Mittersill, Sunniside Lane Cleadon

Heritage/Conservation Design & Access Statement

The existing dwelling falls into the northern edge of the Cleadon Village Conservation Area.

The property consists of a poorly designed 2 storey dwelling set at the corner of Sunniside Lane and North Street. Shown in the map below



The site bounds the highway with a 1500 high random rubble stone wall. This wall is believed to be subject to a listing. Inner boundaries comprise open ranch style 1m timber fences. All are being retained.

The external walls of the building are generally finished in White & Green render, windows/doors are white upvc.

The gardens are set with shrubs and turf, the rear garden has an access for vehicle's which will be retained.

The pedestrian access is set within the northern limestone wall which feeds directly into the front entrance.

There are existing steps within the gated access which offer no disabled access. However this can be provide via the vehicular rear access onto the rear patio area into the rear of the dwelling.

The existing fenestration is boring with little to offer the conservation area and surrounding buildings.

There are no close by listed structures that this proposal would effect.

It is proposed to use similar material other than the green render.

An off white render is proposed, country style sash windows in upvc. Doors will be similar materials. Cladding will be Millboard "Coppered Oak"

The side extension will be set 600mm behind the protruding 1st floor façade, this together with a lower eave's height, proposes a subservient side extension. The proposal includes flat roofed dormers which give a sense of scale to the original building without detracting from some of the nearby dwellings which offer better visually pleasing architectural character.

The nearby dwellings set on the north side of North Street are modern 1970/80 designs similar to that of Mittersill & Chillon the adjoining detached dwelling.

These offer no architectural merits to the conservation area or existing street scene.

However the properties adjoining Chillon within Sunniside Lane were constructed during the late 19th /early 20th Century. These

have an abundance of character which are attractive, set within a narrow road with limestone walls, hedges and mature trees.

Below is a map showing some nearby listed buildings whilst close by , will have no impact on this proposal.



The 5 shown in Front St are all grade 2 listed buildings as are the remaining 4 buildings/structures.



Lower end Sunniside Lane which shows the character of the street scene with rendered buildings, limestone walls, low hedge rows and mature trees.



This photograph which includes Chillon and Mittersill set in juxtaposition with the character street scene shown above. Chillon has solar panels set within the roofscape. Apart from the grassed area and limestone wall, these properties offer little to enhance this part of the Conservation Area.



This shows the existing front elevation of Mittersill, it is considered quite boring with little to no character. The windows are large panels with modest opening sashes and basic white plastic door.



This shows the proposed front elevation of Mittersill. A subservient side extension with low eaves and flat roofed dormer is proposed. New cladding and render, new windows with Town & Country style windows/sashes and a single Garage with parapet flat roof.

This is considered a reasonable proposal to that which currently exists.

Conclusion:

The proposal is considered a reasonable design set within the northern extremity of this part of the Cleadon Village Conservation Area.

There exists a mixture of 1970/80 box type designs which fall just outside of the Conservation Area, which are similar in design to Chillon & Mittersill.

The applicants desire to have a larger footprint and buildform to that which exists. There is sufficient space for the proposal being set within the existing boundary limestone walls.

These are being retained which assists in screening the proposal when viewed from the highway. This is illustrated below to show the approximate area the wall would screen the proposed elevation



This proposal is considered a reasonable attempt in providing a design that is more appropriate to the existing street scene that that which exists. It is therefore respectfully requested that this proposal is supported by the council for approval forthwith.

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