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SOUTH TYNESIDE COUNCIL
27 NOV 2020
PLANNING

2006/pla /aib
20 November 2020

Alterations to 3 Station Road East Boldon. NE36 0LD

Design and Access Statement

The property is situated on the north side of Station Road, East Boldon a short distance from its junction with the A 184 Newcastle to Sunderland Road. The house is a 2 storey semi-detached building abutting no2 Station Road to the west. It was built c 1900 of smooth red Pelaw clay brick with sandstone detailing, set beneath a steeply dual pitched timber roof with slate coverings.
A 2-storey brick bay in the frontage is set to the right of the entrance door and canopy.

A 2-storey rear offshoot again of brick beneath a slated dual pitched roof provided for a ground floor kitchen with bathroom and bedroom above. A further single storey outbuilding Beyond set beneath a single slated pitched roof provided the original scullery with an outdoor lavatory beyond.

The plot slopes downwards from Station Road to a back lane. Steps from a paved terrace lead down to a garden laid primarily to grass with shrub boarders There is a single garage, likely the original stable/cart shed, again of brick beneath a dual pitched slated roof giving direct access onto the rear lane. The property is bounded by a brick wall averaging c 1.800 m high. On the eastern boundary with no 4, this acts as a retaining wall in part, as the adjoining plot n04 is set approximately 1.000m lower to relate to the land fall of Station Road.

No2 Station Road , an imposing 2 storey double fronted property, was built of the same materials and it is understood both no2 and no3 were built about the same time .

Both properties are set back from Station Road some 18.000m, sitting behind a low brick wall , brick gate pillars with Sandstone cappings and privet hedging. There is just a pedestrian access to the properties from Station Road.

No4 and no5 are a pair of semi-detached properties , part of a group of three pairs built in the mid-20th century, of buff brick with shallow tiled roofs, with later additions to the rear .

The proposal is to enlarge the present cramped kitchen and dining room (original kitchen and scullery), encompassing much of the present paved terrace on the eastern side of the property. The single storey extension is kept deliberately low to minimise any effect on the adjoing property no 4 . and the impact on the natural light to the existing playroom. It is set in 1.000m from the existing boundary with No4 and allows paved access to the rear of the existing house for maintenance and access from the playroom to the garden. No2 is not compromised by the proposals.

A minimal pitched roof incorporates roof windows to maximise natural light. The external walling proposed is in a Victorian/Edwardian buff / grey imperial facing brick to compliment the existing house and to reflect natural light. Two small slot windows in the east elevation will allow some morning sunlight into the room , maintain an important 'well-being' link to outside in addition to the north door, provide some visual relief in an otherwise blank wall, yet retain a good degree of privacy.

The sliding glass door in the north elevation provides natural light, a view over the garden and play area , access to a small terrace and the steps down to the garden.

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