

2024

DESIGN, ACCESS & HERITAGE STATEMENT

**PROPOSED CONSTRUCTION OF MONUMENT PIZZA HUT
LAND ADJACENT TO PENSRAW HILL HOUSE**
GREEN PROPERTY DEVELOPMENT LTD

JOHN TAYLOR ARCHITECTS LTD

1.0 INTRODUCTION

- This Statement has been prepared on behalf of the applicant, namely Green Property Developments Ltd

- The statement is to be read in conjunction with the following drawings:

Existing:

- 23 22 02
- Site Location Plan

Proposed:

- 23 22 03
- 23 22 04
- 23 22 05
- 23 22 06

2.0 THE PROPOSAL

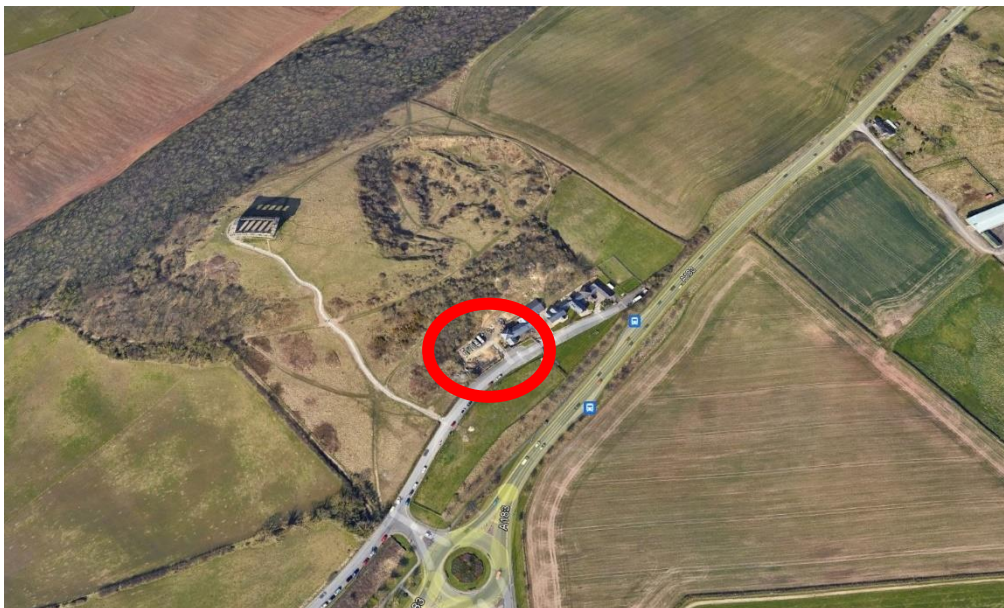
- This proposal is for the construction of a detached unit which will provide a Pizza food and beverage offer for visitors to Penshaw Monument.
- The building will consist of an eating/servery area and support facilities incorporating a display area for National Trust publications and information.
- Externally accessible there will be a full range of toilet facilities and also a servery for food and beverages. The toilets will be available 24/7 to service Monument visitors.
- It is proposed to site the building on a previously developed part of the site namely the redundant ménage.

3.0 SITE LOCATION & CONTEXT

- The site is located to the North East of the settlement of Penshaw.



- The application site lies to the South West of Penshaw House & Penshaw Hill Cottage (which lies further to the North East). Penshaw House & Cottage, two dwellings sitting at the foot of Penshaw Hill within Sunderland's green belt.



- The nearby stables are currently undergoing conversion works to create another dwelling, which are located to the South West of Penshaw Hill House.
Refer to Application: 15/00258/FUL
- Both Penshaw Hill House and Penshaw Hill Cottage have also very recently undergone substantial alterations and extensions.
- The site lies within the Green belt and is currently used as a Ménage.

- Penshaw Hill House, Penshaw Hill Cottage and the stables are accessed from a gated shared private drive from the end of this access lane (via Chester Road)
- The application site is located to the South West of the applicant ownership.
- The application site sits at the end of an access road off the A183 Chester Road which leads to Penshaw Nurseries and Tea Rooms to the south west.
- Footpath access to the monument is also taken from this road, via a private track (adjacent to the application site).
- Due to the natural topography and setting at the base of Penshaw Hill, the massing and prominence of the existing dwellings is reduced.
- The rear (North West) of the application site is heavily screened by landscaping.

4.0 THE PROPOSAL: DESIGN, APPEARANCE, SCALE

- The building has been designed to be low profile and unobtrusive to sit at the base of Penshaw Hill.
- The design incorporates a low pitch sedum effectively camouflaging the building when viewed from the Monument above.
- The design is transitional between the open countryside and the Penshaw House/Cottage buildings.
- The positioning is dictated by the access route to the Monument, the need to serve visitors to the Monument and the siting on the ménage, land which is classed as previously developed in planning terms.
- The proposed location provides direct access for Monument visitors but affords adequate privacy for the nearest residential unit.
- It is anticipated that the proposal will neither increase nor decrease the number of visitors to the Monument.
- The unit proposed would the following levels of internal accommodation:
 - Internal Floor Space 189 square metres
 - Externally accessed facilities, WC's/ serving hatch etc., 31 square metres
 - A covered canopy extending to 68 square metres.
- The unit has been designed as single storey in order to reduce visual impact within Green Belt and in relation to Penshaw Hill Monument.
- Ridge height site at 460mm above ground level.
- External materials have been designed to be sympathetic to the adjacent dwellings. The existing buildings are of a varied palette of materials including stonework, dark grey/ off black cladding, anthracite/ black roof tiles and Black windows.
- The structure will be broadly in keeping with the style of the existing adjacent properties, with external walling comprising a combination of natural stonework and fibre cement cladding.

- A sedum roof has been designed in order to reduce visual impact and provide a more sympathetic, natural finish, in keeping with its natural surroundings. In particular the sedum roof will soften views of the structure from the footpath down from Penshaw Monument.
- The development will not easily be viewed against the backdrop of the hill (from the South East), therefore resulting in no detrimental impact upon the setting.
- The fully glazed South East elevation also aids in reducing impact when viewed against the backdrop of Penshaw Hill.
- We believe that the structure is in no way overly prominent within its setting and will indeed be subservient when viewed in context with the stables and dwellings adjacent. This has been highlighted on the site wide elevation provided.
- The site is currently utilised as a ménage.
- The proposal would provide employment opportunities, with both full and part time positions available. 12 Full time and 8 part time positions would be created.

5.0 HIGHWAY

- The unit would be served via the existing infrastructure, with no alterations proposed outside of the site itself.
- Vehicular parking will be provided within the curtilage of the site, 4No spaces to be provided including 1No disabled parking bay.
- 2No EV charging points will be provided within the parking area.
- The existing boundary wall to the South East will be broken out to provide pedestrian access point from the access road.
- Existing parking for Monument visitors is provided by the redundant highway.
- In practice visitor's park on both sides of this wide tarmacadam area, still leaving sufficient space for moving vehicles.
- We do not believe that the proposal will reduce highway safety in relation to pedestrians or vehicles.

6.0 PLANNING CONSIDERATIONS

- NPPF

- Part 2, Achieving Sustainable Development
- Part 6, Building a Strong, Competitive Economy
- Part 11, Making Effective Use of Land
- Part 13, Protecting Green Belt Land
- Part 15, Conserving & Enhancing the Natural Environment
- Part 16, Conserving & Enhancing the Historic Environment

- LOCAL PLAN

- BH1 Design quality

- The structure will be finished externally in high quality materials, generally in keeping with the adjacent vernacular. The Sedum roof will allow the building to hunker down into the site, therefore reducing its visual impact in particular from Chester Road (from the South East) and from the footpath from Penshaw Hill to the North West.

The structure will not be overly prominent within its setting, therefore there will be little harm to the visual amenities of the area.

- BH8 Heritage Assets

- NE2 Biodiversity and geodiversity

- NE6 Green belt

- Although the proposal will clearly result in impact6 upon the openness of the Green Belt, we believe that this impact would be far from significant.

The mass of the building is subservient in relation to the adjacent buildings, with the backdrop of Penshaw Hill further reducing visual impact and openness.

- ST3 Development and transport

- The development would be served via the existing road network, with no changes proposed.

Works are limited to provision of vehicular parking within the site, which would allow vehicles to turn and exit the site in a forward gear.

- **PRE APPLICATION ADVICE (Ref 23/01489/P16)**
- Pre application advice was received from Sunderland CC in October 2023 rejecting the proposals on the following grounds:
- NPPF Chapter 13 seeks to protect the greenbelt from inappropriate and harmful development. Sub paragraph 154 provides a list of exceptions where new buildings would be acceptable, namely b) the provision of appropriate facilities in connection with the existing use of the land.
- *The proposal is an appropriate facility in as much as it is in support of the adjacent tourist attraction. It is also sited on previously developed land, the ménage, and relates well to the existing Penshaw House and Cottage complex.*
- Sub paragraph 142 (137 in pre app). The fundamental aim of the green belt is to prevent urban sprawl by keeping land permanently open.
- *Whilst accepting the fact that a new building will change the landscape the site is within the well-established boundaries of the Penshaw House and Cottage complex, The proposal sits on a previously developed area of the site, the ménage,. The design is low level, being 2.1m lower than the adjacent building. The development suits at the base of Penshaw Hill which acts as a backdrop to. The wooded hill absorbs the built forms at its base.*
- Sub paragraph 154 (149 in pre app) states the LPA should regard construction of new buildings in the green belt as inappropriate. Exceptions being:
 - b) the provision of appropriate facilities in connection with the existing use of the land.
- *The proposal is primarily to serve visitors to the Monument, an attraction known nationally and internationally. Again the comments regarding openness are as above.*
- Sub paragraph 153 (143 pre app) When considering any planning application LPA's should ensure substantial weight is given to any harm to the green belt. "Very special circumstances" will not exist unless the potential harm to the green belt is clearly outweighed by other considerations.
- *The special circumstances exists in the form of Penshaw Monument. The location of the proposal is perfectly positioned in providing a support service for visitors to the Monument. The impact of the proposal is nullified by its positioning, adjacent to existing structures. This is further nullified by the existing topography with the wooded Penshaw Hill, rising steeply behind the proposal. This positioning absorbs and screens the proposal thus not impacting on the openness of the green belt.*
- Openness of the green belt
- *Obviously any new structure built in the countryside will introduce change. However given the arguments above we believe there is adequate mitigation in the location, positioning, massing and material use to offset the scheme impact.*

- **Other matters listed in the pre app:**
- The impact of the development on the visual amenities of the area.
- *The visual amenity of the area is the Monument and the countryside. The arguments above prevail in negating any impact.*
- The impact on residential amenity.
- *The built form of the proposal is 13.5m away from the nearest dwelling with no viewable windows within the proposal on this elevation (north east).*
- The impact of the development on the viability of town centres.
- *The proposal is in a specific location. Serving the adjacent tourist attraction. Visitors are coming to view the Monument, therefore not competing with any town centre facilities.*
- The highway safety implications of the proposal.
- *There will be no change to the current highway/parking arrangements. There will be an additional five car parking spaces, two of which will be disabled. EV charging will be available to two parking bays.*
- The ecological impact of the development.
- *The proposal is sited on a redundant ménage, previously developed land. There are no trees or hedges on the site. There will be no ecological impact.*
- Land contamination issues.
- The site is previously developed but as a precaution a preliminary SI will be carried out to *ascertain the ground conditions and any actions required will be carried out.*
- Very special circumstances.
- *As above in response to para 153.*

7.0 HERITAGE ASSESSMENT

7.1 NATURE / EXTENT OF THE ASSET

- There are no listed buildings or structures within the application site, there are also no buildings of Architectural or historical significance within the applicants' ownership.
- The application site is located towards the base of Penshaw Hill which is occupied by the Grade I listed Penshaw Monument.
- The hill and the monument are highly prominent and recognisable regional landmarks, dominating the Sunderland skyline and being visible for miles around. The asset is visible from the A1(M) and the south-bound entrance to the Tyne Tunnel.
- Penshaw Monument, and parts of Penshaw hill on which it stands, were donated to the National Trust by the 5th Earl of Derby in 1939.
- The Monument is Listed at Grade I (NHL 303203) recognising it as a building of National significance, at the highest level of protection.
- The protection extends to the setting of the monument and its local, historical and Architectural significance.
- Listing below:
- NZ35SW HOUGHTON-LE-SPRING HILL LANE, 4/47 Penshaw.

26.4.50 Earl of Durham's Monument (formerly listed as G.V. Penshaw Monument)

I Monument, in form of Greek temple, in memory of John George Lambton, first Earl of Durham (1792-1840), Governor-General of Canada and Grand Master of the Order of Freemasons. Erected 1844, by private subscription, to design of John and Benjamin Green of Newcastle; builder Thomas Pratt of Sunderland. Ashlar, 4 x 7 columns. Fluted Doric order on stylobate. End pediments, no roof. An important manifestation of the Greek revival in the region, and a prominent landmark, visible for many miles around. Historical note : contemporary accounts describe it as being based on the Temple of Theseus but twice the size; the Theseion at Athens is 6 columns by 13, and while the measurements of its columns are double the monument appears proportionately taller.

7.2 SIGNIFICANCE & IMPACT ON THE ASSET

- Penshaw monument is clearly one of the most important and significant assets within the area and holds great Architectural and historical importance.
- The asset retains huge local value and significance.
- Penshaw monument clearly holds significant weight due its setting.
- We believe that the development will not easily be seen against the backdrop of Penshaw Hill and it therefore is not considered likely that the proposal will have a detrimental impact upon the setting of the listed structure. Although the proposal would impact the asset, it would not significantly affect the historical integrity of the site, its setting or affect any of its key Architectural features.
- Impact would be limited to views of the proposal and visual relationship with the asset.
- Although being located at the base of Penshaw Hill, within close proximity of the Monument, the proposal will not detrimentally effect the Architectural features nor Historical significance of the Grade I listed structure.
- Visual impact upon the asset is further reduced due to the existing screen landscaping present on the South West face of Penshaw Hill.
- The proposal will result in the introduction of a structure that will be visible but not intrusive in relation to views and the overall quality of the setting of the monument.
- Although the application site lies in close proximity to the Listed building,

8.0 CONCLUSION

- The development would result in minimal impact upon the openness of the Green Belt.
- Due to the natural topography of the site and in particular Penshaw Hill to the North West, the proposal would not result in significant harm to the Grade I listed asset.
- The adjacent residential properties would not be adversely affected by the proposal, the development would not increase overlooking or decrease privacy in relation to Residential amenity.
- The proposal would provide significant employment opportunities.
- The proposal would provide a high quality service to the local area.