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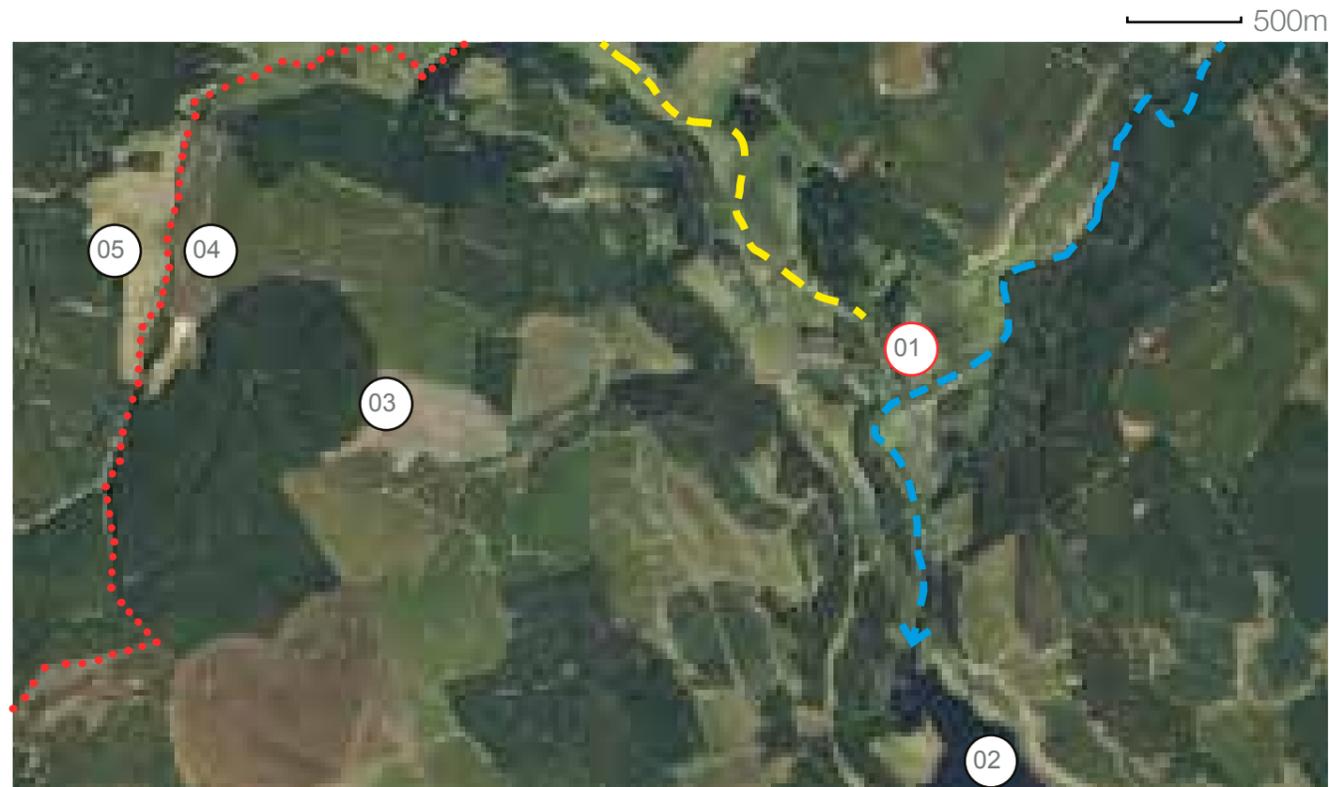
18015_Kielder Castle

Design & Access, and
Heritage Statement

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1.01 Introduction



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| 01 Project Site - Kielder Castle | 04 England | National Border |
| 02 Kielder Water / Bakethin Reservoir | 05 Scotland | ----- Kielder Burn |
| 03 Kielder Observatory | 06 Existing large car park - Castle Wood | ----- River North Tyne |
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Introduction

This Design and Access, and Heritage statement has been prepared by Mailen Design (the Agent) on behalf of the Forestry Commission (the Applicant) in support of a renewal of planning application and listed building consent for Kielder castle which is due to lapse in March 2023. Works are proposed to commence in spring 2023 so to ensure the appropriate permissions are in place we have resubmitted content here to extend the timeframe. Through the detail design development work for construction we have also made minor improvements to the design proposal which are illustrated here.

This application follows initial detailed pre-application advice from Northumberland County Council.
 Planning Ref: 19/00314/PREAPP
 Contact: Ms Marie Haworth
 Date: 28th August 2019

This application also follows the granting of permission in March 2020.
 LBC Ref: 19/04460/LBC
 Planning Ref: 19/04459/FUL

Project Summary

The proposal seeks to refurbish Kielder Castle - a Grade II Listed building; this would include refurbishment of the existing cafe, creation of an improved art gallery space, creation of a cycle hub, creation of holiday and staff accommodation, and demolition and rebuilding of the existing east wing courtyard extension.

This heritage statement should be read in conjunction with all existing and proposed drawings, the Design and Access statement, and all supplementary reports submitted as part of the planning and Listed building Consent applications.

It is prepared in accordance with National Planning Policy Framework [NPPF] Paragraph 189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.* In acknowledgement of this intention, this document has drawn from a comprehensive 'Historic Landscape Survey' of Kielder Castle which has been commissioned in support of these proposed works, and is annexed to this document.

An independent 'ecological appraisal and bat survey' is also annexed to this document.

Site Location

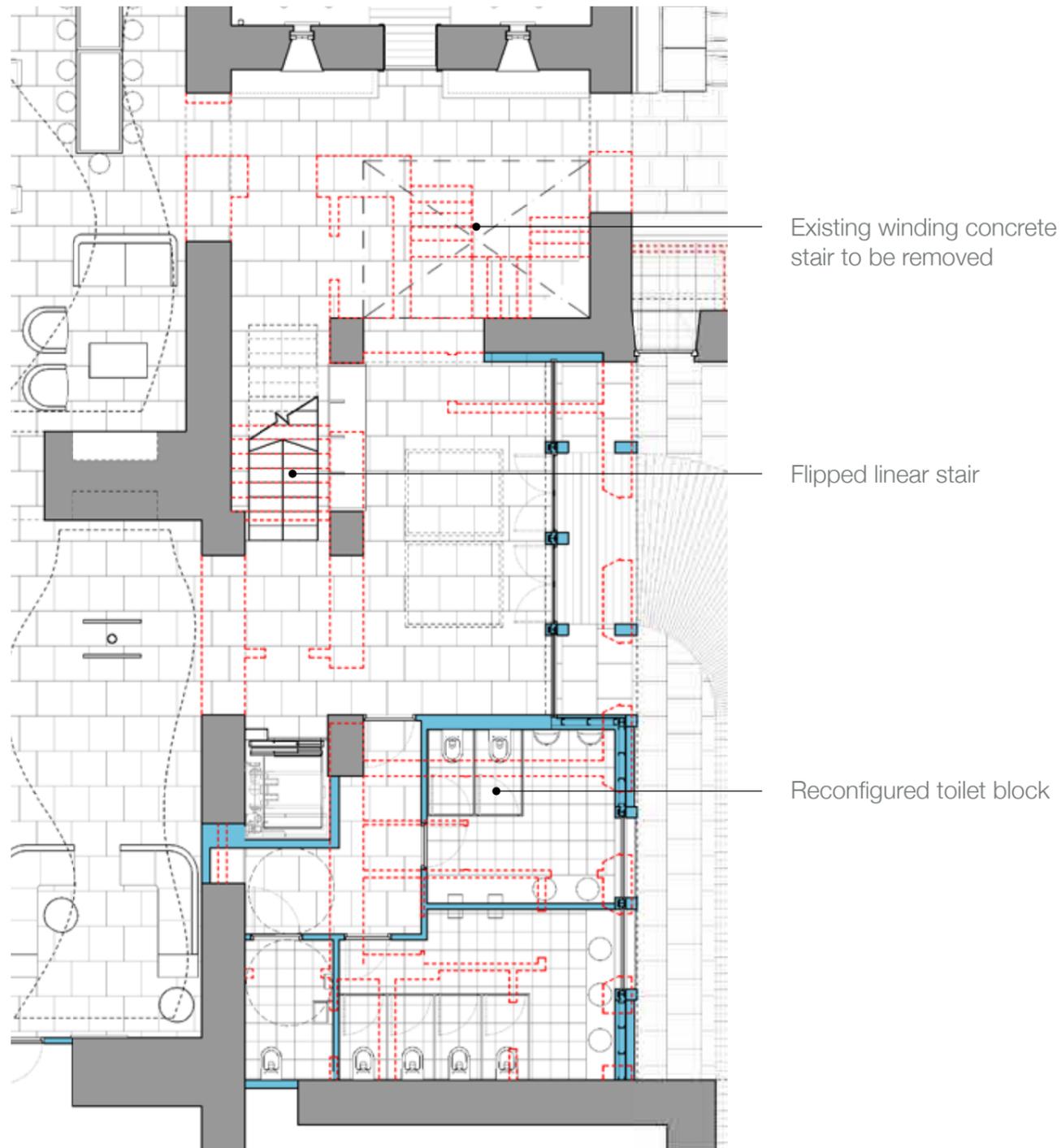
The Castle is located in Kielder, Northumberland, England. It is located within Kielder Forest on the edge of Kielder Village at the head of the River North Tyne valley.

Site Address

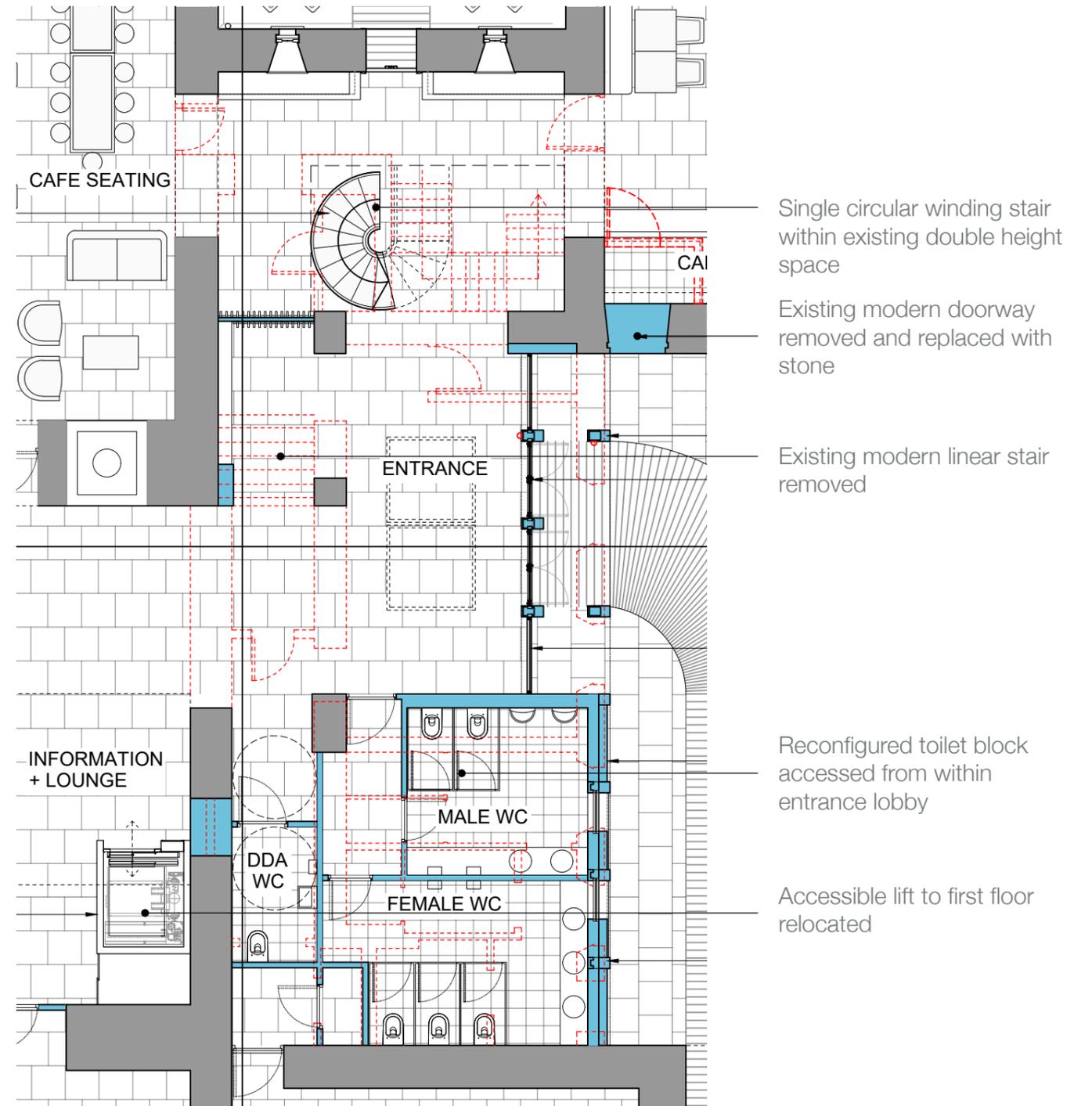
Kielder Castle, Castle Drive, Kielder, Hexham, Northumberland, NE48 1EQ

1.02 Minor amendments

Minor amendments are sought in this renewal application which simplify the plan reflecting a more sympathetic approach to the vertical circulation layout and a preservation of the working part of the existing WC block to reduce disruption. Keeping the existing WC block requires a minor revision to the windows to the new stone facade in order to correspond with the current layout.



The plan here shows the scheme as approved in March 2020 including the linear staircase and proposed new toilet layout



The plan here shows the minor amendments proposed to simplify the plan and keep the feature vertical circulation in the same double height space

1.03 Site Photographs



1.04 Historical Context - Listing

Building Listing Description

Historic England : Listing NGR: NY6319593446

KIELDER KIELDER NY 69 SW 20/24 Kielder Castle

Shooting box now used as cafe and visitors' centre. 1775 by William Newton for the Duke of Northumberland and from a design of the Duke's own. Altered mid C19 by the Alnwick Castle estate office and again in 1926. Ashlar with Welsh slate roof. Earlier work in Gothick style. C19 parts in Tudor style. A courtyard house. Mid-C19 irregular south front. To left a large castellated 3-storey section with canted oriel window and several paired lancets; projecting from this an extension of 1926 in Gothick style. Recessed L-plan section to right has C18 masonry, plinth and string course but C19 detail including round-headed doorway and 2-light mullioned windows; gabled roof with kneelers.

Right return 5 bays. Left 2 bays in Tudor style. Right 3 bays have 6-pane sashes under hood-moulds on ground floor, 9-pane sashes with Tudor-arched heads and intersecting glazing bars on first floor. Left return has similar detail but irregular openings.

Rear five bays with central tall round-headed carriage arch under gable, two-bay, single-storey linking ranges and two-storey, cross-gabled end bays with Gothick windows. Centre and end bays were formerly castellated.

Interior has 2 staircases with stick balusters. Several 6-panel doors and internal shutters.

Diary of Charles Richardson, and records of payments to William Newton held among Alnwick Castle records, establish Newton as the architect.

Historical Context

Kielder has a long association with sport-in the 12th century the Scottish kings hunted on the fells around Donkleywood and in the 16th century the area was heavily wooded and deer and other game were numerous. By the second half of the 18th century, 'Moorgame' shooting - apparently both grouse and black cock- had become increasingly popular, probably linked to developments in gun technology.

At much the same time as Kielder Castle was built, Sir John Swinburne converted a farmhouse at Mounces, a few miles downriver from Kielder, into a shooting lodge to serve the moors on his estate on the west bank of the river. By 1773, the sport was popular enough for Arthur Young to complain of moors being bought up solely for sport.

However, Arthur Young's complaint probably does not apply to the Duke; both the 1785 plan and the speculative pit sunk in 1787 'to find coal for burning limestone into lime' suggest that there were plans to improve the fells around Kielder by planting shelter belts and liming the ground.

The Duke and Earl Percy, his son-and-heir [later 2nd Duke], had been making regular shooting trips to Kielder before work started on the castle in 1771, presumably staying with one of their larger tenants in the area. According to Charles Williams' account, the castle was designed by Earl Percy and William Newton (Newton was perhaps Northumberland's leading local architect-amongst many other

landowners, he worked for Sir Walter Blackett at Wallington and for the Charltons at Hesleyside, where he carried out alterations between 1796 and 1800).

Sometime in the mid-19th century, perhaps aimed at increasing and improving the family's accommodation in the south front or because the 18th century Gothick now looked old fashioned, the castle was radically rebuilt. The exact date of this work is uncertain but it had apparently been completed by 1867; the 4th Duke, who carried out wide-ranging alterations to Alnwick, is the most likely candidate.

The railway had been opened as far as Kielder in 1862, it is likely that the promise of this improved access provided the spur to upgrading the castle. The rebuilding may have been accompanied by alterations to the landscape, perhaps including the construction of the Kennels and the cottages to the north of the castle (both first shown on the 1865 O.S. Map).

In 1932, Kielder underwent a second, even more radical change when the Duke's Kielder estate was sold to the Forestry Commission. Dr. Thomas Sharp, a town planning consultant, was commissioned to advise on the construction of Kielder Village and in the years following 1945 63 new houses were built on Buttery Haugh.

Since then, other houses, a school and various other ancillary buildings have spread around the original 63 houses, all, unfortunately for Kielder's designed landscape, built in the main view south from the castle.

A social club was established in the castle, but otherwise, for many years, the building was little used. This situation changed in the last two decades of the 20th century, when, reflecting the gradual shift in the Forestry Commission's role and in response to the dramatic change brought to Kielder by the construction of the lake, the castle was converted into a visitor centre to cater for the increasing numbers of walkers, cyclists, birdwatchers, sailors and art lovers who made the long journey up to the headwaters of the North Tyne.

1.05 Building History

Building History

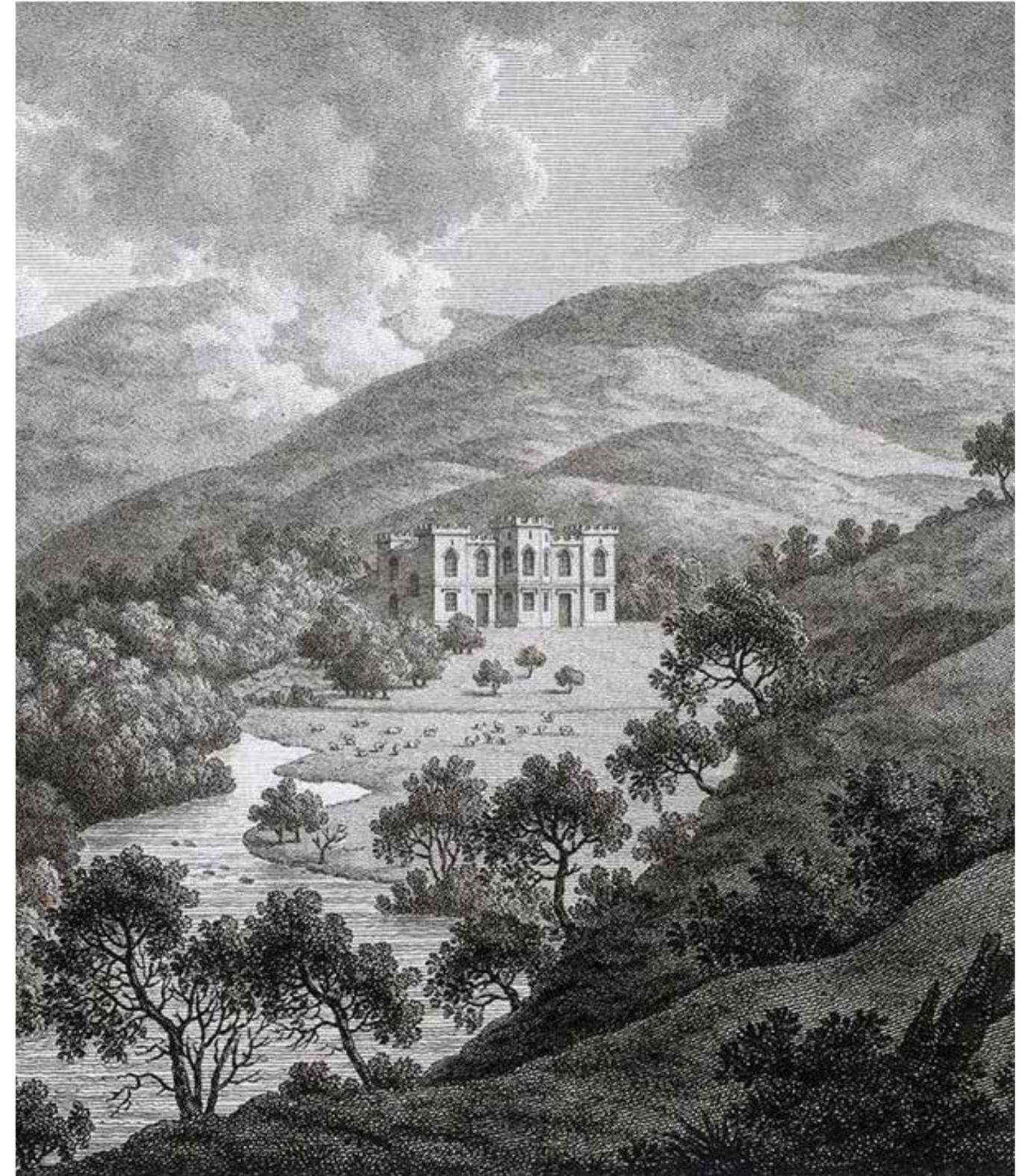
The castle was completed in 1775; there are several plans and elevations of this first version in the Alnwick archives, as well as the sketches and paintings by Beilby and others; all agree on a symmetrical construction in a Gothick style, with the south front castellated along its whole width and dominated by a large, centrally positioned bay.

The pleasure ground and surrounding walls of the broader landscaping also dates to c.1775; the wall to the north of the castle, the retaining wall to the south and the walls around the garden where the Maze now stands - were built in c 1775. The retaining wall is first shown on the 1865 O.S. but appears to be visible on the Beilby sketch c.1778. It was intended to keep animals grazing the river banks from getting into the pleasure ground. As it is a retaining wall for much of its length, it acts as a ha-ha, allowing an uninterrupted view out from the castle.

Plans and elevations from c.1830 titled 'Plan of old Keelder' and another c.1850 entitled 'Designs for alterations at Keilder Castle' by C. Ruland shows a variety of different treatments for the south front - including round turrets, oriel window etc. suggests that this first castle was radically rebuilt some time in the mid-19th century.

The castle's present, asymmetrical form (or a close approximation to it - the Gallery extension is omitted) is first shown on the plans and elevations c.1867- though it is not clear whether these are proposed alterations or completed designs.

The alterations carried out removed completely the central bay, the symmetrical construction and on the east front, replaced the castellated tower at the south end with a pitched roof. Pevsner states that, ...Unfortunately, as at Alnwick, the fourth Duke, in the mid-19th century gave the S front unwanted Tudor solidity; but, projecting from it, a surprisingly convincing Gothick extension of 1926 again lightens the mood. More 18th century details survive on the other sides.' [It may be that Pevsner here mistakenly assigns a 1926 date to the oriel window, which is clearly visible on the elevation from 1867].



Keelder Castle in Northumberland, the Seat of Earl Percy.

Published as the Act directs Nov. 1st 1783 by W. Watts, Chelsea.

1.06 Site History

Historic Site Positioning

The historic positioning of Kielder Castle was formerly of great importance and careful consideration. Contemporaneous writings comment on 'how well placed it was, positioned very precisely in the junction of the two rivers to catch just the right combination of hill, valley and water'.

The castle was originally built within 60 feet of the edge of a small hill, the site chosen for the view from it, as specifically noted in Charles Williams account of the choice of site 'the situation presenting so fine a view of the two streams of Tyne and Keelder with the picturesque scenery of woods, hills and dale'.

The castle faces roughly south-east, though the precise orientation of the castle was presumably carefully chosen to take full advantage of the view from the principal front (south front); this view today is so altered, both by the afforestation of the fells overlooked from the castle and by the construction, and spread, of Kielder Village.

The castle's elevated site means that it enjoyed wide views but that the opportunity to control those views was limited. The principal control was provided by the architecture of the castle, in particular the bay in the centre of the south front. This no longer survives - having been removed in the c.1850 alterations - but it was roughly where the Gallery is today.

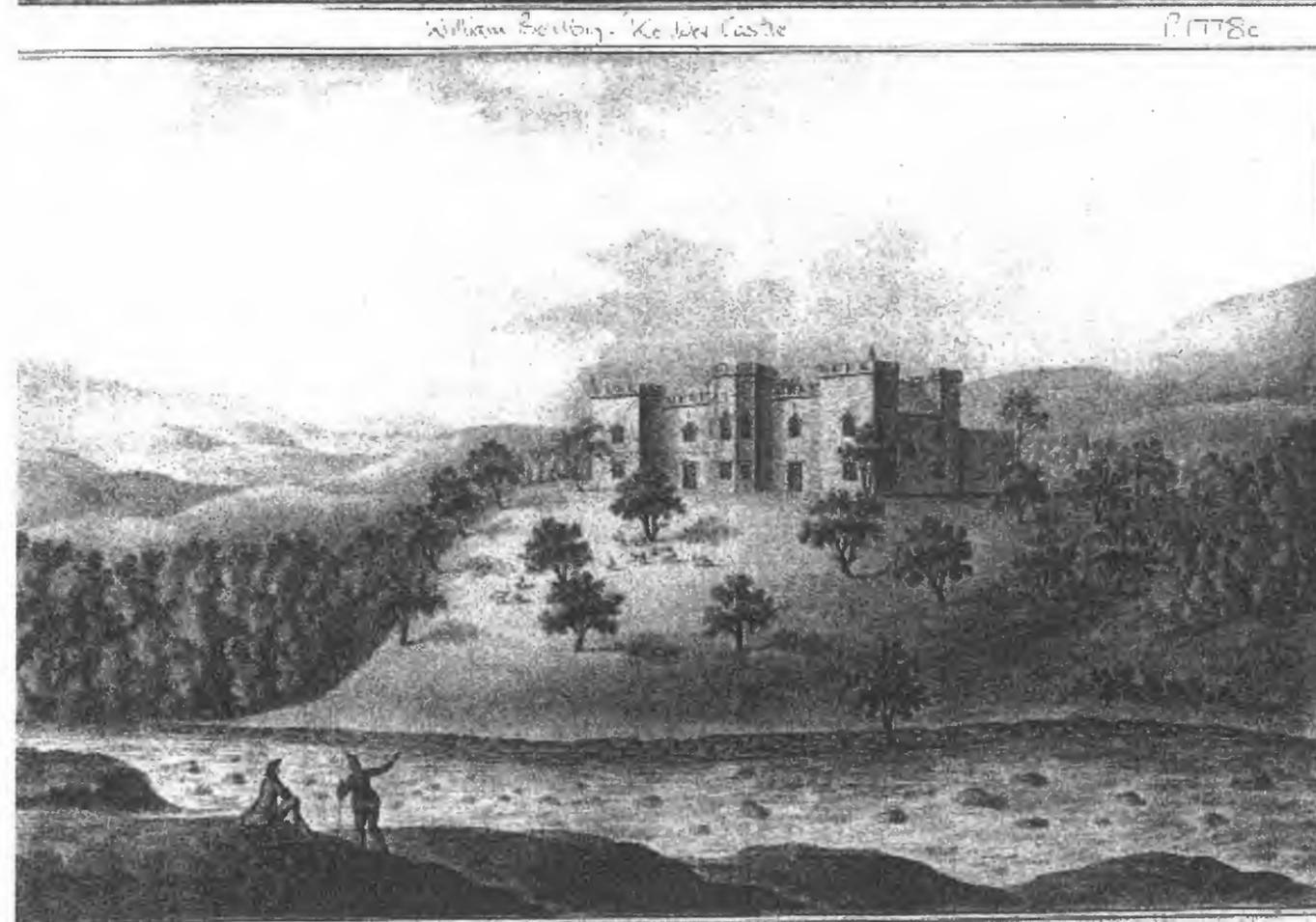
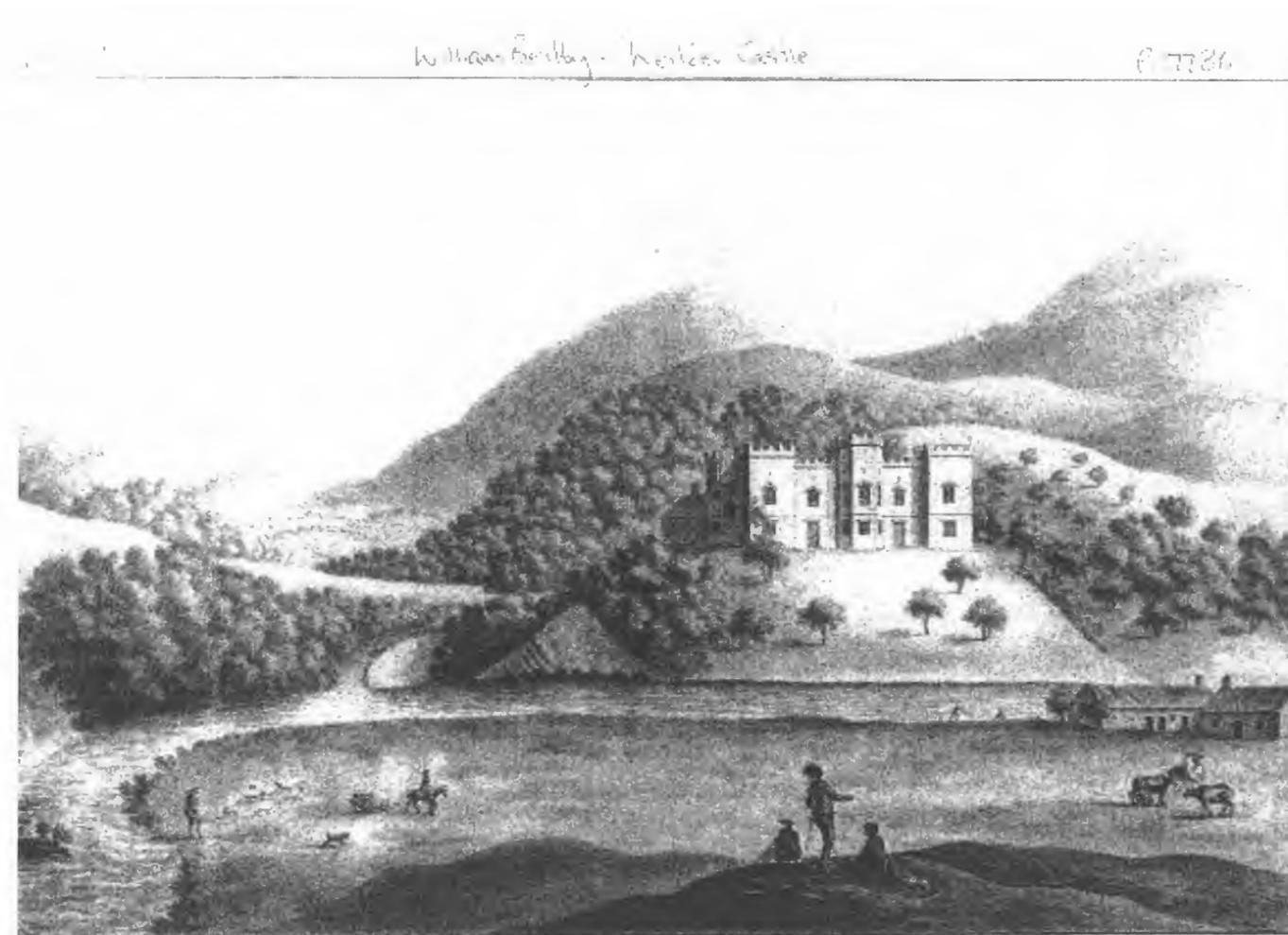
Before c.1850, this was the dining room and the principal room from which the views were seen. The bay divided the view south into three compositions; the central view may have been a deliberate contrasted view, divided between the cultivated ground on Buttery Haugh and the uncultivated fells to the east; the western window of the bay gave a long view down river to the meadows and pastures of the North Tyne valley; the eastern window gave a view of wild fells, seen above the rapids on the Kielder Burn and dominated by the rock outcrop of Jamie's Crag.

Next in importance were views east up the Kielder Burn from the family's bedrooms ranged along the east front - 'The Earl's Bedchamber' and 'The Earl's dressing room' were both on the east front. Compared to the views south, these eastern views are relatively untouched today, though blocked by the growth of the trees in the wood behind the Kennels and on the banks of the Kielder Burn, which would have been grazed and therefore relatively treeless in the 1780s.

This view was dominated by woodland in Castle Wood, with the fells rising above the trees and the narrow valley of the Kielder Burn winding out of view. Views to the west may have been seen from the garden, from the terrace on the western edge of the pleasure ground, rather than from the castle as there are no family rooms with significant windows on this front.

All these distant views ran across the pleasure ground immediately around the castle and the sunk fence and the retaining wall at the base of the slope were put in to allow the views to run uninterrupted.

20th century developments have seriously damaged important elements of the castle's 18th century character; in particular the view to the south is blocked by trees and, if opened up, would now be dominated by Kielder Village rather than grazing flocks on Buttery Haugh; and the castle is now so closely surrounded by trees that even in winter it has almost no role in the wider landscape.



1.07 Existing Building

Current Building Condition

Kielder castle is currently only partially occupied; the east wing and south are utilised as a visitor centre, exhibition space, and cafe / kitchen - all accommodated on the ground floor. The first floor is also partially occupied, but limited to the east wing, and for staff use. The west wing is largely unused at ground floor level, with the exception of some storage space it is mostly derelict; the first, second, and third floors are derelict and uninhabitable.

The building does not appear in immediate structural peril, however, the decades of under-use and general neglect are clearly evident. The building will require prompt attention to ensure the continued structural stability.

Existing Extension

The existing east wing courtyard extension is a late addition which houses an exhibition space and customer toilets. While the use of ashlar stone is in keeping with the castle, the architecture is of minimal quality, and the spatial benefit provided by the extension is limited. The extension has a flat roof in asphalt and slot windows in pairs with white-painted timber windows.

The potential of the building is restricted due to poor public access and visual legibility, impractical internal layout and very poor condition. The extension and interior alterations proposed as part of this application seek to address all these areas of concern, to create a building of great public interest and safeguard the castle both structurally and in terms of continued use, for many years.



Demolish existing extension - Proposed Location of new single storey extension

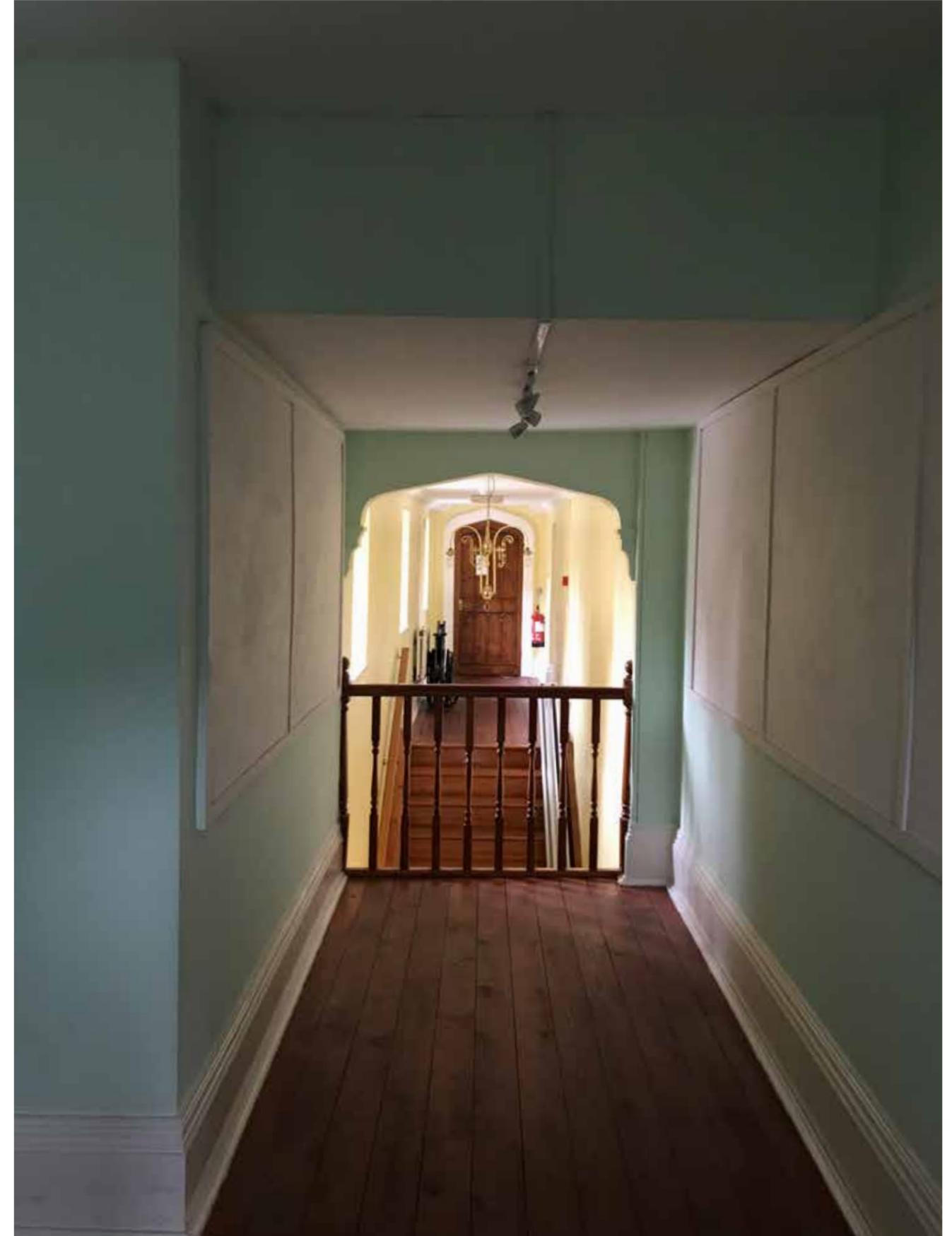


Existing Ground Floor Plan

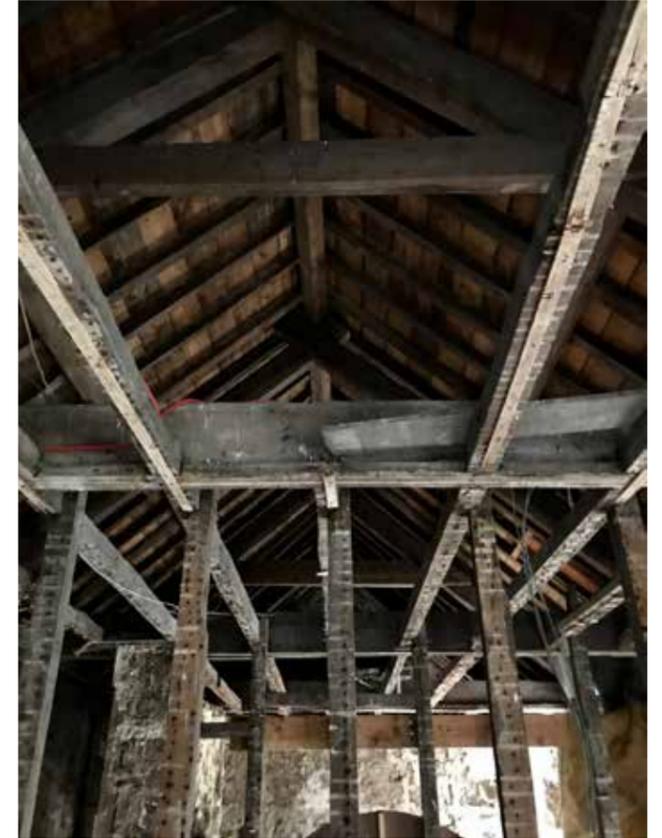
- Proposed Location of new single storey extension
- Currently derelict west-wing [all levels]



1.08 Existing Internal Photos - East Wing



1.09 Existing Internal Photos - West Wing



1.10 Detail Design Proposal

Strategic Proposal

- Build-upon the recreational popularity of Kielder to create a cycling hub with associated cycling facilities, and opportunities for customer accommodation.
- Improve food and drink offer to encourage additional all-day custom, throughout the seasons.
- Develop the strong link between Kielder and the Arts, with a significant gallery space.
- Create a public attraction which is genuinely accessible, with lift access to the first floor, and level access throughout the ground floor.
- Create a logical and legible public entrance with simplified internal circulation to improve customer experience.
- Replace the poor-quality extension with a clearly modern extension of high architectural quality to convey the ambition of the site and encourage greater use.
- Provide staff accommodation.

Design Implementation

The proposal seeks to demolish the C.20 east courtyard extension, while retaining existing plumbing where possible to minimise site disruption, and completely rebuilding the external walls and roof.

The proposed extension is positioned to minimise disruption; both operationally and in construction terms. The foundations are proposed to be in the same zone as the existing foundations, therefore, there will be no new disruption to the ground below and no archaeological concern.

The interior structural alterations are required to create a more open and accessible site for visitors. The structural engineer information is attached as an annex to this document, and demolition areas clearly shown on the architectural drawings.

All other areas of the castle will receive a full internal decorative refurbishment. This will include internal thermal insulation, replacement thermally efficient windows to match the existing, re-wiring, and new finishes throughout in order to accommodate the new functional uses of the castle.

Design Rationale

The design rationale of the new extension - which represents the only new architectural addition - is to create a high-quality architectural element befitting of the castle.

The extension has been carefully designed to be simple and restrained, but with a beautiful rationality. The size and rhythm of the structural bays relate to the existing castle geometry - creating a clearly modern extension, while still referencing the heritage of the building. The proportions evident in the extension are the result of extensive testing, to achieve the most appropriate addition to the listed building.

The form of the extension is designed to minimise any further disruption to the site above that caused by the original extension. The building line is maintained but has a large new inset area to clearly define the new main visitor entrance, but also to practically provide some protection from the elements and create a covered entrance.



Proposed courtyard elevation of the new extension



Proposed courtyard elevation detail

Proposed courtyard section detail

Materials

The material selection for the extension has been carefully restrained to respect the character of the listed building, with the ashlar sandstone of Kielder castle being referenced in a modern idiom.

Stone

Dressed sandstone will be used throughout the proposed extension using large-format locally quarried stone. This has been chosen because it will read as a modern version of the ashlar stone of the listed castle; clearly legible as new, yet in-keeping with the heritage asset.

Windows and Doors

The windows and doors will be thermally efficient aluminium-framed units, with a bronze finish. The finish is to be high quality, and tonally subservient to the stone with proportions carefully defined using the existing geometry of the castle.

Scale

The proposed development is limited to the same footprint as the previous extension. It has also been limited to a single storey, to match the existing courtyard extension to ensure that the scale is no more overbearing on the existing building.

Landscaping

The landscaping proposed is limited to the courtyard - all other areas of the castle are retained as existing. The existing courtyard has stone flagstones throughout, the proposed courtyard will retain some of these flagstones, but with external access from the castle entrance demarcated with a timber walkway - this will directly reference the mountain biking trails throughout Kielder forest.

The courtyard will have an outdoor seating area and fire-pit for use by guests staying in the newly-created accommodation.

Bird and bat boxes will be provided externally to satisfy the NPPF - and in accordance with independent advice, these will be situated remotely, and not in the immediate vicinity of the proposed extension. All advice received in the annexed Ecology Appraisal and Bat Report will be followed.

Access

The key intention of the proposal is to increase visitor numbers using the castle. To achieve this, the commercial offer is being significantly improved. In-line with the improved offer are necessary improvements to the general access of the building. This will ensure that there are no restrictions on the number of people who can visit the site and use its amenities. The new entrance has a level access, and there is a lift proposed in the new east extension. Internally the logic of the plan is being improved with the creation of clearly defined cultural spaces with clear sight-lines, which will be accessible for all.

The proposed works will not have a negative impact on highway or pedestrian safety. Refuse collection and access is unchanged from the existing situation with the existing bin store retained.

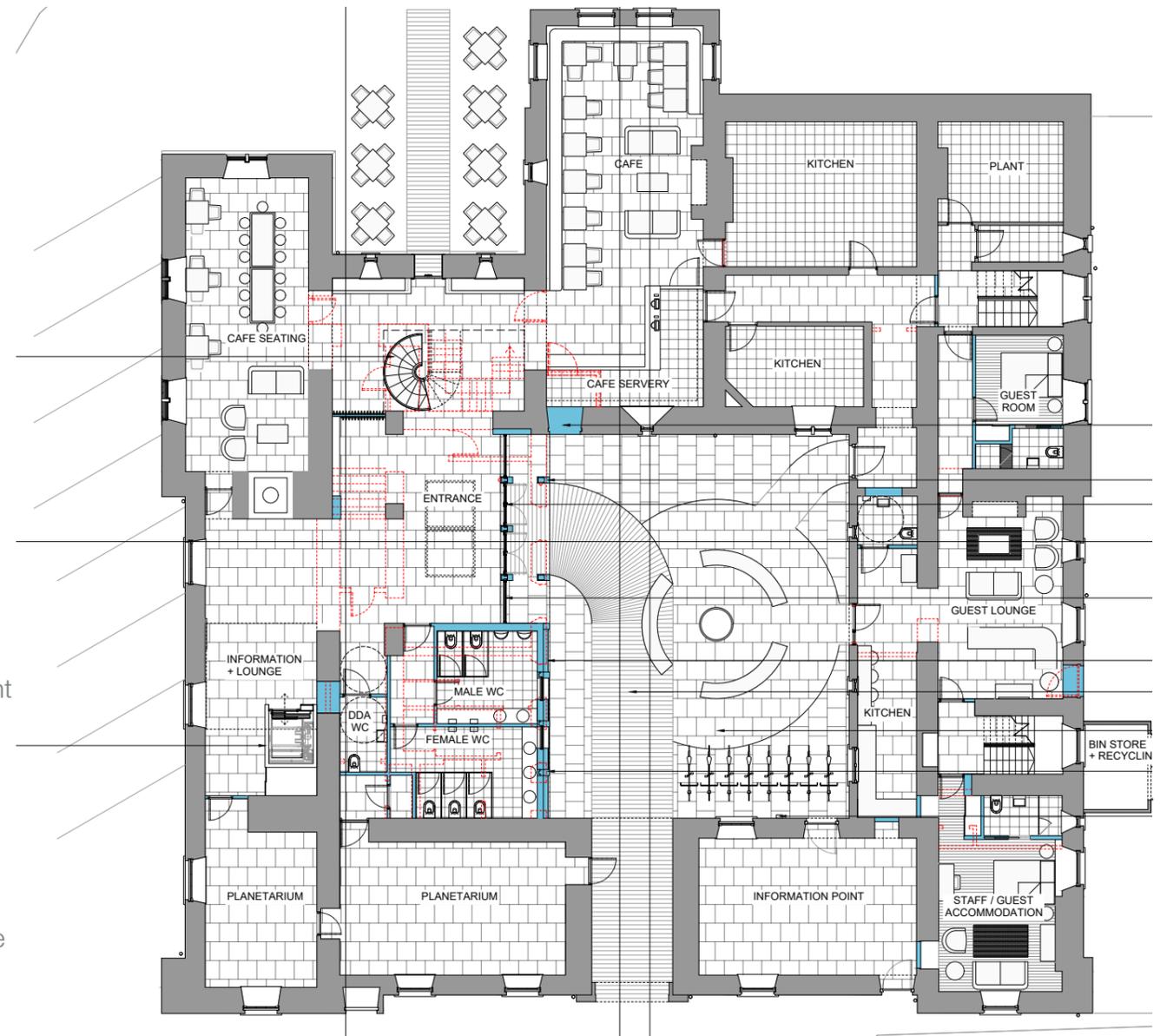
Parking provision is provided both on site and in the large existing car park in Castle Wood. No

additional parking will be required. For car park locations see ownership map in annex 4.01.

Summary

The proposed works at Kielder castle are designed to comply with all relevant planning policy, and are supported by Planning and Conservation Officer Assessments.

The proposed works would result in an improvement to the current facilities, and the high-quality design would enhance the significance of the heritage asset, while safeguarding its future.



Proposed Ground Floor Plan



1.11 Planning History & Policy

Planning History

Reference Number: 12/03529/FUL

Description: Move existing kitchen and restaurant into main part of castle. Installation of extract duct to new kitchen which exits through roof. Conversion of existing office to servery and removal of central window mullion. Reopening of original door between restaurant and new kitchen.

Status: PERMITTED

Reference Number: 12/03530/LBC

Description: Listed Building Consent: Move existing kitchen and restaurant into main part of castle. Installation of extract duct to new kitchen which exits through roof. Conversion of existing office to servery and removal of central window mullion. Reopening of original door between restaurant and new kitchen.

Status: PERMITTED

Reference Number: T/20080066

Description: Construction of 2m x 2m cube sculptures

Status: PERMITTED

Reference Number: T/20060508

Description: Circular 18/84 - Change of use of forestry land to provide a bike track with associated engineering works

Status: NOOBJ

Reference Number: T/20051375

Description: Circular 18/84 - Change of use of forestry land to provide a bike track with associated engineering works

Status: NO OBJECTION

Reference Number: T/88/E/LB/160

Description: Circular 18/84: Change of use and conversion of former offices to form enlargement of visitors centre incorporating shop and classroom.

Status: PER

Reference Number: T/88/E/159

Description: Circular 18/84: Change of use and conversion of former offices to form enlargement of visitors centre incorporating shop and classroom.

Status: PERMITTED

Reference Number: T/81/E/366

Description: Construction of car parking facilities.

Status: PERMITTED

Reference Number: T/740089

Description: Erection of a timber building as craft centre (west side of car park) Status: PERMITTED

Reference Number: T/20080066

Description: Construction of 2m x 2m cube sculptures

Status: PERMITTED

Reference Number: 17/01939/FUL

Description: Erection of eight art installations/structures.

Status: PERMITTED

Reference Number: T/74/E/89

Description: Erection of timber building as craft centre.

Status: PERMITTED

Relevant Planning Policy

National Planning Policy

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance (NPPG) (2018)

Development Plan Policy

Tynedale LDF Core Strategy 2007

GD1 Locational policy setting out settlement hierarchy

GD4 Principles for Transport and Accessibility

BE1 Principles for the built environment

EDT1 Principles for Economic Development and Tourism

EDT5 Kielder Tourism Priority Area

Tynedale Local Plan 2000 (saved policies 2007)

GD2 Design Criteria for development, including extensions and alterations

GD4 Range of transport provision for all development

GD6 Car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge

BE21 Alteration and extension to Listed Buildings

BE22 The setting of a listed building

BE23 Change of use of Listed Buildings

BE25 Preservation of scheduled ancient monuments, nationally important sites and settings

BE27 Regional and Locally important archaeological sites and settings

TM1 Protection of existing tourist facilities and/ or community services

TM2 Enhancement of Existing Facilities, Attractions and Infrastructure

TM9 Hotel development in Kielder Tourism Priority Area

TM15 Occupancy condition on self catering tourist accommodation

Emerging Planning Policy

Northumberland Local Plan - Publication Draft Plan (Regulation 19) and proposed minor modifications, submitted on 29 May 2019

ECN 1 Planning Strategy for the Economy (Strategic Policy)

ECN 12 A Strategy for Rural Economic Growth (Strategic Policy)

ECN 15 Tourism and Visitor Development

QOP 1 Design Principles (Strategic Policy)

QOP 2 Good Design and Amenity

STP 1 Spatial Strategy (Strategic Policy)

STP 2 Presumption in Favour of Sustainable Development (Strategic Policy)

STP 3 Principles of Sustainable Development (Strategic Policy)

TRA 1 Promoting Sustainable Connections (Strategic Policy)

ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

ENV 4 Tranquillity, dark skies and a sense of rurality

ENV 7 Historic environment and heritage assets

INF 2 Community services and facilities

INF 4 Assets of Community Value

Ecology

Paragraph 8 of the NPPF states that the planning system should, “contribute to protecting and enhancing our natural environment; including making effective use of land, helping to improve biodiversity...” In addition paragraph 170 states that, “Planning policies and decisions should contribute to and enhance the natural and local environment by: minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”. Accordingly biodiversity enhancement over and above mitigation should be clearly proposed.

Required docs - Ecological appraisal report, likely to include a bat survey, together with the recommendation for any mitigation or compensation for impacts which may be caused by the proposal. Demonstration of the delivery of ecological enhancement in accordance with the objectives of the NPPF. Features should be added to architectural and landscaping plans where appropriate.

For required information please see the Ecology Appraisal and Bat Report submitted alongside this Design and Access Statement.

Site Ecological Context

The development site is within 5km of a number of designated sites including;

Akenshaw Burn LWS
Catcleugh Burn LWS
Kielder Burn LWS
Bakethin LWS and Northumberland Wildlife Trust Reserve
Kielderhead NNR
Bordermires SAC
Kielder Mires SSSI
Kielderhead & Emblehope Moors SSSI

Natural England has adopted SSSI Impact Risk Zones (IRZs) which highlight the types of development likely to impact on protected sites. This development does not fit those criteria. As such, Natural England need not be consulted on the planning application when submitted.

Supporting Planning Policy

The National Planning Policy Framework 2019 (NPPF) is a material consideration in the determining of this application.

The NPPF has a presumption in favour of sustainable development - At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is judged against three overarching objectives which are all satisfied by this proposal at Kielder Castle;

An economic objective - There will be significant economic benefit in upgrading the castle to provide key benefits to visitors. Building upon Kielder’s growing popularity as a centre for outdoor activities, the proposed works will significantly improve the castle’s popularity. The castle will generate significant economic benefit to the area through increased tourism, and increased employment as a direct result. The critical economic investment in the building will also safeguard this heritage asset for many years.

A social objective – The additional employment provided by a thriving business will help to support a strong, vibrant and healthy community. The refurbished castle will add to the already strong cultural tradition of Kielder with additional investment in the arts - this will have a positive impact on the communities’ social and cultural well-being.

An environmental objective – The proposal will contribute to protecting and enhancing the natural, built and historic environment. It is clear that without significant investment the castle will become at risk. The proposal outlined in this application will improve the castle’s relevance by giving purpose to a tired and partially dilapidated building and therefore, making effective use of land.

Section 12 of the 2018 NPPF is about achieving well-designed places, which this proposal clearly demonstrates.

In accordance with Paragraph 130 of section 12, the proposal does take the opportunity to improve the character and quality of the area, and the way it functions.

In strict compliance with Paragraph 184, we are seeking to safeguard the heritage asset. Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations; this is the clear intention of the proposal for Kielder castle.

Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. This application has demonstrated that conservation of the listed building is of critical importance, and that the minimum amount of work to the listed building is proposed to provide the necessary alterations to allow the building to function while improving accessibility.

In accordance with Paragraphs 184 and 185 - there is not significant harm intended to the heritage asset, with the majority of proposed alterations being to the non-original C.20 extension. We believe that this proposal demonstrates compliance with Paragraph 186 where the minimal harm should be weighed against the public benefits of the proposal including, securing its optimum viable use.

Pre Application Planner Assessment

The proposed works involve the refurbishment of the existing building and the creation of a cycle hub, holiday/staff accommodation, and the demolition and rebuilding of the east wing courtyard and the general improvement of facilities.

The proposed refurbishment works should respect the original fabric of this important listed building and opportunities to enhance the significance of the heritage asset should be taken.

The demolition of the existing single storey east wing, which is a modern addition and is of little architectural merit, is acceptable, as is its replacement with a more appropriate high quality design.

A Heritage Statement in accordance with the advice in paragraph 189 of the NPPF should be submitted in support of applications for Planning Permission and Listed Building Consent.

Conclusion

*Building Conservation consider that **the proposed works would result in an improvement in the current facilities and would help to enhance the significance of this important listed building.***

The site lies within the village of Kielder where small scale development is permitted, in principle, as detailed in Tynedale Core Strategy Policy GD1. As the proposed development would enhance existing tourist facilities at Kielder, and it lies within the Kielder Tourism Priority Area, then it would also accord, in principle, with Tynedale Core Strategy Policy EDT5 and with Tynedale Local Plan Policy TM2.

These policies, which principally seek to enhance and encourage tourism development within existing settlements, are in conformity with the Good Practice Guide on Planning for Tourism and with the NPPF which encourages local planning authorities to support the provision and expansion of tourist and visitor facilities in appropriate locations.

Change of Use

The countryside is a key element of tourism in Tynedale. It is accepted that tourist accommodation and facilities often need to be outside of towns and villages and it is intended to continue to allow for small scale new tourism development in the open countryside.

Tynedale Core Strategy Policy EDT5 advocates new tourism development within the Kielder Tourism Priority Area. Tynedale Local Plan policy TM9 supports the use of hotel development within Kielder.

The emerging Northumberland Local Plan Policy ECN 1 seeks to deliver economic growth, while safeguarding the environment and community well-being, so helping to deliver the objectives of the Council's economic strategy; Policy ECN 12 seeks to facilitate the formation, growth and up-scaling of businesses in rural locations; whilst Policy ECN 15 supports the development of new visitor attractions and facilities, accommodation and the expansion of existing tourism businesses and states that in the open countryside, visitor accommodation should, wherever possible, be limited to the reuse of buildings that are structurally sound.

Tynedale Local Plan policy BE23 permits the change of use of a Listed Building in order to restore or maintain its viable provided the proposal accords with Policy BE21.

Assessment Conclusions

The emerging Northumberland Local Plan Policy ENV 7 advocates that decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance and development proposals which would affect the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings would be assessed against a number of criteria.

The external alterations to the building to facilitate the change of use are very modest in scale and have designed to have minimal impact upon the traditional character of the building, including its setting. The existing toilet block, which is a later addition to the castle, would be demolished and a more modern contemporary extension constructed within the same footprint, the more modern addition would become the main point of entry to the castle.

The proposed works would include the internal reconfiguration of the existing ground floor and upper floor of the building. It is considered that the proposed works would enhance the visitor experience and provide a more functional use of the space; it would provide inclusive access to the upper floors of the building which would be redesigned into more functional exhibition/gallery space improving the internal flow of the area; works to the upper floor would also include the provision restaurant/ function room and additional visitor accommodation. It is considered that the works to the west wing would bring back into use this part of the building which is currently under utilised and as such preserve the integrity of the building and its continued use for future generations. The Building Conservation Officer has been consulted as part of this enquiry and has concluded that the proposed works would result in an improvement in the current facilities and would help to enhance the significance of this important listed building.

Amenity

Kielder Castle is located some distance from residential properties and already functions as a popular tourist facility, having an existing café and visitor centre, the proposed changes would provide more functional space; a range of services and fully accessible facilities for visitors to the castle thus enhancing the customer experience.

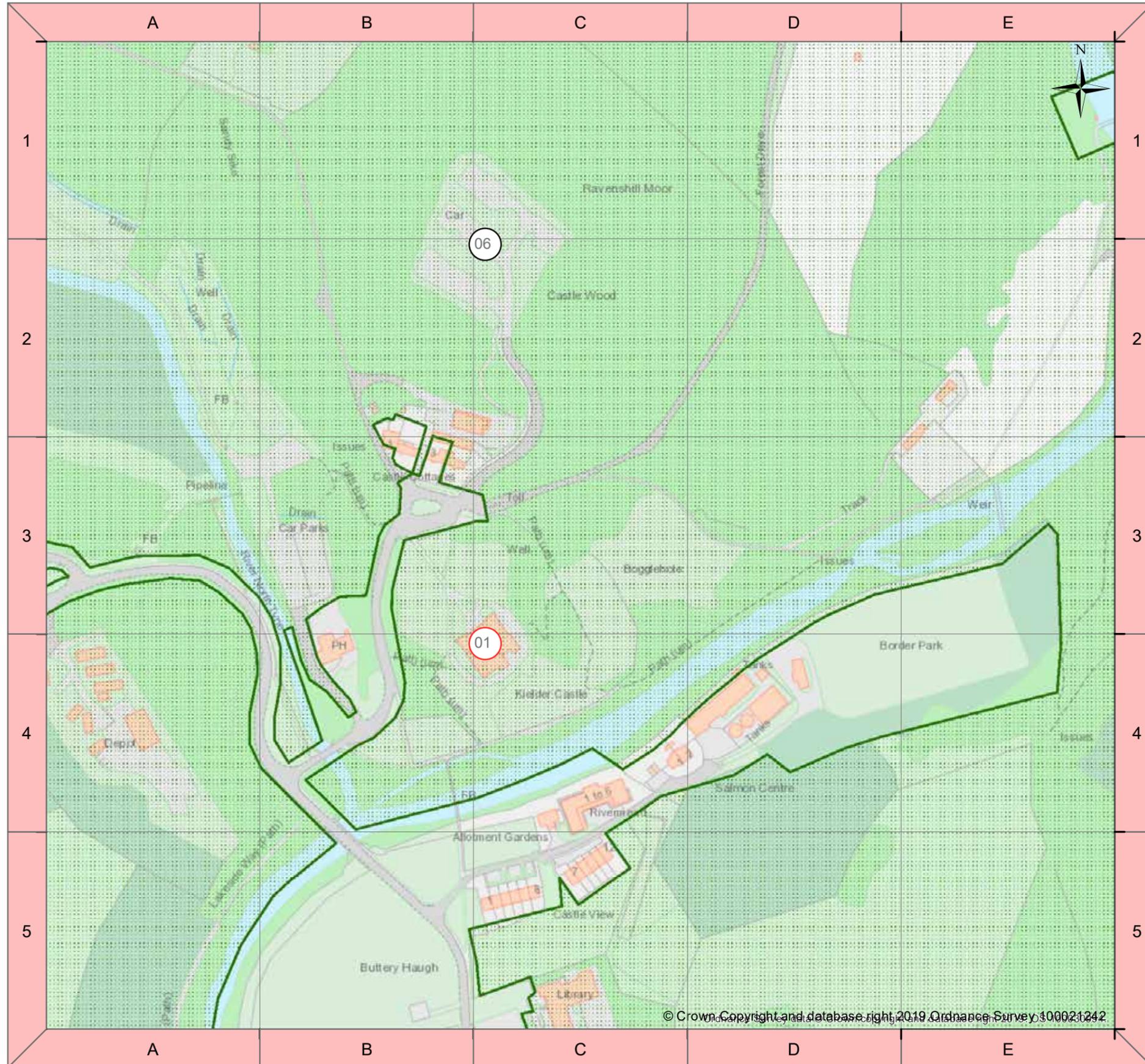
The impact of the development both on the amenities of the local area and on local residents would not be significant due to the small scale nature of the development proposed and the existing activities that already take place there. For these reasons the development would not conflict with the amenity criteria set out in Tynedale Local Plan Policy GD2; emerging Northumberland Local Plan Policy QOP 2 or with the NPPF which advises that the planning system should always seek a good standard of amenity for existing residents.

Ecology

*Ecological appraisal report, likely to include a bat survey, together with the recommendation for any mitigation or compensation for impacts which may be caused by the proposal. **Annexed to this report.***

Having considered the content of your enquiry, I can summarise that the principle of the development would be acceptable. The proposals are considered to be in accordance with the development plan. In the event that a planning application is submitted, it would be likely to be looked upon favourably.

1.12 Forestry England Ownership Map




Forestry England

Title: Forestry England Ownership
 Date: 5 November 2019
 Author: John Johnson
 Scale @ A3: 1:2,500

Legend

FC Ownership

-  FC Ownership
-  Project Site - Kielder Castle
-  Existing large car park



1.13 Heritage Conclusion

Archaeology

The alterations proposed are within the footprint of the existing C.20 extension which is scheduled for demolition. The internal alterations are outlined on the structural engineer's drawings annexed to this document and are necessary to improve the internal circulation and accessibility of the castle - internal alterations have been limited to those which are necessary to facilitate the new site use, and to minimise site disruption. There will be no shallow pad foundations within the footprint of the existing castle to allow for the partial removal of internal walls, and the removal of a poor quality concrete staircase with steel balustrade from the C.20 in the south part of the castle.

The Pre-App response from NCC County Archaeologist below:

The proposals involve alterations to the grade II listed Kielder Castle. The groundworks associated with these proposals appear to be largely located in areas which will have been disturbed during the construction of the 18th century castle and later alterations. As a result there are unlikely to be earlier archaeological remains surviving below ground and therefore it is likely that an archaeological watching brief condition should be sufficient in this instance, dependent on the level and location of the groundworks required.

Heritage Conclusion

Kielder castle is a valuable asset which must be brought back into public prominence. Renovation works are required to safeguard the future of the listed asset by providing a viable use for building, this will ensure that the building does not fall into unsalvageable dilapidation.

The building was designed to be seen and used as a base for recreation; the new use that has been found for the castle - as a visitor centre and art gallery - is in the spirit of the castle's original use, while recent developments around Kielder Water - the Belevdere and the Wave Chamber, to name only two - share just those attributes lost to the castle; both are highly visible, both were built to take advantage of a view and both use the architecture of the building, as the view south from the castle was controlled by the original bay, to present the view in interesting and imaginative ways. These two new projects, taken with all the other arts-based projects at Kielder, suggest ways in which the castle could be given a renewed relevance, one that has a vital connection with its original role.



Concrete stair to be removed

18015_Kielder Castle



Proposed courtyard view showing new entrance facade