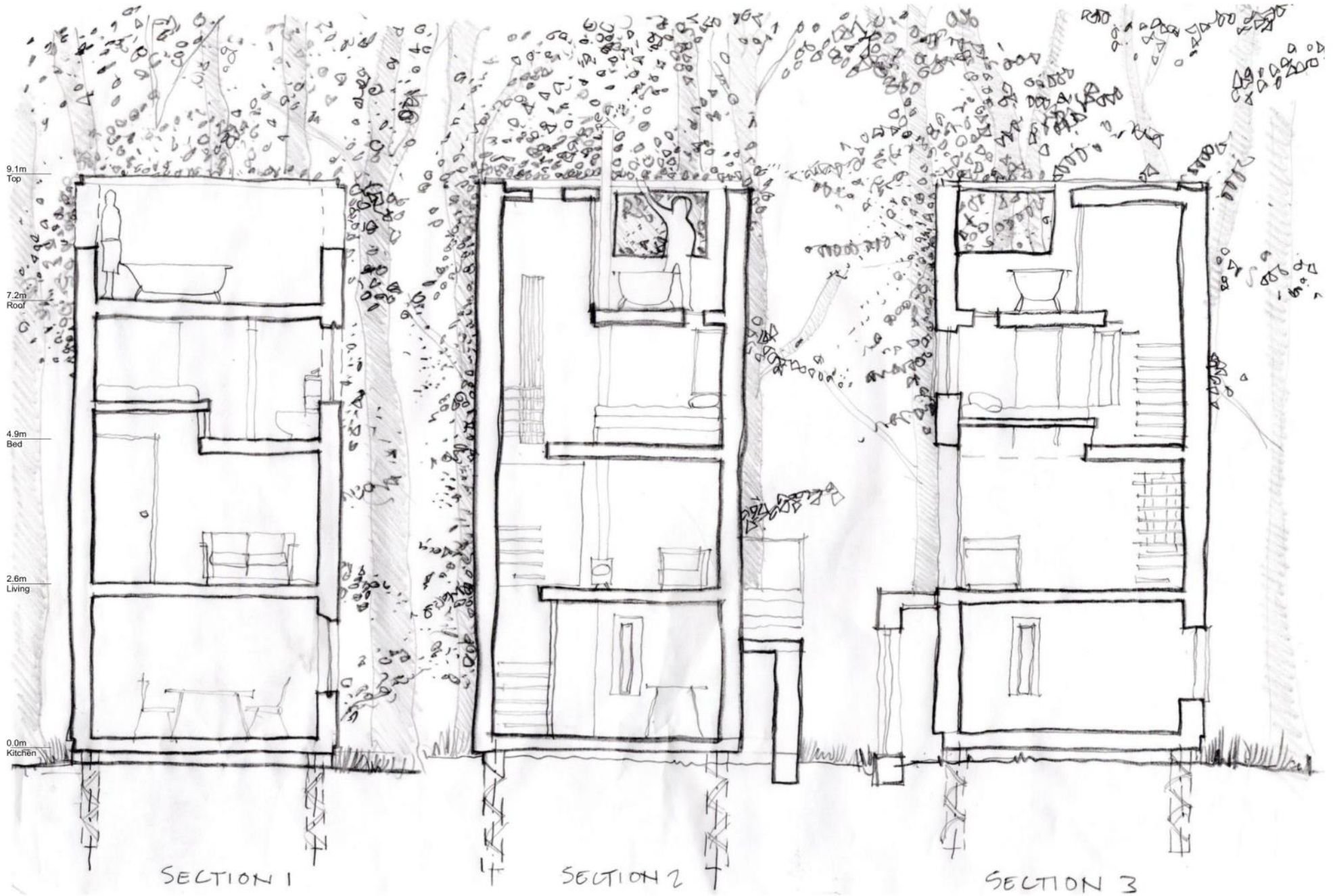
2nd Floor Plan



Terrace Plan







Materials:

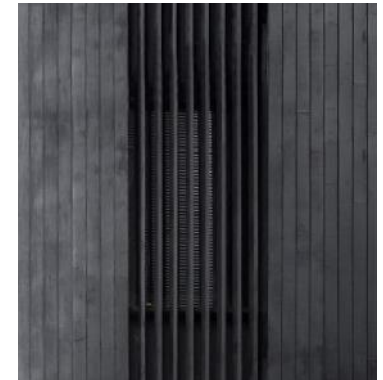
The Tower will be constructed out of sustainably sourced timber. It will be highly insulated (with natural materials: sheeps wool and recycled plastic insulation or wood-wool) and airtight following very low energy principles.

Cladding:

Darkened larch will be used for the walls and shutters. The wood will be sourced locally wherever possible.

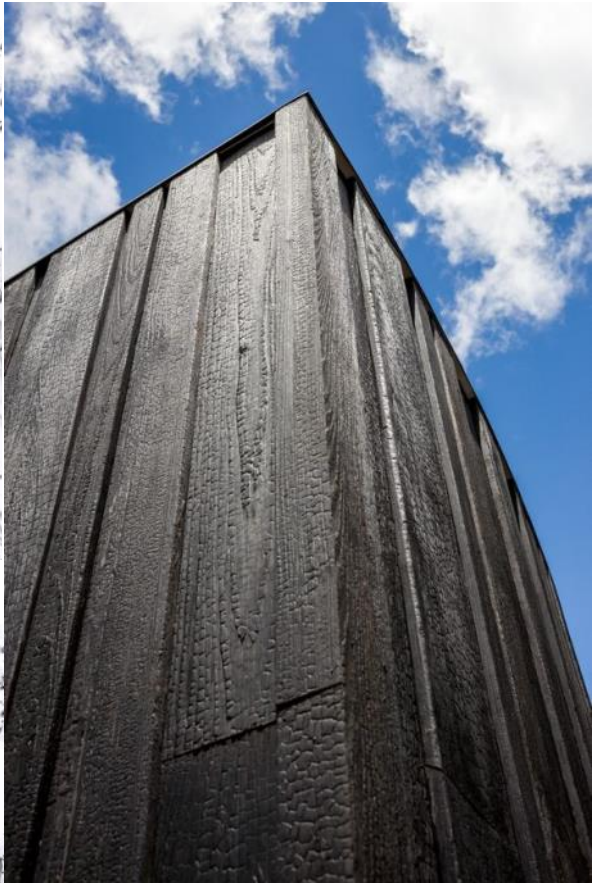
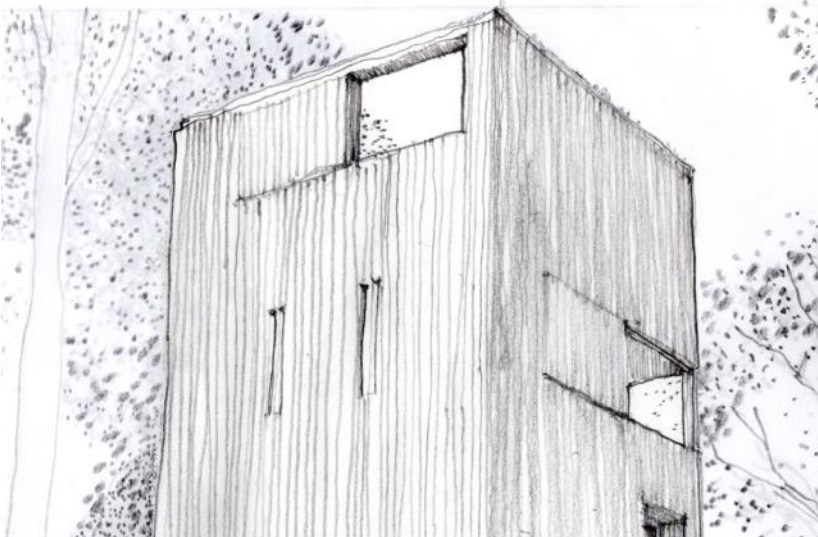
Windows and Doors:

Windows and doors will be timber framed and high performance. Some windows will be shielded by vertical louvres. Shutters will cover most windows and will be closed over windows at night.

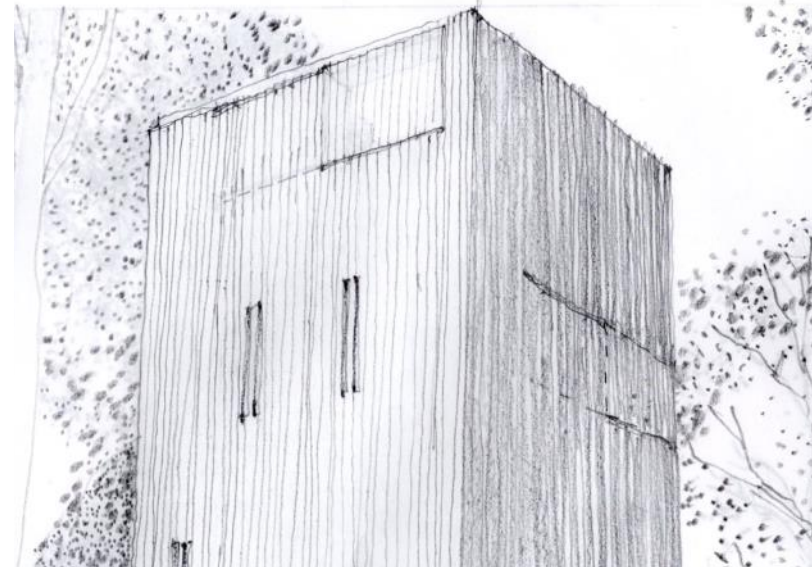


shutters and Doors

shielded windows



Blackened Timber Cladding



Shutters



St



The structure of the treehouse will be timber and will sit on a timber base which will sit on screw piles minimising concrete use.

Local craftsman will be used and materials will be sourced locally wherever possible.



Timber base on screw piles



Screw piles being used in sensitive areas near trees

Environmental/Biodiversity Statement

Hesleyside's environmental policy is based on some key considerations:

1. Minimising impact of the Flora and Fauna of the area
2. Minimising the impact of activities of the Business on the environment in general
3. Using only eco-friendly/sustainably sourced materials on site
4. Providing visitor information about the natural environment at Hesleyside and within in the Northumberland National Park

Minimising the effect on the environment will be tackled in the following ways:

- Creating a pack of information which will inform guests of the diverse habitats and wildlife to be found within the Estate
- Informing guests on preferred paths and /or access points
- There are no plants/trees of special scientific interest or protected species on site. All trees which are being retained on site and will be protected by barriers and or ground protection during construction. The proposed hut is deliberately sited away from the root protection zones of nearby trees. Special attention will be given to minimize any risk of disturbance or damage to the close environment by visitors
- Use of an existing track means that there is minimal environmental impact.
- Consideration could be given to enhancing the site by planting local native flower species and a few native tree species such as birch and rowan to increase screening.

The visitors will be using only locally sourced wood from the Estate's wood business. We will insist on guests only using the wood provided for them in the wood stores provided. This will prevent any damage to trees on the estate or guests picking up fallen branches or deadwood, which are a vital part of sustaining good insect and bird habitats

- The site will be fenced off to prevent livestock entering this area
- Pathways will not be lit. We currently ask all guests to arrive with torches to aid movement between car and huts. There will be no additional lighting other than: A few low impact low energy lighting in the hut; a small, Dark Skies compliant, low energy external light attached to the hut for safety reasons
- Guests will heat their accommodation using wood burning stoves in the hut
- We will be encouraging guests to leave their cars at Hesleyside and to walk and use their bikes to explore the area. Therefore minimizing the environmental impact of increased vehicles in the local roads
- All materials used in the construction of the hut will where possible be sourced sustainably
- All materials for the interiors including bedding, rugs, furniture will also be sourced from organic and sustainable sources where possible.

Parking

1 parking space will be provided for visitors as indicated on the site plan.

Foul sewage and utilities assessment and Site Waste Management Plan

The proposal for treatment of foul sewage is a septic tank with 2no access chambers and drainage field, which is stepped to work around large trees and suitable ground. The drainage field (based on daily requirement of approximately 800 litres) would be linear, 80 metres x 0.6 metres with a standard sub surface trench with a distribution drain in a stone surround to minimum 160mm below, with an impermeable plastic membrane above the stone, as per British Standards layout.

We already provide onsite composting of fruit and vegetable scraps again showing the cycle of composting and putting back into the land in our Kitchen Garden

We already encourage our guests to recycle other waste by providing them with recycling bins. Other waste will be collected daily by us to prevent rats or other vermin

Energy and Sustainability

The materials to be used to construct the building have been chosen for their appearance and also the long period to first maintenance and with as low embodied carbon as is possible for their particular use. The aim is to reduce embodied energy and hence CO₂ to a sensible minimum

Windows and doors will be high performance timber framed thermally broken; opening panels will be insulated timber faced.

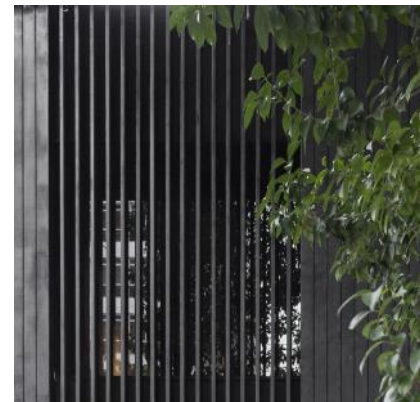
A 'fabric first' approach is the starting point for the energy strategy. Having designed a highly insulated, airtight building then the amount of heat input for a building of this size will be minimal and can be satisfied with a small wood burner and possibly a small towel radiator.

The aim is for the solid elements average 0.1- 0.15W/sqmK, glazing 0.8W/sqmK and the building to be airtight and draft proof. If the budget will stretch we would propose a mechanical ventilations and heat recovery fan for ventilation

Hot water will be provided by either localised under sink hotwater heater and electric shower or a small bottled gas boiler



Historic precedent



Windows into woodland

Concealed windows

Shuttered windows



Contemporary Dark Cabins in the Trees