

Cross House, The Green, Wallsend, NE28 7PG



Design and Access (DAS) Statement

6th March 2024 v1.0

Introduction

Cross House is the oldest occupied property in Wallsend and received its Grade II listing in February 1977. Its history is a fascinating one. Situated on the north-eastern edge of Wallsend's Anglo-Saxon village green, it looks out across this ancient open space of mature trees and spacious grassed areas where children play, and dogs are walked. It is understood to be one of only a handful of such ancient village greens in the country and is a designated conservation area.

The oldest section of the property was built prior to 1670, possibly as a farmworker's cottage. This is the two storey structure which forms the front elevation of the property and faces south-west across The Green. The rear wall extension built in 1747 of hand-cut sandstone and brick.

Challenge

During the second world war period 1939-45 the front gate and railings were removed in support of the war effort, and to date remain missing. The front gate is already approved for replacement under a separate application, this application will re-introduce the missing railings.

Solution

As owners of the property, we wish to address the above and restore the house to its prior glory with its prestige position on The Green, therefore we propose the following remedial actions:

1. Re-introduce the missing railings along the front-side of the house.
2. Match the design of the railings to the already approved gate.

The aforementioned remedial measures to Cross House are welcomed by the neighbours who share our enthusiasm to see the property restored to its former glory being the first property built on The Green c.1670.

As can be seen from the diagram 1 below, there is ample room and access for contractors to carry out the restoration within the boundaries of the property without impacting the neighbours or the public footpaths.

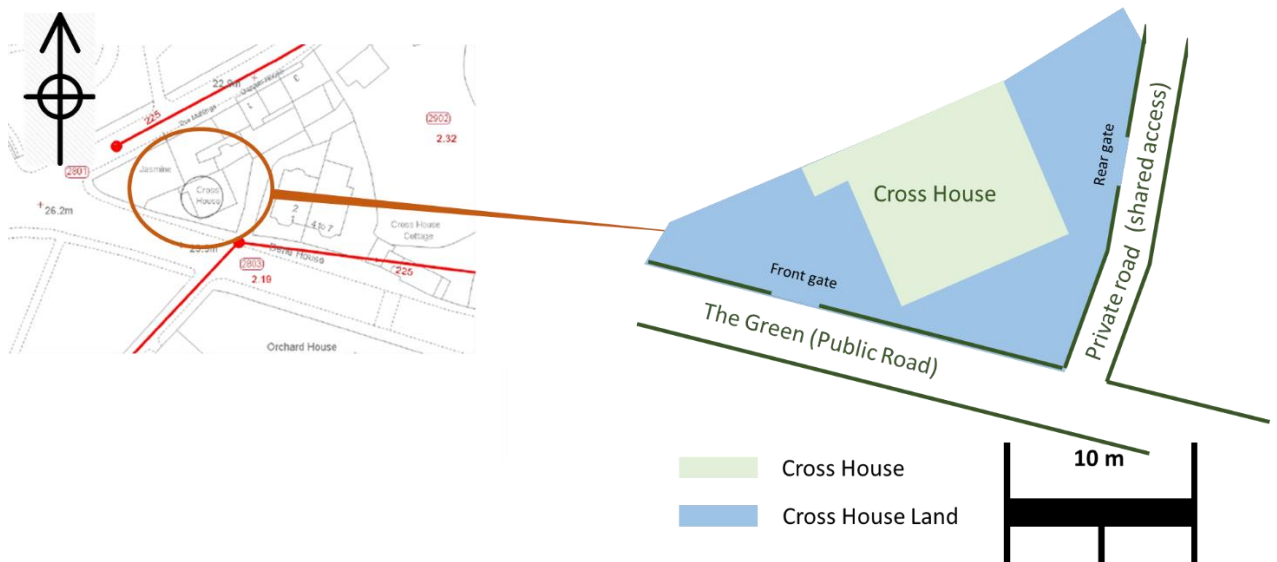


Diagram 1

Conclusion

We believe the proposed action detailed above will work to the benefit of the property, the area, and those who live on The Green. As a consequence, our plan should be regarded as a suitable response to the site and its setting, whilst demonstrating it can be adequately accessed by prospective users without impact on the neighbours or members of the public.

Documentation Control

Date	Description	Version	Author
06/03/2024	First release for submission with Listed Building Consent	1.0	G Baker