



PROPOSED EXTENSIONS AND ALTERATIONS
TO
29 PENDLETON ROAD, WISWELL
DESIGN, ACCESS AND HERITAGE STATEMENT

BY
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Job No. 6836

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1.0 OVERVIEW

- 1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant to support a householder planning application for external alterations to No.29 Pendleton Road, Wiswell.
- 1.2 This report is in support of the application and should be read in conjunction with the supporting information.

2.0 EXISTING

- 2.1 Figure 1 illustrates the location of the site which is to the north east of the village on Pendleton Road.
- 2.2 The site consists of an existing detached dwelling with a detached garage accessed from Cunliffe Lane and amenity space to the sides and rear.
- 2.3 Externally the building is a mixture of styles and materials with no central focal point for the entrance which this application seeks to amend. Internally, the property is tired and requires upgrading.



Fig 1. Google maps location.



Fig 2. Google maps streetview from Pendleton Road.

3.0 PROPOSAL

- 3.1 The proposal for this application seeks to improve the visual impact of the dwelling and assist the 1970's extension integrate better with the original building.
- 3.2 The existing timber entrance porch shown on the left of the front elevation, shown Fig 2, is to be demolished with the existing door being blocked up to cill height and a new window installed to mimic the adjacent window. There will be a new stone central porch with associated landscaping to create a new entrance to the property. The design of this is more reflective of the rural character of the village. All existing windows are to be replaced with new painted timber frame double glazed units, as well as new stone jambs, cills and heads being installed around the windows. In addition to this, the 1970's extension will have new stone quoins fitted to the corners to help it blend with the original stable. Finally, the existing flat roof will be replaced with a new parapet roof with stone coping with stone quoins to make the external aesthetic more appealing.

To the rear, the existing bay will be amended with a stone surround, a new back door and bi-folding door installed to an open plan kitchen space.

- 3.3 Internally the staircase will be re-positioned with a new rooflight to provide additional natural light.
- 3.4 The rear and side garden will be re-landscaped to create additional seating areas. The side area will be most visible as it will involve excavation of the existing landscape and new external wall. It will be screened by existing vegetation and existing front wall.

4.0 HERITAGE STATEMENT

- 4.1 The site is located in the north of the Wiswell conservation area. The site is located adjacent to more traditional designated buildings of townscape merit to both the north and the south.

The original use of the dwelling was a stable, since then during the 1970's a two-storey flat roof extension was added.

- 4.2 Whilst the front porch alterations will be visible, they will have a positive visual impact on the building and conversation area.

- 4.3 The side paving re-landscaping will be screened by existing vegetation and existing front wall and not have a low impact on the area.

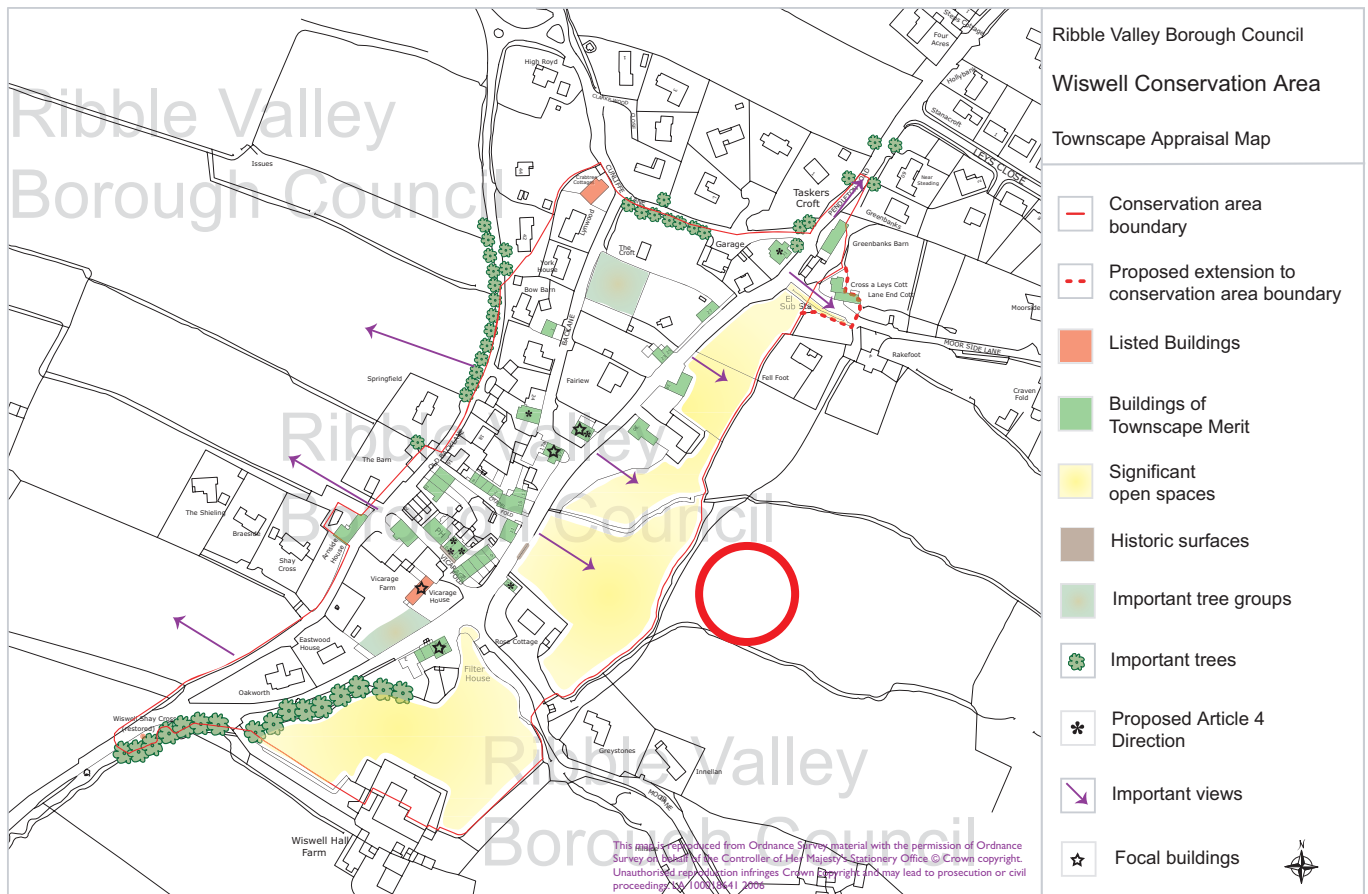


Fig 3. Wiswell Conservation Area

5.0 CONCLUSION

- 5.1 The scheme has been designed to sensitively reflect and adhere to the site location as well as the surrounding context within the village setting. The proposal provides a new high quality designed alterations to meet the applicants requirements.

The design responds to the existing characteristics to provide a quality detailed development utilising traditional materials.