B3 architecture

conservation contemporary design

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Alterations to 2, Station Road, East Boldon. NE36 0LD.
External Staircase

Design and Access Statement

Background

The property is a 2 storey attractive double fronted semi detached town house c1902.with basements and 2 storey rear offshoot centrally placed. Later additions/ alterations to the rear and attic conversion. The rear elevation retains the original utilitarian and somewhat austere appearance.

Of traditional load bearing brickwork construction with smooth red facings, projecting sandstone porch with stepped entrance, sandstone ground floor bays and decorative sandstone dressings.

Original window openings remain but many of the original sashes have been replaced with upvc double glazed casements. Roof windows have been added to the front and rear. External doors have been replaced.

Recent rear infill (replacing earlier workshops) on the east side forming part of the ongoing alterations and improvements to the property Approved in 2018.

Almost all of the interior rooms retain original plasterwork ceilings; staircases moulded joinery and panelled doors with decorative glass panels in the central hall and upper landing.

The front boundary to Station Road retains the original low brick walling and gate piers all with stone cappings , though the decorative iron railings are missing .The land falls to the north from Station Road to the Back Lane, the ground floor raised and sitting 3 dressed stone steps at the front and 7 steps to the rear scullery / kitchen door.

There are mature trees in the front garden with a privet hedge along the street and east boundaries.

Fronting the Back Lane is a single garage/ outhouse much altered with a flat felted roof and original brick /sandstone gate piers with chamfered sandstone caps. There is a dwelling house immediately to the west and the garage to no3 Station Road abuts the east boundary.

Rear garden boundary walls are likely original with some re-building, of common brickwork with piers and saddle brick copings.

The property is within the East Boldon Conservation Area. There are no Tree Preservation Orders in place and the building is not Listed.

SOUTH TYNESIDE COUNCIL
29 APR 2019
PLANNING

tony barnes BArch RIBA

Proposals

The Proposals involve:-

The provision of an external painted steel staircase and landing to and from the garden room at the rear of the property, forming a simple but sensitive addition to the Approved alterations to the property.

The land slopes downwards from south to north, leaving the ground floor some 1.300m above natural ground level at the north face of the property.

The staircase will provide the link from the house to the garden .The rear garden will be re-landscaped to provide a much improved area for play and relaxation, relating more directly with the house both visually and physically.

SOUTH TYNESIDE COUNCIL
29 APR 2010
PLANNING