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HERITAGE STATEMENT

102 FRONT STREET, EAST BOLDON

102 Front Street is located in the East Boldon Conservation Area.

The work proposed is the replacement of the front timber sliding sash windows with new upvc sliding sash windows, the demolition of the existing rear conservatory, the construction of a single storey rear sun lounge and utility room extension with 2no. rooflights, the construction of a first floor rear games room over the existing kitchen, and the construction of a detached garage/garden store in the rear garden, and blocking up the pedestrian access gate to the rear garden to be replaced with timber vehicular access gates to match the existing fencing.

The application is a resubmission of previous Permission ref, ST/0855/19/HFUL changing the front windows from timber to upvc, and increasing the height of the garage/store slightly as it was realised that there was not sufficient height for the doors or for storage in the roof of the garage/store

The appearance of the frontage will be largely unchanged, but the existing timber windows have visible plastic inserts which will be replaced by entirely upvc sliding sash windows that more closely match the original design.

The windows to be used will be Ecoslide slimline woodgrain upvc which are a near perfect reproduction of timber sliding sash windows.

Many adjoining properties already have upvc windows of a less appropriate design so the proposed sliding sash windows will improve the existing circumstances, and contribute positively to the street scene.

The appearance of the rear of the property is considered to be improved by the removal of the outdated and inappropriately designed conservatory with a plainer style of extension and the first floor extension matches the design of a previous extension to the first floor.

The detached garage/garden store is to be located behind an existing adjoining garage and other adjacent outbuildings so it is not considered to adversely affect the appearance of 102 Front Street or it's setting.

All of the extensions use materials and detailing that matches the existing dwelling.

All existing trees are to be retained, but there are no particularly attractive tree specimens, they do not appear to have been planted with any particular landscaping in mind, and may be partly self planted.

The rear garden is currently in a poor state due to being previously overgrown with no maintenance carried out, and will be improved when the building work has been completed.

The demolition of the existing conservatory is considered to be justified as the building is of a sub-standard construction, and therefore detracts from the appearance of the house.

The demolition proposed, and the extensions/detached outbuilding are not therefore considered to have any adverse impact on the Conservation Area or the setting of 102 Front Street and the adjoining dwellings, and are therefore considered to be justified.