

## ADDITIONAL INFORMATION



Ivy Cottage, 43 Front Street, East Boldon, NE36 0SE

### Design and Access Statements (DAS)

43 Front Street was first registered in 1872.

The original deeds show 2 cottages with several outbuildings existing within the boundary line. The original title deeds refer to Ivy Cottages. The property is accessed via Front Street and South Lane.

The current property which opens onto Front street is the main dwelling and is also known as Ivy Cottage. It is a 3 storey cottage with 4 bedrooms, 2 bathrooms, Kitchen, Living room and utility room. The Internal foot print is approx 110 square metres. The downstairs living space is smaller and disproportionate to the upstairs bedroom space.

We would like to extend the downstairs living space to provide a small garden room and new layout for a utility / toilet. To ensure we have a safe exit route the small extension will include a hall way which leads directly out into the Rear Garden.

### Utility Room to be taken down and rebuilt

The utility room currently houses wc, basin and plumbing for washing machine and dryer. In the past it used to house an electric shower and cubicle.

The utility room extends 3 metres from the rear elevation and is approx 2.5 metres wide. The current utility room is very poorly insulated and does not meet new building regulations.

The Garage / workshop will have the existing roof replaced, the North and West boundary walls rebuilt. Both walls are breeze block / brick work which are in poor state of repair. A new extension.

Will incorporate a small garden room with patio doors opening directly onto the garden space. A small utility room /wc and a central hall way with access door onto garden.

### Other Front Street Properties.

Many of the properties on Front Street have had their garden divided up and sold on to allow for the building of new housing. We believe our home is one of only 4 remaining properties on Front Street where the land has not been divided and built upon.

The properties which still border both Front Street and South lane have pedestrian access doors.

### Other Property Extensions

Many properties have been extended with single storey extensions to the rear including 35, 39 and 47 Front Street. \_\_\_ South Lane is a new build property with a rear garden room.

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Front Garden

The front garden is bordered by a picket fence to front and right side.

*The left side is bordered by a steel railing.*

*The garden has 3 stone built raised borders which are planted up and well maintained*

The Rear Garden

*The Rear Garden is approx 30 meters long x 5.5 metres wide. The East boundary has a large stone built wall. The West Boundary has a combination of brick wall, stone wall and closed board fencing. We have removed several diseased fruit trees, stumps and shrubs. We have replaced rotten fence with new closed board fencing to west side boundary and replaced soil border with new turf to make more child friendly. The garden is well planted and cared for with 3 fruit trees, olive tree, maple trees and shrubs. All existing planting will remain with the garden.*

*As part of the extension work some improvements will be made to the pedestrian access by widening garden steps which are currently too narrow for a pushchair.*

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### **Access to the Rear**

Access to the rear garden is via South Lane.

The current garage / workshop is located at the bottom of the garden which itself fronts directly onto South Lane.

South Lane is a wide road which is well lit. Visibility is very good.

### **Access to the Front**

Via Front Street. There is residential parking on Front Street.

### **The Garage / Workshop**

The appearance of the garage from South Lane is one of the areas we plan to make significant visual improvements. The aspect from South Lane shows a large steel roller shutter garage door 60's brick work surrounding. We would like to replace the mix-match of brick work with stone work and wood cladding. The extra large steel roller shutter door will be replaced by a single garage door and pedestrian access door. The current garage/ workshop has a toilet / sink and an electricity charging point for an electric vehicle.

It is approx 13.5 meters long x 5.5 metres wide. It sits upon the site which was formerly one of the original dwellings which formed Ivy Cottages.

Many other properties on the south side of Front Street have sold off their land to be developed upon

### **Neighbour consultation**

We have spoken informally with surrounding neighbours.

35, 39, 45, 47 Front Street

South Lane