cummings
Architects Limited

HERITAGE STATEMENT

PROJECT: DOEMSTIC DORMER EXTENSION AND ALTERATIONS
ADDRESS: 37 FRONT STREET, CLEADON, SR6 7PG

DATE: 10.07.25

Introduction/ Brief

My client has asked to prepare and submit planning for alterations to the property including:

- Extending existing rear door to flat
- Relocate and alter rear entrance door to flat
- Recover existing rear flat roof
- Recover existing pitched roof

Conservation area

Cleadon Conservation Area was designated in 1975 and comprised the historic core of the village, focusing on the probable medieval layout. There were three particular reasons behind the designation. The first was the survival of the village pond that was surrounded by mature trees; the second the concentration of listed buildings within the old village; and finally, the uniquely attractive views of Cleadon windmill and the water tower that can be seen from Cleadon Lane.

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.

The name of the village has been spelt in a variety of ways throughout history. In the 13th century it is written as Clevedona, in the 14th century it is written Cleveden whereas in the

17th century it was known as Cleydon. The derivation is probably Anglo-Saxon from ‘Clyff’, a cliff, and Dun, a hill, aptly describing its geographic setting.

Cleadon, formerly in County Durham, is located some 3 miles from Sunderland city centre and 3 miles from South Shields. The A19 is 3 miles to the west and the coast 3 miles to the east. The busy A1018, formerly the turnpike road and the A19, runs through the middle of the village. The village does not sit on or near any major rivers, its water supply being historically fed through springs and wells emerging from the limestone scarp.

The pond is a geological feature that has probably attracted human settlement for many centuries, if not millennia. Recorded life in the village begins with an entry in the Boldon Book of 1180. The Boldon Book, which is an account of money, labour and produce owed to the Bishop of Durham, is unlike the Domesday Book of 1086 in that the record is not comprehensive. It only covers areas of importance to the Bishop which underlines the significant profile of Cleadon in the early Middle Ages. The book mentions the pound or pinfold where stray animals were kept. Wawn mentions in his ‘Notes on the Antiquities of Cleadon’ that the pound at Cleadon was its oldest heritage. Although probably resited throughout history, its final location, that dates from at least the development of Cleadon Hall in the mid-eighteenth century, was on the junction of West Park Road, formerly known as Pinfold Lane, and Boldon Lane only to be lost with the development of Cleadon Plantation. The only evidence now is a plaque and seat at the road junction.

The village emerged through the civil wars that littered the second millennia with few casualties to become a stable community clustered around the pond which provided a vital supply of water for both people and animals. This, combined with rich pastures and seventeenth century enclosures, encouraged the development of farms that were to underpin Cleadon’s economy.

At the turn of the nineteenth and twentieth centuries a migration of affluent citizens led to the gradual development of Cleadon Plantation over Little Meadow and Cleadon Moor. Within convenient travelling distances of both Sunderland and South Shields, Cleadon would have been an attractive place to live, away from the industrial environment and the poor general living conditions of the urban centres and within an area already favoured by wealthy families and graced by a collection of country mansions whose presence had established the social and environmental desirability of the area. Cleadon Plantation was gradually developed during the first quarter of the twentieth century to provide a series of large sites occupied by fine houses located within spacious gardens surrounded by woodland boundaries. Subsequent development saw are duction in plot size; smaller houses and the introduction of bungalows; and, with changes in style, more open frontages resulting a general dilution of the grandeur that marked the early character of the area.

The 1960’s saw another radical change to the historic appearance and layout of the village with the demolition of Cleadon Meadows, built to the design of John Dobson in 1853, Cleadon Old Hall and French’s Farm to be replaced by new housing estates and blocks of flats. This coincided with the removal of other historic buildings such as the cottages on Front Street that made way for new shops and the Georgian cottages on Windermere. Much of historic value was lost during that period, a phenomenon that affected many towns and villages at that time.

Site

The proposed lies on commercial street within Cleadon. It is tradition rendered 2 story mid terrace.

The property is commercial on the ground floor with flat above. The flat is access from the rear of the site.

The flat is in need of refurbishment and updating to meet modern standards and expectations.

Historically the property has been heavy altered internally and extended to the rear. Neighbouring properties have also been extended to the rear in line with this proposal.

The pitched roof has been over laid with membrane. All windows to the front and rear elevations have been replaced.

Windows to the rear elevation are mix of timber casement windows and upvc. There are sash effect top hung windows to the front elevation.

Design

The scale of the new dormer extension has been designed to be in keeping with neighbouring properties where is it not visible to the conservation area. This will improve the standard of the flat to meet current standards. The dormer would be clad in slate to match the main roof and reduce the visual impact.

Windows and doors to the rear elevation would be replaced with white upvc double glazed windows and door to provide increased thermal insulation and acoustic insulation to the public house to the rear.

The design would involve the removal of the membrane that has been installed to the pitched roof.

As part of the proposed the entrance to the flat would be altered to make it safer and more

welcoming. Reducing the number of steps and ensuring the front door is not on the stairs and has safe level landing area. This is within the rear yard area and not visible form the highway or conservation area.

Appendix A

Photographic record



Fig 1, view of existing dormer



Fig 2, view neighbouring property



Fig 3, view of existing flat entrance area