

119124 - HERITAGE STATEMENT

Mr Tufts
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Cleadow
SR6 7QP

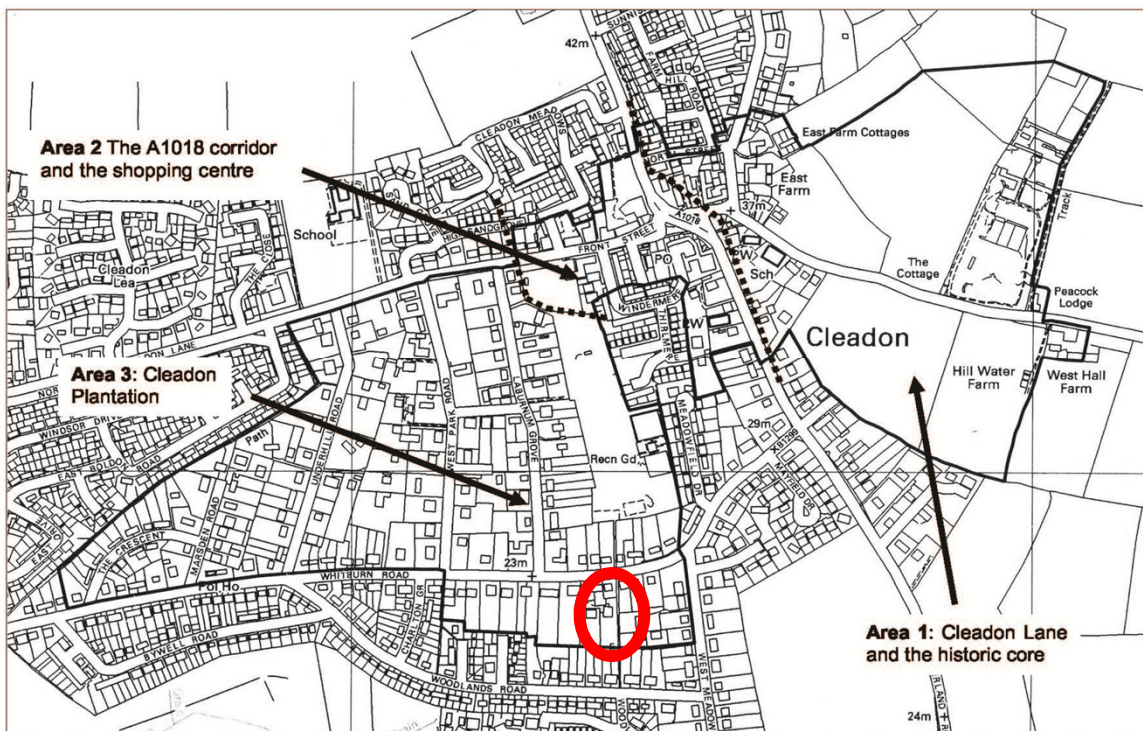
Project: Additional storey extension to dwellinghouse

Background

The application site falls within the Cleadow Conservation Area and is part of Character Area 3 - Cleadow Plantation.

The Plantation area is made up of large detached Victorian and Edwardian red brick houses on large plots.

Map 2: Character Appraisal sub-areas



(taken from South Tyneside Cleadow Conservation Area Character Appraisal document)

119124 - HERITAGE STATEMENT

The existing property is a later addition, mid 20th century bungalow that has been modified and extended.



(existing front elevation)



(existing rear/side elevation)

It is sited on 'back land' development behind the main run of houses to the south of Whitburn Rd and is not visible from the street therefore has no impact on the street scene.

The property is situated 25m (approx.) away to the south of the rear elevation of 23 Whitburn Rd and retains a large garden to the south.

The exterior of the existing bungalow is finished in white render, dark grey window and door frames and has grey concrete roof tiles.

There are dormer constructions to the side and rear roof pitches.

Assessing the property and its significance within the Plantation Area of Cleadon Conservation Area, it has little architectural significance relating to Heritage Assets and the wider area.

Relevant Policies

Policy DM1 - Management of Development

In determining all applications under the planning Acts we will ensure that, where relevant; A - the development, including new buildings, extensions and alterations to existing buildings, is designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

Policy DM6

We will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings,

119124 - HERITAGE STATEMENT

SPD14 - Cleadon Conservation Area Management Plan

Character Area 3 - Cleadon Plantation

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.

Proposal

The application seeks permission to extend the property upwards to provide comfortable bedroom accommodation, without increasing the footprint, by way of a new first floor whilst retaining the room in the roof feature by adding dormer constructions to the same side and rear as present in the existing property.

The design has been carefully thought through with the integration of the existing property in mind.

We have respected the age, character and materials of the existing property by simply replicating the design and keeping the same materials.

With regards Policy DM1(A) - it is difficult to enhance or reinforce local identity within the parameters of a dwelling like the application site. This type of building is not the reason the area is a conservation area.

What we have done to satisfy Policy DM1(A) is design the alterations to respect the scale and proportions of the existing property by keeping the footprint the same, by keeping the pitch of the roof similar therefore retaining similar proportions as the existing dwelling whilst being able to afford the occupants a reasonable standard of comfort (headroom).

The materials and design features have been kept to a minimum and are taken directly from the existing dwelling to ensure nothing radical or out of keeping will adversely affect the property, the neighbours or the wider area.

Conclusion

The design alterations can be seen to enhance and improve the property whilst retaining the same *feel* and design features without any adverse effects.

The significance of the property within the Conservation Area is small and the alterations do not adversely affect it, in fact the degree of harm is considered to be '*less than substantial*'.