

# Heritage Impact Statement

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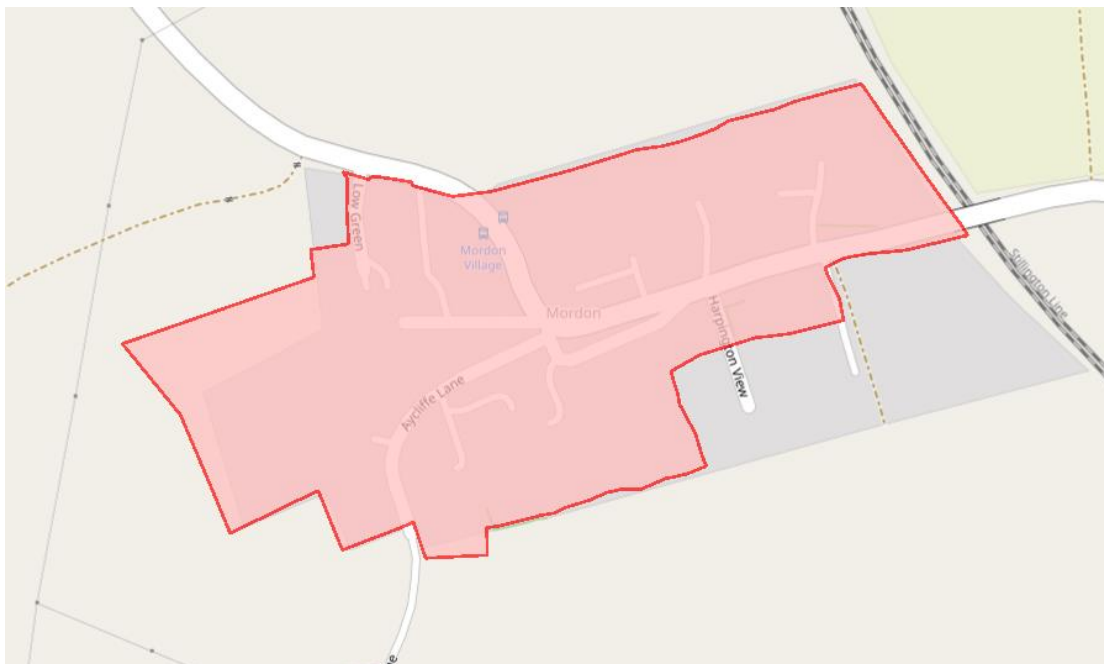
Application Site	Westview, Mordon, Stockton-on-Tees
Description of Proposal	Ground and first floor extension to the front elevation. Creation of new study and enlarged bathroom and bedroom to the first floor. Additional window to the ground floor bathroom. Addition of coloured render to all elevations

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## 1. Description of Heritage Asset's Significance

### 1.1 Conservation Area

The Heritage Asset potentially affected by this development proposal is the Mordon Conservation Area. This conservation area was designated in 1993 and is shown in Fig 1.



**Fig 1:** Plan of Mordon Conservation Area

### 1.2 Application Site Location

The site is located to the southern boundary of the conservation area (refer to Fig 2). The site contains a single detached residential dwelling, a detached double garage with driveway, a large landscaped garden area and hard landscaping. The dwelling is sited in a plot of land which is detached from other dwellings and is therefore dissimilar to the types of properties shown in Fig 3, 4 & 5.

The site is accessed via Aycliffe Lane and is not visible from the main vehicular access road which passes through the village. The buildings within the site are therefore not directly contributing to or affecting the architectural character of the key street scenes of the conservation area.



**Fig. 2:** Aerial Photo of Application Site

### **1.3 Character of Mordon Conservation Area**

Some photographs (Figs. 3-6) have been provided to demonstrate the architectural character of the properties with Mordon.



**Fig.3:** Dwellings facing south on to village green





**Fig.4:** Dwellings facing south on to main road through village



**Fig.5:** Single storey brick-built dwellings facing north on to the village green



**Fig.6:** Two storey brick-built dwellings facing east on to the village green

These images indicate two distinct character styles of the area as follows

- Most dwellings have a 'traditional' style and are generally two storeys with white / off-white rendered external walls (see Fig 3 & 4)
- Some dwellings appear to have been constructed at a later date (assumed as 1970's) and are a mix of brick-built one and two storey dwellings (see Fig 5 & 6)

- Roof coverings to all dwellings are generally clay or concrete tiles in a variety of colours
- Window and door styles and colours are varied and most appear to have been replaced with uPVC double glazing
- Most dwellings include chimneys

#### 1.4 Architectural Style of Dwelling on Application Site



**Fig.6:** Dwelling on application site



**Fig.7:** Application site and neighbouring property viewed north along Aycliffe Lane

The existing dwelling has been constructed in a style similar to the dwellings identified within Fig 5 & 6. Therefore, it is assumed that the dwelling was constructed during the 1970's.

The dwelling is a detached three-bedroom home which comprises two storeys, with the upper storey being constructed within the roof space. Two large dormer windows feature on the front elevations, with Velux-type roof windows appearing on the front and rear elevations. A secondary lean-to style roof appears on the front elevation

which serves as a large canopy area to the main entrance. It is supported on two brickwork piers.

The external walls are constructed from red clay facing brick. The windows are white uPVC double glazing. The roof is covered with a profiled concrete roof tile.

## 2. Description of Change Proposed

### 2.1 Proposed Alterations

The following alterations are proposed

- Ground and first floor extension with pitched concrete pantile roof to match existing to create an enlarged a study and enlarged bathroom and bedroom, with render finish colour ivory.
- New windows to the bathroom, bedroom and study to be colour heritage green RAL 6013.
- New rainwater goods and fascia colour heritage green RAL 6013.
- Change style of main entrance door from red composite door to hardwood door colour heritage green RAL 6013.
- Install new window to the ground floor bathroom.
- Apply monocouche render finish to all external elevations of the dwelling colour ivory.

Detailed Architectural plans and elevations have been submitted as part of the Planning Application which provide further detail about the proposed works.

## 3. Assessment of Impact on Significance

### 3.1 Impact upon the streetscape of Mordon

Fig 2. indicates that the application site is generally concealed from public view and therefore does not contribute to the key street scenes within the conservation area. Any external alterations to this property therefore have a minimal contribution to the overall character of the area as a whole.

The property is also detached and not positioned within a terrace or group of other properties therefore changes to the appearance do not appear out-of-context to adjacent properties.

### 3.2 Impact on the appearance of the existing dwelling

The list of alterations provided in section 2.1 highlights that the nature of the changes these compliments and are sympathetic to the external appearance of the dwelling.

The addition of the extension and render to the external walls. Fig 7 highlights that the property located directly opposite has been rendered therefore this change would not be out of character in the immediate area. There are also a high proportion of rendered dwellings within the conservation area therefore this material is clearly in keeping with the character of the area.