



RIBA Chartered Architects

Design & Access, Heritage Statement

12 West Park Road
Cleadon
Sunderland
SR6 7RR

1.0 Appraising the Context

1.1 *Assessment of the sites immediate and wider context*

1.2 *Evaluation*

1.4 *Design/Brief*

2.0 The Design Component

2.1 *Use*

2.2 *Amount of development*

2.3 *Layout*

2.4 *Scale*

2.5 *Landscaping*

2.6 *Appearance*

3.0 The Access Component

3.1 *Policy Approach*

3.2 *Consultation*

3.3 *How Access will be achieved*

4.0 Photographs

1.0 Appraising the Context

1.1 *Assessment of the sites immediate and wider context*



West Park Road lies at the heart of Cleadon and contains a mixture of house styles that covers the full century of the estate's development and includes the infill development of subdivided gardens. As a consequence of subdivision, there are now twenty seven properties accessed from West Park Road. All of the houses built during the early phase of the road's development before the end of the First World War are orientated to take advantage of the north to south slope and southerly aspects over large gardens. General information courtesy of the Cleadon Conservation Area Statement.

The property 12 West Park Road is a detached property and is positioned behind No.10 West Park Road, accessed by a long driveway.

1.2 *Evaluation*

The proposed extensions and choice of materials have been sympathetically designed and chosen with consideration for the conservation area and to retaining its character and appearance.

1.3 *Design/Brief*

The Client aims to extend the existing property on the ground floor to create an open space kitchen, dining and living space.

2.0 The Design Component

2.1 Use

The proposal to extend the residential property complement the existing property and the surrounding residential area within the conservation area.

2.2 Amount of development

Please refer to the proposed plans.

2.3 Layout

Please refer to the proposed plans.

2.4 Scale

The policies and guidelines in the Cleadon Conservation Area Statement have been introduced to address the adverse effects of inappropriate change and ensure that where alterations and developments take place in the future they do not adversely impact on the special character and historic significance of the area by respecting the early historic layout, scale, plot size and orientation of properties that combine to produce that special character. New developments will be expected to be of a high contemporary design standard incorporating landscape and boundary details that reinforces the semi-rural appearance of the area.

The proposals that form this application aim to respect the instructions of the above statement through appropriate design, material specification and scale and massing.

2.5 Landscaping

The area around the dwelling is landscaped with a mixture of hard paving and vegetation.

2.6 Appearance

Please refer to photographs and associated drawings.

3.0 The Access Component

3.1 Policy Approach

The following polices have been considered as part of the proposal:-

Unitary Development Plan – adopted October 1999 Environment

- ENV5 Principles of Good Design and Access
- ENV6 Historic Buildings
- ENV7 Conservation Areas
- ENV7/10 Conservation Areas: Alterations to Unlisted Buildings

Conservation Areas: Enhancement Schemes CA-C3 Alterations to Buildings Proposals involving the alteration of buildings within the Conservation Area must be appropriate in terms of scale and design. Materials must respect the age and character of the building. Proposals that are considered detrimental to the character and appearance of the building or the wider Conservation Area will be resisted.

3.2 Consultation

No access groups have been consulted due to the nature of this proposal.

3.3 How Access will be achieved

Access will be unchanged from the existing arrangements via West Park Road.

4.0 Photographs

Existing Elevations



Proposed Front and Side Elevations



Front Elevation



Side Elevation