

HERITAGE STATEMENT

DATE: 20 JUNE 2022

**PROJECT: PROPOSED DEMOLITION OF EXISTING 6.1M HIGH DORMER BUNGALOW
AND RE-BUILDING AS 6.5M HIGH HOUSE**

LOCATION: CLOSE HOUSE , WHALTON , NORTHUMBERLAND NE61 3XD

CLIENT: MR AND MRS DAVID ROBSON

THE STATEMENT (CONSISTING OF 2 PAGES)

1/ THE HERITAGE ASSET AND SETTING

**PART OF THE LAND BELONGING TO CLOSE HOUSE FALLS WITHIN THE WHALTON VILLAGE
CONSERVATION AREA – SEE ATTACHED MAP.**

**THE EXISTING DORMER BUNGALOW IS A FAIRLY RECENT ADDITION TO THE VILLAGE , BEING
BUILT IN 1958.**

**IT IS OF A NON-DESCRIPT DESIGN , CONSTRUCTED WITH A TILED ROOF AND RENDERED WALLS
AND IS OF NO ARCHITECTURAL INTEREST OR HERITAGE VALUE**

**THE SITE OF CLOSE HOUSE IS ACCESSED FROM A PRIVATE ROAD , LEADING FROM WHALTON
VILLAGE MAIN STREET.**

THE SITE IS TO THE REAR OF SOUTHSIDE.

**THE PRIVATE ROAD LEADS A COURTYARD AREA WHICH ALLOWS VEHICLES TO TURN AND
EGRESS THE SITE IN A FORWARD DIRECTION.**

2/ ASSESSMENT OF THE HISTORIC CHARACTER.

THERE IS NO HISTORIC INTEREST OR CHARACTER TO THE EXISTING BUILDING

3/ EXPLANATION OF THE PROPOSED DESIGN.

**THE PROPOSED DESIGN IS TO MAKE FULL USE OF THE VIEWS OVER THE ADJACENT OPEN
FARMLAND. THE MAIN FENESTRATION WILL LOOK AWAY FROM SURROUNDING BUILDINGS.
THE RIDGE LINE HAS BEEN KEPT LOW SO THAT IT IS ONLY 0.4M HIGHER THAN THE EXISTING
DORMER BUNGALOW , THEREFORE CREATING A BUILDING WHICH IS VERY SIMILAR IN HEIGHT
TO THE EXISTING DORMER BUNGALOW .**

FIRST FLOOR WINDOWS ON THE SIDE ELEVATION ARE SHOWN TO BE OBSCURE GLAZED .

**THE DESIGN PROVIDES MODERN STYLE LIVING ALLOWING LOTS OF NATURAL LIGHT INTO
THE BUILDING , WHILST STILL RETAINING SMALL PEAKS TO THE ROOF TO PROVIDE A**

‘ COTTAGE STYLE’ CHARACTER APPROPRIATE FOR THE SETTING.

A TRADITIONAL STONE CHIMNEY STACK HAS ALSO BEEN SHOWN ON THE NORTH ELEVATION.

4/ VISUAL IMPACT OF THE PROPOSED DEVELOPMENT.

**THE PROPOSED DWELLING IS ON A REASONABLY SECLUDED SITE AND WILL NOT FORM ANY
ADDITIONAL VISUAL IMPACT ON THE SURROUNDING , AS THE PROPOSED RIDGE HEIGHT IS
ONLY 400MM HIGHER THAN THE EXISTING DORMER BUNGALOW RIDGE HEIGHT.**

**THE PROPOSED DWELLING IS SET FURTHER SOUTH ON THE SITE TO MAKE FULL USE OF THE
OPEN VIEWS AND THEREFORE IS FURTHER AWAY FROM THE REAR OF THE PROPERTIES ON
SOUTHSIDE.**

**THE NEW HOUSE IS ALSO POSITIONED 2M FURTHER EAST ON THE SITE WHICH MOVES IT AWAY
FROM THE ADJACENT BUNGALOW TO THE SIDE.**

5/ DRAWINGS AND PLANS

DRAWINGS HAVE BEEN SUBMITTED TO SHOW THE EXISTING AND PROPOSED SITE LAYOUTS, ELEVATIONS AND FLOOR PLANS , TOGETHER WITH MEANS OF ACCESS. A PLAN SHOWING THE WHALTON VILLAGE CONSERVATION AREA IS ALSO ATTACHED. PHOTOGRAPHS OF THE EXISTING DORMER BUNGALOW ARE ATTACHED.

6/ EXISTING AND PROPOSED MATERIALS

THE EXISTING DORMER BUNGALOW HAS A TILED ROOF WITH A LARGE FELTED ROOF DORMER WINDOW AND VELUX WINDOWS.
THE EXISTING WALLS ARE RENDERED SITTING ON A BRICK PLINTH

THE PROPOSED BUILDING HAS A GREY TILED ROOF AND RENDERED WALLS WITH FEATURE STONE PANELS TO ADD INTEREST.
IT ALSO HAS SMALL TILED PEAKED AREAS OF ROOF TO ADD TO THE CHARACTER.
THERE ARE LARGE ROOF WINDOWS (ON THE INCLINE OF THE ROOF) OVER THE ENTRANCE HALL WAY AREA TO PROVIDE A BRIGHT AND 'AIRY' FEELING TO THE HOUSE.
A BALCONY HAS BEEN SHOWN WHICH LOOKS OVER THE ADJACENT COUNTRYSIDE AND DOES NOT CREATE ANY OVERLOOKING OF ADJOINING PROPERTIES.
THE CONSTRUCTION WILL BE TO A GOOD MODERN STANDARD PROVIDING A VERY HIGH THERMAL EFFICIENCY.



CLOSE HOUSE



