Design, Access and Heritage Statement

Proposed Extensions to Toad Hall September 2019, rev A

Introduction

This proposal is for a pair of single storey side extensions to the dwelling known as Toad Hall to provide enlarged living space.

Planning History

Planning consent was secured in summer 2010 for the change from furniture showroom into a dwelling, however due to a longer than anticipated caused by the economic downturn the conversion and change of use could not be implemented within the time constraints of the consent.

In 2017 under application ST/0950/17/FUL consent was secured once again and implemented. The building is now occupied as a dwelling house.

In 2019 under application ST/1012/18/HFUL consent was secured for single storey extensions to either side of the property to enlarge the living area.

In the time that has elapsed since that determination, the applicant has spent the summer thinking carefully about the proposals and has decided that a resubmission with some minor changes to the previously approved proposals is required. Relative to what was approved recently under ST/1012/18/HFUL this new application differs only in design of the rear elevation to the extension and does not affect the more sensitive front elevation onto East Boldon's Front Street. The applicant feels that as English summers are typically only warm and dry for a relatively short period of the year, preserving a small yard to sit out in at the rear of the yard was the wrong approach under the previous application. Instead he feels that increasing the size of the extension at the south west corner of the building to provide additional floor area would be more logical, as this space is useable all year round and would offer improved ergonomics of the interior to the proposals.

The applicant has recently landscaped the front of the site along it northern boundary sloping down to the pavement which is owned by myself also agreeing with South Tyneside to continue this landscaping along in front of the garages towards the butchers some 25m stretch in all (15m is owned by STC) This is now complete which he believes more than compensates for the small garden space which will be lost to the rear under this new application relative to previous proposals.

Amount

The existing building has a very compact footprint and is single storey in height. It has a pitched roof and an internal floor area of 42m. It is a one bedroom dwelling house.

The proposed extensions add 27m2 in respect of the garden room and 8m2 in respect of the study. The overall size of the extension increases by 12m2 relative to those approved under ST/1012/18/HFUL.

Layout

Toad Hall sits in its own small grounds on a attractive site elevated from the main road which is well concealed by both a set back from the main building line, boundary treatments and soft landscaping. Its former use as a showroom for Herrington Gate Furniture and the main workplace

for 4 employees of the company resulted in the main aspect of the building facing north towards the main road. Therefore its main entrance and the majority of its fenestration are orientated to the north.

To the north of the site lies the busy main road and car park lay by on Front Street A184 through East Boldon.

To the east of the site lies a row of existing two storey dwellings also orientated onto Front street.

To the south and west of the site lies an area of courtyard garage car parking serving the dwellings of the local dwellings of the orchard.

The site is accessed from the highway by an existing gated pedestrian entrance to the east of the site. There are currently no car parking facilities available at Toad Hall. The site of Toad Hall doesn't offer any future opportunities for the provision of off street parking due to its elevated topography over Front Street.

Scale

The extensions have been designed to maintain the overall height of the roof in terms of eaves and ridge.

Landscaping

There are no landscaping changes proposed to the site as it already features attractive hard and soft landscaping, a patio area and shrubs well suited to the grounds of a small dwelling.

Appearance

The existing building has a scale and materiality which suits its position in the conservation area. Small dormer windows, generous roof overhangs, sash windows, chimney and traditional detailing are some of the devices used to achieve this. Similarly stone heads and sills are used around openings and large quoins to the corners of the building reinforce the traditional appearance. These features are of particular importance to the north elevation which can be seen from the road.

The materials featured throughout the building include traditional handmade facing brickwork, stone quions and sills, timber painted fascias/soffits and a natural slate roof. The windows are timber framed, painted white.

In designing the extensions to the building these existing features have been faithfully incorporated into the walls, roof and fenestration to be fully matching in appearance.

Access

Vehicular and Transport Links

The current access for both vehicles and pedestrians are unchanged under the proposals.

Residents or visitors of the dwelling will rely on the existing on street car parking facilities to the north.

Inclusive access

As is currently the case, the pedestrian access to the site will be made via the existing east gate to the site and steps up to the buildings main entrance. There is insufficient space to provide ramped facilities to the main entrance from the vehicle set down point.

Heritage Statement

Introduction

This Heritage Statement focuses on the impact of the proposed development on the setting of the listed buildings and the conservation area.

The dwelling is a small mid-twentieth century brick building. A former old men's recreation rooms the building was converted to a furniture sales room and named Toad Hall in 2000.

The Site and its Setting

The application site lies in the East Boldon conservation area. Toad Hall is not a listed building.

Historic england map search has been reviewed https://historicengland.org.uk

The nearest listed building lies 100m to the west

36 FRONT STREET
Listed Building Grade: II
List Entry Number: 1025215

A further listed building lies 200m to the west

BOLDON LODGE, 57 FRONT STREET
Listed Building Grade: II
List Entry Number: 1025214

Reference has been made to ENV7/10, The East Boldon Conservation Area Character Appraisal and the East Boldon Conservation Area Management Plan by South Tyneside Council.

In particular from Section B.2 of the CAMP which states:

 When installing or replacing architectural features, property owners are encouraged to respect the design and materials of those original to the building and to ensure that the works are in keeping with the age and character of the building and/or area;

 When proposing to build conservatories, property owners are encouraged to respect the design and materials of the original building and/or area;

 New roofs should utilise traditional materials on elevations which would be visible from the public realm; The Council encourages the retention of original decorative features to roofs and, if replacement is necessary, traditional materials and designs should be used;

The Proposed Development

The proposals concern the addition of two individual side extensions to the building. The first of which is connected to the interior of the existing building by an internal doorway to be formed in the outer wall and is to be used as a study. It's placement was influenced by the capability of establishing this connection to the building. The second is a garden room which is accessed externally. It's placement has been influenced by the sunpath and in order to retain the portion of the existing garden area which provides the most desirable are to sit out in fine weather.

Both extensions have been designed to take on the forms and match the materiality of the existing building faithfully.

As the eastern extension is set back from the principal elevation this has a reduced impact on the conservation area.

The western elevation is set forward on plan relative to the existing building, and potentially has a greater impact on the conservation area, however in respect of this the roof has been designed to adjoin the existing without a forward step, instead employing the use of a low pitched roof solution to cover the northerly projecting glazed portion of the garden room to minimise its visual impact.