

Vanbrugh House, East Boldon



Historic context

Vanbrugh House is a period house, originally built in the late 1800s and set back from the main road through East Boldon with access from the bridle path. The house occupies a mature garden plot enjoying a south facing aspect at the rear and a westerly elevation at the side.

An excerpt from the East Boldon Character Appraisal Plan:

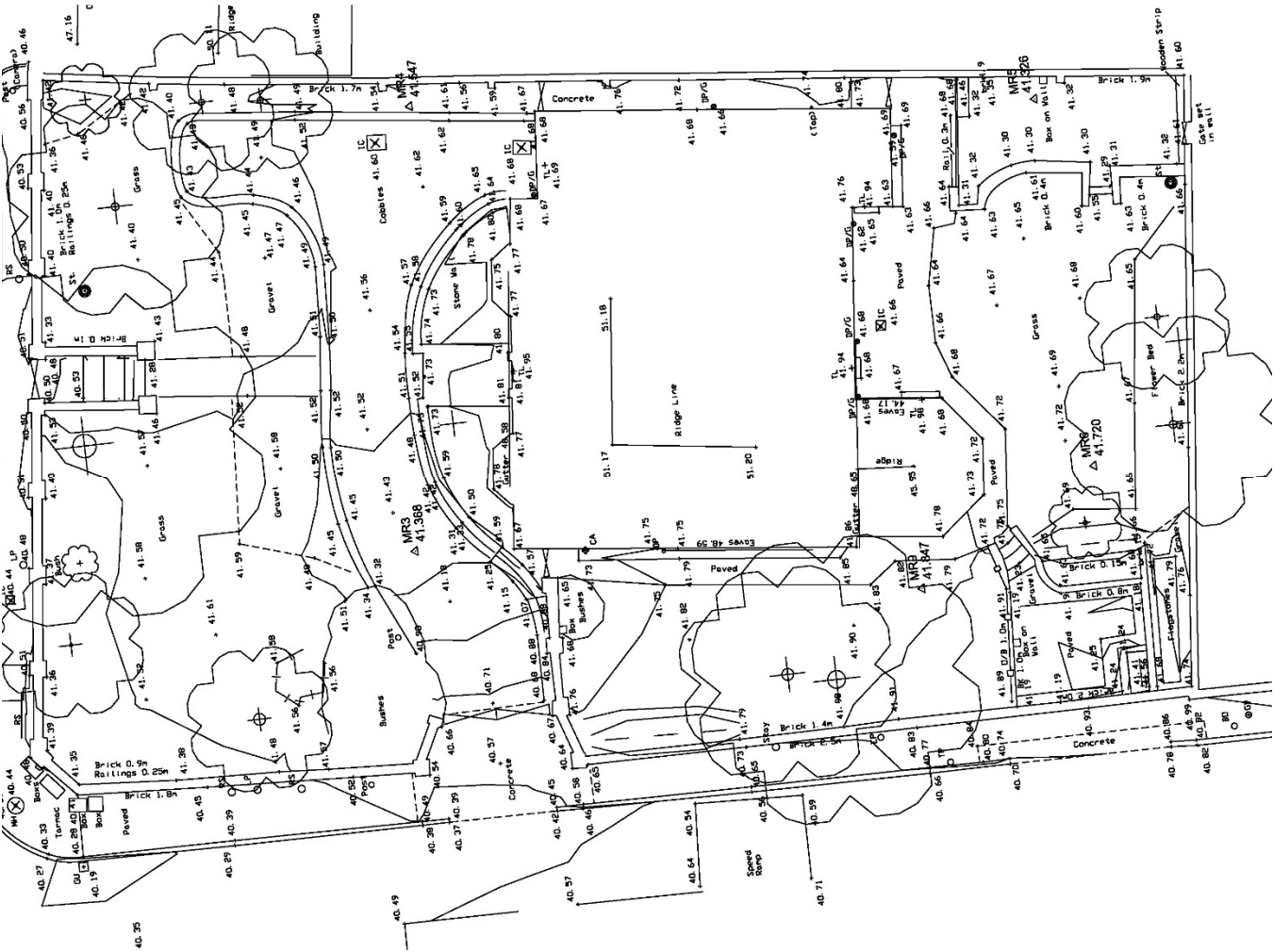
Built high up behind tall brick walls, Vanborough House / Camp Villa / Camp Side is an imposing late Victorian double-fronted villa, now divided in two. Its simple classical symmetry is elegantly enhanced by formal green gardens and original front door, fan light and windows. Extensions are subordinate. Old limestone and brick walls mark the side and rear.

There are no specific references made to the property in the East Boldon Conservation character appraisal.

Site description

The subject house is a detached property set within a 927 sq/m site which includes a large garden.

The site consists of a paved driveway, lawn, trees, and shrubs. The site is screened from the street by a 2.5m brick wall.



Existing site plan



Location plan

Vanbrugh House, East Boldon

Heritage statement

Existing photos



Design Proposal

The proposal seeks to:

- create a new single storey extension to the rear of the property
- remove pitch roofs to the rear dormers and replace with more sympathetic flat roof
- replacement window fenestration to 2no. windows to the rear in keeping with traditional proportions
- replacement of existing dilapidated garage door to front
- removal of alien rear utility offshoot and incongruous glazed conservatory

The proposal will create a sympathetic and sensitive glazed single storey addition to the existing property which is in keeping with the character of the conservation area by using carefully selected materials and design features.

The proposal will vastly improve the aesthetics of the existing rear of the property.

The materials used in the proposal are sympathetic and considerate towards the existing red brick and create a high quality aesthetic.

Details and materials

Building materials in the local area consist of a mix of traditional materials, including red facing bricks as well as other more contemporary materials such as dark grey metal flashing. The proposed development will use red brick to match existing

The same materials are used on other dwellings within Cleadon.

Landscape

This proposal will require no soft landscaping as vegetation or garden area will not be affected.

Conservation area

The site is located within the East Boldon Conservation Area.

Below is an extract from the East Boldon Conservation Area management plan:

'The East Boldon Conservation Area was designated in 1975 to cover the linear core of the old village and its short extensions east and west. In 1993, it was extended to take in most of Station Road but it still retains its neat, compact, linear shape as a defining feature – a two-row plan with a back lane on both sides and round the ends, and originally with a narrow green along the middle.

As a result of what has been mainly gradual, organic change, the conservation area has a diverse mix of architectural styles from the seventeenth century to the present day and a strong sense of place throughout which is worthy of conservation.

East Boldon's development has resulted in a mix of styles and materials but with identifiable themes which relate to age. Most buildings are two, one-and-a-half or one storey, and all the historic buildings are in a simple, traditional, local vernacular style, eg. pitched roofs, plain eaves, vertical windows, with little ornamentation, etc.

The layout is strongly focused on the street frontage with open gardens/estates behind backing onto North and South Lanes, many of which have now been built upon. Buildings face each other across the two main streets, creating a communal, accessible scene with a strong public face – and creating a blank, introspective view of the village from outside it.

Buildings are predominantly domestic and small-scale in nature, although some of the later Victorian institutional buildings, such as churches, are larger. Later terraced housing is grander and more imposing than the earlier vernacular ones. Many of the earlier buildings have simple form and massing with the later Victorian ones taking a lighter approach by visually breaking up their volume with bays, gables and offshots.

Early buildings were in rubble or course squared local magnesian limestone, a remarkable light golden mottled stone, heavily striated and marbled with beige and white. Some would probably have been lime-rendered originally, but most now have their rubble walls exposed. Significantly, this stone is used extensively for boundary walls, creating true local distinctiveness to be proud of. Victorian and Edwardian buildings introduced warm red brick across the village. Early roofs were covered in hand-made clay interlocking pantiles lending rich rustic character. Victorian roofs are in Welsh slate, which has also been used to replace some earlier pantile ones.

Relatively few materials alien to this palette have been introduced although, where used, mass-produced concrete pantiles dilute character and appearance by being contrary to established themes. Rendering and painting have also altered character, particular when used in terraces. Inappropriate use of cement-based renders can harm a building's fabric or character, and jeopardise the prevailing stone and brick-built character of the village core. Existing render should generally be off-white or natural muted tones, observing the building's context.

Conclusion

To conclude, the proposal involves the construction of a single storey extension.

The proposal responds appropriately to the opportunities and constraints of the site through a sympathetic design. The proposed design improves the aesthetics of the existing property by introducing a contemporary yet considerate design which incorporates the removal and replacement of materials which have been worn and damaged over the years.