

Design and Access Statement
Proposed New Detached Dwelling
Land at 64 Front Street, East Boldon

Background Information

Project and Team Information

PROJECT DESCRIPTION	PROPOSED NEW DETACHED DWELLING ON LAND TO REAR OF 64 FRONT STREET, EAST BOLDON
SITE ADDRESS	Land to rear of 64 Front Street East Boldon NE36 0SQ
CLIENT	Mr and Mrs J Connolly
ARCHITECT	Fitz Architects The Place, Athenaeum Street, Sunderland SR1 1QX
ECOLOGY	Veronica Howard Ecology

Background Information

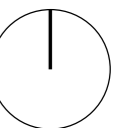
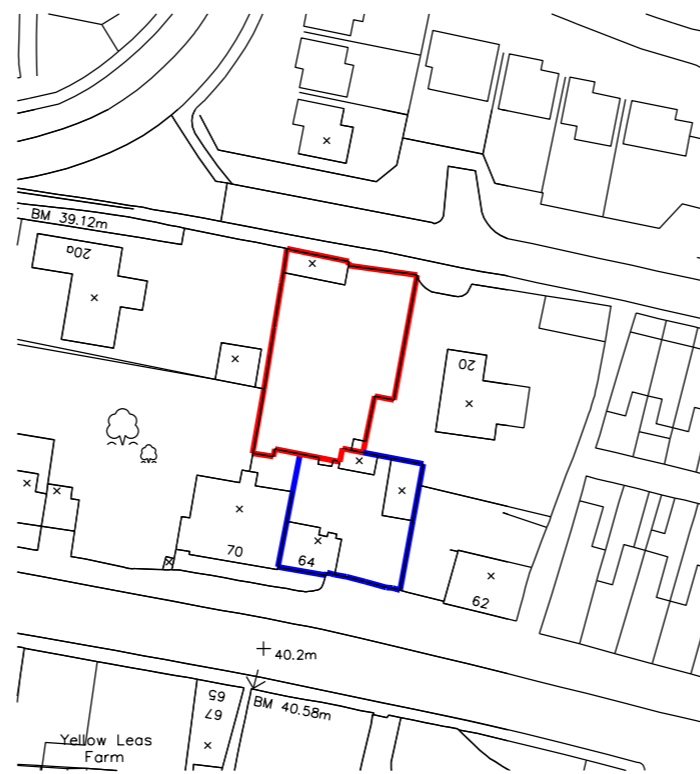
About the Site

The site in question is located to the rear of 64 Front Street, East Boldon and constitutes a rectangular shaped area of land that currently forms part of the unused and overgrown outdoor space to the property of 64 Front Street. The site is bounded by stone walling and hedges. The site is located in the East Boldon Conservation Area. 64 Front Street is Listed as are the front boundary walls.

This Design and Access Statement and accompanying drawings, along with all the relevant statements and surveys, are provided to enable a positive response to a new dwelling on the site.

Site Location

Location Plan
1:1250@A3



Site Photos

Photos of the existing site (from North Road looking back at 64 Front Street)

The image below is from the rear of the site on North Road.

The property of 64 Front Street and adjacent listed building is visible in the rear of the image. The image demonstrates the different heights of the walls.



Site Photos

Photos of the existing site (from within the site looking back at 64 Front Street)

The image below is from within the site.



Site Photos

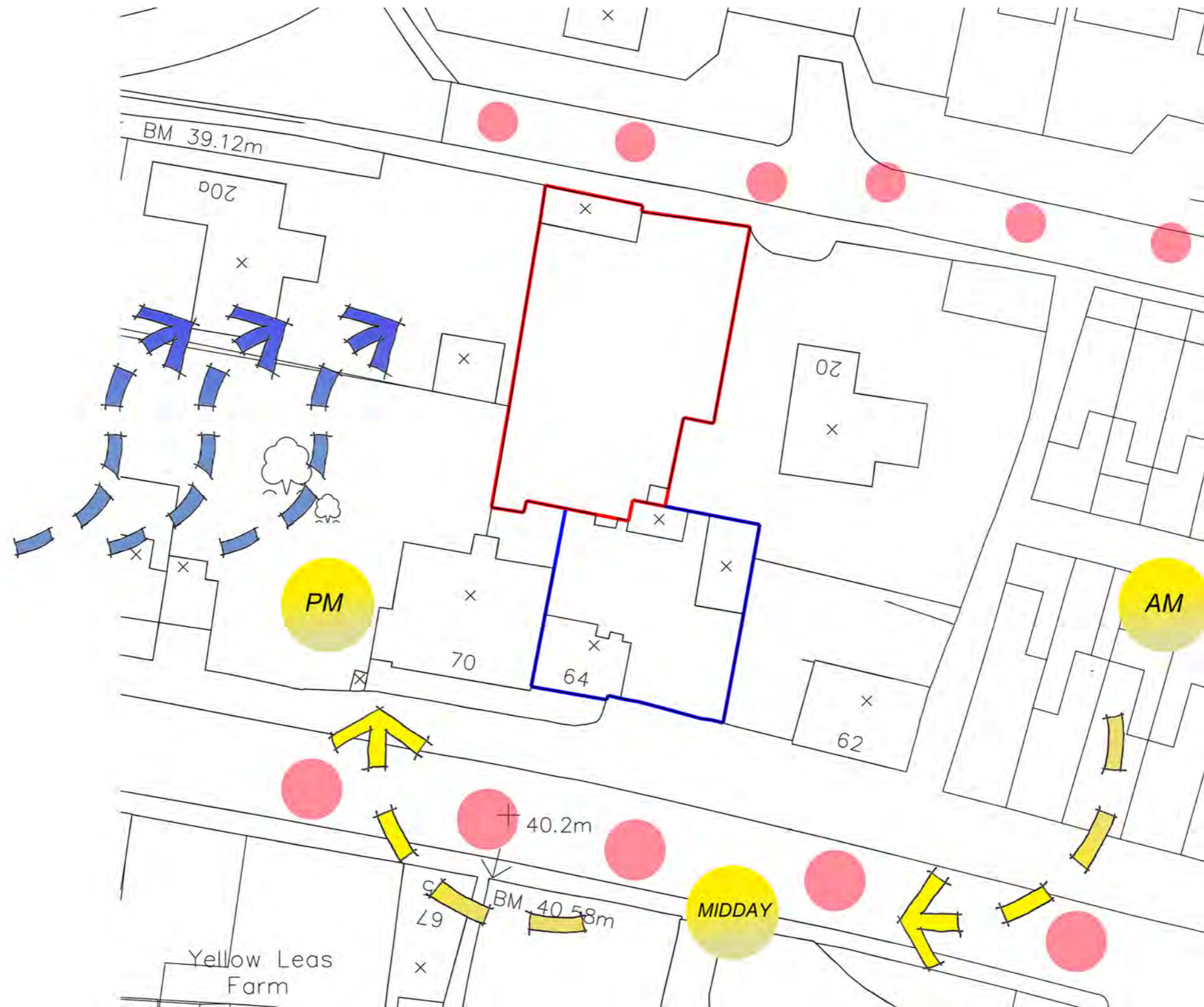
Photos of the existing site

The image below is from within the site and identifies the current site condition with greenhouse a in the background.



Site Analysis

Diagrams investigating main issues on the site



Yellow Arrows: Sun path

Blue Arrows: Primary Wind Flow

Large Red Dots: Primary Traffic Flows

Small Red Dots: Secondary Traffic Flows

Site Context

Site Appraisal and Survey

GEOLOGY, CONTAMINATION AND POLLUTION

A geological site investigation will be carried out prior to submission of a building regulation application, where necessary and recommended by an engineer. It is unlikely the ground is contaminated due its location. There are also no signs of air or water pollution.

LANDSCAPE CHARACTER

There are two trees to the top of the site that form a visual 'softening' effect between the site and surrounding properties 64 Front Street).

Tree survey plans are included as part of this application.

MOVEMENT

We feel that the single access from North Road into the dwelling is most sensible, with any vehicle being able to safely enter and exit.

On site parking will be achieved for up to three cars (including a one car garage). This will mean there will be no requirement for cars to park anywhere along North Road who are visiting the property.

Tree Survey

Tree survey documents from All About Trees have been supplied with this planning application. All construction will follow the recommendations in the reports.

There is only one tree within the site, located in the south east corner.

Key points from All About Trees are below and provided:

- Protective barriers should be erected around all retained trees in the position indicated by the blue line on the Tree Protection Plan prior to any works on site. Signs should also be attached stating that the area is a protected zone and should not be entered.
- It is important that no damage is caused to the rooting area, therefore special 'no-dig, tree friendly' methodology will be prepared.

Although no excavation will take place within or near tree root protection zones, storage of materials will conform with recommendations of the Arboriculturalists.

Ecology

We commissioned an Ecology Survey for the site to help form part of the planning application. The key aims were to carry out an extended Phase 1 habitat survey of the site that is to be developed and to identify any areas of ecological interest and to outline ways in which the proposed development can maintain and enhance the ecological value of the area to be developed.

The conclusion of the survey is below:

Bats

There are no potential roost or hibernation sites. The area may form a part of the foraging habitat for bats but there are few trees or tall shrubs in the area to provide good bat feeding habitat.

Badgers

The location of the site close to roads and housing, the isolation from natural habitat and the high level of human disturbance mean that the garden is unsuitable for badger use.

Birds

There is very limited potential for birds to nest within the site and the high level of traffic noise and human disturbance may preclude the use of the garden for nesting. It provides limited feeding habitat for some species.

Other protected species

There is no standing water on site that could support amphibians and no potential access as the garden is surrounded by high walls.

Listings

We have provided details below of the two listings on site.

64, FRONT STREET

List entry Number: 1025217

Grade: II

Date first listed: 26-Feb-1985

Date of most recent amendment: Not applicable to this List entry.

House, an extension to No 70 but a separate residence, inserted into the garden. Early C19. Brick; roof of Welsh slate. 2 storeys, 2 sash windows with glazing bars, later porch of sandstone and Welsh slate; gable stone coping and central and end brick chimneys. Included for group value with No 70.

WALLS AND GATE PIERS AT SOUTH EAST OF GARDEN OF NO 70 (BOLDON HOUSE)

List entry Number: 1025216

Grade: II

Date first listed: 26-Feb-1985

Date of most recent amendment: Not applicable to this List entry.

GV II Wall and 2 tall stone piers, late C18. Sandstone ashlar, having plinth, over- hanging cornice, and ball finial. Long wall attached to west and short to east; tall; roughly squared coursed sandstone.

East Boldon Conservation Area

Introduction and History

The East Boldon Conservation Area was designated in 1975 to cover the linear core of the old village and its short extensions east and west. In 1993, it was extended to take in most of Station Road but it still retains its neat, compact, linear shape as a defining feature – a two-row plan with a back lane on both sides and round the ends, and originally with a narrow green along the middle.

East Boldon is part of the Boldons, a collection of settlements once part of County Durham but, since 1974, within the southern part of South Tyneside Metropolitan Borough. They have clear agricultural and mining roots, even though these activities have now largely faded.

The village is built on an historic route between Newcastle and Sunderland, now the A184, a busy secondary road. In 2002, the Newcastle-Sunderland railway line was converted to become part of the Tyne & Wear Metro system, and a new station was built on the site of the old one, just outside the conservation area.

Scale

Buildings are predominantly domestic and small-scale in nature, although some of the later Victorian institutional buildings, such as churches, are larger. Later terraced housing is grander and more imposing than the earlier vernacular ones. Many of the earlier buildings have simple form and massing with the later Victorian ones taking a lighter approach by visually breaking up their volume with bays, gables and offshots.

Walling Materials

Early buildings were in rubble or course squared local magnesian limestone, a remarkable light golden mottled stone, heavily striated and marbled with beige and white. Some would probably have been lime-rendered originally, but most now have their rubble walls exposed. Significantly, this stone is used extensively for boundary walls, creating true local distinctiveness to be proud of. Victorian and Edwardian buildings introduced warm red brick across the village.

East Boldon Conservation Area

Location of the Site with
the Conservation Area



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East Boldon Conservation Area

Front Street General Information

The core of East Boldon is Front Street, a long straight section of the historic Newcastle-Sunderland road, sloping gently down from west to east. Being at the heart of the village's organic growth and redevelopment, the mix of buildings which now lines both sides of the street is interesting and eclectic, ranging from converted seventeenth and eighteenth century vernacular farmhouses through impressive suburban Victorian terraces to sensitive twentieth century infill. With its mix of neighbourhood uses, the street retains a strong local village feel and, despite constant through traffic, is an attractive and inviting place to be.

Front Street buildings fall into three broad historical phases. Early buildings from the village's rural past form the backbone of the development pattern, predominantly on the north side but also in the middle of the street on the south side.

Number 70 and Number 64 Front Street

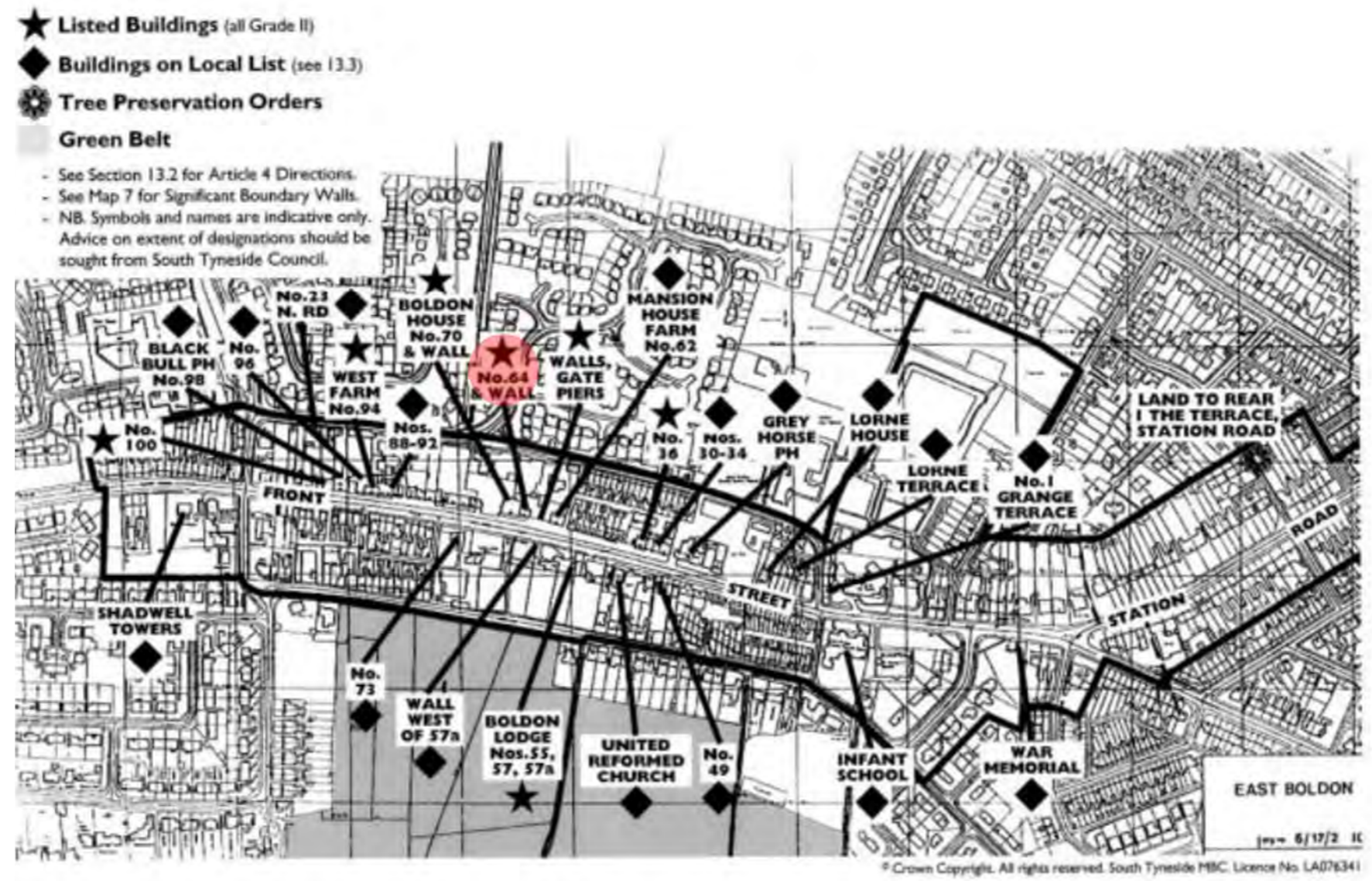
Boldon House (No. 70) listed Grade II, is one of the oldest and most impressive houses in the conservation area. It is a grand 5-bay Georgian mansion with a hipped roof, presenting an elegant, authentic frontage to the street. The lower extension to the east, No. 64, now a separate dwelling with a later porch, is also listed as is the low front boundary wall to both dwellings. No. 64 follows similar polite themes but with no stone string. Some chimneys on both houses appear altered since listing. Mansion House Farm's tall walls and gate piers to the east, also listed, reveal former farm buildings within the site. The tall piers (until recently with ball finials) and timber gates are striking townscape features which, together with the brick walls to the west of Boldon House and plentiful trees in the large gardens behind, combine to create a rich, mature, authentic scene at the heart of the village.

East Boldon Conservation Area

Listings within the Conservation Area

The front wall of 64 Front Street is Grade II Listed and is identified on the map below.

Map 6: Other Designations



Previous Applications

There has been a previous application for the "Proposed subdivision of land to include the conversion of a detached garage and outhouse into 1 no. dwelling and the erection of 1 no. 2 storey detached dwelling to the north of the site including reinstated access off North Road." The reference number for this application is ST/0644/11/FUL.

This application was Withdrawn.

Previous Applications

Pre-App Submission

We submitted a Pre-Application document for this project. It was received by South Tyneside Planning Department on 28th July 2014. The case officer was Suzanne McDermott.

The reference for the application is: ST/0819/14/FENQ.

Within this document, we have taken the comments from the Case Officer and provided responses to all the points raised.

Response to Pre-Application Submission Comments

The Site

Pre App Comments from South Tyneside Council

"The East Boldon Conservation Area Character Appraisal states that Boldon House (no. 70 Front Street) listed Grade II, is one of the oldest and most impressive houses in the conservation area. It is a grand 5-bay Georgian mansion with a hipped roof, presenting an elegant, authentic frontage to the street. The lower extension to the east, no. 64 now a separate dwelling with a later porch, is also listed as is the low front boundary wall to both dwellings. No. 64 follows similar polite themes but with no stone string.

The proposed development would be located within the rear garden of no. 64 Front Street which also would be to the rear of no. 70 Front Street. The garden and application site backs onto North Road. The East Boldon Conservation Area Character Appraisal outlines that a higher number of Front Street plots continue to back onto North Road than South Lane, and tall rear boundary walls are important features here as a result. The application site contains one of the tall rear boundary walls referred to in the Character Appraisal.

The Character Appraisal further states that development history has left a varied mix of building groups on North Road but with relatively little of its rural origins intact. The area towards the middle of North Road is the strongest in terms of its special historic and architectural interest and this area encompasses the application site."

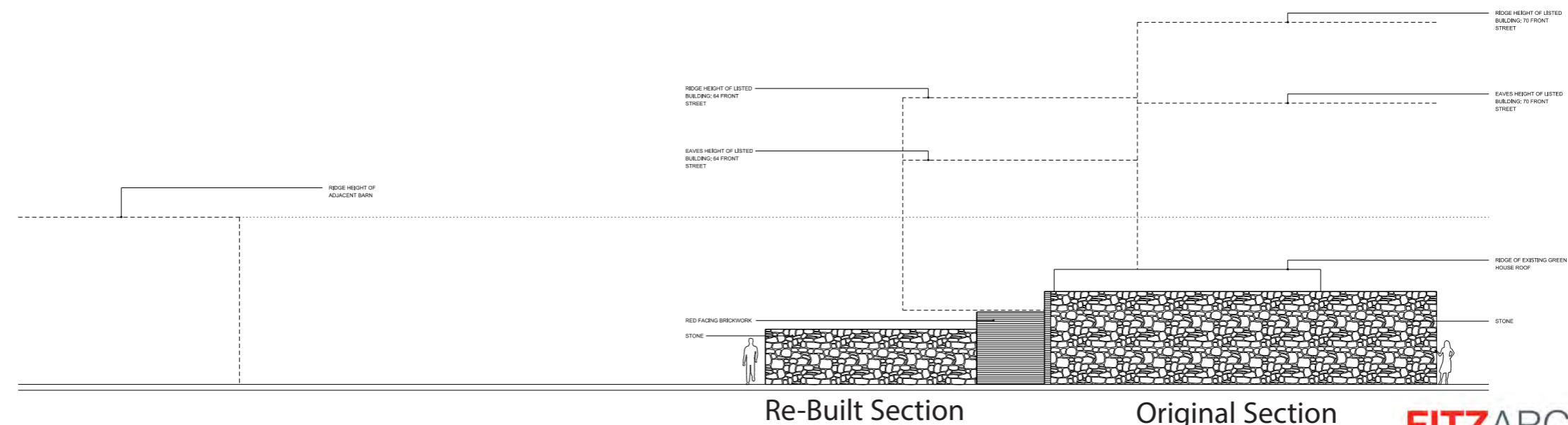
Fitz Architects Response

The project does not intend to adversely affect the rear wall of the site that faces North Road. We are aware that this wall forms a key part of not only the site's importance but also the overall appeal of East Boldon.

"The many terraces in East Boldon often have an inherent uniformity which can be easily damaged through loss or change to just part of the terrace. Changes such as the loss of garden walls can destroy the harmony designed into the terrace to the detriment of the overall scene."

It is with this in mind that we only intend to create an opening in the existing re-built section of the wall which is wide enough to accommodate vehicular entrance into the site and a small pedestrian access gate. All works will be carried out with sensitivity and the contractor informed of the importance of the Conservation Area. Any remedial works will be carried out following guidelines set out in a Method Statement and lime mortar will be specified with limestone / stonework to match existing. As identified by the Historic Buildings Officer, part of the stone wall is rebuilt but not to the height of the original wall.

The existing rear wall has an area of red facing brickwork that has been an infill from previous years. Although this is not in-keeping with the random stonework in place we propose this remains as part of the evolutionary character of the wall, unless confirmed otherwise by the planning department as part of the application.



Response to Pre-Application Submission Comments

NPPF

Pre App Comments from South Tyneside Council

The National Policy Planning Framework (NPPF), introduced in March 2012 to replace all existing national planning policy guidance, would be a material consideration to the assessment of any subsequent planning application. One of the core planning principles contained within paragraph 17 is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'

Also, paragraph 132 would be relevant to the proposal and includes the following:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset the greater the weight should be. Significance can be harmed or lost through the alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable any harm or loss should require clear and convincing justification.'

Fitz Architects Response

The heritage asset of 64 Front Street is of maximum importance to the client. The design for this application has been led by how the new house will respond to the site setting. The original pre-application submission illustrated a building, that although cut into the land, was two storey. The majority of the new building was not visible from North Road however upon reflection it did have a greater impact on 64 Front Street than was potentially acceptable.

Response to Pre-Application Submission Comments

NPPF; Cont

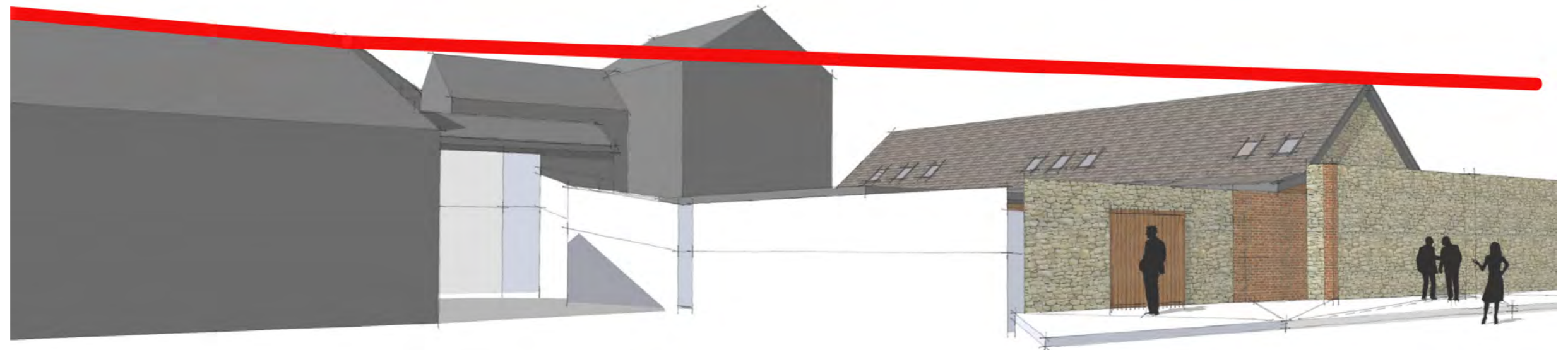
Pre App Comments from South Tyneside Council

In the case of the proposal the listed buildings, nos. 70 and 64 Front Street are not being altered it is the setting of these buildings that is being affected along with physical alterations to the tall stone boundary wall set against North Road.

The NPPF requires applicants to assess and evaluate the heritage asset and give a full justification for the proposal. Therefore, a full evaluation and justification for the proposed development would be required as part of any subsequent planning application submission.

Fitz Architects Response

The heritage asset of 64 Front Street is of maximum importance to the client. The design for this application has been primarily led by how the new build will respond to the site setting. The original pre-application submission illustrated a building, that although cut into the land, was two storey. The majority of the new building was not visible from North Road however upon reflection it did have a greater impact on 64 Front Street than was potentially acceptable. We have addressed the concerns with this planning application and the whole scheme is now single storey. The building is hidden behind the existing wall and the existing views to the rear of 64 Front Street remain. The pitched section of roof is no higher than the structure in the neighbouring property. The height of the proposed dwelling discussed on site with the Local Authority references a small single storey barn further east along North Road.



Response to Pre-Application Submission Comments

NPPF; Cont

Pre App Comments from South Tyneside Council

Furthermore, paragraph 132 states that significance can be harmed or lost through the alteration or destruction of the heritage asset or development within its setting.

It follows from the above that two points are raised that would need to be carefully considered as part of the assessment of a planning application for such a proposal and these would include:

In addition to the National Planning Policy Framework Local Policies would be relevant to the assessment of the proposal. The Local Policies which would be relevant are contained within the Local Development Framework and include the following:

Development Management Policies

Fitz Architects Response

This section aims to demonstrate how our proposal will relate to the asset of 64 Front Street. The National Planning Policy Framework states that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Chapter 137 of the National Planning Policy Framework states that:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

We hope that the above can be followed and looked upon favourably as part of our application. We believe that the land to the rear of 64 Front Street has been left to become overgrown and this sensitive application will enhance both the site and the Conservation Area.



Response to Pre-Application Submission Comments

Policy DM1 - Management of Development

Pre App Comments from South Tyneside Council

(A) the development should be designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

Fitz Architects Response

The design will be a sensitive introduction into the site and we feel that it will enhance the local setting.

The material palette will reinforce the local materials of East Boldon and specifically 64 Front Street. We do not however want the new building to be pastiche. Although we believe specifying a similar stone will benefit the new building, we think selecting grey aluminium would be appropriate. The roof covering will be a natural slate. The introduction of timber as an external cladding option will add variation to scheme and articulate the facades, making the areas of stone more important by contrast.



Response to Pre-Application Submission Comments

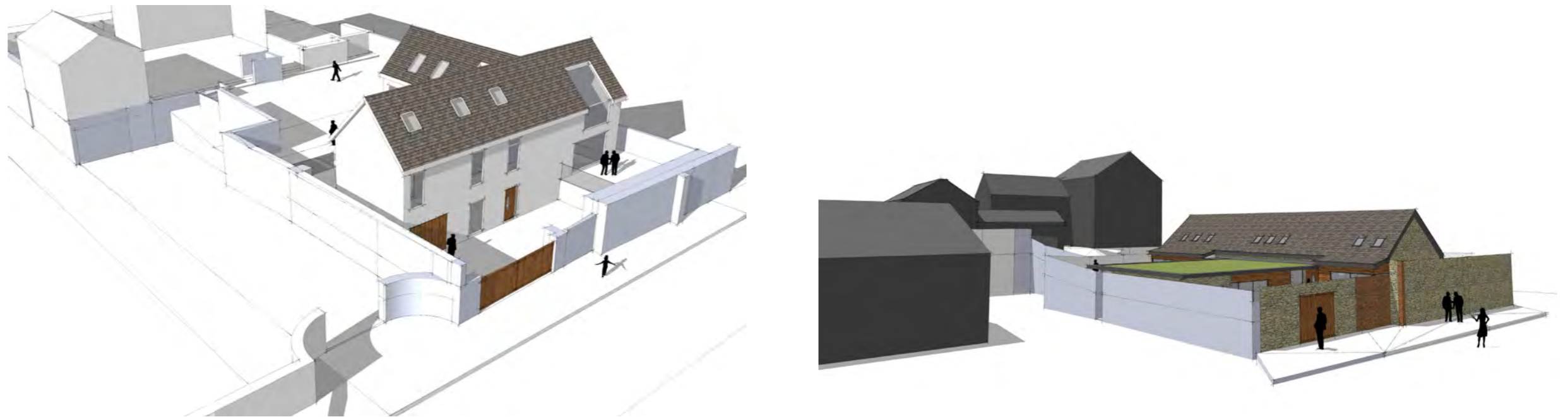
Policy DM1 - Management of Development; Cont

Fitz Architects Response

The architectural detailing of the scheme will be simple and crisp. In the same respect as the materials, we do not want the detailing to be an imitation of the detailing found on 64 Front Street and instead respect the age of which it is built.

The scale and proportion of the design has been carefully considered and in fact significantly revised from the original pre-application submission.

The original submitted pre-app scheme is on the left and the revised scheme as part of this application on the right.



We have reduced the scale from two 2 storey elements with room in the roof and inner balconies that faced the internal courtyard to a single storey flat roofer wing that connects into a single storey wing with pitched roof. The pitched roof element is not 2 storey but instead allows for vaulted roof to the ground floor with conservation style roof lights.

From the comparison it is clear that we have taken on board both the planner's comments and further advice from Local Policy and Development Management Policies to significantly reduce the scale, height and massing of the proposal and to make sure that the importance of the Heritage Asset is not lost. The reduced scale does in fact mean that view of 64 Front Street from North Road remains relatively unaltered.

Response to Pre-Application Submission Comments

Policy DM1 - Management of Development; Cont

Pre App Comments from South Tyneside Council

The development is acceptable in relation to any impact on residential amenity

Fitz Architects Response

The proposal does not affect the nearby residential properties due to the minimal scale and reduced roof heights. The street scene will remain virtually unaltered as one wing of the house will be lower than the rear stone wall and the secondary wing will only be as high as a neighbouring property, but from North Road will be narrow as this wing is north to south, instead of parallel with North Road.



Response to Pre-Application Submission Comments

Policy DM1 -
Management of
Development; Cont

Pre App Comments from South Tyneside Council

The impact of the development is acceptable in relation to highway capacity and safety or includes proposals to mitigate any adverse impacts

Response to Pre-Application Submission Comments

Policy DM6 - Heritage Assets and Archaeology

Pre App Comments from South Tyneside Council

Seeks to support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage assets and their settings, including:

(B) Conservation Areas, including their historic settlement cores, distinctive open spaces and boundary walls:

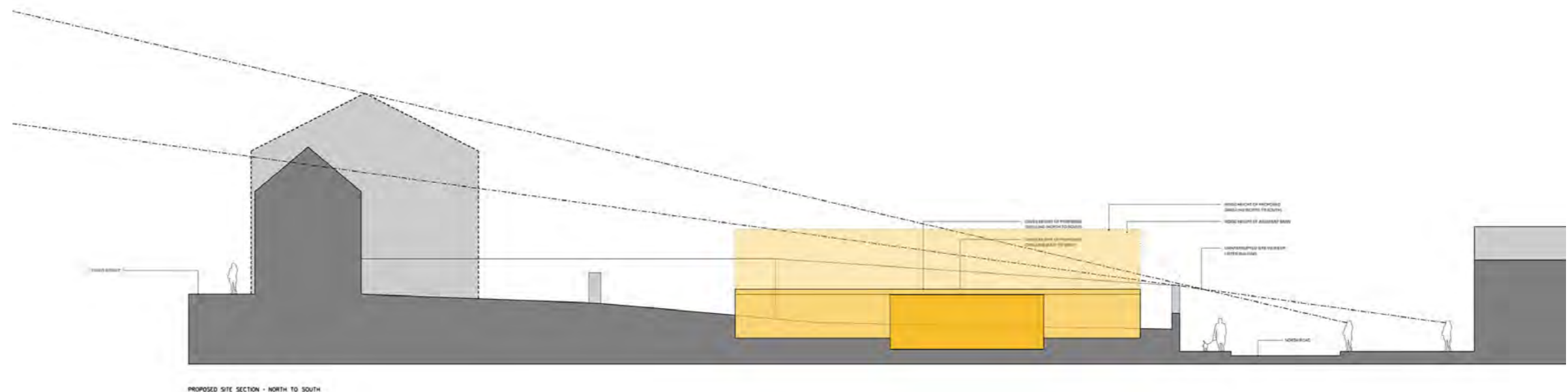
(C) Listed buildings and structures.

Fitz Architects Response

Section 1.15 of the Supplementary Planning Document 15 – East Boldon Conservation Area Management Plan is provided so that:

internal and external alterations to Listed Buildings preserve their architectural integrity and historic interest.

Although we are not altering 64 Front Street, we are inserting a new dwelling in the land to the rear, and therefore we believe Policy DM6 Heritage Assets and Archaeology is important and must be addressed. The new building is designed so that the main gable runs lower than 64 Front Street and is not going to affect the views of the existing dwelling from North Road. The wing that includes the master bedroom and garage is lower than the rear wall and level with the ground floor of 64 Front Street and therefore does not cause any harm to the conservation area and setting of the Listed Building.



Response to Pre-Application Submission Comments

Policy CA-EB1

Pre App Comments from South Tyneside Council

Proposals involving the sub-division of existing residential properties will normally be resisted. With specific reference to the application site page 15 of SPD15 states that potential gap sites facing North Lane should be retained in their current form, in accordance with the policy. The main aim of the policy is to ensure that new development does not harm the special character and settlement pattern of the area.

Should new development be considered to be appropriate SPD15 outlines that new buildings should be of a high quality design. Proposals must be compatible with the special characteristics of the Conservation Area, its buildings, spaces and settings, land uses, scale, form and materials. Where original materials and designs exist, the effect on the building and its neighbours should be considered before introducing alternative designs. If this is not done the resulting mixture of styles and materials can lead to a decline in character of both the property and the area. The use of non-traditional materials would only be acceptable in a Conservation Area where they form part of an integrated design of high quality and are not considered to harm the appearance or character of that area.

Fitz Architects Response

Policy CA-EB1 states that for a dwelling to be constructed by sub-division of land, the proposal should be of high quality design. Fitz Architects renowned for providing site specific, high quality sensitive designs. We pride ourselves in delivering projects that enhance their surroundings.

We do not propose a building that will harm the setting of 64 Front Street nor the existing views from North Road.



West Boldon



Cleadon Village

Response to Pre-Application Submission Comments

Policy CA-EB5

Pre App Comments from South Tyneside Council

Relates to traditional walls and requires a presumption will be made for the retention and protection of historic magnesian limestone walling found throughout East Boldon Conservation Area. Proposals to demolish significant historic boundary walls and their plinths will normally be resisted.

Boundary walls are important architectural and streetscape features. The loss or alteration of these features over time has been detrimental to the overall character of the Borough's historic areas and buildings.

Fitz Architects Response

As has been stated previously, the project does not intend to adversely affect the rear wall of the site that faces North Road. We are aware that this wall forms a key part of not the site's importance but also the overall appeal of East Boldon. The location of the opening is in a section of the wall that has recently been rebuilt and the opening will be minimal. It is with this in mind that we only intend to create an opening wide enough to accommodate a vehicular entrance into the site and a small pedestrian access gate. All works will be carried out with sensitivity and the contractor informed of the importance of the Conservation Area. Any remedial works will be carried out following guidelines set out in a Method Statement and lime mortar will be specified with reused limestone / stonework to make good the opening.

Response to Pre-Application Submission Comments

In Response to the Original Proposals

Pre App Comments from South Tyneside Council

The proposal is for a large L shape house made up of two ranges, the 2 storey range is set parallel to North Road, the lower single storey range set at 90 degrees to the main block on the western side. The 2 storey range 'fills' the site in that it extends from side boundary to side boundary.

Fitz Architects Response

The fundamental layout of this application remains the same as the pre-app proposal with two wings at 90 degrees to each other, however we have altered to the layout to bring the wing that runs parallel to North Road further into the site. This allows for a room to be provided at the front that can to the natural surveillance of the entrance. We have also reduced the height to a single storey, partially subterranean structure.

The wing running north to south is set to the west of the site to maintain uninterrupted views of the listed building. The east to west wing has a living roof which sites in line with the boundary wall to North Road, again not to conflict or cause harm to the views or setting.



Response to Pre-Application Submission Comments

In Response to the Original Proposals

Pre App Comments from South Tyneside Council

The drawings show that the house and roofscape will be visible from the public realm on North Road it would not be wholly hidden by the tall stone boundary wall and it therefore follows that it will impact on the character of the conservation area.

Fitz Architects Response

In response to how much of the new dwelling will be visible from North Road, the revised, smaller scheme as previously described will be less visible - the garage and master bedroom wing will be lower than the existing wall of North Road and will not be seen. The wing at 90 degrees to North Road has been designed so that the maximum ridge height is set at the same height as the neighbouring property.

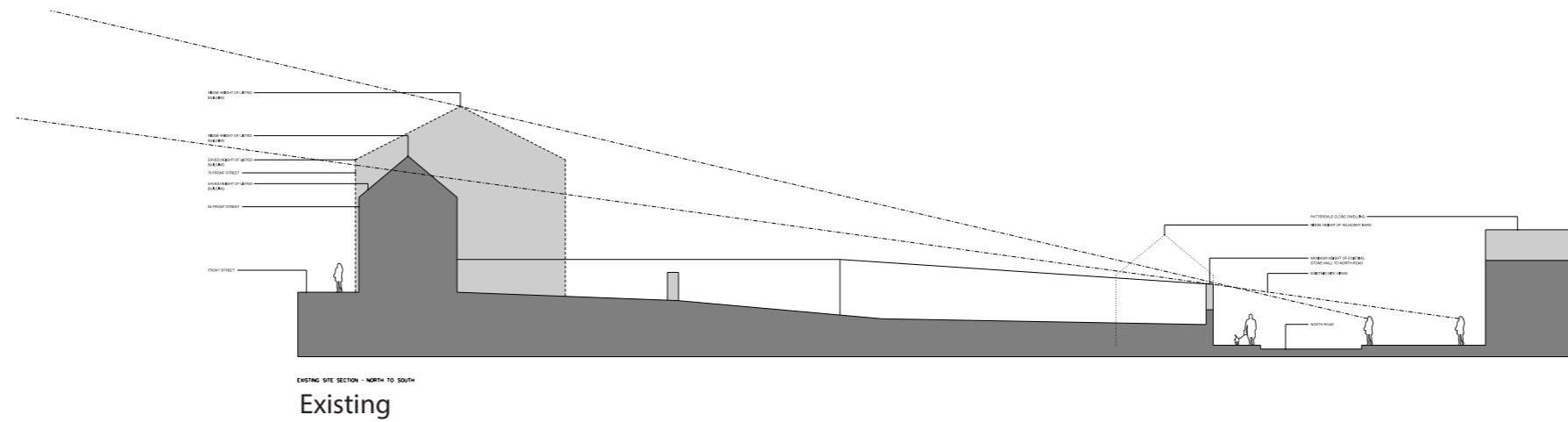
64 Front Street will be fully visible from North Road unlike the original pre-app proposal (as explained on the previous page).



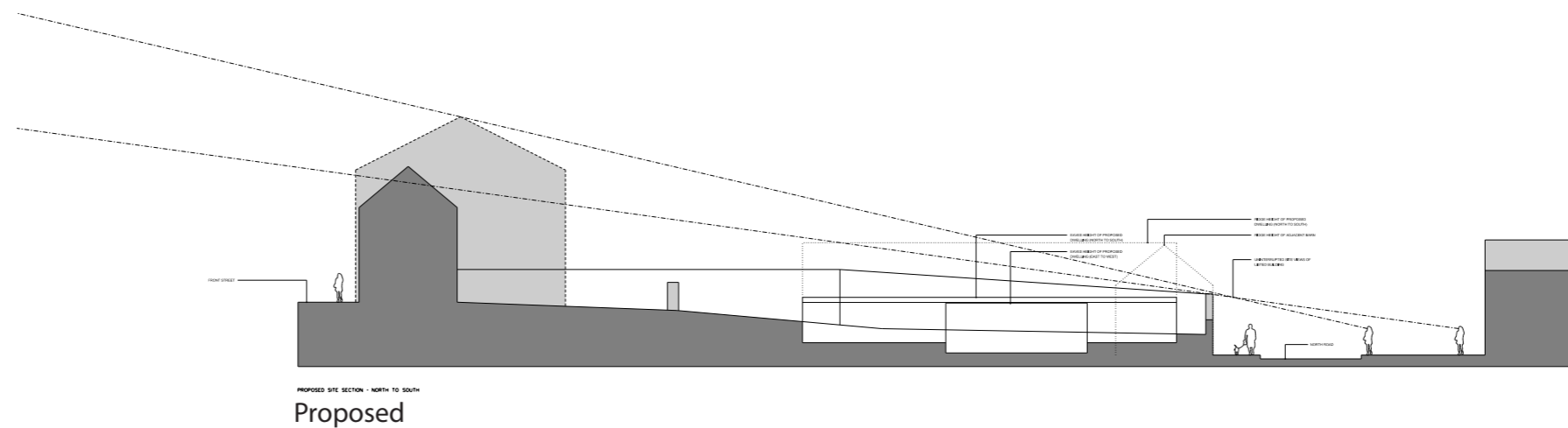
Design Proposals

Site Lines

With the levels on site sloping from the front of the site at 64 Front Street to the rear North Road we have been able to design the proposals so that there is minimum effect to the site from the new dwelling. The slope, and also the fact that the new building is cut into the landscape and is utilising split floor plates, means it sits a lot lower than 64 Front Street with the roof of the new house being lower than the ground floor level of 64 and 70 Front Street.



The new dwelling is also designed so as to not be easily seen from the road to the rear, North Road. The roof will be constructed from high quality materials, such as slate.



Response to Pre-Application Submission Comments

In Response to the Original Proposals

Pre App Comments from South Tyneside Council

Vehicular access to the new dwelling would be via a new double width opening being created through the boundary wall. The wall is a curtilage structure to No.64 and as such is regarded as a separate heritage asset.

As has been mentioned above a full evaluation and justification for the proposed development would be required as part of any subsequent planning application submission to evaluate the heritage asset and give a full justification for the proposal in accordance with the NPPF requirements.

In addition, this evaluation and justification would need to address how the proposal would satisfy Policy CA-EB1 which states that the sub-division of residential properties will normally be resisted. What would be the special characteristics of the proposal which would override the normal policy of resisting the sub-division of the site.

Fitz Architects Response

Policy CA-EB1 has been described previously within the document but we feel it must be stressed that the majority of the new building will not be visible from North Road, significantly reducing its affect on 64 Front Street. In regards to the new dwelling within the site and the special characteristics, high quality materials will be specified. We have carefully considered the new dwelling's position in relation to 64 Front Street and we do not want the buildings to be in competition with one another, hence the scale, form and lower eaves and ridge heights of the proposal.

Response to Pre-Application Submission Comments

In Response to the Original Proposals

Pre App Comments from South Tyneside Council

Aside from addressing the Policies contained within SPD15 namely CA-EB1 and CA-EB5 I would advise that since the development occupies the full width of the frontage of the plot it would have a significant presence on the streetscape when viewed from North Road which would be to the detriment of the character of this part of the East Boldon Conservation Area.

Fitz Architects Response

The above concern from the pre-app regarding the building being the full frontage of North Road has been addressed with this planning application. The wing that runs parallel with North Road cannot be seen and it is only the section that runs north to south that will be slightly visible and matches the height of the existing barn on North Road.

Pre App Comments from South Tyneside Council

Furthermore, given the height, scale and mass of the proposed dwelling I have concerns regarding the impact that the building would have on the setting of the two listed buildings at nos. 70 and 64 Front Street. The proposal is for a dwelling that appears as being large. No. 70 Front Street was clearly the 'grand house' of the day, No. 64 being the residential accommodation for the domestic staff. No. 70 together with No. 64 have a commanding presence on Front Street. Any proposed dwelling would need to be subservient to the grandness of no. 70 Front Street and also should respect the setting of the simpler no. 64 Front Street.

Fitz Architects Response

The above concern from the pre-app regarding the scale and massing has again been addressed following the pre-application comments. The overall scale has been reduced as shown with the images on this page and now we feel it is not in competition with either 64 Front Street or 70 Front Street. We have no desire to create a dwelling that is in competition with the existing buildings on site and we feel it would be appropriate for all local planning guides and the NPPF that the existing buildings remain prominent.



Pre-Application submission



Proposed planning submission viewed from North Road



Proposed planning submission from the proposed garden

Response to Pre-Application Submission Comments

In Response to the Original Proposals

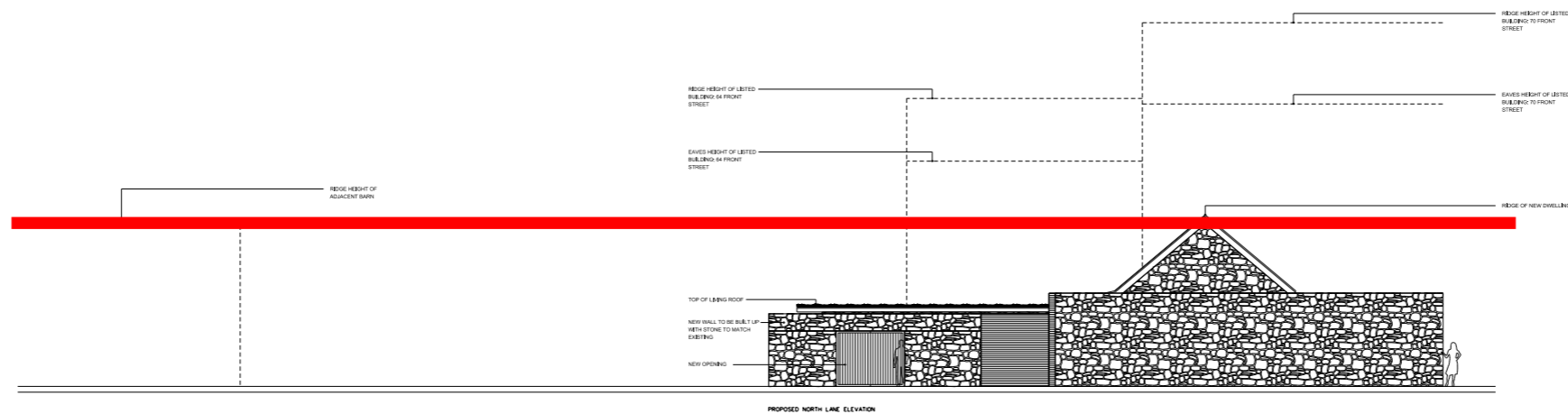
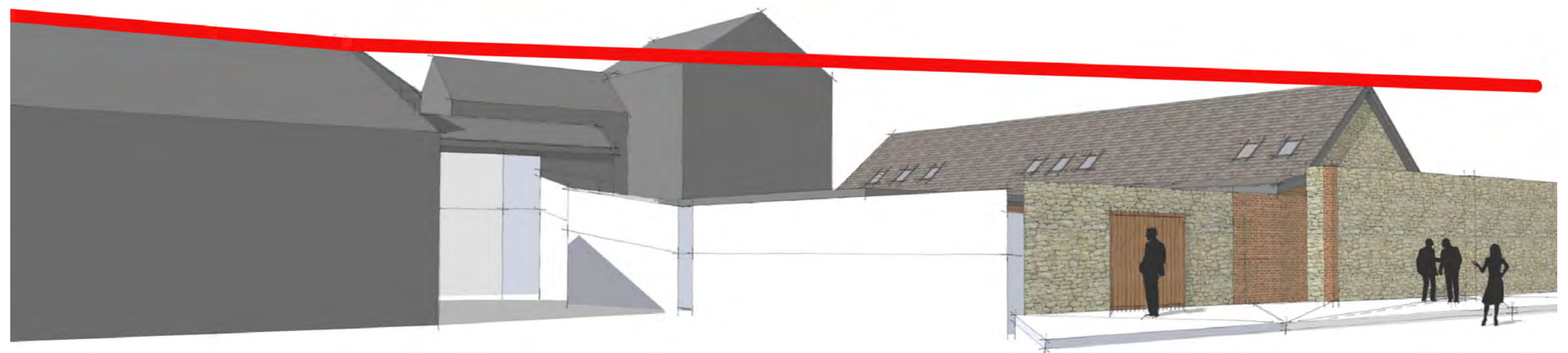
Neighbouring Agricultural Barn

Pre App Comments from South Tyneside Council

During the site visit on 18th September 2014, Peter Derham pointed out that to the east of the application site is what appears to be a former agricultural barn. The building is single storey with pitched roof and it is considered that the barn is the appropriate scale for any new development, this is clearly subordinate to the listed buildings and a reflection of the agricultural farmstead that presumably once stood on the site.

Fitz Architects Response

For this application, we have taken precedent from the adjacent barn that was highlighted by the Conservation Officer on site during a pre-application meeting. The ridge height of the dwelling that forms this application now matches the height of the adjacent barn.



Design Proposals

Details of the development

Fitz Architects were appointed by Mr J Connolly and Ms Taws to prepare and submit a planning application for a proposed new dwelling on land to the rear of 64 Front Street, East Boldon.

We pride ourselves on our reputation for sympathetic, bespoke, site specific schemes within conservation areas.

This is achieved using the existing context to create a development that is site specific and in-keeping with the surrounding area.

From the start it was both the clients and our own vision that this new planning application would deliver a development that sits comfortably and seeks to preserve and enhance the conservation area.

General principles of the development are to ensure the following objectives are met:

- that the visual impact of the proposal on its immediate context of the conservation area and Listed Building is acceptable and that high standards of urban design are achieved;
- that there is no unacceptable impact on highway safety
- that material specification relates to the surrounding area
- that the architectural features relate to the surrounding area
- the client has demonstrated an aesthetic commitment through high quality material specifications along with the request for the use of simple crisp detailing.

Further to the brief, the points below are also crucial to delivering a successful project.

Provide ample natural light and ventilation to the dwelling

To remove the existing, dilapidated greenhouse in the rear garden

To provide an abundance of glazing to flood the house with natural light and minimise the use of artificial lighting

To use existing site contours to conceal the new dwelling.

To respect the listing of 64 Front Street and the listed front wall

To be sensitive to the Conservation Area in which the property is located

To preserve and enhance the Conservation Area.

Design Proposals

Details of the development

The scheme proposes a new dwelling on vacant land to the rear of 64 Front Street, East Boldon, that satisfies all privacy distances to neighbouring properties.

Careful consideration has been applied which is evident in the site specific response to the design that follows the contours of the site which fall from the south to the north.

This approach has resulted in a dwelling that has a split ground floor plate.

With the contours of the site - and the difference in ground level between the north of the site and North Road, the majority of the new dwelling will not be visible from North Road.

We feel that with the use of a high quality material palette, combined with simple and crisp detailing, the new development will be sympathetic and seek to enhance but also preserve the character and the quality of the Conservation area.

The proposed development utilises a core material strategy influenced by the local vernacular along with a slate roof covering to provide respect to the setting of the new building and existing Listed Building.

The proposed development utilises roof lights to the dwelling increasing natural light to bedrooms and hallways. The roof lights maximise light into the building.

The dwelling will be built to the latest Building Standards, with special attention being paid to the insulation of the buildings and improved thermal elements to minimise energy costs.

Design Proposals

Materials and Boundary Treatments

We feel that the development will enhance the East Boldon Conservation area by proposing a high quality material palette informed by the wider area

The lean and rich material palette will take precedence from the local area and demonstrate an aesthetic commitment.

The use of high quality stone, contemporary timber cladding and large areas of glass will ensure the building will blend with its surroundings whilst having its own identity.

The materials are low maintenance and complimentary to the context of the site.

Areas of landscaping will be complimented by contemporary surface treatments such as permeable block paving. The installation of perforated block paviors will provide a more informal appearance within the Conservation Area.

Secure boundary treatments are informed by the local context.

Natural, landscaped spaces will enhance biodiversity on the site.

Design Proposals

Sustainability

We endeavour to provide a sustainable development and will seek to incorporate the following:-

- Air-tight construction
- Low U-values
- Natural ventilation
- High quality permeable landscaped space and pathways
- High levels of insulation to reduce heat loss
- Passive solar design, i.e. use the sun to heat the building in winter
- Maximising daylight with lots of windows means that lights are used infrequently

Design Proposals

Details of the development

Entrance Feature

With all of Fitz Architects new dwellings, we aim to create a feature of the front entrance. We see there are two primary ways to do this: the first is to extrude an entrance lobby out from the building line, and the second option is to recess it and create a small canopy.

With this design, we chose the latter. The reason for this was that we did not want to come out unnecessarily into the garden / driveway space. A high quality hardwood timber door with glazing panels will illuminate the lobby inside.

The overhang from the roof will protect the occupants during ingress / egress in bad weather.



Design Proposals

Details of the development

We have designed the proposal to respond to all relevant overlooking and privacy guidelines for extensions and new dwellings.

Mitigating Overlooking

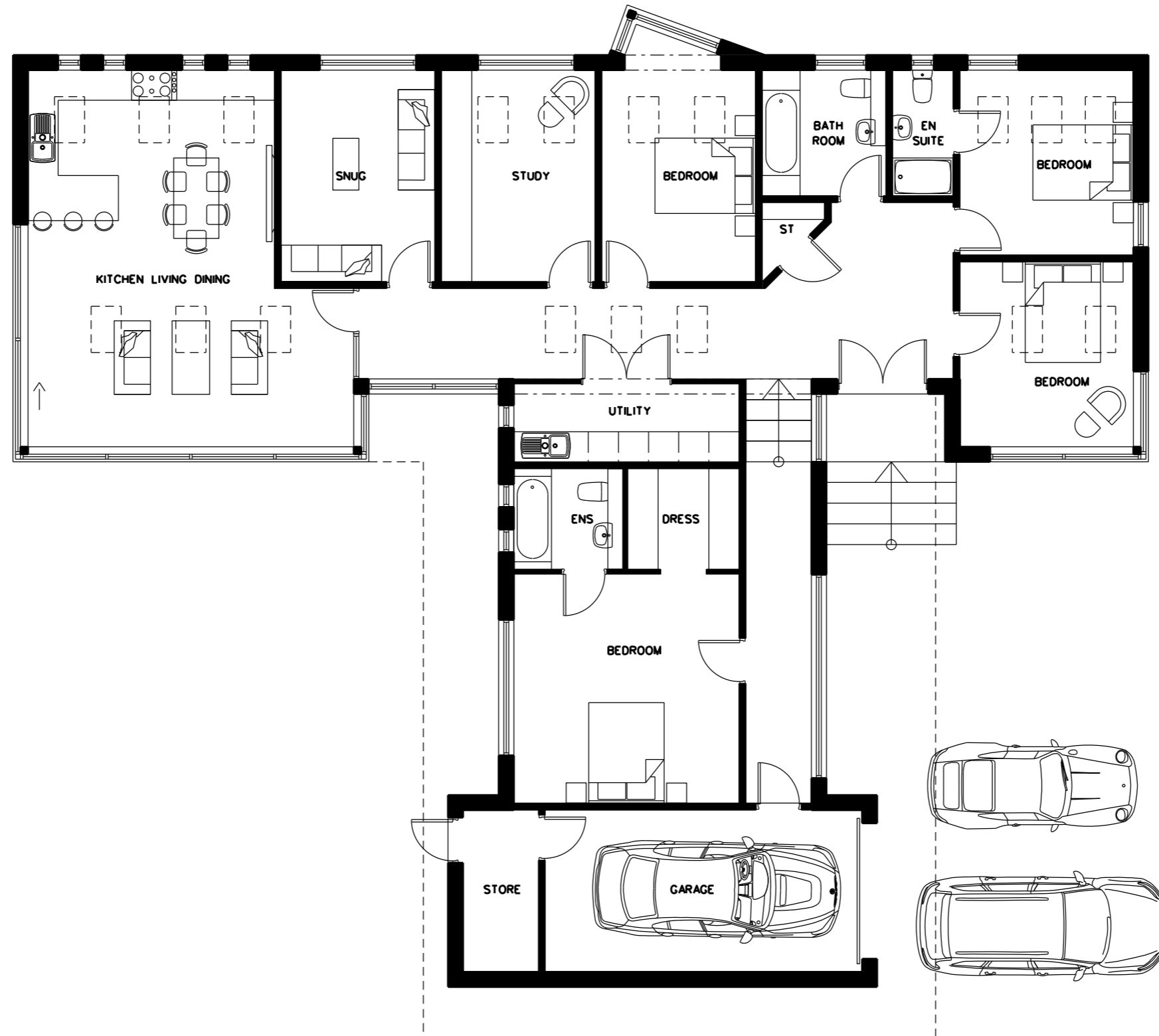
The design has no windows at first floor level as they would overlook a neighbouring property.

All windows are self contained with the site and we have not overly glazed the elevation facing 64 Front Street.



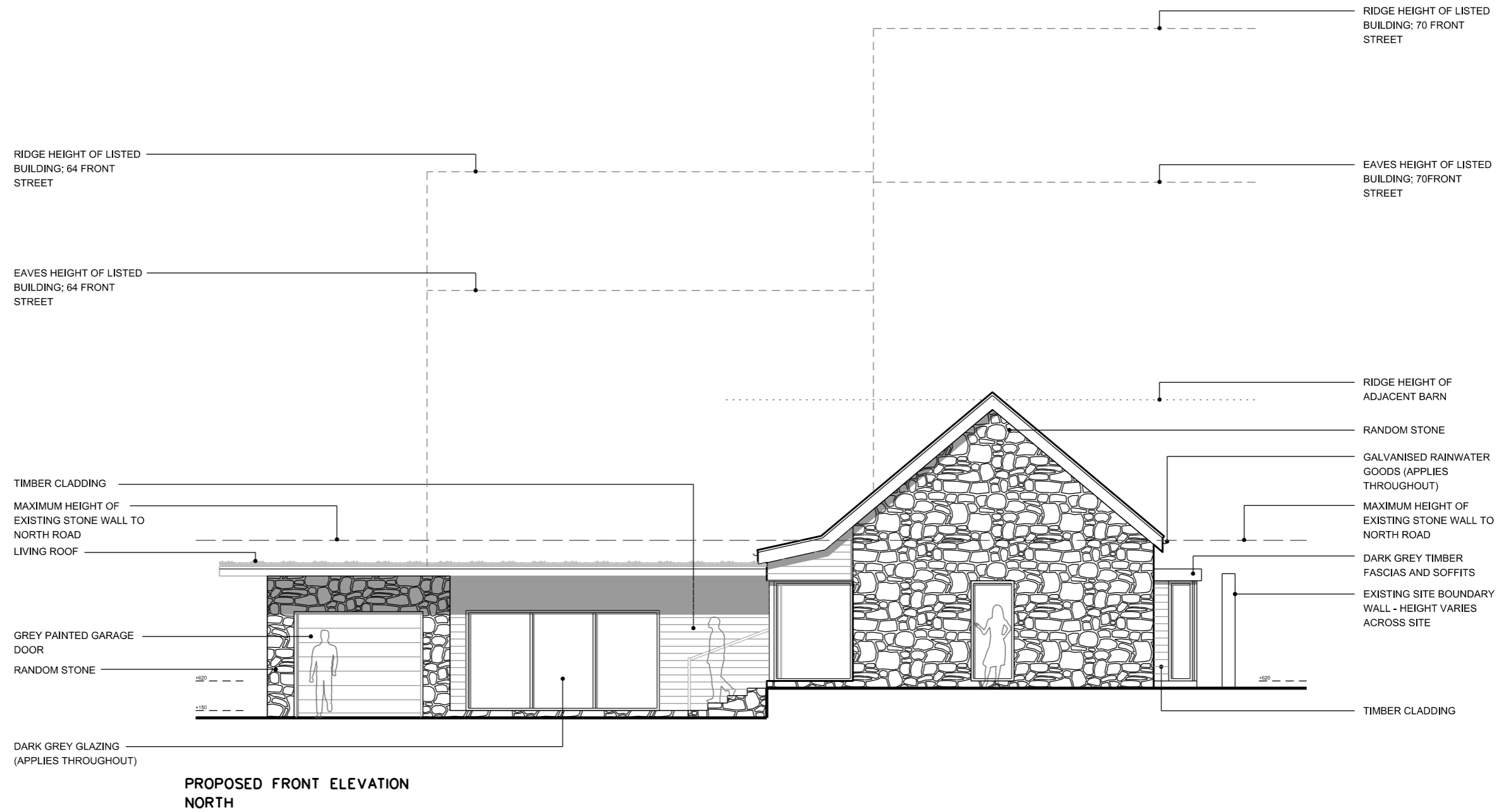
Proposals

Proposed Plan Level 00



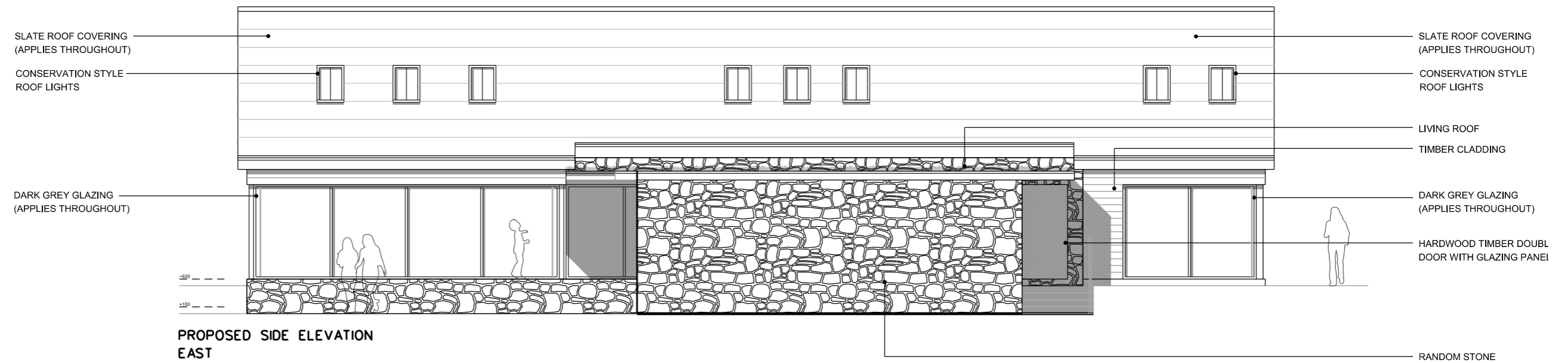
Proposals

Elevations



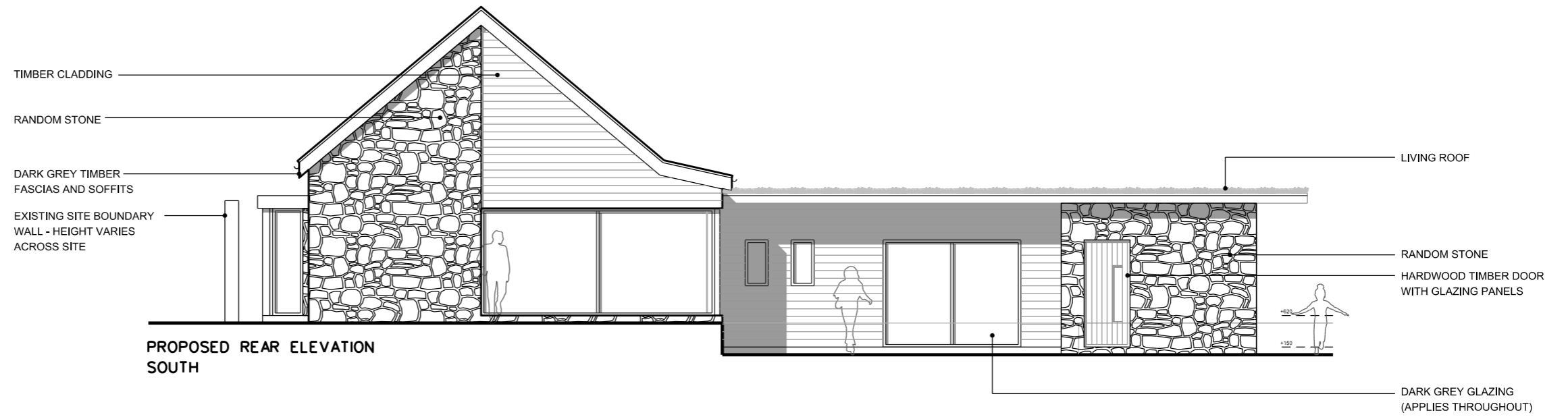
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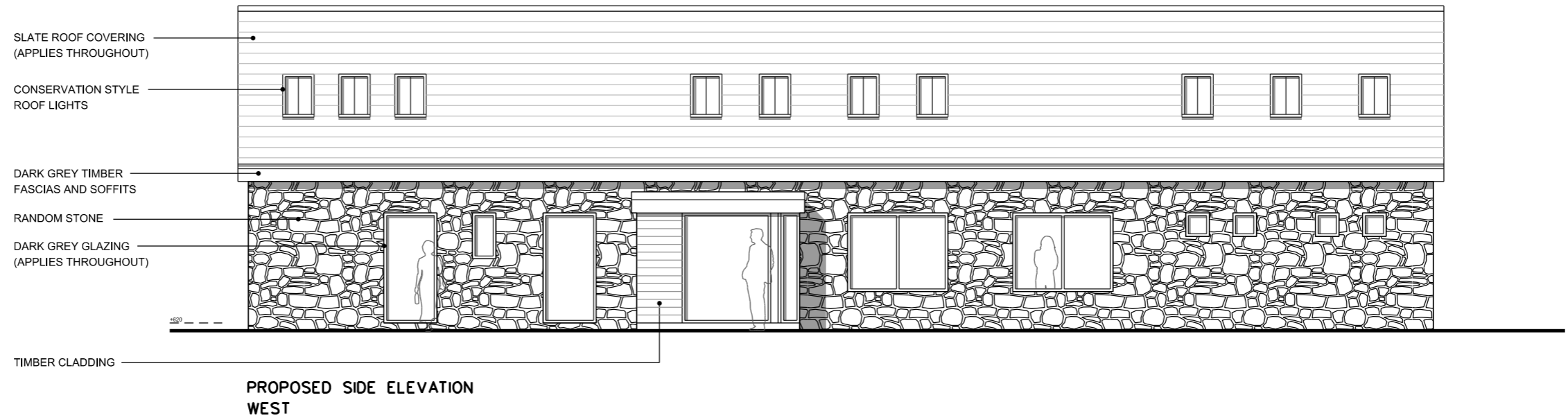
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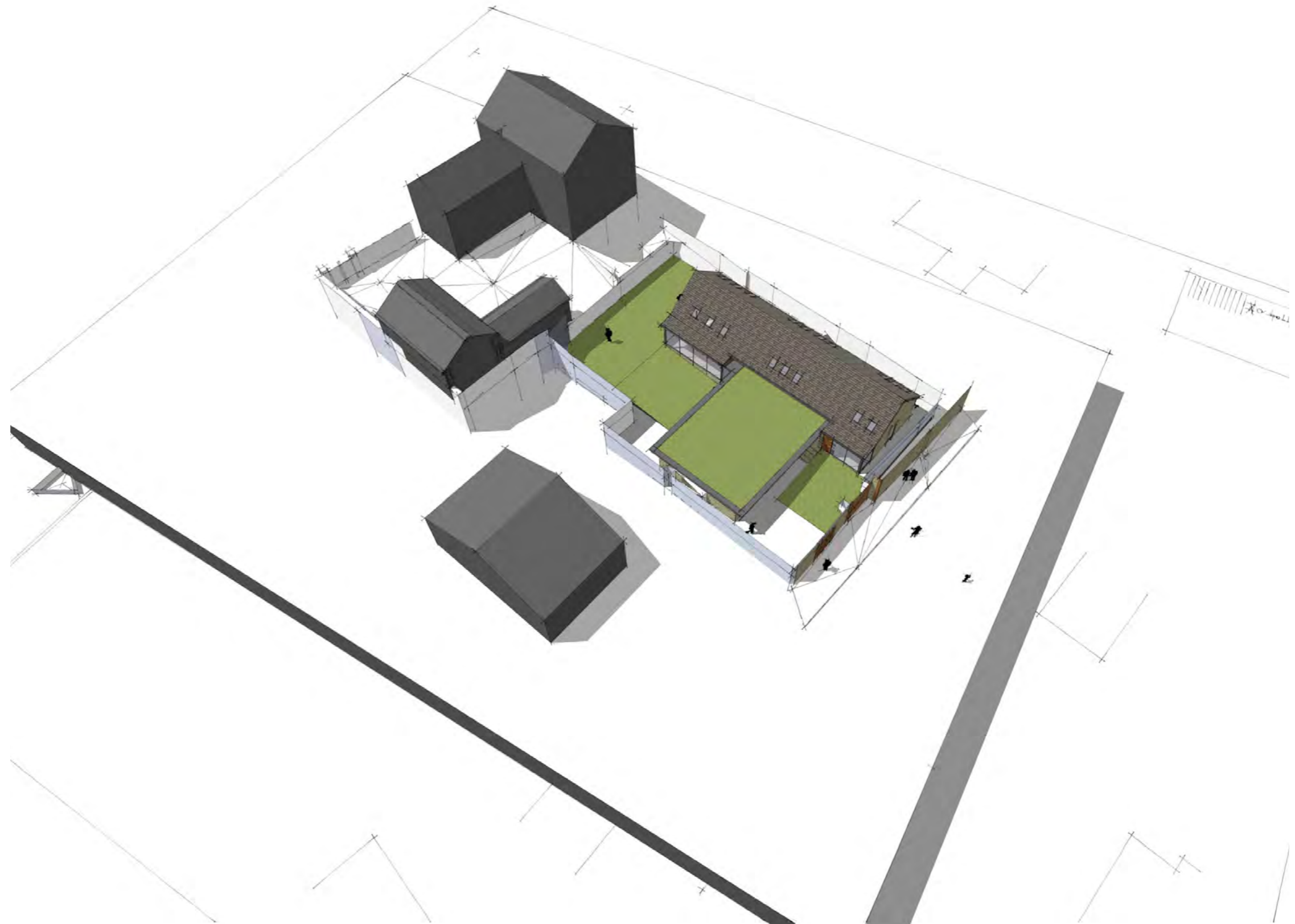
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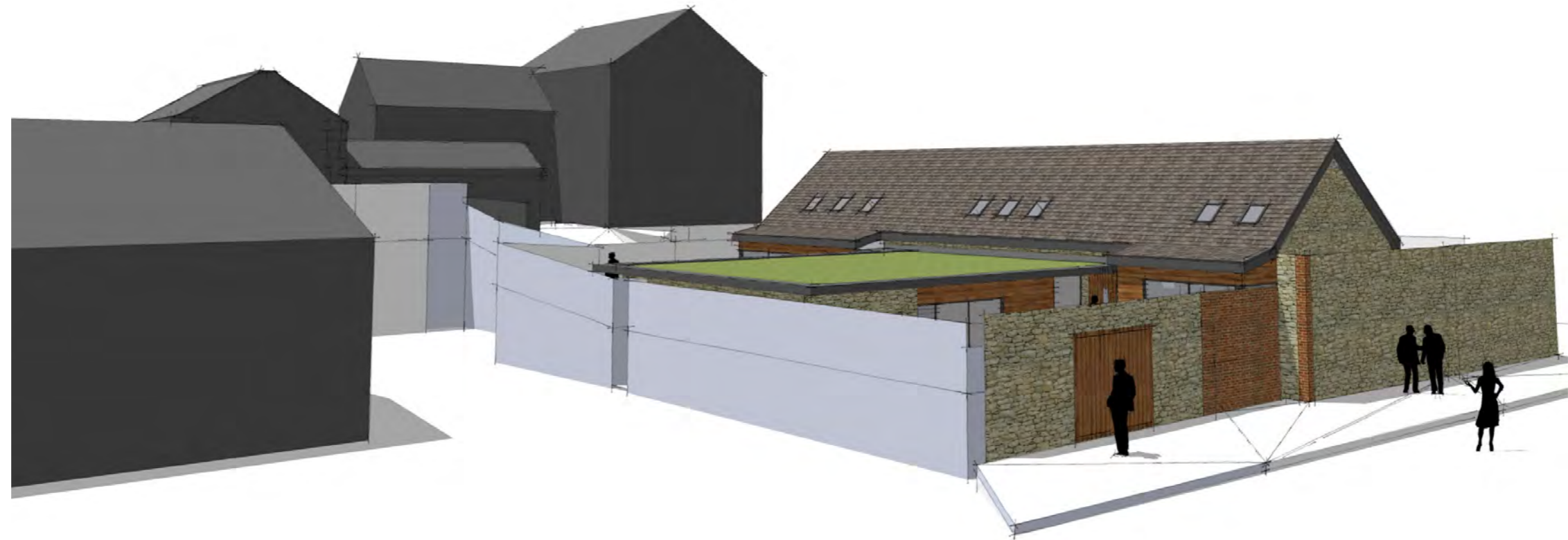
Proposals

Sketch 3D model



Proposals

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Proposals

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