



Ascent Homes

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N O R T H E R N

Allerburn House, Alnwick

Heritage Statement

February 2018

Revision	Date	Revision Notes	Prepared by	Authorised by
*	2018-02-20		JW	KD

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Section I
The Site and
Existing Buildings

1.1 Site Description

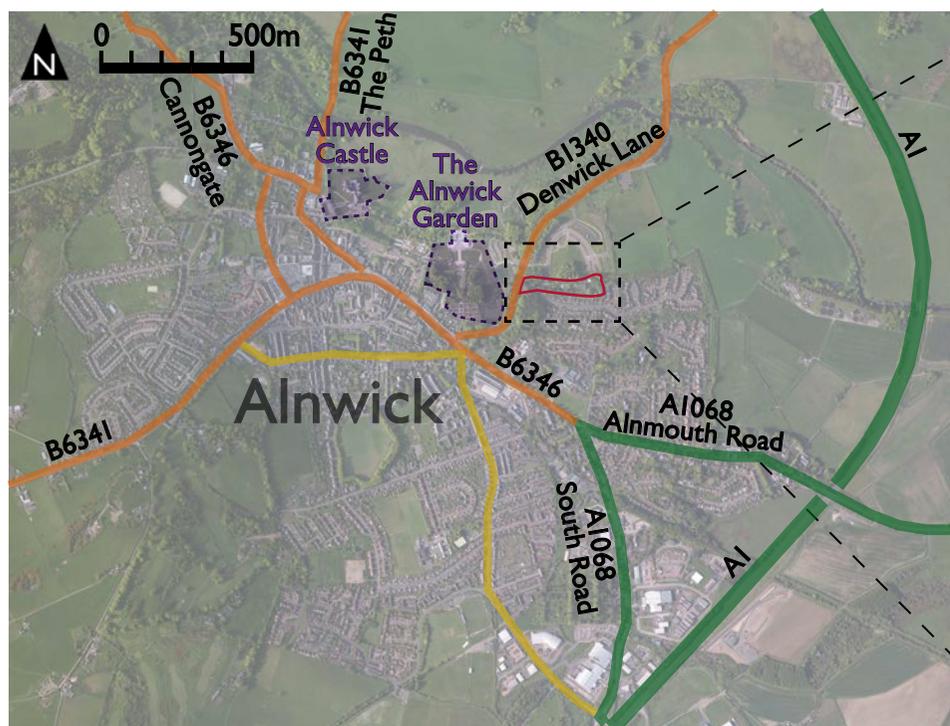
The site is located on the north-eastern edge of Alnwick, and it situated 200m east of The Alnwick Garden. The site is bounded on the western side by Denwick Lane (B1340). It is bounded to the south and east by existing residential properties on Allernburn Lea. To the north, the site is bounded by a belt of mature trees which separate the site from the car and coach park that serves The Alnwick Garden.

The site has a total area of 1.79 hectares in a rectangular format, elongated along a west-east axis. A number of buildings exist on the site. These include Allernburn

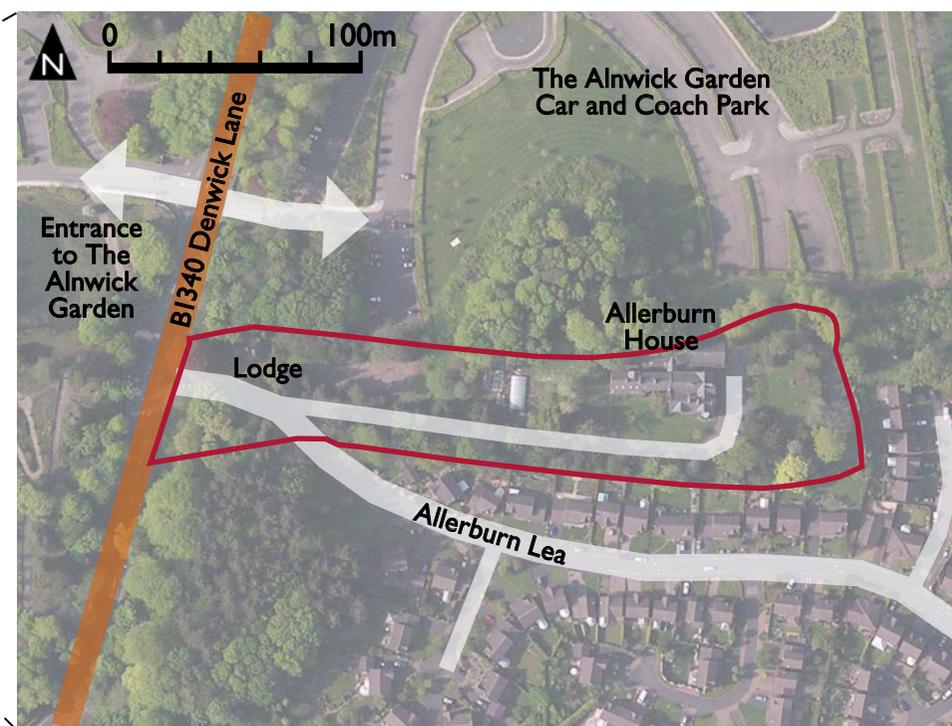
House, which is a three-storey vacant former council office building. It is adjoined by number of ad hoc extensions to the north, which vary between one and two stories in height.

At the west of the site, there is a single-storey Lodge building which is in the process of being refurbished.

The site's ground levels rise approximately 13 metres west-to-east from the B1340 to a high point at Allernburn House, from which there is a slight fall of around 2 metres towards the site's eastern boundary. A significant number of mature trees exist within the site, with the perimeter of the site screened by vegetation on all sides.



Aerial map showing the location of the site within the town of Alnwick



Aerial view of the site (with site application boundary outlined in red)

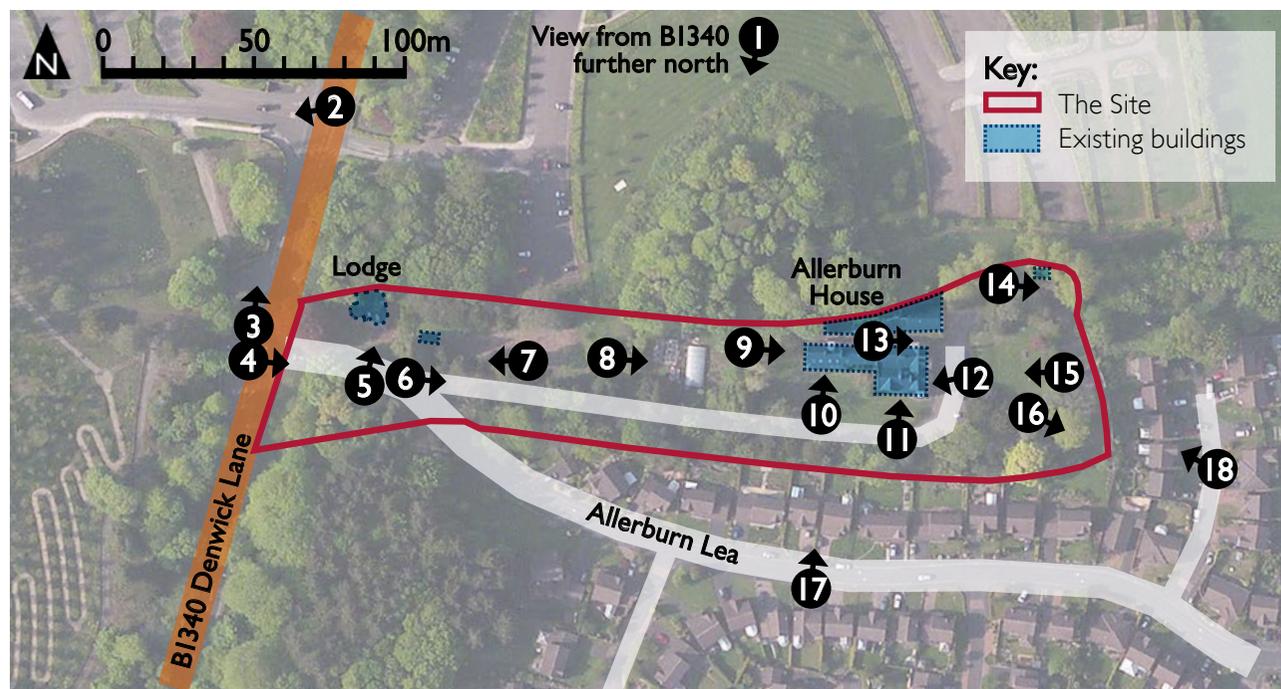
1.2 The Site and its Context

Photographs taken within the site and within its vicinity are displayed on the following pages, with their location indicated on the aerial plan adjacent.

The site lies around 150 metres to the north of Alnwick Conservation Area, outside of its designation. However, Northumberland County Council stated in their pre-application advice (15/01346/PREAPP) for the extant planning consent (ref.no.16/03770/FUL) stated that "... it is considered that Allerburn House and its grounds make an important contribution to the character and appearance of the area". It is also stated that "... both The Lodge and Allerburn House are considered to be non-designated heritage assets."

Allerburn House

Originally a residential dwelling, Allerburn House, designed by F. R. Wilson, dates from 1862. Its roof is tiled in slate and the elevations are constructed entirely in stone, with the exception of a dormer window on the east elevation which is faced with slate tiles. The windows are arched, with the east and south elevations incorporating projecting window bays topped with balconies. Allerburn House has been extended a number of times. Its two-storey western extension makes use of similar materials and details. However one of the extensions to the north, constructed in the 1980s, incorporates few decorative features and is elevated in concrete masonry blocks.



Aerial plan of the site indicating the location of photographs shown on the following pages

Alnwick Castle and The Alnwick Garden

First designed in 1750 by Capability Brown, The Alnwick Garden comprises a series of formal gardens within the grounds of Alnwick Castle, which dates from the 11th century. The gardens fell into a state of disrepair during the 20th century, until they were redeveloped at the beginning of the 21st century, and are now a major tourist attraction.

Directly opposite the western edge of the site where Allerburn Lea joins Denwick Lane (B1340), there is a grade II listed gateway into the castle grounds.

Surrounding Development

The residential area to the south of the site, built in the 1990s, comprises predominantly of two-storey detached houses with integral garages. These are arranged along Allerburn Lea, and around a series of cul-de-sacs accessed off this road. The development is characterised by brown tiled roofs with gables. Elevations comprise orange/red brick with stone sill and lintel details as well as stone quoining. Some porches are also faced in stone. The upper part of some elevations are faced in white render, with mock Tudor details appearing on houses to the east of the site.



1 View from B1340 Denwick Lane, looking south towards the site over the car and coach park.



2 Main entrance to The Alnwick Garden from B1340 Denwick Lane.



3 Grade II listed gateway into castle grounds from B1340 Denwick Lane.



4 Junction between B1340 Denwick Lane and Allerburn Lea, at the western edge of the site.



5 Existing Lodge building within the site, viewed from Allerburn Lea.



6 Gateway from Allerburn Lea into the driveway within the site.



7 Disused garage adjacent to Lodge building.



8 View east towards Allerburn House.



9 South elevation of western extension to Allerburn House.



10 West elevation of western extension to Allerburn House.



11 South elevation of Allerburn House with belt course distinguishing the floors.



12 East elevation of Allerburn House.



13 View east looking between north elevation and ad hoc extensions.



14 Small outhouse at the site's north-eastern corner.



15 View towards east elevation of Allerburn House.



16 View of the site's south-east corner towards adjacent residential properties.



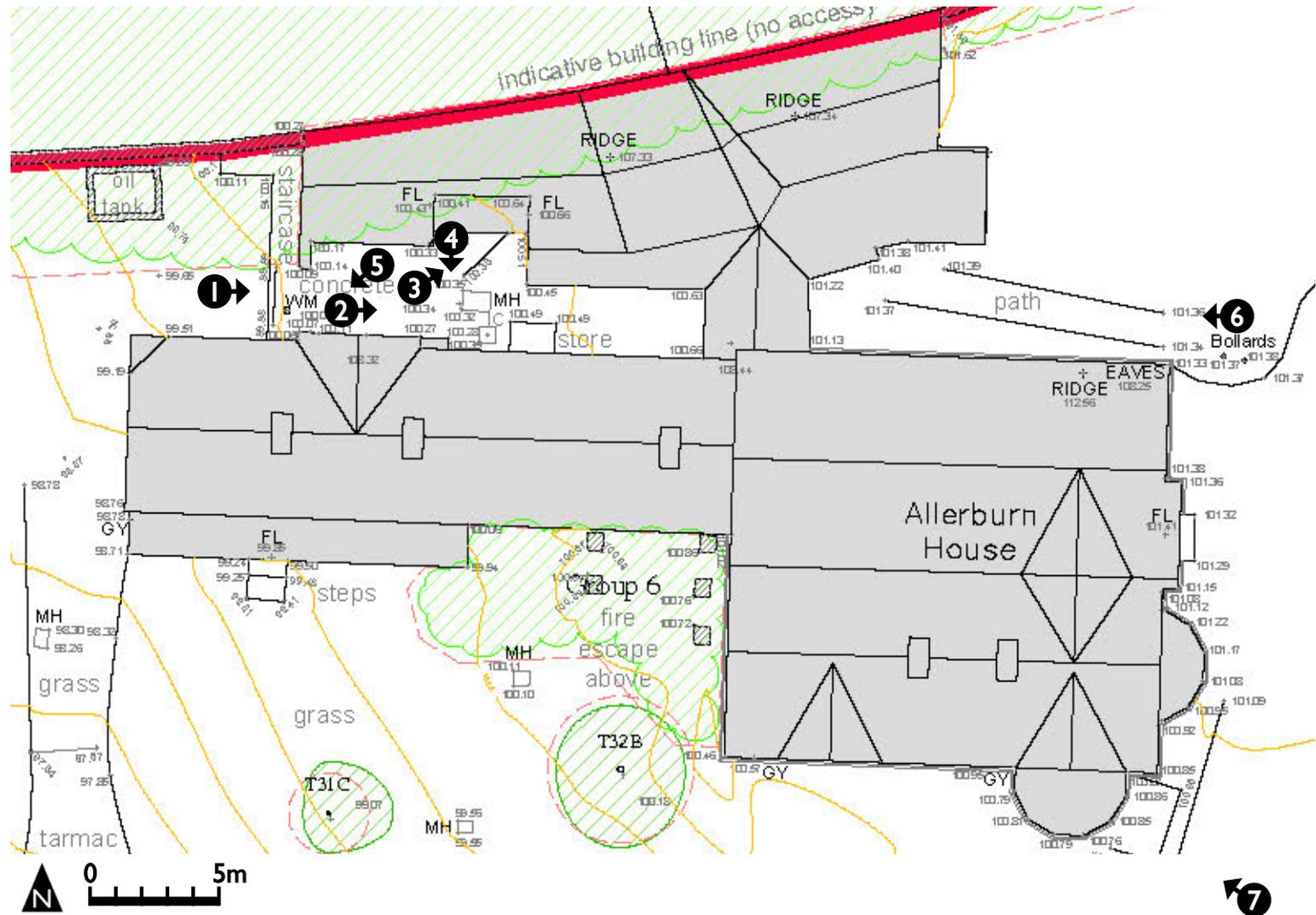
17 Existing houses immediately south of the site on Allerburn Lea.



18 Mock Tudor decoration on existing houses on the cul-de-sac to the east of the site.

1.3 Allerburn House

The adjacent plan illustrates the existing footprint of Allerburn House and its extensions.



Allerburn House: Plan showing existing footprint (Extract from drawing PL-02)



1 View through stone arch to northern extension.



2 View of northern extension to Allerburn House.



3 View of northern extension to Allerburn House.



4 North elevation of eastern extension.



5 Stone arch and windows on north elevation of eastern extension.



6 View from north-east corner of Allerburn House looking between north elevation and 1980s extension.



7 View of southern facade of Allerburn House.



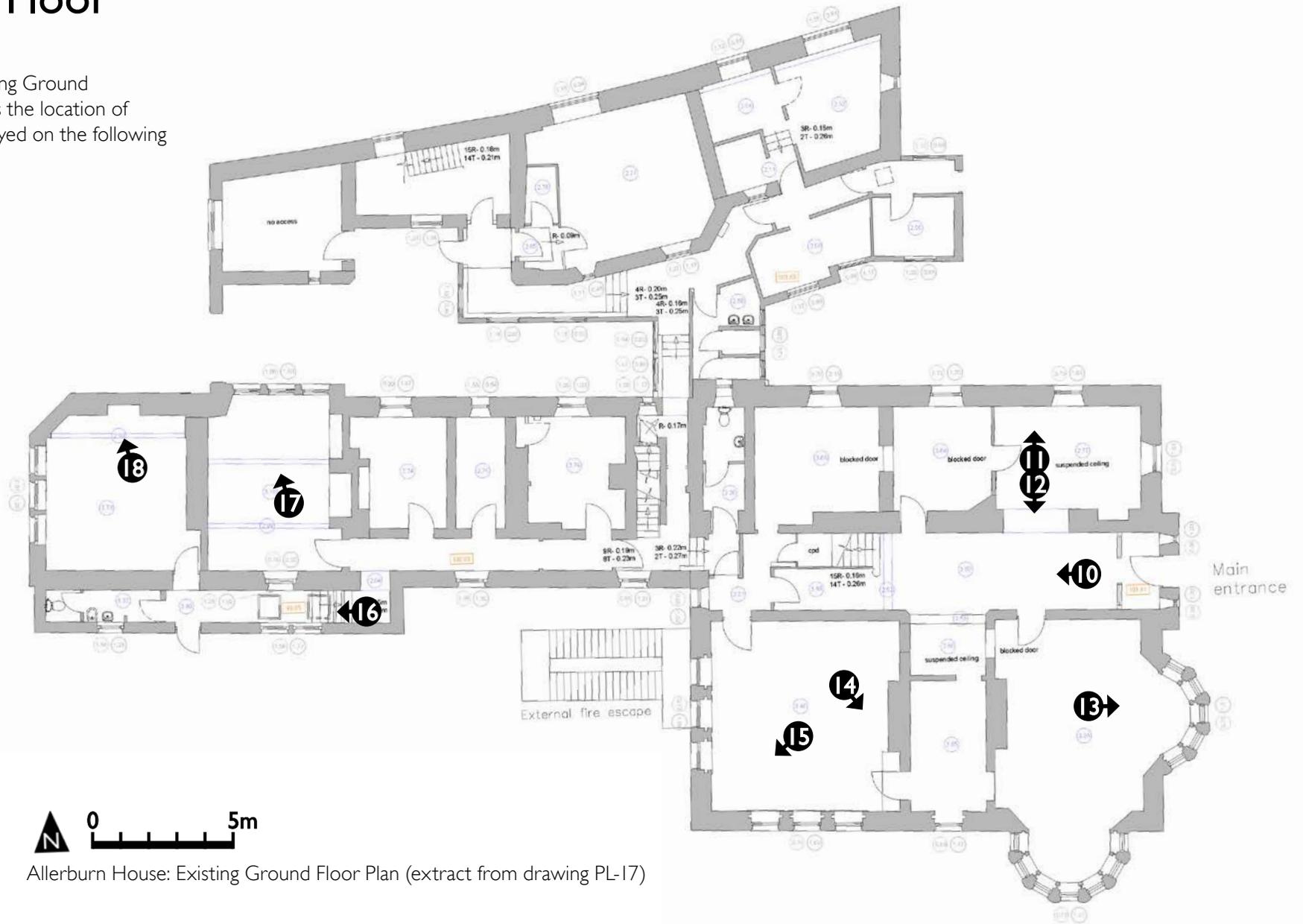
8 Room within basement.



9 Corridor within basement.

Ground Floor

The adjacent Existing Ground Floor Plan indicates the location of photographs displayed on the following page.



Allernburn House: Existing Ground Floor Plan (extract from drawing PL-17)



10 View along entrance hallway.



11 View over reception desk into entrance hallway.



12 View over reception desk into entrance hallway.



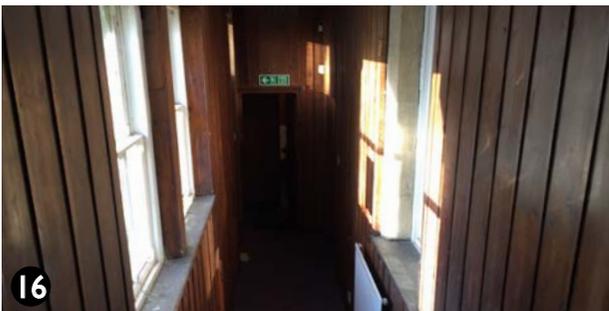
13 Interior view of bay window on east elevation.



14 Desk against fireplace in room at south-west corner of original house.



15 Interior view of windows at south-west corner of original house.



16 Stairway within eastern extension to Allerburn House.

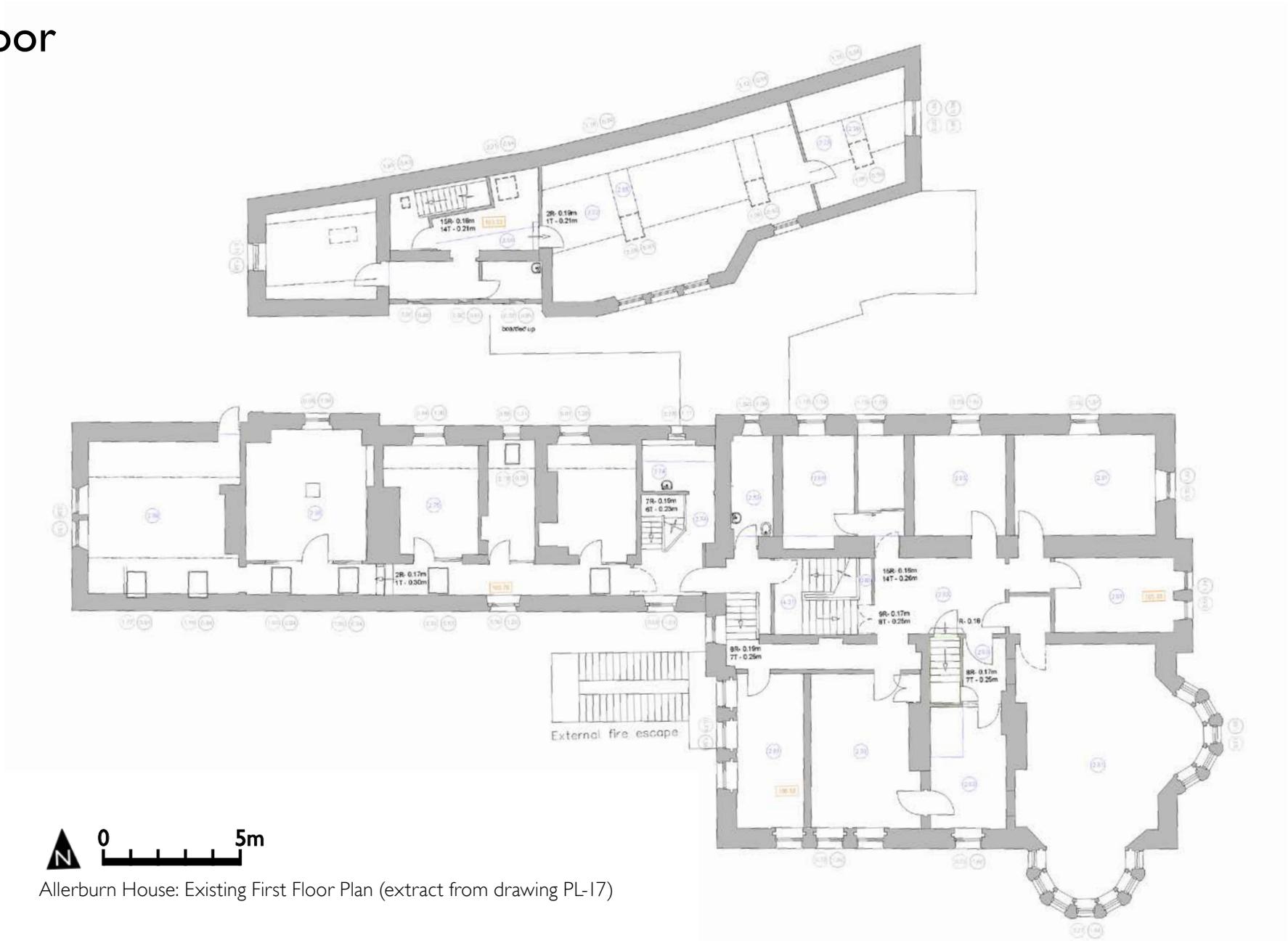


17 View to north of eastern extension.



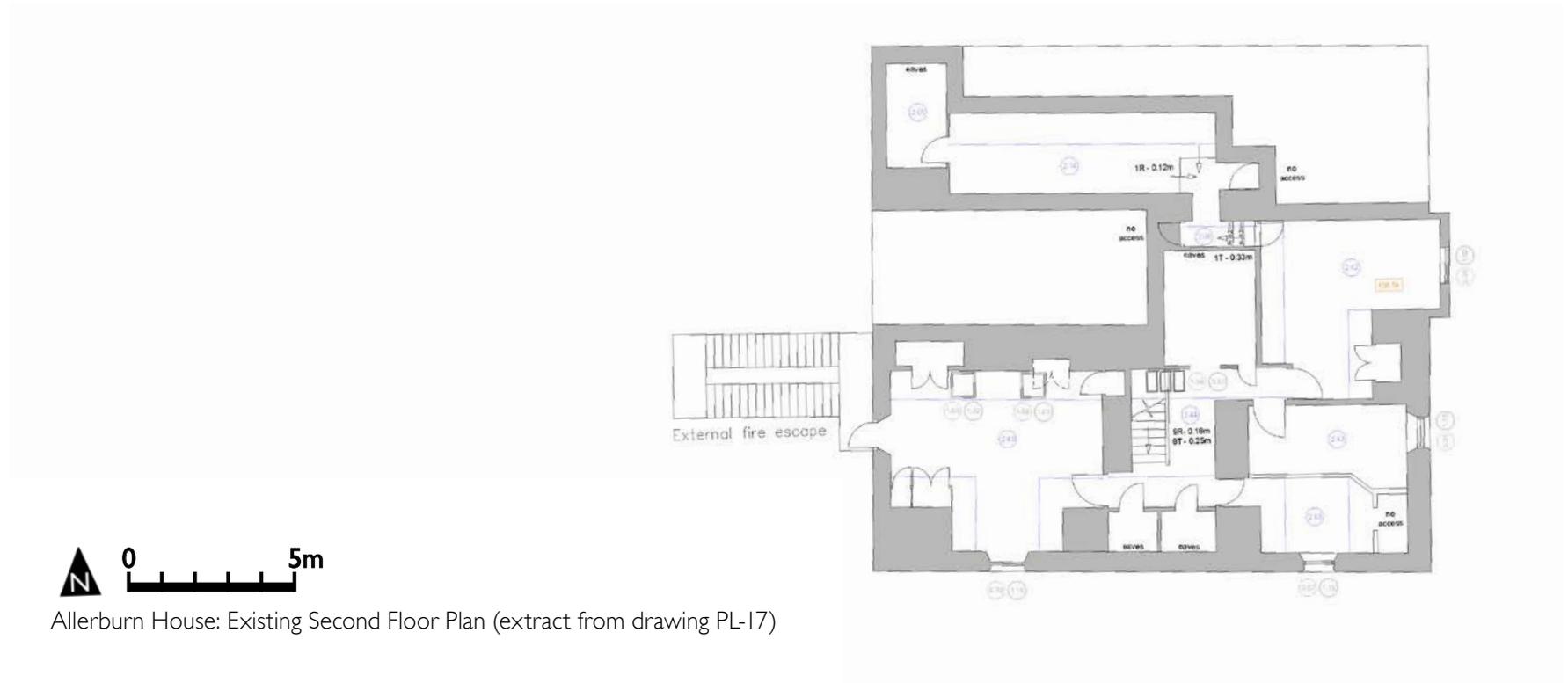
18 Blocked fireplace within eastern extension.

First Floor



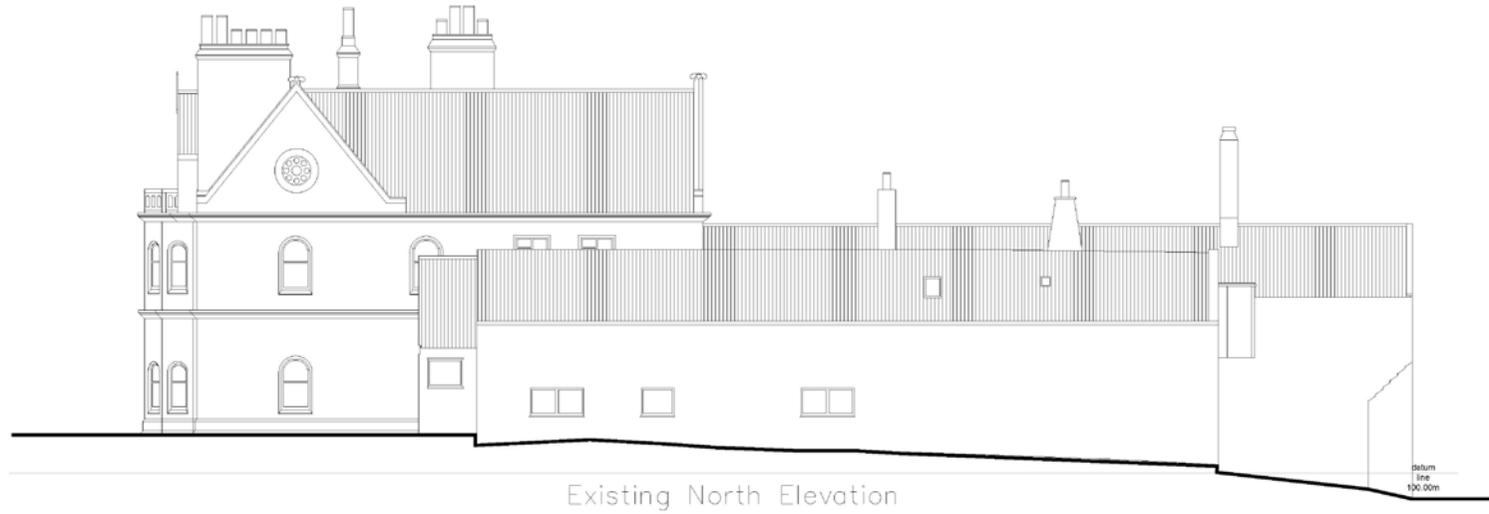
Allernburn House: Existing First Floor Plan (extract from drawing PL-17)

Second Floor



Allernburn House: Existing Second Floor Plan (extract from drawing PL-17)

Existing Elevations





Existing East Elevation

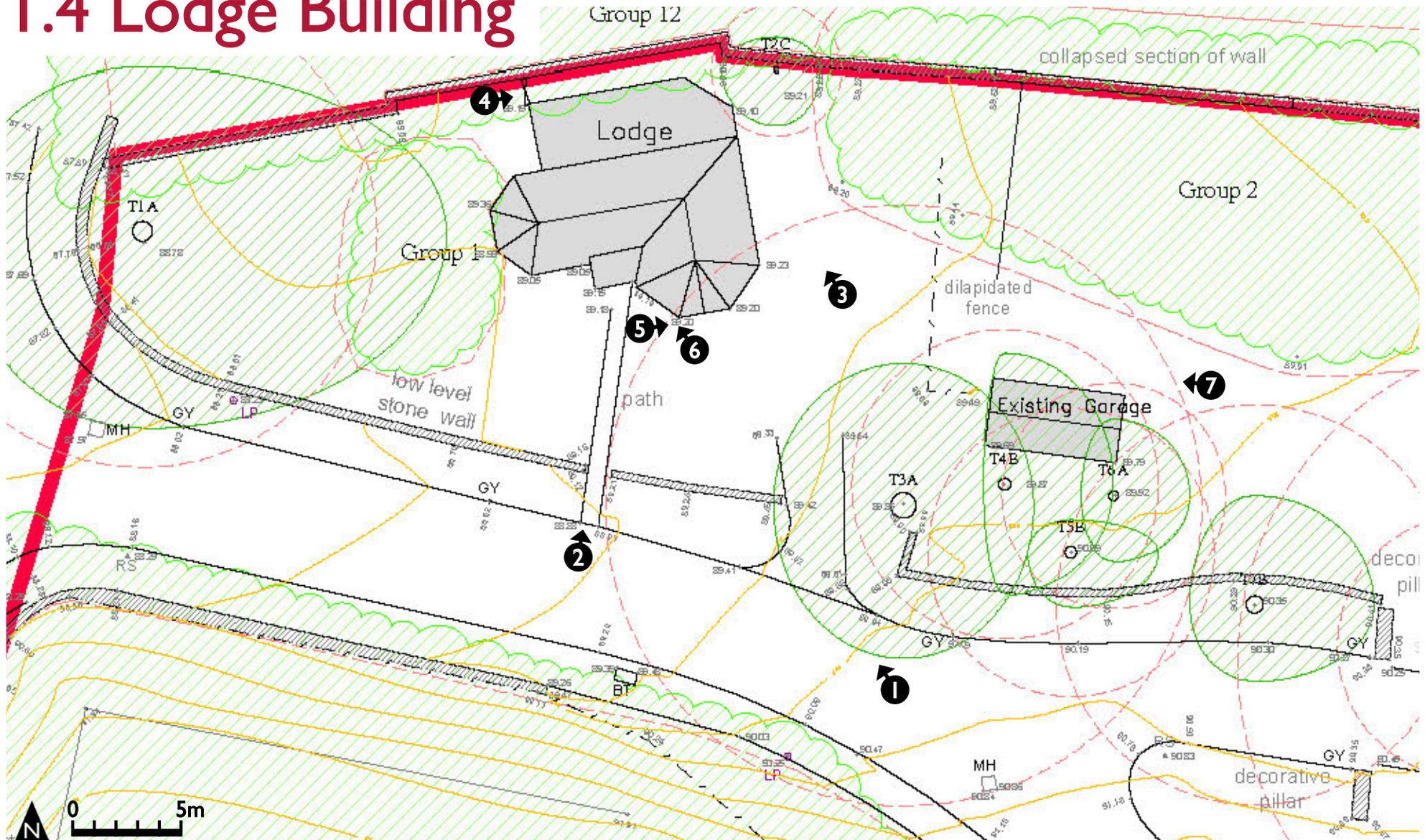
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Existing West Elevation

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I.4 Lodge Building



Plan showing footprint of Lodge building (Extract from drawing PL-02)



1 Lodge building viewed from Allerburn Lea.



2 Path from Allerburn Lea to the Lodge.



3 Lodge viewed from the east.



4 Overgrown area at the rear of the Lodge.



5 Elevation immediately to the east of the front door.



6 Close up view of detailing.



7 Existing garage adjacent to the Lodge.

Interior

The adjacent existing floor plan indicates the location of photographs displayed on this page



View looking to dining room from living room.



Existing living room.



Exposed attic/eaves space above living room.

Section 2

Impact on Local Heritage Sites

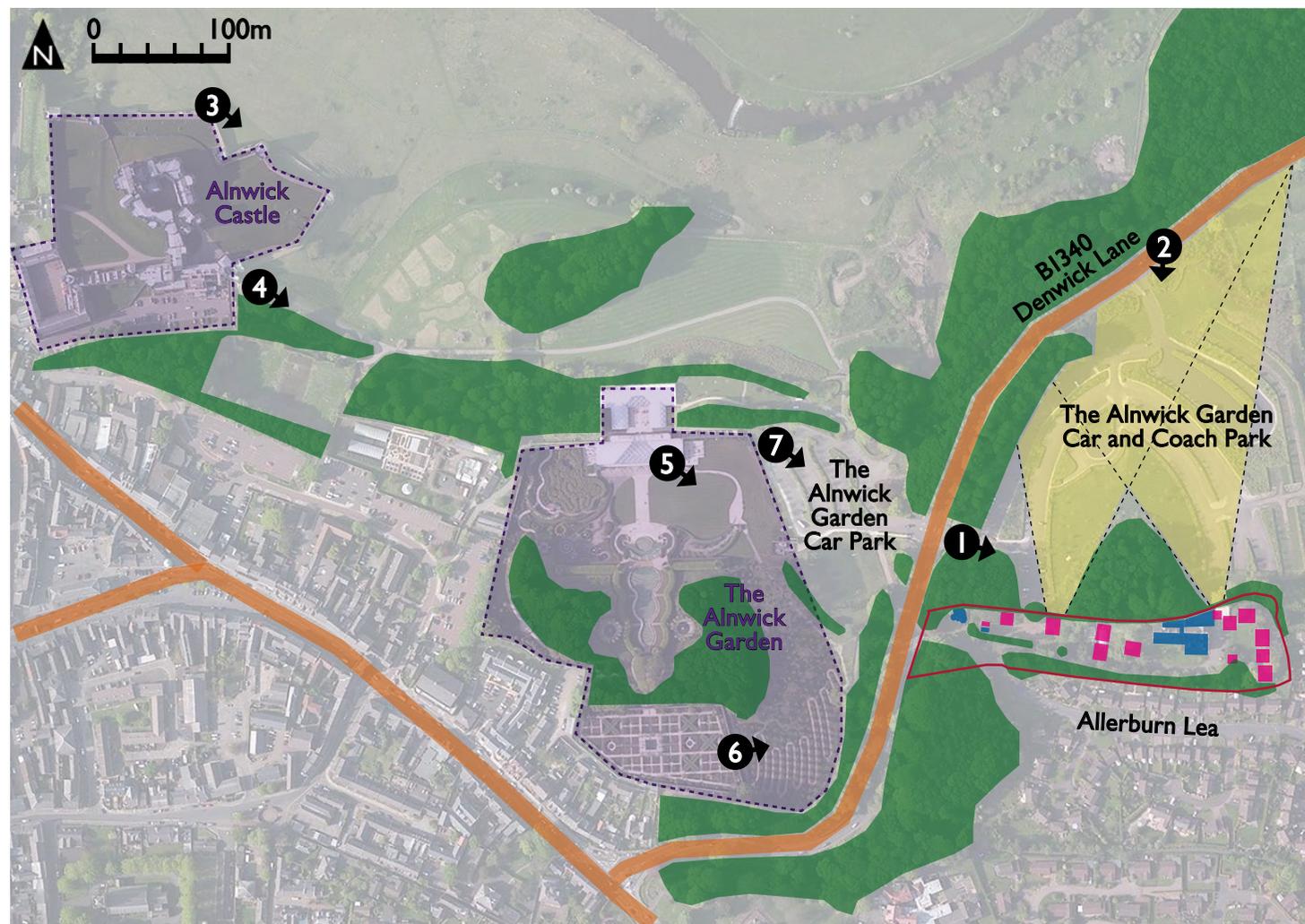
2.1 Visual Impact Analysis

This section investigates the visual impact of the new-build proposals on the nearby local heritage assets of Alwick Castle and The Alwick Garden.

As demonstrated by the adjacent diagram, the presence of mature vegetation around the perimeter of the site, and in its wider surroundings, helps screen views into and out of the site. It is likely that the new-build proposals will only be visible from the car and coach park to the north of the site.

Key:

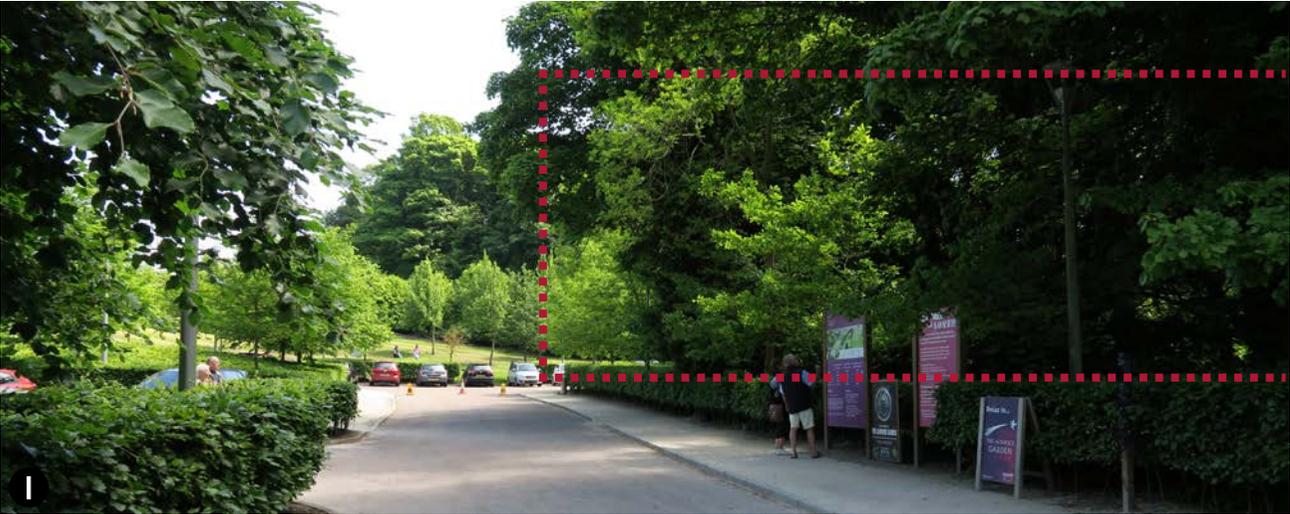
-  The Site
-  Existing buildings within the site
-  Proposed buildings within the site
-  Area in which new-build proposals on the site are likely to be visible
-  Local heritage sites
-  Vegetation screening views



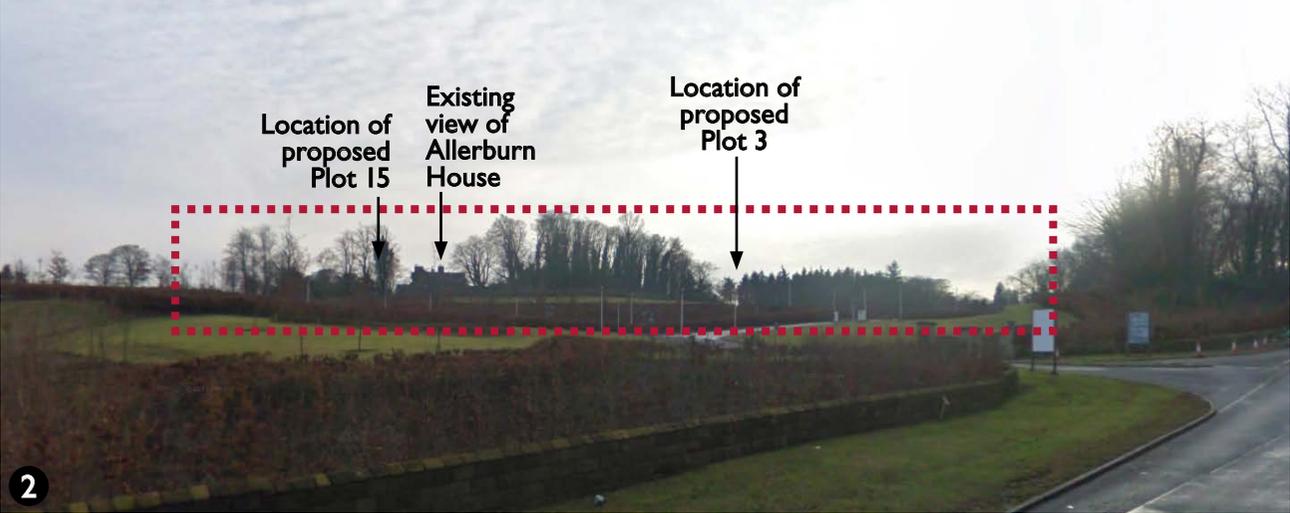
Map showing the location of viewpoints 1 to 7 shown on the following pages

Car Park to the North of the Site

The mature vegetation along the northern boundary of the site helps screen any views into and out of the site. However, gaps in this vegetation, and the elevated position of the site relative to the land to the north, mean that parts of the site are visible when viewed from further north. For example, viewpoint 2 shows that the existing Allerburn House is already visible when viewed from B1340 Denwick Lane.



View into Alnwick Gardens car park east of B1340 Denwick Lane. The red dashed rectangle indicates the location of the site relative to this viewpoint.

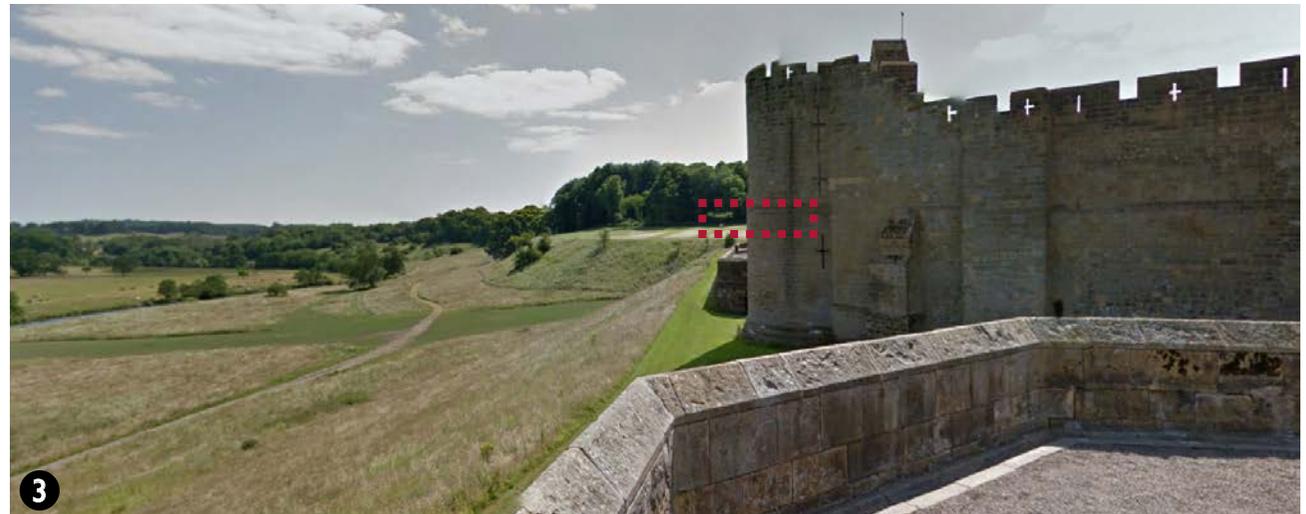


View from B1340 Denwick Lane, looking south over The Alnwick Garden car and coach park. The red dashed rectangle indicates the location of the site relative to this viewpoint.

Alnwick Castle

The adjacent views look towards the application site from the grounds of Alnwick Castle. The red dashed rectangles indicate the location of the site relative to these viewpoints.

It is clear that from this location, any view of the site is obscured by the topography of the land and the existence of mature vegetation. Therefore, the new-build proposals on the application site will have no visual impact on Alnwick Castle.



Looking east from the northern terrace of Alnwick Castle. The red dashed rectangle indicates the location of the site relative to this viewpoint.



View looking east outside Warder's Tower, Alnwick Castle. The red dashed rectangle indicates the location of the site relative to this viewpoint.

The Alnwick Garden

The red dashed rectangles indicate the location of the site relative to these viewpoints from the grounds of The Alnwick Garden.

Due to the mature vegetation which is present between The Alnwick Garden and the application site, any view of the new-build proposals on the site is likely to be obscured. Therefore, the new-build proposals on the application site will have negligible visual impact on The Alnwick Garden.



View east within The Alnwick Garden. The red dashed rectangle indicates the location of the site relative to this viewpoint.



Cherry orchard within The Alnwick Garden. The red dashed rectangle indicates the location of the site relative to this viewpoint.



Car park west of B1340 Denwick Lane, within the grounds of The Alnwick Garden. The red dashed rectangle indicates the location of the site relative to this viewpoint.



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