**Heritage Statement**

8th February 2024

Produced by Mrs Pamela and Mr Craig Wilson

**Site Address:**

Rochdale House (previously The Vicarage), Front Street, Newbottle, Houghton le Spring, DH4 4EP

Site not to be confused with the large old vicarage to the east of St Matthew’s Church which is gothic in style and was built in 1865.

**Description:**

1930’s four bedroom detached double fronted house. Listed by the Land Registry as Rochdale House and Royal Mail as The Vicarage. A picture of which can be seen in the Sunderland City Council Newbottle Village Conservation Area Character Appraisal Management Strategy Planning Guidance booklet on page 19, bottom right under the heading ‘other houses’. In this booklet The Vicarage is described as an infill house which detracts considerably from the village character of the main street as opposed to the other houses of interest which are described as impressive and distinctive houses.

**About our development request:**

Our request **does not** apply to the following;

1. A listed building
2. A scheduled ancient monument
3. A site of archaeological interest
4. Within a registered park or garden

**The nature of the heritage asset:**

* A conservation area

**The form and materials of the heritage asset:**

A 1930’s house. Red brick built to the front with pebble dash rendering to the gable of the property. The main roof is Welsh grey slate and the kitchen extension is Spanish grey slate. Front porch is half red brick, half timber frame and glass. Widows are white uPVC. The property boundary is a mix of red brick walls topped with black iron railings, stone walls and fencing.

**The proposed works**

Careful consideration has been given prior to our request in order to protect the historic and architectural elements which make Newbottle a special place. Our requests are the addition of a drop curb, removal of a section of the front wall which is topped with an iron railing to be replaced with an iron gate for vehicle access and a driveway. Render to the rear of the property.

The render will not be visible from the road. It will be applied only to the walls facing the south and west. Both elevations face the rear garden away from the front street which is the face of the conservation area. The areas to be rendered can in no way be seen from the front street. It is for this reason that we do not believe that the addition of the render would or could detract from the preservation of the conservation area in any way.

I believe it is also worth noting that there are several other properties within the front street which can be seen from our property which have render. Newbottle Working Mens Club, Newbottle Food Store, The Sun Inn Public House as well as domestic properties 65-68 Front Street. These buildings are rendered on the front of the buildings in plain sight from the front street. None look out of place in amongst the mixture of old and newer houses which make up the Front Street.

In an effort to make our render as discreet as possible a neutral colour of ‘Ash’ has been chosen.

With regards to our request for a drop curb. There are currently drop curbs to both properties that adjoin ours and face the front street. The Church Hall and a domestic property. Our request is for a tarmac finish in keeping with the existing footpath, the same surface finish that has been completed for both of our neighbours.

Removal of a section of the front wall, topped iron railings. The boundary wall to the front of the property is 22 meters in length. It is our request to remove only 5 meters of the wall in order to gain access for off street parking. The replacement gate is to be made in the same detailed pattern as the existing railings to match seamlessly the old and new sections. The gate will be made from black wrought iron in keeping with the existing boundary. The proposed height for the gate is 1.5 meters (the same as the existing wall plus railings height) again this is to give continuity to join the old and newer elements. The remainder of the railings attached to the wall are currently rusted, cracked, peeling and some of the intricate detailing has broken off and been lost over the years. These are to be restored and to aid this process we intend to retain the railings which are removed and use them for repairs around the property’s boundaries. Raising the overall look within the conservation area at street level.

Lastly our request for a driveway. We wish to remove the grey concrete path, a section of gravel and a section of grass and replace those areas with a resin bound drive. This area will only be half of the front garden of the property. The remainder will be laid to lawn and bordered with trees and shrubs as it is currently. There are two existing drains which will remain in situ. The resin bound surface is porous and there will be no run off of rainwater onto the public footpath. Once again in an effort to blend into the current surroundings a natural stone gravel mix colour has been selected to match that of the existing gravel section of the front garden. The edging of the drive will have a red brick border, constructed using the red bricks salvaged from the removal of the wall giving a fusion of the old and new elements.

**Relevant Planning History**

Previous Planning application for this property

* 2006 – Erection of a private garage to the rear of property.

Ref No: 06/02547/FUL

Approved 14 Aug 2006

* 2023 – Solar panels to be installed to the south and west of the roof

Ref No: 23/02119/FUL

Approved 12 Dec 2023

We thank you for considering our application.