

HERITAGE STATEMENT

Land South of Gallowlaw, Alwinton, NE65 7BQ
Proposed 4No dwellings to provide Principal Residence
Housing



Photo of site looking east

Appearance

The proposed works are to provide 4no detached properties of varying design and to be constructed using natural stone for the walls and natural slate for the roof

These materials are more in keeping with the Village Vernacular which are predominantly stone and slate.

There is a variation in styles and using rooms in the roof space to keep the height of the properties at a lower level so as not to obstruct views from the two storey houses in Gallowlaw

The houses have been set back from the road so that the rear building line falls along the same rear line as the existing house adjacent to the Rose and Thistle This allows for sufficient parking and turning to the front of the site and providing amenity space to the rear which is in proportion to the proposals

Heritage Assets

Nearby heritage assets in the locality are stated below and on the subsequent map where a 100m buffer has been set and shows that the proposal is outwith this buffer zone

Alwinton Farmhouse Grade II Listed

Farmhouse. C18, remodelled early C19. Scored stucco with Welsh slate roof. Ashlar chimneys. Originally a cross-passage house with service accommodation to right. Now L-plan with single-storey Lean-to in re-entrant angle.

6-panelled door with 4-pane overlight in 3rd bay has plain pilasters and cornice on elaborate stone brackets. 4-pane sash windows in raised surrounds. The windows vary slightly in size. Narrow angle pilaster strips. Lean-to projects slightly on left return to form extra bay with 2 small 16-pane sashes.

Gabled roof with flat coping. Two end stacks and one ridge stack.

Interior: early C19 staircase with stick balusters and turned newel. 6- panelled doors and shutters. 2 fireplaces on 1st floor have early C19 surrounds with fluted friezes.

Cartshed and Byre Grade II Listed

Cartshed and byre c.10 yards north of Alwinton Farmhouse

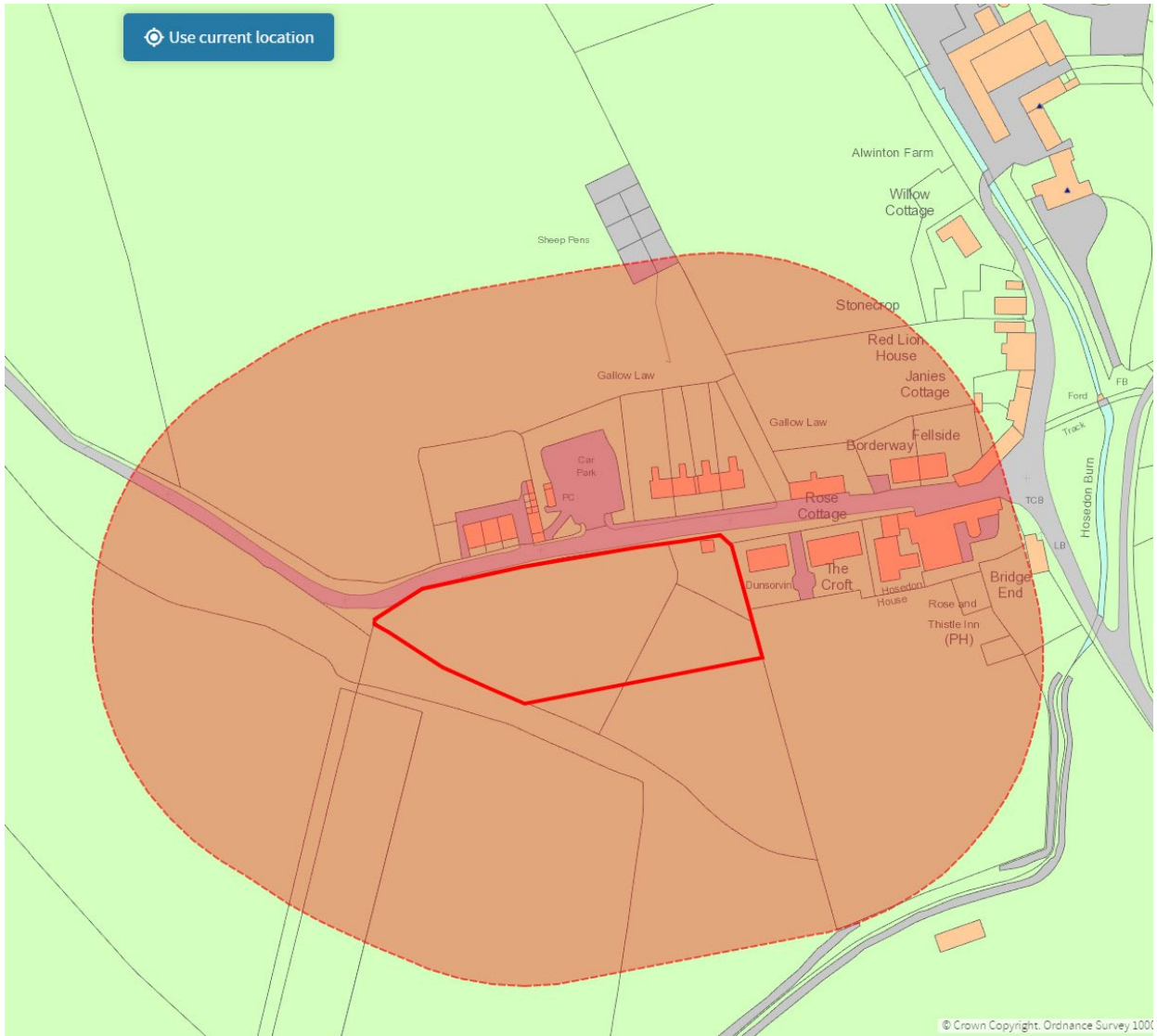
GV II

Cartshed and byre with granary over. Early C19. Random rubble with dressed- stone quoins and surrounds. Welsh slate roof.

L-plan. Long arm of L has irregular openings including boarded door and double doors. Half-shuttered window to granary in gabled half-dormer.

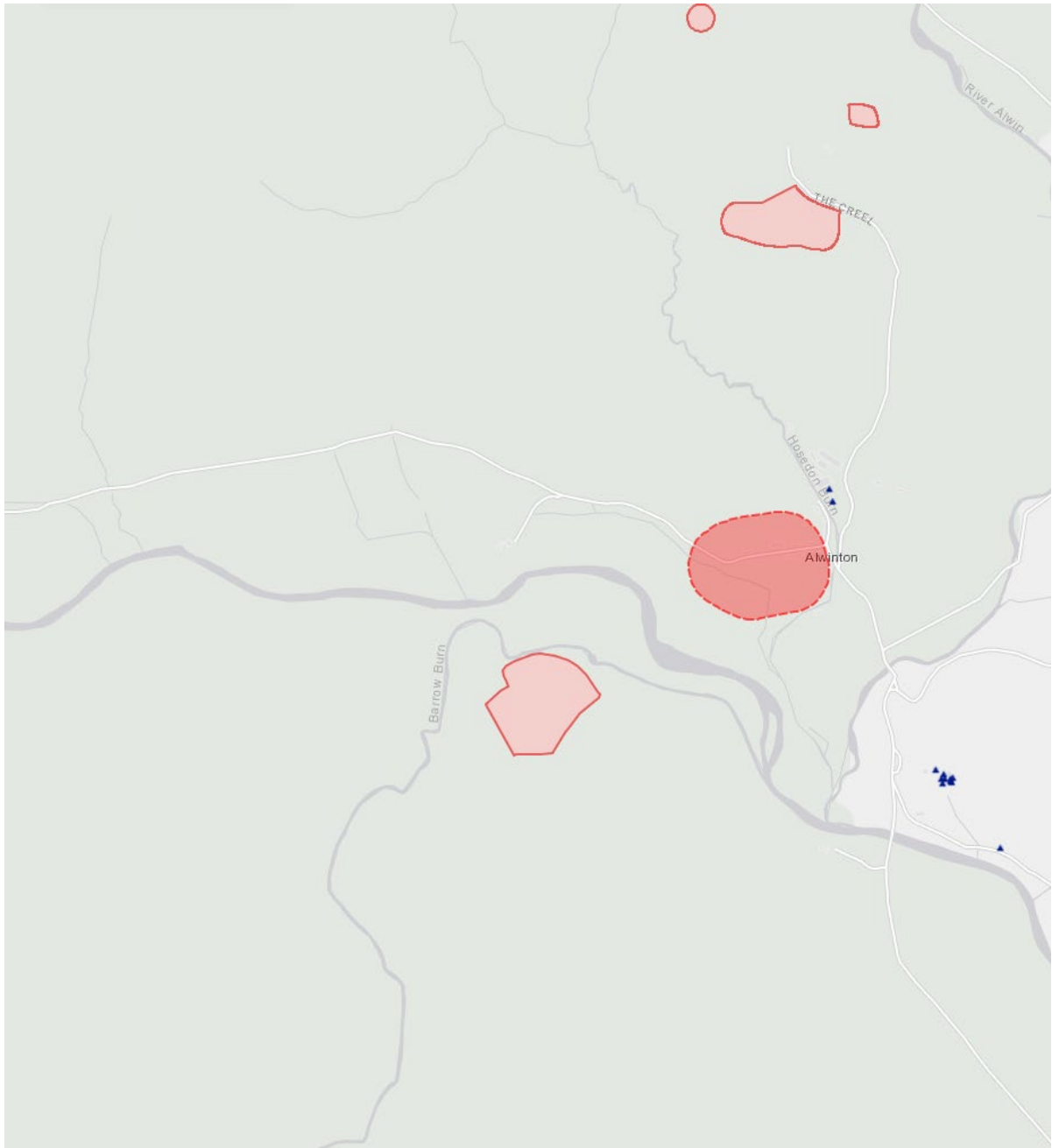
On left return 5 segmental arches on square piers.

Map below of buffer and site in relation to the heritage assets which are shown by a blue triangle at the top right of the map



The following map shows the site in relation to the nearby scheduled monuments depicting ancient settlements

The nearest one is to the south west of the site and is 300m south of Barrow



Both the above maps show that the proposal will not have any detrimental impact on the setting of either the Heritage assets or the Scheduled Monuments

Scale

The scale of the proposal is to be in-keeping with the scale of the buildings within the vicinity and has been reduced from the original 5 houses proposed that formed part

of the Pre Planning application and was to ensure the proposal did not encroach onto the limits of the village boundary.

The design of the houses utilise rooms in the roof space and to keep the development low lying and not imposing when looking at the street scene

Landscaping

The existing front – North stone boundary wall forms part of the character of the roadside elevation and is proposed to retain this wall with the exception of providing the access to each plot. The boundary between plot 3 and plot 4 will have a similar 1200mm high boundary wall and utilising the same stone materials. The other plots will be sub divided initially with a 1200mm high post and rail fence boundary and also fenced to the rear – south with a post and rail fence.

Hard landscaping to form the access and parking and turning area will be using materials that allow for free draining of surface water

A perimeter footpath is proposed around each property with a paved patio area to plot 1,3 and 4 with the remainder of the land left as lawn

A rockery is proposed to the south of plot 4

Michael Rathbone ACABE
Architectural & Surveying
5 Church Hill
Chatton
NE66 5PY

