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9/9/21

HERITAGE STATEMENT

1 ASHLEIGH VILLAS, EAST BOLDON

1 Ashleigh Villas is located in the East Boldon Conservation Area.

The work proposed is the replacement of the existing upvc windows with timber sash windows, demolish existing single storey rear kitchen extension and construct new rear part single storey/part 2 storey kitchen/dining room, sun lounge, w.c., bathroom and en-suite extension with 7no. rooflights and cream render finish. Associated alterations to existing door and window arrangements. Demolish existing detached garage, increase height of rear boundary wall and provide new black wood-grain effect shutter door and arched timber gate.

All windows will be painted white to match existing.

There will be little visible change to the frontage of the house, but the replacement of the upvc windows with timber sash and the restoration of more uniform window patterns to the side of the property is considered to improve the existing the dwelling, bringing it closer to its original design, and therefore making a positive contribution to the character and setting of the house and the East Boldon Conservation Area as a whole.

For these reasons the proposals are considered to be justified.

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ACCESS AND DESIGN STATEMENT

1 ASHLEIGH VILLAS, EAST BOLDON

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The work proposed is the replacement of the existing upvc windows with timber sash windows, demolish existing single storey rear kitchen extension and construct new rear part single storey/part 2 storey kitchen/dining room, sun lounge, w.c., bathroom and en-suite extension with 7no. rooflights and cream render finish. Associated alterations to existing door and window arrangements. Demolish existing detached garage, increase height of rear boundary wall and provide new black wood-grain effect shutter door and arched timber gate.

All windows will be painted white to match existing. New vehicular access gate to be black woodgrain.

In terms of Access, it is not considered that there are any issues as there are no changes to the existing access arrangements.

The amount of development is as described above.

The layout of the dwelling is largely unaffected except for the addition of the kitchen/dining room/sun lounge and bedroom/bathroom extension to the rear, and internal changes to improve the bedrooms and sanitary accommodation.

The scale of construction is limited to the one/two storey rear extension which matches the scale of the existing building.

The appearance of the building is generally considered to be improved by the reinstatement of the timber sash windows, and the restoration of uniformity in the window patterns.

It is almost impossible to match the existing brick which is both an unusual size and colour so the rear extension is to be rendered to provide a clean, more modern, appearance.

No landscaping is proposed .

As stated in the Heritage Statement, the work proposed is considered to improve the existing the dwelling, bringing it closer to its original design, and therefore making a positive contribution to the character and setting of the house and the East Boldon Village as a whole.

Therefore the proposals are considered to be justified.