18 PARK PLACE WEST

SUNDERLAND

SR2 8HT

HERITAGE STATEMENT JULY 13 2021.

SUMMMARY

18 Park Place West is a grade 11 listed building and is located in the Ashbrook Conservation Area.

The proposal is to demolish rear boundary wall and storage shed and construct new red brick rear boundary wall incorporating roller shutter as previous. New garage then to be constructed between the existing party boundary walls and new rear wall incorporating window and access door to rear garden.

Significance of the property

This property was listed on 17th October 1994 as part of the group 1 – 24 ( consecutive ) park Place West. It is grade 11 listed Description states :-

Terrace of 24 houses. 1850 – 1854. Garden Wall brick bond with ashlar painted dressings. Welsh slate roof covering with brick chimneys. 2 storeys, some with basements, 3 windows each house, but some houses wider. Groups step down the hill. Nos 1 – 5 at right are highest and have panelled doors of Sunderland Type, folding back to form reveals of inner doors and overlights in doorcases of large fluted ionic pilasters with entablatures, but surround removed from No.5.

Similar doors with Tuscan pilaster and entablature surrounds to other houses, Nos 12,13 and 21 central with flanking canted bay windows, single canted bay ground floor windows to other houses, with pilasters or architraves rising from basement canted bays in some.

First floor has bracketed cornices and projecting stonesills to sash in plain reveals. Most windows have horizontal glazing bars, some 4 panes sashes. Renewed glazing includes mullioned and transomed casements to Nos 2 & 3 and pivoting lights.

Roman lettering to incised street name plaque at right. Roof hipped at right, has traverse ridge and right end chimneys. Some dormers canted bays with slate hung sides and hipped roofs, some gabled, some round headed, altered dormer to No2. Right return to Park Road has 2 windows, the left blind, and one canted bay on ground floor, wide canted dormer in roof.

Ashbrook Conservation Area was designated in 1969 in recognition of its architectural and historic interest. It is spacious, leafy suburb that contains many examples of Victorian terraced housing, punctuated by fine church architectural and historic parks.. The conservation area character study was adopted as Supplementary Planning Guidance in January 2005.

Park Place West contributes positively to the significance of the conversation area for a number of reasons :-

Ashbrook area thus became land with immense potential and appeal by virtue of its ease of access to the commercial heart of the town within a short coach ride. The construction of fine upper and middle class terrace housing during the mid to late 19th Century bears testimony to this.

The earliest terraced housing was built closest to he town centre and building gradually extended south. By 1856 Grange Crescent, The Esplanade, Park Place East, Douro Terrace and the terraces at St. Georges ( now demolished ) had been erected

The predominance of terraced housing in Ashbrook gives the area a relatively consistent build form and fairly even roofscape, albeit punctuated intermittently by several churches and certain villas; giving the area considerable townscape value. The scale and massing of the terraces is typical of domestic buildings of the period, mostly 2 or 3 storeys with tall narrow frontages, although deceptively large due to their considerable depth.

One of the most distinctive characteristics of Ashbrook is the private landscaped parks and gardens, associated with several terraces and villas. These spaces are a particular feature of the area and set the properties they serve apart from the normal pattern of terraced housing; significantly enhancing the setting of the buildings and making them particularly desirable to live in.

Impact of the proposal on significance

As no works are proposed to the main residence it’s deemed that there is no impact.

Access

There are no proposals to alter the existing arrangements for access to the property other than to reconstruct the rear boundary wall increasing the width to the roller shutter and removing external door ( no longer in use )