

Heritage 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

The site is located along Front Street, East Boldon within the NE36 postcode, and is between the primary access roads from the A19 towards Sunderland. The site itself is not listed however 64 Front Street and a section of front wall is. The site is surrounded by land that is predominantly residential in use. There is a road running behind the site called North Road, which we will propose for access into the site.

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 site is bounded:-

To the North by North Road and residential

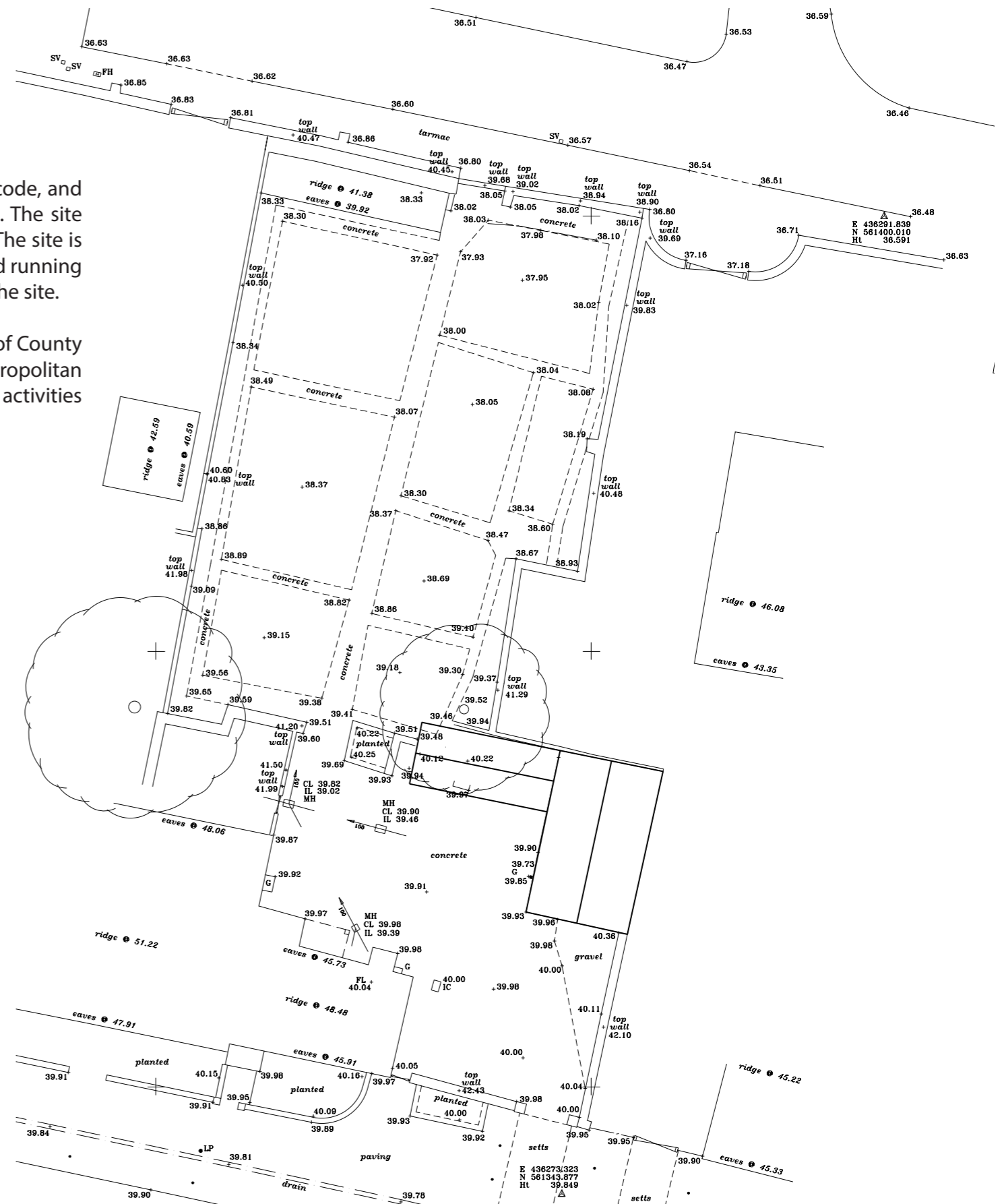
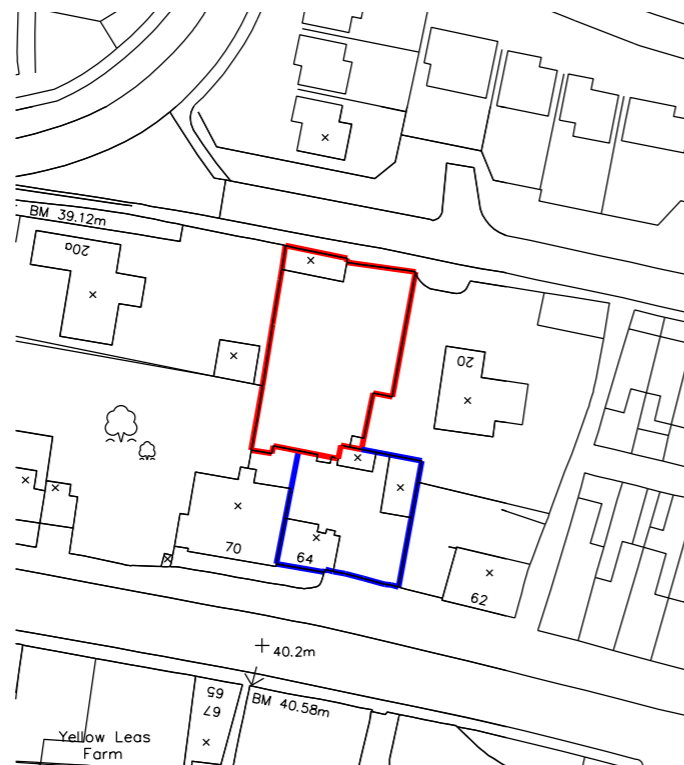
To the South by 64 Front Street and barn conversion

To the East by residential

To the West by residential.

The site is outside of the South Tyneside Greenbelt.

The map to the right illustrates the land that is part of this application.



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.



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



© Crown Copyright. All rights reserved. South Tyneside MBC. Licence No. LA076141

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.

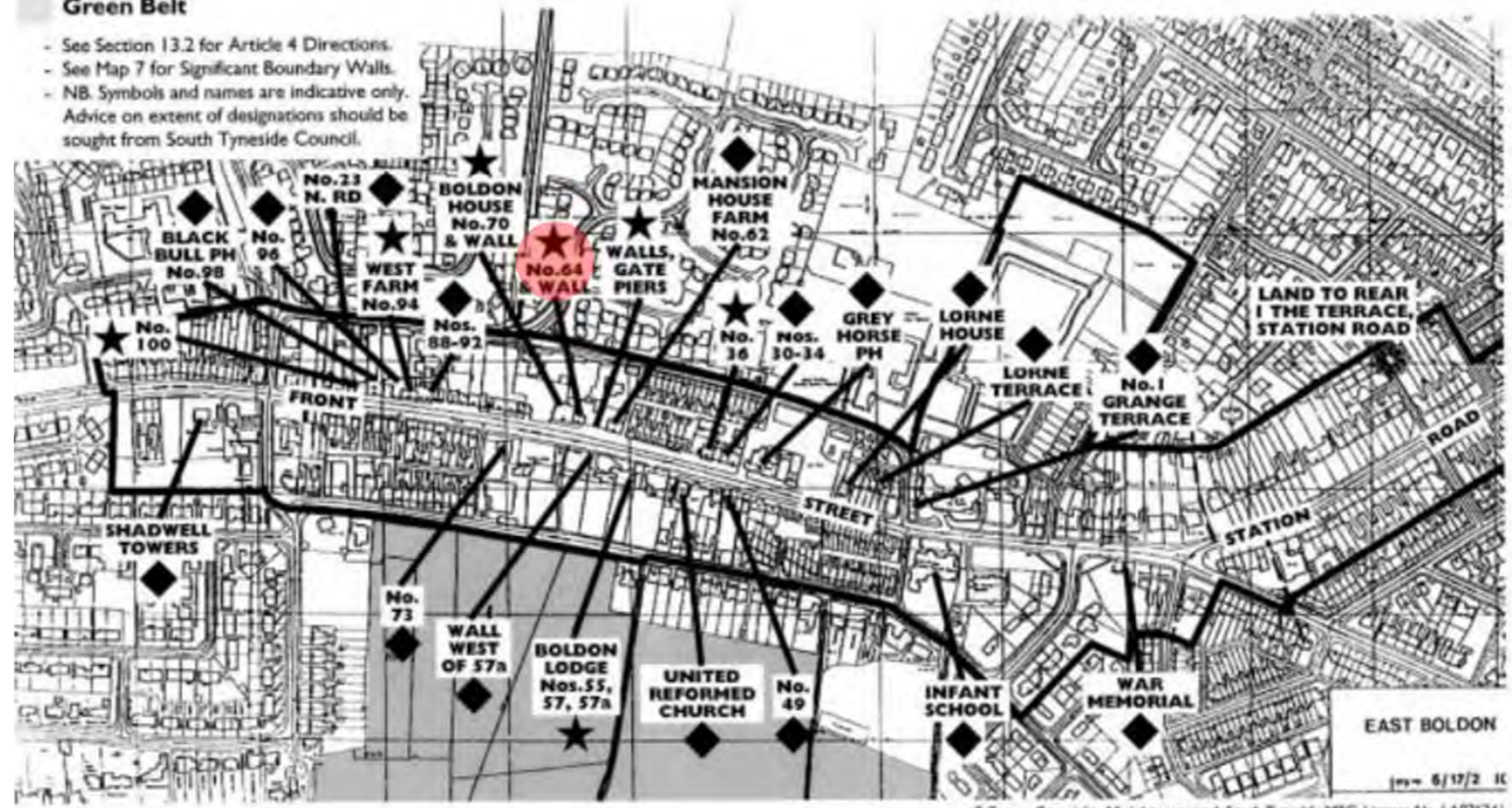
East Boldon Conservation Area

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

- ★ Listed Buildings (all Grade II)
 - ◆ Buildings on Local List (see 13.3)
 - ☼ Tree Preservation Orders
 - Green Belt
- See Section 13.2 for Article 4 Directions.
 - See Map 7 for Significant Boundary Walls.
 - NB. Symbols and names are indicative only.
 Advice on extent of designations should be sought from South Tyneside Council.



© Crown Copyright. All rights reserved. South Tyneside MBC. Licence No. LA076341

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 the East Boldon Conservation Area and Setting of a Listed Building

NPPF; Cont

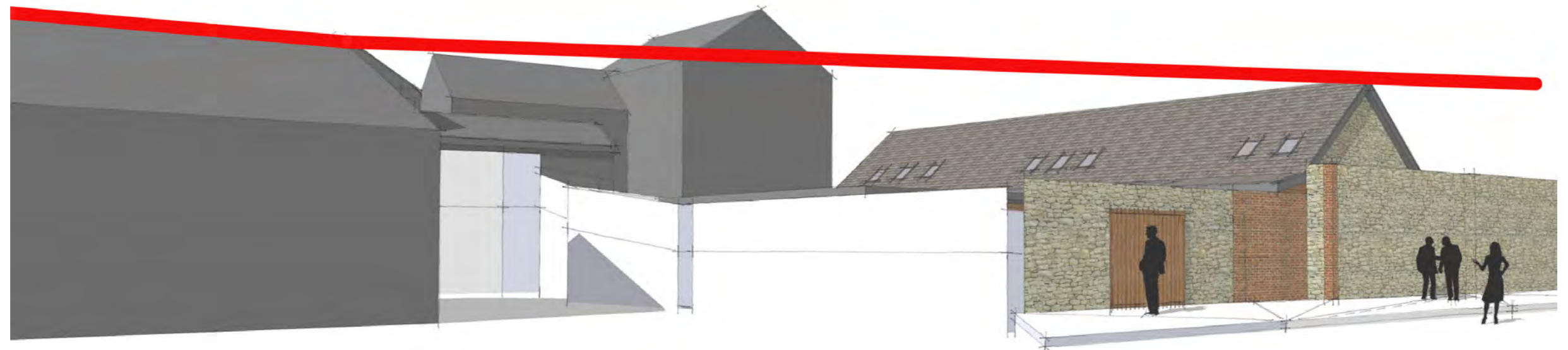
Pre App Comments from South Tyneside Council

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 the East Boldon Conservation Area and Setting of a Listed Building

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 the East Boldon Conservation Area and Setting of a Listed Building

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:

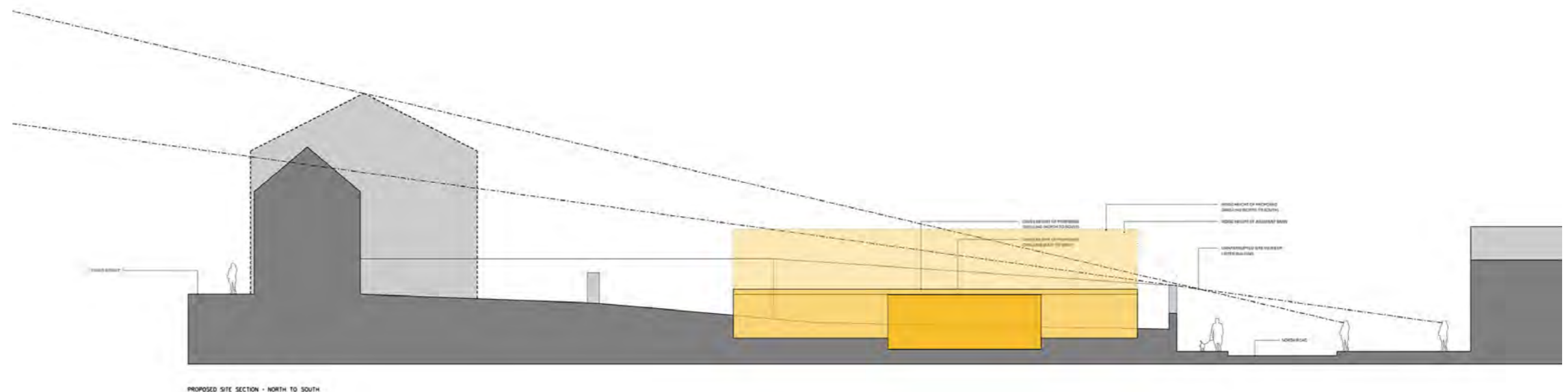
(C) Listed buildings and structures.

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 the East Boldon Conservation Area and Setting of a Listed Building

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.

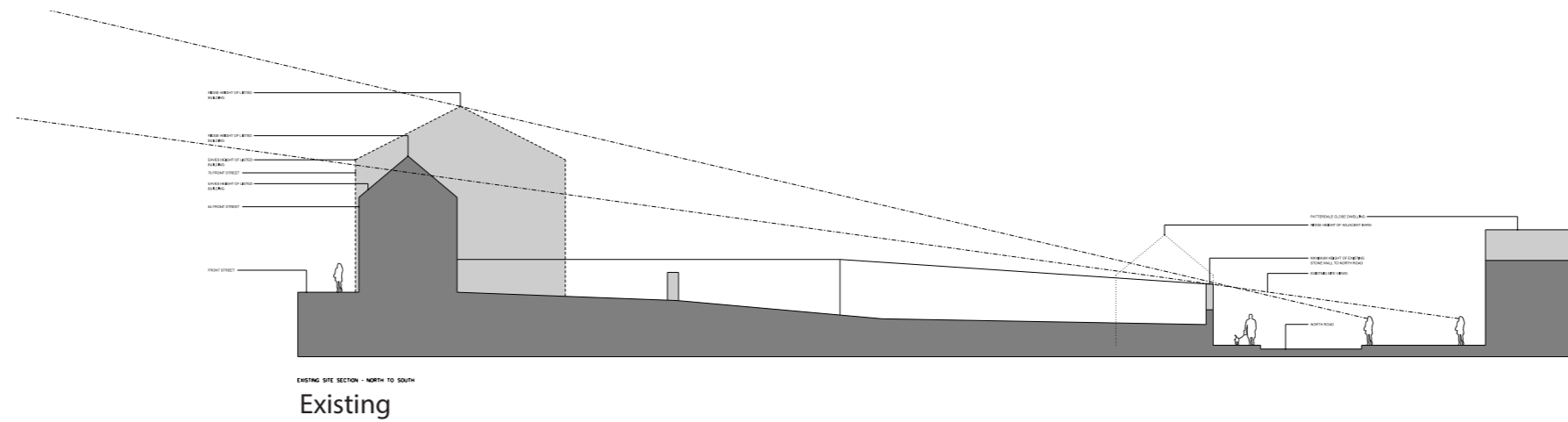
Fitz Architects Response

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.

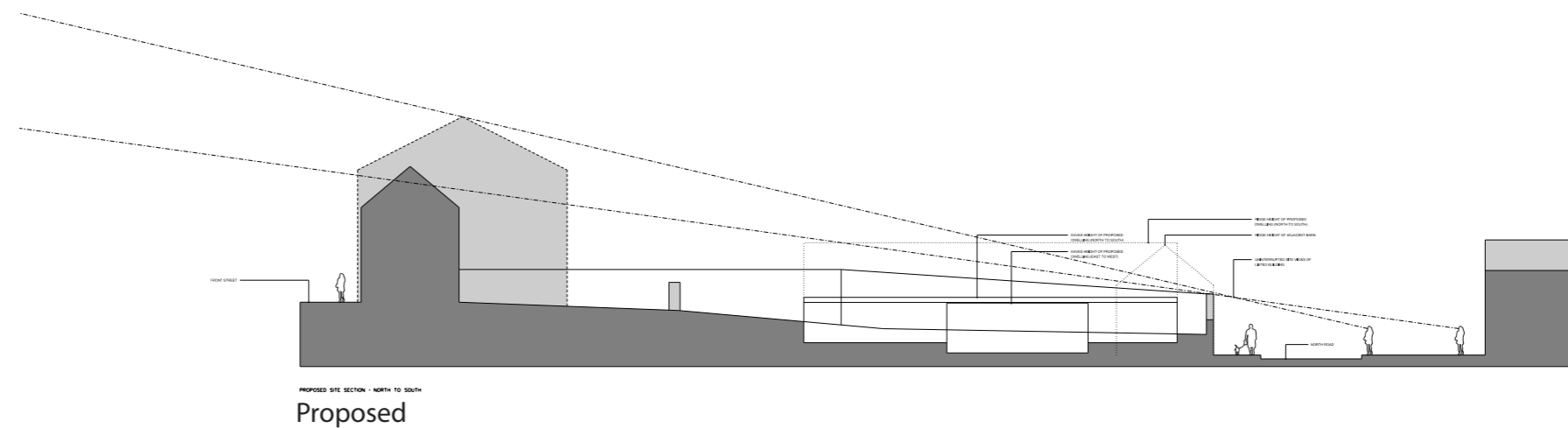
Design Proposals

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 the East Boldon Conservation Area and Setting of a Listed Building

In Response to the Original Proposals

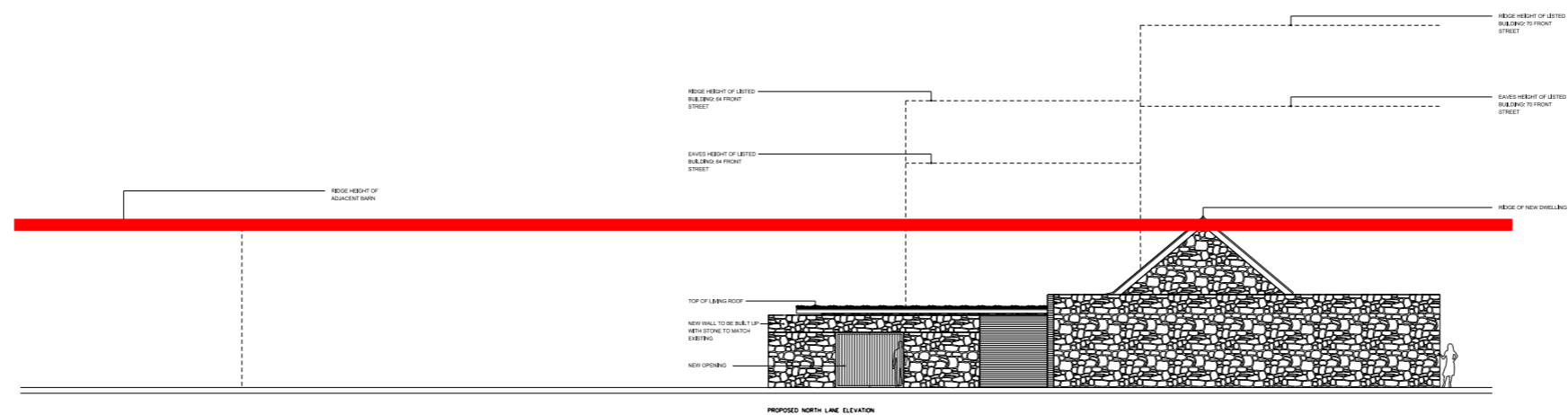
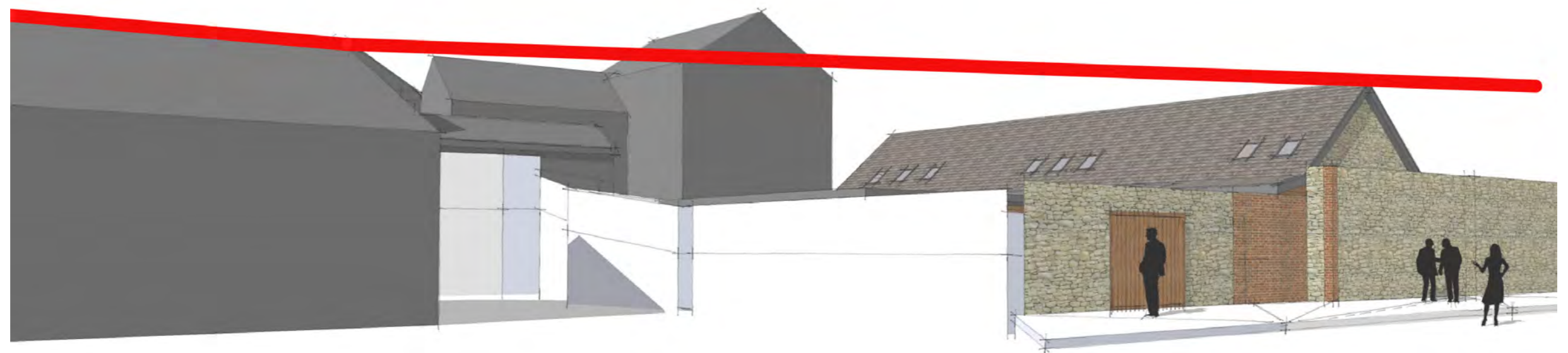
Neighbouring Agricultural Barn

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

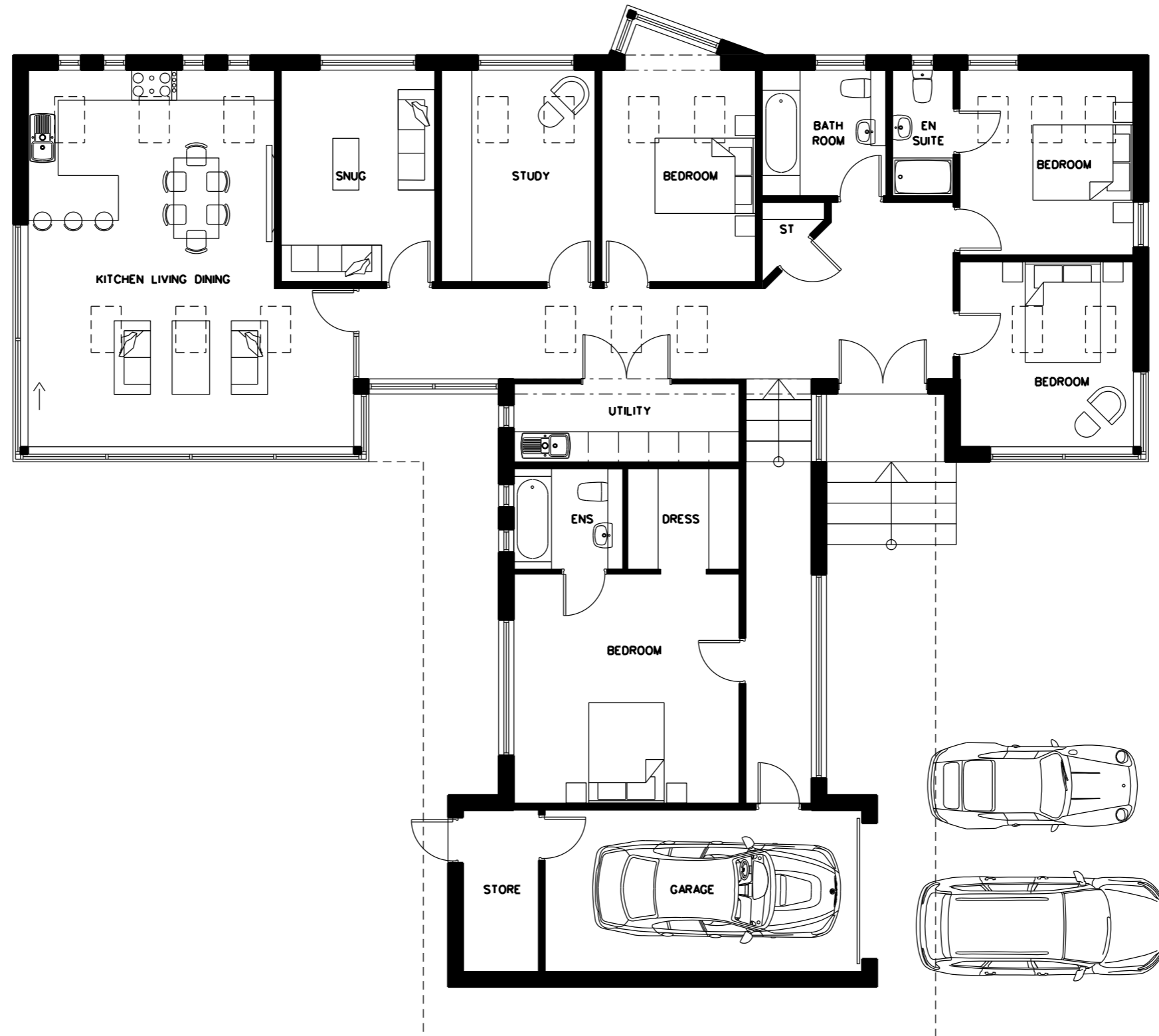
Sustainability

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

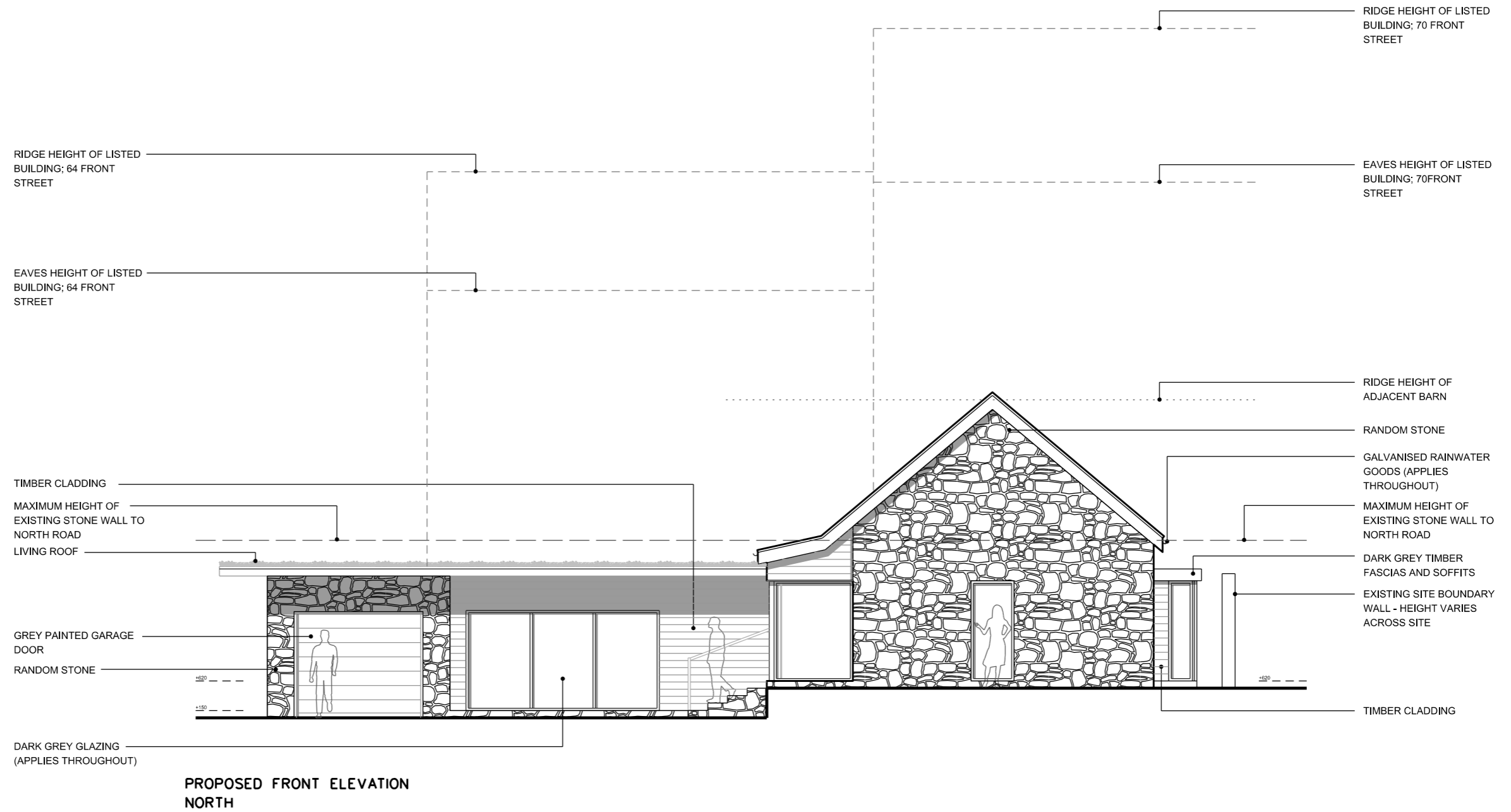
Proposals

Proposed Plan Level 00



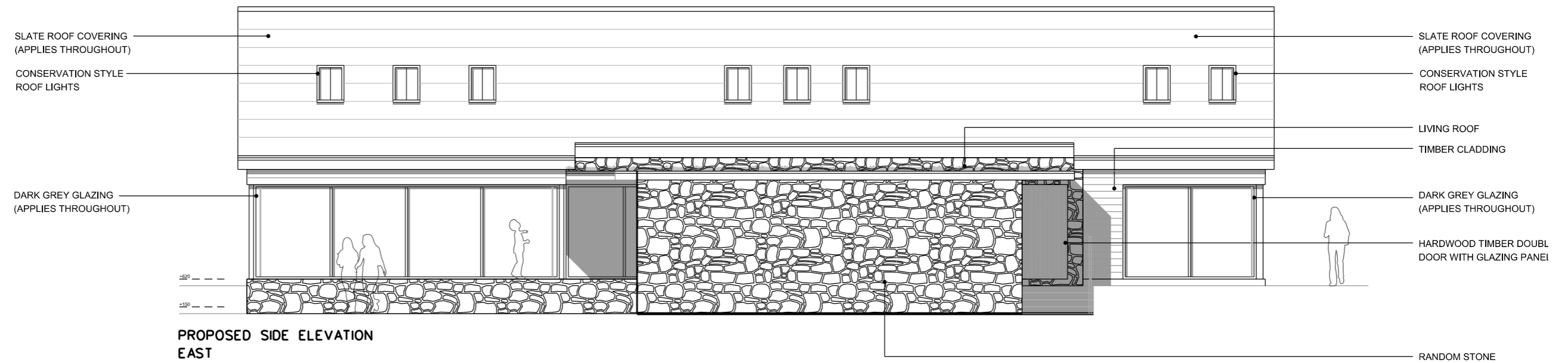
Proposals

Elevations



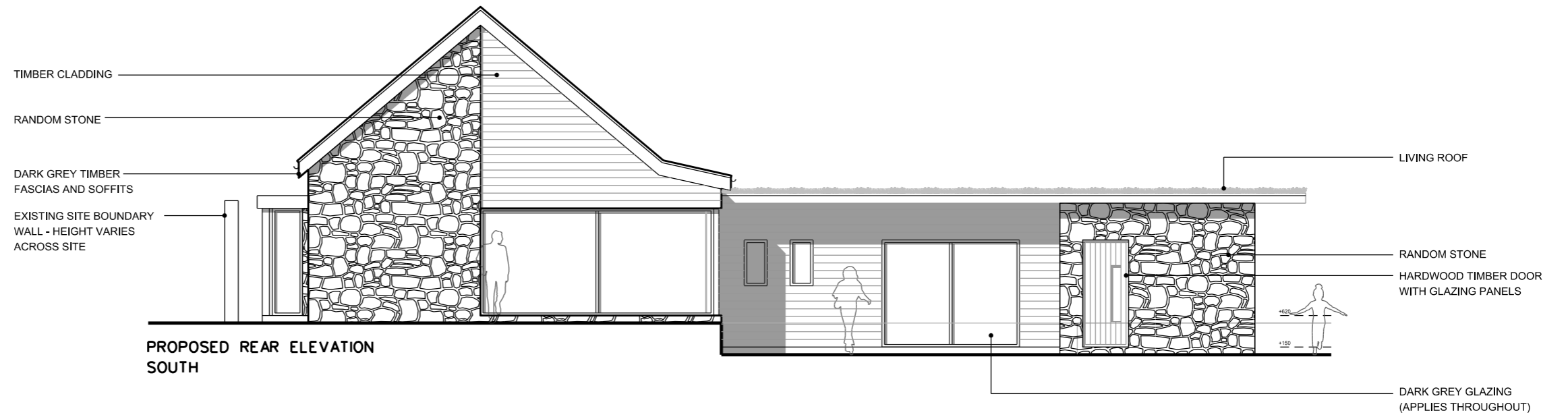
Proposals

Elevations



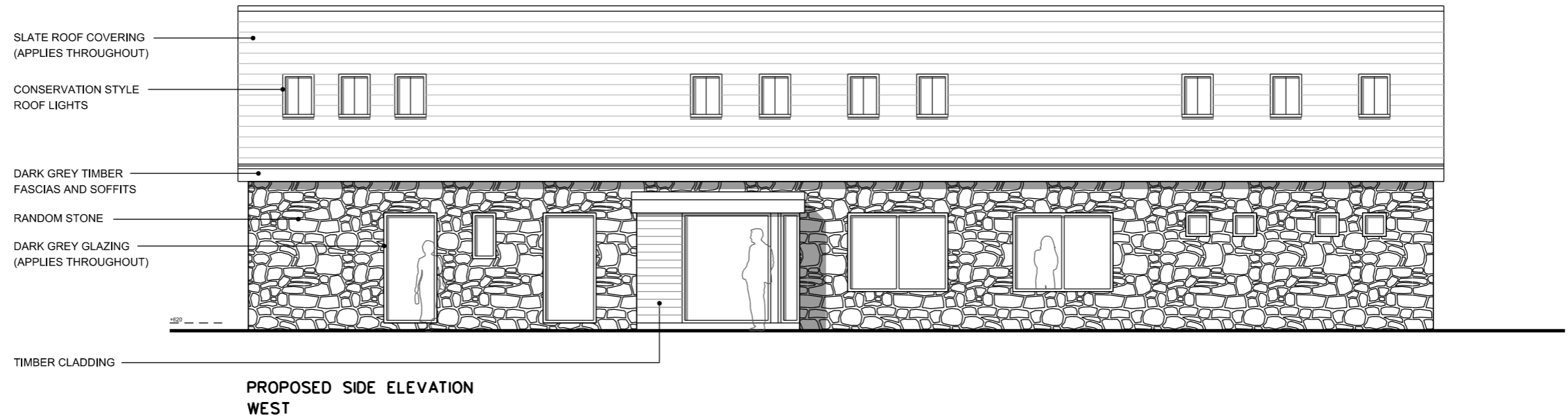
Proposals

Elevations



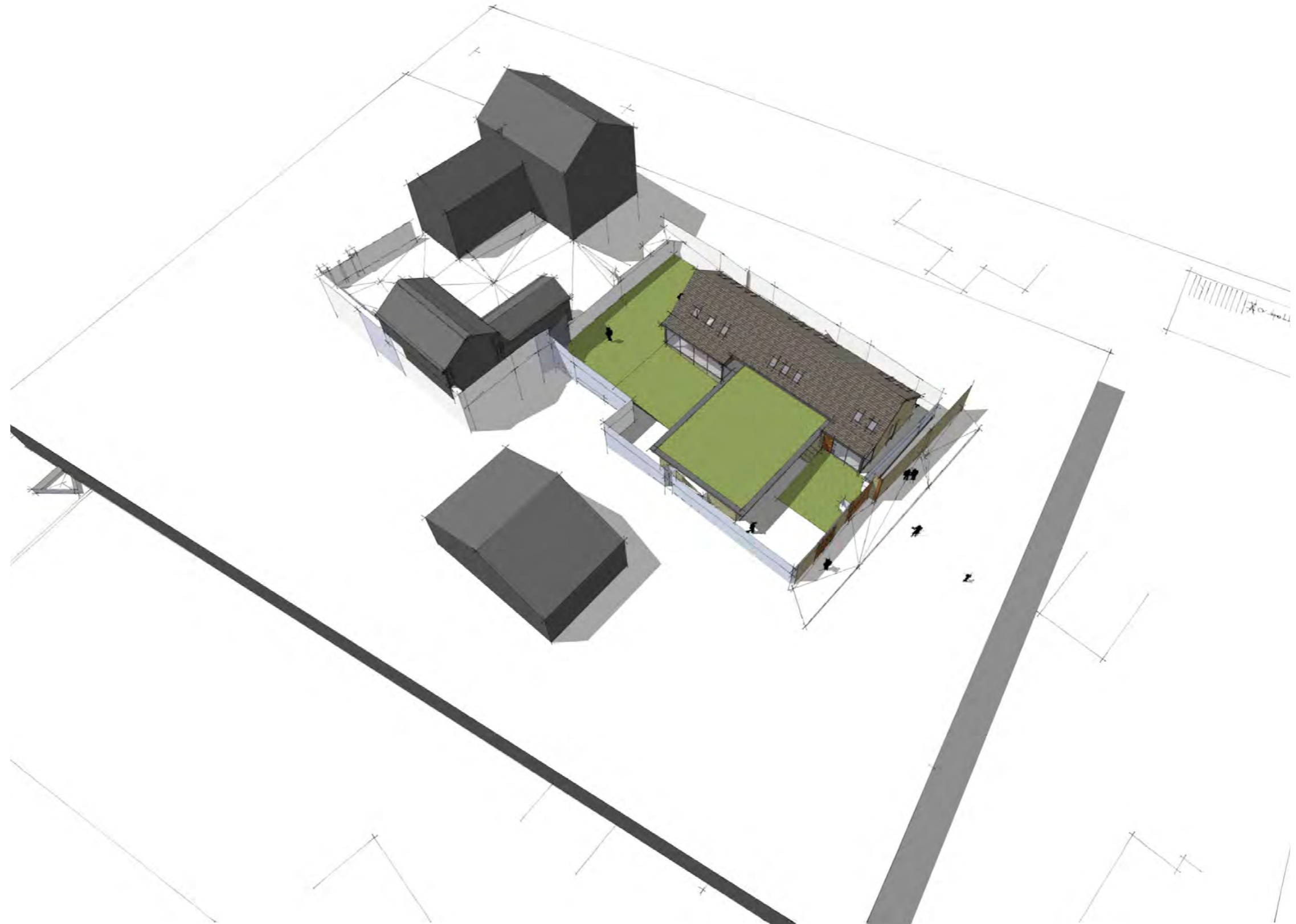
Proposals

Elevations



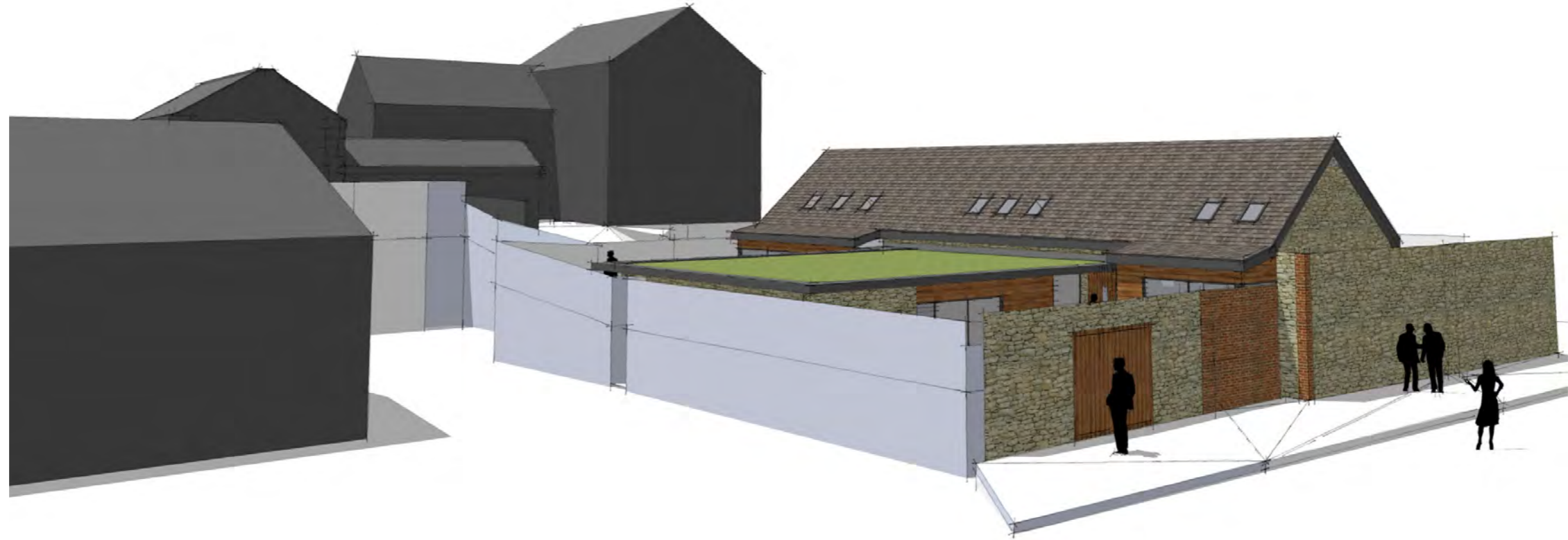
Proposals

Sketch 3D model



Proposals

Sketch 3D model



Proposals

Sketch 3D model



Proposals

Sketch 3D model



Proposals

Sketch 3D model



Proposals

Sketch 3D model

