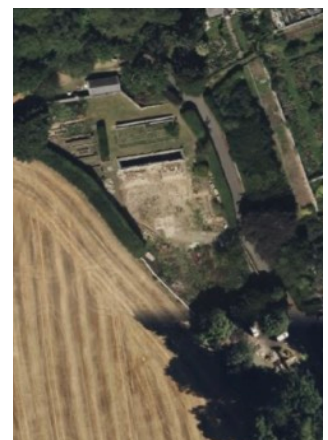


**Design & Access Statement
Services Installation
The Apple Store
Beaufront Kitchen Garden
Hexham
Northumberland
NE46 4LT**



beautiful plgeon



Apr 2023

Contents	Page No.
1.0 Introduction	3
The Location	3
The Site	5
Flood Risk	7
2.0 Development Proposals	
Use	8
Amount	8
Layout	8
Scale	8
Appearance	10
2.0 Heritage Statement	11

1.0 Introduction

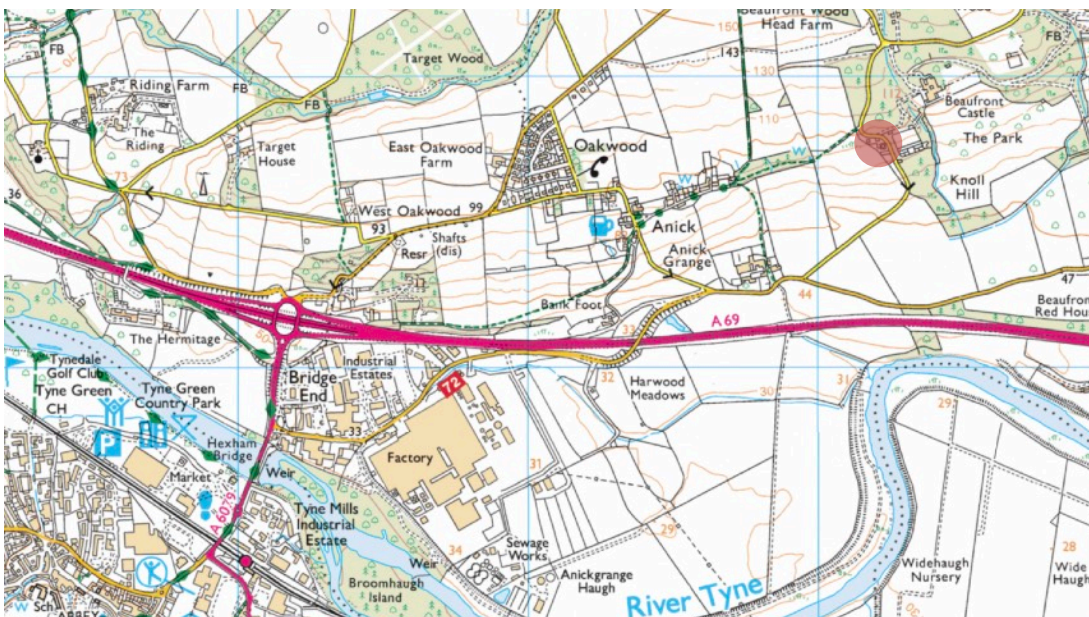
THE LOCATION

The Apple Store is part of the Beaufront Kitchen Garden development site

Beautiful Pigeon have been appointed by the client to submit a proposal for the services installations to the Apple Store.



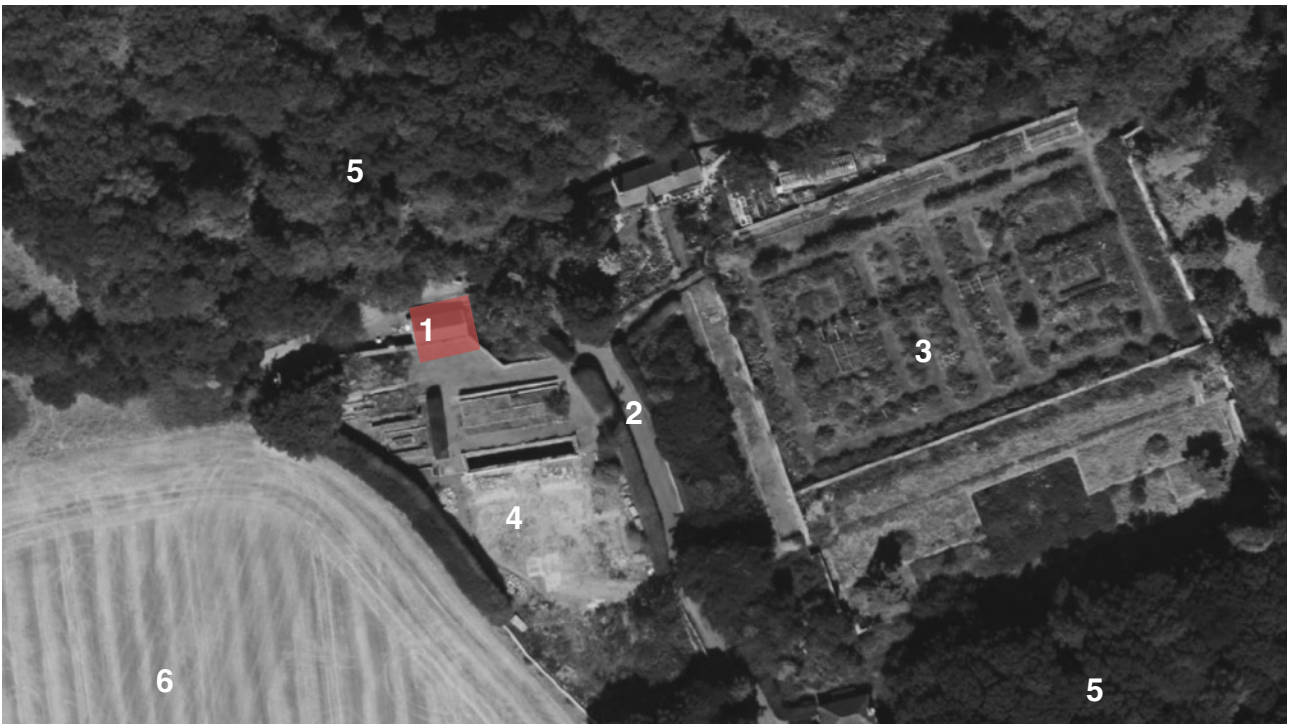
1. Aerial view of Beaufront Kitchen Garden (site highlighted in red)



2. O.S. extract of Beaufront Kitchen Garden (site highlighted in red)

Key

- 1. The Apple Store
- 2. Access / Road
- 3. Beaufront Castle Garden
- 4. Beaufront Kitchen Garden Development
- 5. Adjacent Woodland
- 6. Adjacent Farming



The apple store is a grade II listed building that forms part of the development at Beaufront Kitchen Garden. This is a low energy single domestic residence, planning references 16/00501/FUL and 16/00502/LBC. The apple store provides additional accommodation to the proposal.



4. View of Apple Store North Elevation

THE SITE

Beaufront Kitchen Garden lies 2 miles north east of Hexham in the tyne valley. It occupies a sloping crescent-shaped site c 120 m long and c 40m across at its widest. To the east is a minor road provides access. The apple store is found on the highest northern boundary where the road turns west.



5. View north from access road to apple store



6. View north of access approach to the apple store

The southern elevation of the Apple Store is hidden from public view by the established beech hedge but is partially visible in land distance views up the lane.

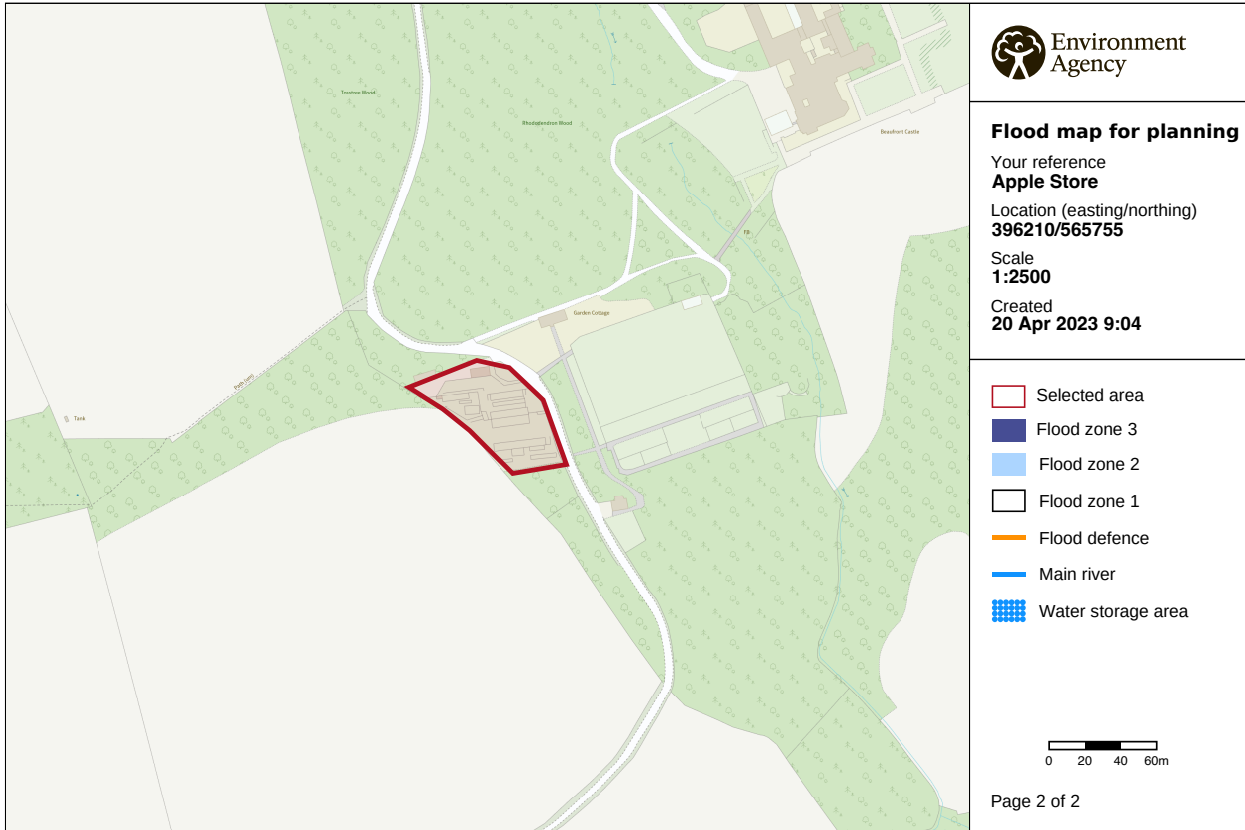


7. View of Apple Store looking south east

When approached from the north the apple store is clearly visible and set into the landscape with the store and retaining walls forming a definitive edge to the site boundary

Flood Risk

The site is not located within any areas that are sensitive to flooding and the development will not increase the risk of flooding to other parts of the local area.



8. Excerpt from Environment Agency Flood Map (site highlighted in red)

2.0 Development Proposals

Use

The proposal is for the installation of services for the Apple Store. The Apple Store provides residential accommodation as part of Beaufront Kitchen Garden.

Amount

The services to be installed are sized to meet the requirements of the Apple Store. The accommodation consists of 2 bedrooms and bathroom to the upper floor with a kitchen and living / dining space at the lower level

The services to be installed are as follows

9 No. Photovoltaic panels

1 No air source heat Pump

1 No below ground treatment plant

Layout

The proposals will not alter the existing layout of the Apple Store or the wider site. The new services are all located close to the existing building.

The P.V. array is to be mounted at Gaunt level to the west of the building.

The air source heat pump is located adjacent to the east elevation at ground level

The below ground treatment plant is located in the garden area to the south of the Apple Store

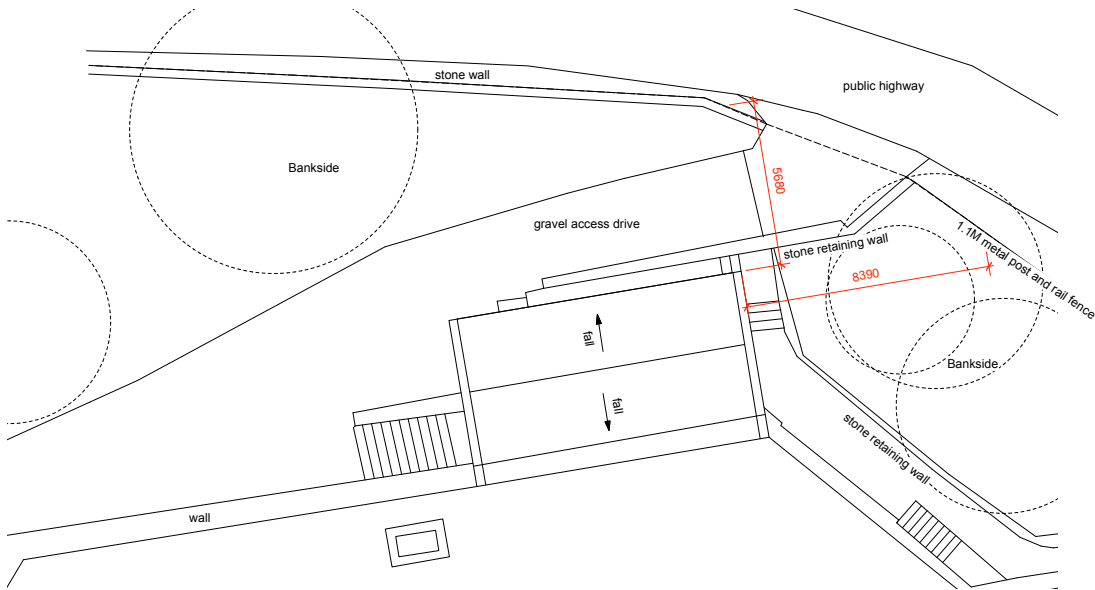
Scale

There is no impact on the scale of the site and the adjacent buildings by the proposals

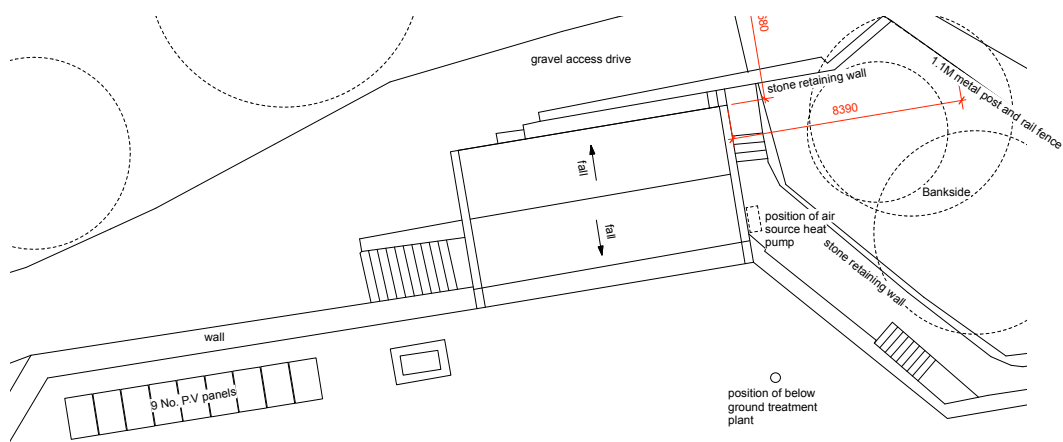
The scale of the existing buildings and their setting is to be maintained

The arrangement of the proposals:

- Maintains the arrangement of buildings within the site.
- Maintains the existing vehicular and pedestrian access to the and site and buildings



9. Existing site plan



10. Proposed site plan

Appearance

There are no new construction materials to the existing Apple Store and its landscaping but the new services installations are modern in appearance and sized appropriately for the needs of the development.

The new services are contained within the site and have limited potential to be viewed from any public areas.

The photovoltaic panels are each 1.8 x 1M IN size and have a black glazed appearance. They are set on a galvanised framework. They are contained within the garden of the existing south elevation.

The air source heat pump is discretely located on the eastern elevation at ground level, it is approximately 0.95 x 0.95 x 0.45M in size. The unit is hidden from public view by the retaining walls and banksides in this area.

The treatment plant is located below ground. The only visible element will be its circular access cover. This is internal within the site and cannot be seen from public areas

All technical data sheets for the services have been submitted as part of the application.

It is the intention of the proposal to retain the character of the existing setting in keeping with the existing proposals to provide a low energy domestic residence.



11. Example of Photovoltaic panels

3.0 Heritage Statement

Introduction:

This Statement accompanies a Planning and Listed Building Consent application that has been submitted to assess the history and character of the building and justify the proposed works in terms of their impact on the heritage asset. The statement assesses the nature, extent and the significance of the building and its setting, to allow the impact of the proposed works to be properly assessed by the local planning authority.

Statement of impact for

The services installations to the Apple Store, Beufront Kitchen Garden, Hexham, Northumberland.

General heritage significance/nature of the asset:

The Apple Store forms part of the Beufront Kitchen Garden. It is located at Beufront Castle, one of the great country houses of Tynedale, stands on the north side of the valley between Hexham and Corbridge; incorporating a little of an earlier mansion of the Errington family, the greater part of the present house was constructed in 1836-1841, John Dobson being the architect. In the late 18th century John Errington claimed to have expended £20,000 on improvements to his estate, including the construction of gardens and hothouses. The Kitchen Garden (NGR NY 9623 8575) lie west of the minor road running from Hexham to Sandhoe. There are two Grade II-listed buildings associated with this garden, the Apple Store and its adjacent walls, and the Potting Shed with its attached walls and steps.

The Apple Store is Grade II listed and was first listed in 1987. The listing covers the building in its entirety and is described as follows:

SANDHOE, BEAUFONT CASTLE, APPLE STORE AND ADJACENT WALLS ON NORTH OF KITCHEN GARDEN;

LB Ref. 240060; Grade II; NY 96 NE NY 96206578 5/301.

Apple Store and adjacent walls on north of kitchen garden GV II Apple store and adjacent garden walls. Late C18 remodelled c.1840. Brick front and rubble rear, with ashlar dressings; Welsh slate roof. South elevation: Apple store 2 storeys, 2 bays: 1 ground floor and 2 1st floor 2-light mullioned windows in chamfered surrounds; stone eaves cornice, coped gables. Thin course of stones at sill level of upper windows marks eaves level of C18 building. Flanking walls have flat stone coping swept down at left end and stepped down at right. Rear elevation has various C19 openings in chamfered surrounds. John Errington claimed to have expended "above £20,000" on works on the Estate, including the construction of extensive gardens and hothouses, evidence cited when he successfully campaigned against the construction of a proposed canal through his land, in 1805.

HER No: 22502

The Apple site is a rectangular two storey building measuring 10.1 x 5.65M externally, the construction is a mix of brick and roughly coursed stone with a low pitched roof of welsh slate

National policy and guidance

Within the NPPF, section 16 conserving and enhancing the historic environment contains paragraphs 193 - 202 referring to significance, setting, impact and harm to heritage assets.

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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

In determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality
- The desirability of new development making a positive contribution to local character and distinctiveness

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Section 12 achieving well designed places stipulates that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development

- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks
- Create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users

Proposed Works

The proposed works are all related to the services installation to the Apple Store

The use and conversion of the Apple Store to residential accommodation within the wider context of Beaufront Kitchen Garden are set out in the planning approvals 16/00501/FUL and 16/00502/LBC.

These services are as follows, 9no photovoltaic panels, mounted at ground level, 1 no air source heat pump and 1 no Below ground treatment plant

Impact on the heritage significance/asset:

The services within this application are all required to enable the use of the Apple Store as accommodation. There is no application for any new building works or alterations to the historic building fabric as part of this.

The services are all independently contained, and reversible. As service life for mechanical services are 10-20 years the ability to be removed from the Apple Store without impacting on the building in future is a design requirement.

When viewed from the public realm there is minimal impact on the external appearance of the building from the proposed works. The south elevation of the Apple Store is well screened by the existing retaining wall, landscaping and mature hedgerows

The photo voltaic will not be seen from the northern vantage points which address the house and the air source heat pump and treatment plant are similarly hidden from view

The Photo voltaic system will be mounted on an galvanised framework and sleepers at ground level. There are no penetrations or fixings to the existing structures.

The Air source heat pump is externally sited and free standing. There is no structural attachment to the Apple Store, The unit is discrete and sized to the building needs.

The Treatment plant is located below ground with only a ground level maintenance cover visible.

Conclusion

Although the proposed works are visible externally, they are all in keeping with the domestic use of the site and as such have minimal negative impact on the building. The works are all reversible without impacting the historic fabric of the site will aid the long term maintenance and use of the Apple Store.

The works will also have minimal impact on external public views of the Apple Store and will not negatively affect the site and surrounding area by their presence.

The proposed location of the array on the southern elevation of the building benefits the proposal in the following ways.

- Minimised long Distance views from the public highway
- Uses existing walls and structures to hide services from neighbouring properties and public
- Makes maximum use of the site and positioning for sun path available
- Will provide electrical requirement for power and heating for the property
- Reversible and maintainable without further impacting the property
- A sustainable approach to the climate emergency

A previous proposal to roof mount the p.v. panels has been amended to take into consideration local officers comments.

The proposals are therefore considered to meet the objectives of the NPPF concerning development in a historic context and meet the requirements of relevant local planning policy.