

Design Access and Heritage Statement for Alterations to 31 Park Parade, Roker, Sunderland

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The Process

- **Assessment**
The proposed alterations are at 31 Park Parade, Roker, Sunderland and it is an existing mid terraced house. It is in a residential area with mainly terraced houses. It is part of the Roker Park Conservation Area. The site slopes to the front. The boundary to the front is a metal railing with gate. The existing house was built in approximately 1927.
- **Involvement**
The alterations have been designed in close collaboration with the owner. This application relates to a rear extension and a loft conversion with new dormer windows to the front and rear.
- **Design**
The owner is aware the property is within the conservation area and they respect the characteristics of this area. The improvements they wish to make are mostly to the rear of the property and will have little impact on the local area. They have chosen a design which is deliberately in keeping with the original dwelling.

Use

The property will continue to be used as a domestic dwelling.

Amount

The owner is aware the property has already been altered by the addition of a rear extensions and alterations. The work this wish to carry out is required for ease of family living.

Layout

The access to the front of the dwelling will be through the front door and rear access via the new sliding doors in the new extension.

Scale

The scale of the alterations are subordinate to and in keeping with the existing dwelling as can be seen from the attached existing and proposed plans and elevations.

Landscaping

There are no landscaping alterations with this application.

Appearance

The owner wishes the appearance of the property to be maintained. The design follows the style of the existing property and it is hoped this will minimise the impact on the property.

The materials intended to be used are as follows:

Roof, to the front and rear slate vertical tiles to sides and roof of dormer, to match the existing. To the rear extension, flat roof to be rubberised roofing material with glass lantern with powder coated aluminium frame.

Walls, brickwork to match existing.

Windows to the front and rear dormers and bathroom windows to be timber sash style to match existing. To the dressing area and ensuite black powder coated aluminium framed glazing. To the rear extension, sliding doors and glass lantern with powder coated black aluminium frame.

Rain water pipes and gutters, black cast iron.

All as attached drawings 21/02/01, 21/02/02 and 21/02/03.