HERITAGE STATEMENT

29 WHITBURN ROAD, CLEADON, SR6 7

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1 Introduction

1.1 This Heritage Assessment has been prepared to accompany an application for the construction of a new detached garage to 29 Whitburn Road, Cleadon, SR6 7QP which, lies within the Cleadon Conservation Area.

1.2 The objective of this assessment is to demonstrate a thorough understanding of the heritage assets affected and to explain how the works impact upon their significance and setting as well as matters relating to amenity and landscape impact.

1.3 The aims of this assessment are:

- To identify the assets which could be affected by the proposed development
- To consider the significance and setting of the identified heritage assets
- To demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
- To assess the effects of the proposed development on the significance of the identified heritage assets; and
- To consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.

1.4 The assessment identifies the heritage assets surrounding the application site, including Conservation Areas. The zone of interest has been established based on information gained during the site visit and professional judgement.

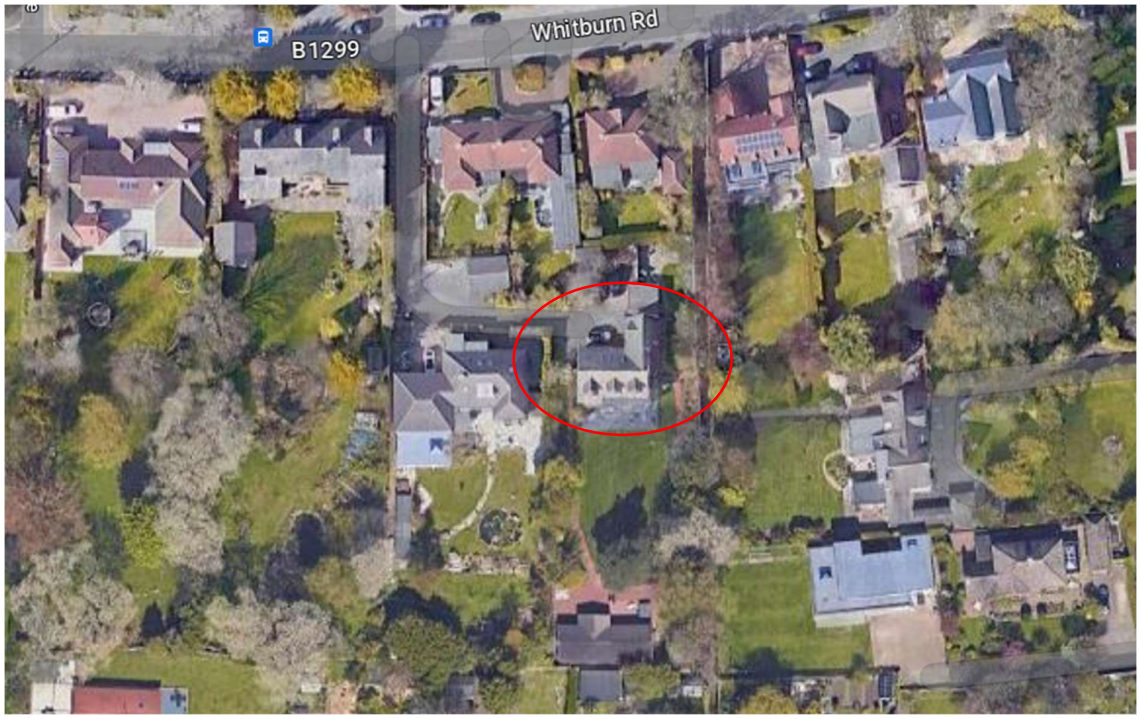


Photo 1 – Site Location Plan

2 History and Context

2.1 Cleadon Conservation Area was designated in 1975 and comprised the historic core of the village, focusing on the probable medieval layout. There are over 150 dwellings located within the Plantation built to an average density of six houses per hectare and there are many good examples of late Victorian and Edwardian houses. Cleadon Plantation mostly comprises detached houses located within well-stocked garden plots and it is this general layout that has contributed towards the area's special semirural wooded character. Although upgraded highways have cut through the nineteenth century village, the surviving historic core together with Cleadon Plantation combine to create an environment that is worthy of preservation and enhancement.

2.2 Cleadon is located on the south-west scarp of Cleadon Hills, a dome that rises at the northern tip of the North Durham Magnesian Limestone plateau. The village spanned the former Sunderland to South Shields turnpike road that wrapped around the side of the hills with, at its historic core, the crossroads where the turnpike road met with roads to Boldon to the west and Whitburn to the east. Its position offered the village a gently sloping site that was protected from inclement north-east weather systems by rising ground.

2.3 The dwelling lies within the Cleadon Plantation development to the west of the village centre. It is dominated by large early twentieth century detached houses built to high design standards and set in large gardens that have matured to create an attractive landscape that flows throughout the area. The northern side of Whitburn Road forms the southern edge of The Plantation. Plot sizes as displayed on the 1919 Ordnance Survey are slightly smaller on Whitburn Road.

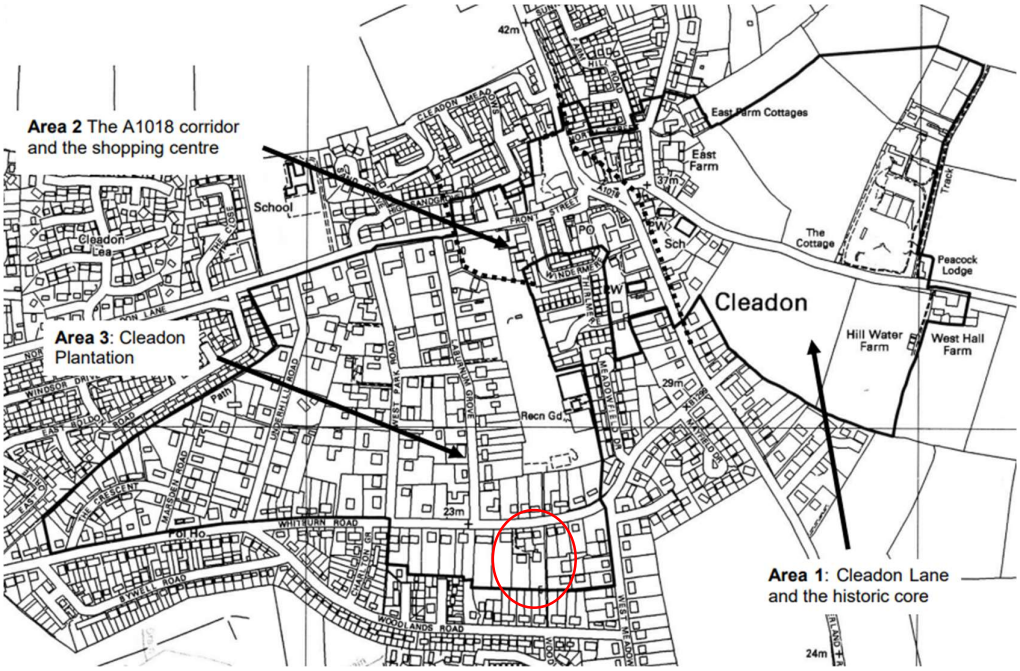


Figure 1 – Cleadon Character Areas

3 Heritage Asset

3.1 No 29 Whitburn Road is a 20th century 2 storey detached dwelling situated off the main Whitburn Road accessed via a private drive. The dwelling itself has a contemporary aesthetic including white render finish to external walls with dark grey windows, doors with a concrete pantile for the roof. Immediately adjacent was a detached garage with a flat which has been previously demolished. The rear elevation includes dormer bedrooms windows with a large soft landscaped garden. The side elevation has a hard landscaped area with adjoining boundary to No 23 Whitburn Road which is located off Whitburn Road.



Figure 2 – Google Earth perspective



Figure 3 – Front Elevation



Figure 4 – Gable elevation

4 Impact of the development

4.1 The Historic England Advice Note 12 'Statements of Heritage Significance' (2019) recommends a staged approach to decision making which includes an assessment of impact on significance. The NPPF stresses that impacts on heritage assets should be avoided. Therefore, this assessment considers how adverse impacts have been avoided and / or minimised through their design and mitigation measures proposed where appropriate. The Conservation Principles Consultation Draft (2018) states that 'as well as being potentially harmful, change can be neutral or beneficial in its effect on heritage assets; it is only harmful if (and to the extent that) the asset's significance is reduced.'

4.2 The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 'Managing Significance in Decision-Taking in the Historic Environment' advises that:

- the significance of the asset is understood;
- the impact of development on significance is understood;
- ways to avoid, minimise and mitigate impact are explored;
- harmful impacts be justified through and balanced; and
- that negative impacts on aspects of significance are offset by enhancing other aspects of significance

4.3 The Proposed scheme is a detached single storey garage with duo pitched roof to replace the former detached garage. The garage will be sited a minimum 2m from adjoining boundaries. The roof pitch will match the existing main dwelling. Furthermore the roof tiles will match existing and the fenestration will be white render to keep a consistent look and feel with the main dwelling. Doors and windows will be dark grey to match existing.

4.4 Summary

The proposed works seek to achieve a replacement garage. The works will result in no additional harm to the overall site and aesthetic. The effect of the proposed works has been minimised through the design and justification set out above. It is therefore found that the works, on balance, do not cause any additional harm to the significance of the designated heritage asset.

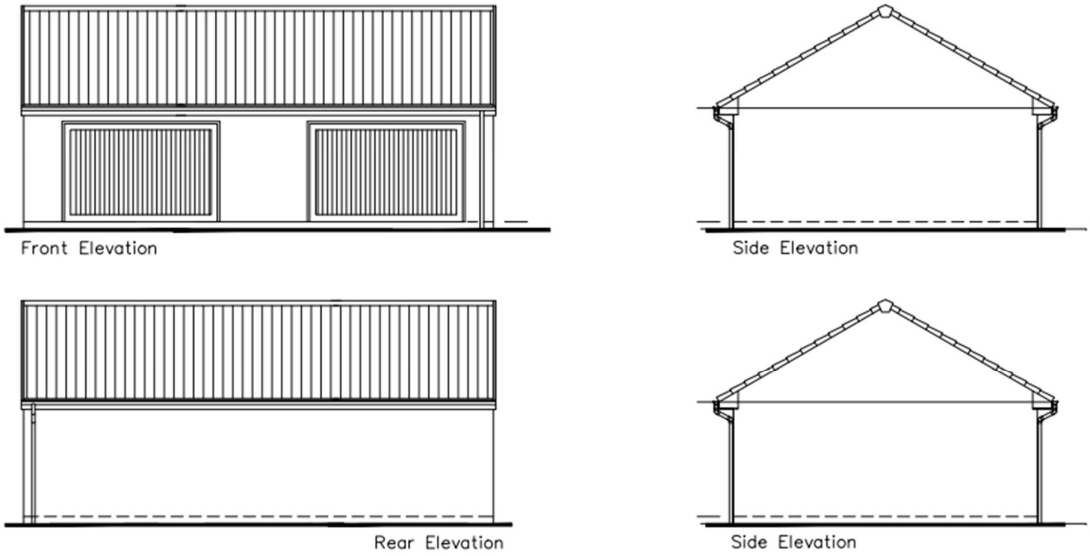


Figure 5 – Proposed Elevations NTS

5 Conclusion

5.1 This Heritage Assessment has identified the heritage assets which have the potential to be affected by the proposal and considered the impact of such on their special interest The historical development of the site has been explored and established the evolution of the building and local area. The heritage value of the site relates primarily to its historical and architectural interests as a 20th century dwelling.

5.2 It is considered that this proposal complies with both national and local policy.