

Pinfold House, 6 West Park Road, Cleadon SR6 7RR

Heritage Statement rev B

Proposals

The proposed works consist of the following:

- Single storey wraparound rear extension
- Garage conversion
- Render house
- Replace 'fascia' cladding
- Replace existing windows
- Porch extension
- Install rooflights and lanterns
- Recover roof
- Raise garage roof behind existing fascias
- Build up windows to store and bathrooms

The Nature of the Asset

The application property is a detached single storey unlisted house constructed in 1969. It is situated within the boundary of Cleadon Village Conservation Area. The property is accessed off West Park Road.



Aerial view from rear



Entrance



Access drive and house entrance

The Extent of the Asset

The property was constructed in 1969 and named The Dower House. In 1978 it was renamed Pinfold House to reflect West Park Road's previous name, Pinfold Lane.

Pinfold Lane having been named after an old village Pinfold, a stray animal pen, which stood at the nearby junction.

The property is a large detached mid 20th century bungalow of low historic value in need of a refurbishment.

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 438085, 562207



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The Significance of the Asset

The significance of the asset is in the building's location within the Cleadon Village Conservation Area, and a road with predominantly large detached houses.

The Proposed Works

Single storey wraparound rear extension

Garage conversion

Render house

Replace 'fascia' cladding

Replace existing windows

Porch extension

Install rooflights and lanterns

Recover roof

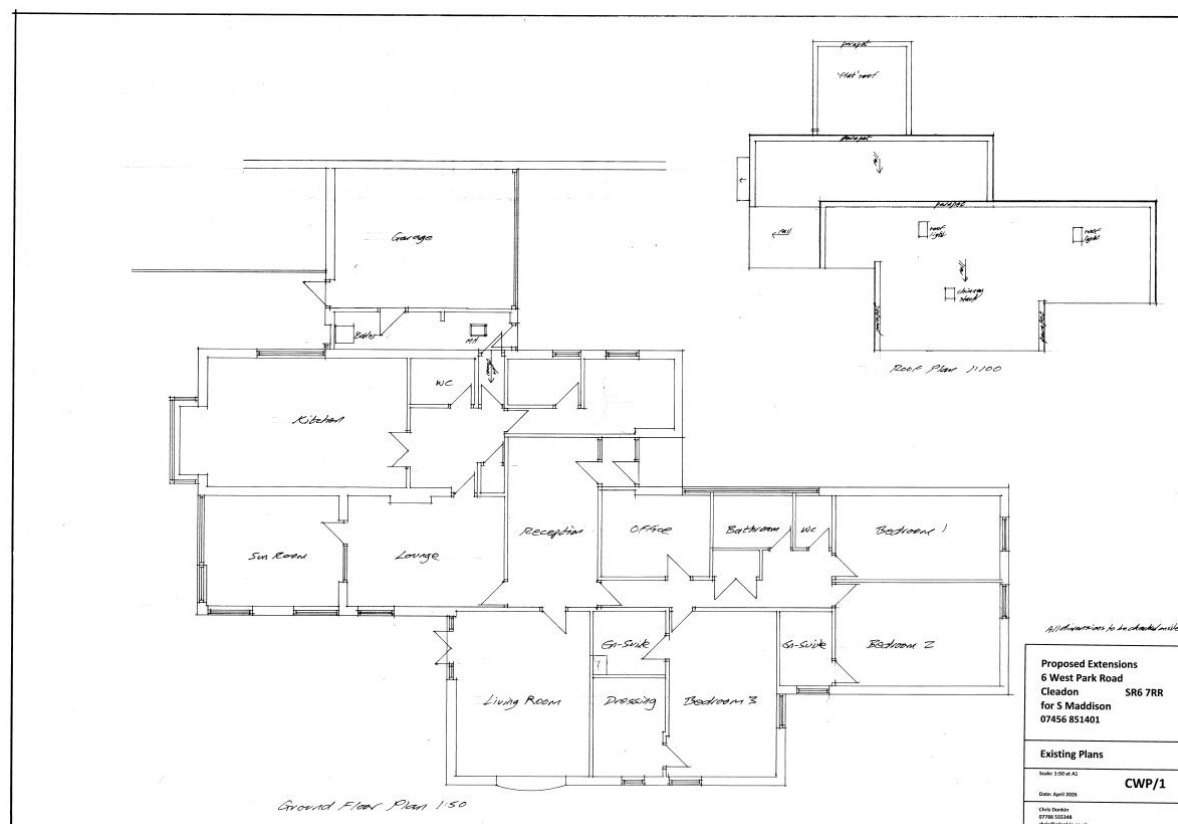
Raise garage roof behind existing fascias

Build up windows to store and bathrooms

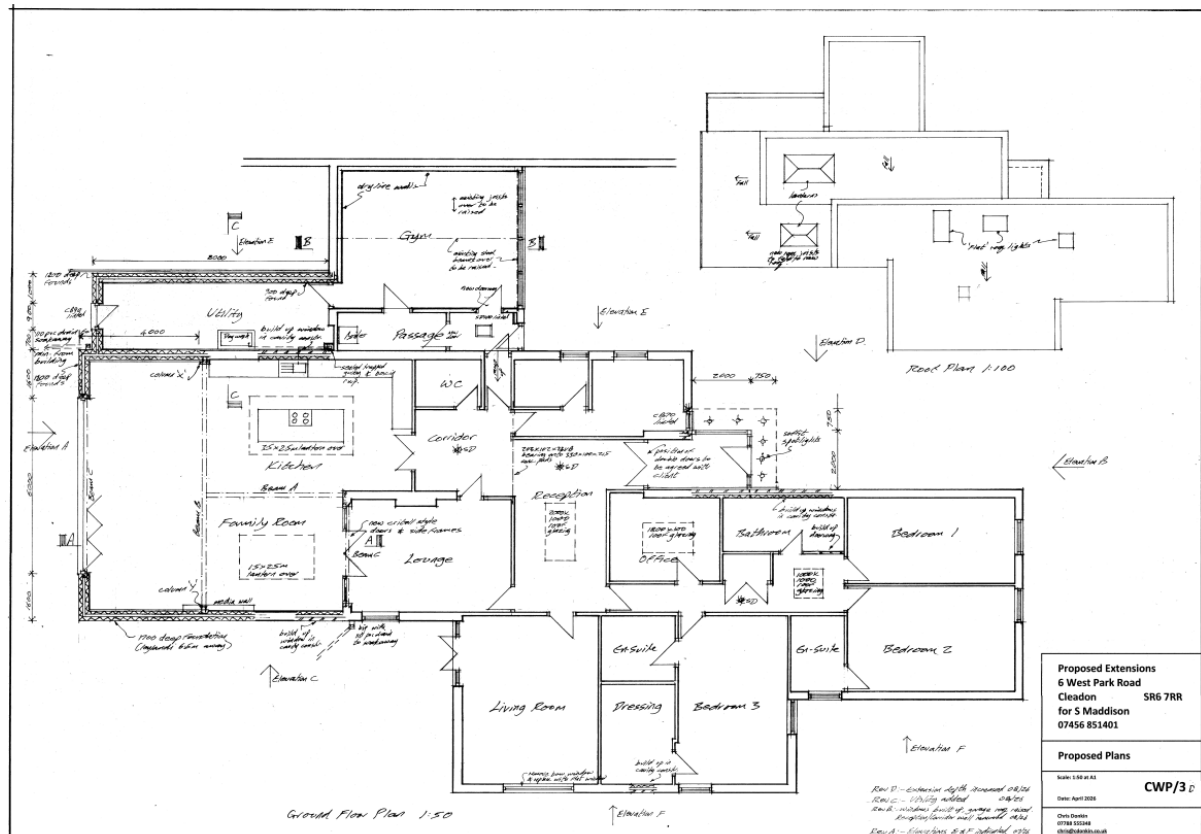
The rear Kitchen/Family Room extension will project 4.0m from the existing Kitchen rear wall.

The rear Utility extension will extend 8.0m from the existing Garage rear wall.

The extension will be constructed and finished in materials as the refurbished house incorporating the same render, fascia and roofing materials.



Existing Layout



Proposed Layout

The Impact on the Asset

The building is now over 50 years old and in need of some major maintenance and a 'facelift'.

The roof covering is reaching the end of it's life, the fascia timber cladding is rotting in areas and overall the building is now 'somewhat dated'.

The applicant proposes an aesthetic uplift bringing the property into the 21 century whilst respecting the architectural appearance.