

HERITAGE STATEMENT

DUNANT
LAND NORTH OF CROSS COTTAGE
GLANTON, ALNWICK
NORTHUMBERLAND, NE66 4AL
JANUARY 2023



PROPOSAL

The proposal is for the construction of a family home for a local resident of Glanton and on land to the rear – north – of Cross Cottage located off the Whittingham Road in Glanton

The proposed dwelling will utilise the existing upgraded access and will require the demolition of the former Red Cross building to provide amenity space and parking for the development.

The proposed dwelling will be in a rendered finish with a dark grey weatherboard cladding to the gables.

Roof covering to be a smooth dark grey concrete tile and has been designed to fit in with the existing adjacent buildings.

The land is currently a redundant garden plot along with the redundant Red Cross building.

The accommodation will provide for the main living accommodation on the ground floor with an open plan kitchen/ dining with walk in larder, leading south to the main living room.

Provision has been made for 2 office spaces to suit the applicants work from home requirements.

There is also a utility space, boot room and accessible w.c. from the entrance hall which also accommodates the stair access to the first floor.

The first floor will have 3 bedrooms - one with a dressing and en-suite and access to an external terrace. A separate main bathroom and a storeroom for archiving work files.

There will also be a separate day/living room which opens out onto a small terrace with separate external stair access.

SETTING

The property is located to the south side of the main village and accessed from the Whittingham Road via the existing and to be upgraded entrance. The site is also just within the southern boundary of the conservation area.

The house is to be located within the existing garden plot and is sufficiently remote from any adjacent buildings so as not to impact on any of the adjacent amenity space.

The demolition of the former Red Cross building will also open up this area to the south of the proposal and provide a more open feel to the site for the adjacent residents.

Photos below show the existing building that is to be demolished.





The existing cottage shown in the background and at the end of the building to be demolished will benefit from the removal of the building and make it a more stand alone unit. This property is also under the ownership of the applicant.



Ariel photo indicating the building for demolition edged in blue

HERITAGE ASSETS IN THE VICINITY

The Northumberland HER identifies the following heritage assets located out with the site buffer. The red buffer was set at 100m

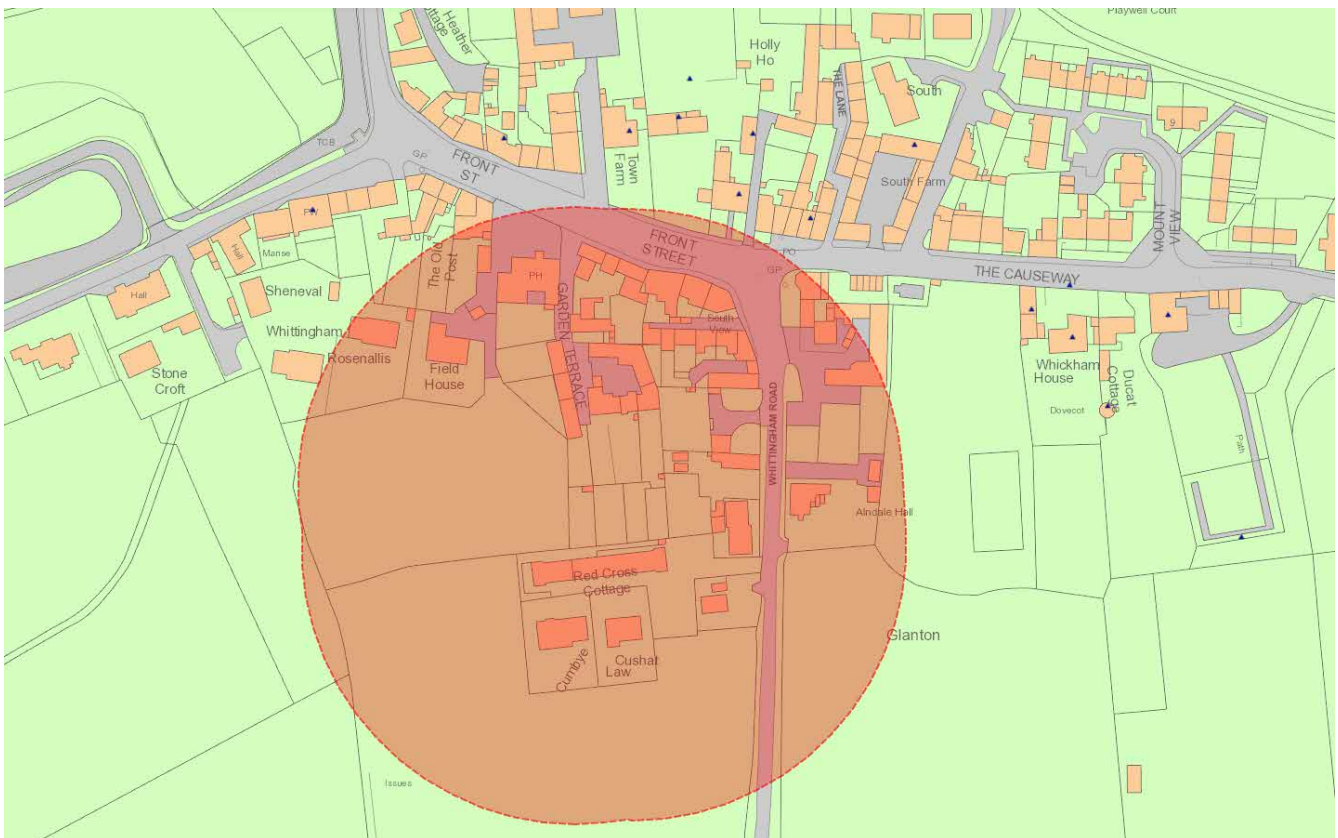
The following assets were recorded as being within 125m of the site

[THE WORLD BIRD RESEARCH STATION](#)

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1041985

[6-12, FRONT STREET](#)

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1054818



It is evident from the map above that the proposal sits remotely from any known heritage Assets, which all lie to the north and east of the property. The proposed dwelling lies outwith a 100mm buffer shown on the map and therefore deemed that the proposal will not affect the setting of any of the Heritage Assets

Design and Materials and impact

The proposal has been designed to be in keeping with the surrounding properties and will also compliment the smaller dwelling proposed on the southern plot which is currently being determined through a separate Planning Application.

The walls are to be a white finished render with dark grey cladding to the gables.

Dark grey roof tiles and white finished doors and windows and will provide an aesthetically clean look in appearance.

Location and Sustainability

The plot lies to the south of the small village of Glanton and within the settlement boundary and the 30mph traffic zone.

Although Glanton is a Rural village, there are facilities within the village as also mentioned on the Glanton community website as follows:

There is no industry as such other than agriculture but quite a few businesses operate from home offices and kitchen tables.

The parish comprises about 140 dwellings housing around 200 souls. We have a thriving pub the Queens Head, we have a part-time shop/newsagent and Sub Post Office, a village Hall, and a church (URC but with Church of England services too) with its own associated hall.

There is a local bus service which runs through Glanton Village, with the bus stop located approx. 100m away from the proposal. Glanton is a sustainable location.

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