



Gary Craig
Architectural Services Ltd.

Registered Office:
10 Fulmar Walk
Whitburn
SR6 7BW

Tel: 01915294964
Fax: 01915294142
Mob: 07941525602

Email: gcarchservices@fiscali.co.uk

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ACCESS AND DESIGN STATEMENT

102 FRONT STREET, EAST BOLDON

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

The work proposed is the construction of a single storey rear sun lounge and utility room extension.

The extension replaces a previous conservatory, which has already been demolished, and uses materials that match the existing dwelling.

The amount of development is as described above - single storey flat roofed extension.

The layout of the original dwelling is changed to replace the conservatory with a sun lounge and utility room.

The scale of development is single storey, and only exceeds the height of the existing boundary wall by approx. 800mm.

The appearance of the house is therefore largely unchanged.

A flat roof is proposed so as not to interfere with the design of the first floor windows, and minimise any overshadowing or visual impact on the adjoining property.

In terms of landscaping, 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 extension is 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.