



MONUMENT
DESIGN
+ BUILD

External Works to

37 Front Street, East Boldon, NE36 0SE

DESIGN & ACCESS STATEMENT – Rev C

Dec 2021

Contents

Introduction

Proposal

Features

Access

Layout

Scale & Appearance

Landscape

Impact on Heritage Assets



Introduction

Monument Design + Build Ltd have been commissioned by Mr & Mrs Westall to develop an external works scheme to the front and rear of 37 Front Street, East Boldon. The works are of a fairly minimal nature and would ordinarily be under permitted development rights. The property is situated within the East Boldon conservation area and as such has had some of its permitted development rights removed under Article 4 of the Town and Country Planning Act 1990. A Pre-application enquiry response reference ST/0520/21/FENQ received 11/06/2021 advised that the proposals would be subject to planning approval.

- A Pre-application enquiry response reference ST/0520/21/FENQ received 11/06/2021 advised that the proposals would be subject to planning approval.
- Conditional Planning approval (ST/0759/21/HFUL) was granted on 12/10/21.

Subsequent to the above approval and after review of the scheme, the client has requested to change the boundary treatment in the front garden, requesting to create a higher brick wall to the front that returns within the party boundary to No. 35 Front Street to create a more defensible space to address anti-social behaviour and trespass from people using the adjacent bus stop which has worsened since submission of the original scheme.

The property externals currently comprise:

- Front elevation
 - Dilapidated brick boundary retaining wall
 - Gravel landscaped area with flagged footpath to front door
 - Dilapidated 900mm high timber palisade fence to party boundary with 35 Front Street
 - Semi-mature tree
 - 1500mm high render masonry wall with timber fence over to party boundary with 43 Front Street
- Rear elevation

- Flagged patio area leading to
- Raised garden behind 890mm high retaining wall with
- 1800mm high timber boundary fence to rear elevation and side elevation adjoining 35 Front Street
- 3300mm high stone boundary wall to side elevation adjoining 43 Front Street

Proposal

The client's brief was to create a sense of ownership to the front garden area by providing a high-quality boundary and planting scheme which would contribute to and enhance the street scene while responding sensitively to the conservation area setting. Proposals comprise:

- Front elevation
 - Replacement of dilapidated brick retaining wall with new brick wall and matching brick columns
 - Brick wall to return within the client's party boundary to No.35 Front Street
 - High quality tiered planting scheme set behind brick wall to form attractive front boundary
 - Reconfigured stepped access to accommodate new gate
 - High quality planting scheme to enhance existing tree setting
- Rear elevation
 - Extension of the lower patio area to incorporate SUDS features to address existing surface water flooding issues
 - Repositioning of existing retaining wall to accommodate increased patio area
 - Replacement of existing 1800mm high fencing with new high quality 1800mm high fence and brick columns
 - Tiered planting area in front of existing conservatory

Features

The site comprises part of the former South Farm farmstead (No.s 35-43) a collection of simple Magnesian Limestone structures since converted from their original agricultural origins to residential properties. The existing externals contain no original features of any merit relating to the history of the property prior to conversion and the frontage currently consists predominantly of a beige gravel covering.

Access

The site is accessed externally to the front by footpath from Front Street and by a gated pedestrian shared access to the rear. This arrangement will remain unchanged.

Layout

Existing and Proposed site plans have been included as part of this application.

Scale / Appearance

The works to rear and frontage are of a relatively minor scale and in keeping with local surroundings.

Landscaping

The landscaping proposal is of a domestic scale and aims to soften and provide visual interest to the front garden area between the property and the public highway providing a high quality contribution to the street scene.

The proposals respond to the East Boldon Character Appraisal by:

- Replacement of a low value and bland gravel infill area to the street frontage which presently provide a negative impact with a high quality planting scheme.
- Retention of the existing tree and its incorporation into the new planting design.
- Reference back & providing a new contribution to the linear village Green
- Provision of high-quality hedges
- Positive Contribution and enhancement to the streetscape & public domain

Impact on Heritage Assets

The existing property although not listed, is situated within Character Area 1 (Front Street) of the East Boldon Conservation Area Management Plan and is an Article 4 property as identified within the same document. The property faces onto Front Street, along straight section of the Newcastle-Sunderland Road and main gateway and arterial route into South Tyneside containing a mix of eclectic residential buildings and retail units lining each side of the road which form the core of East Boldon.

Front street has seen three broad phases of development: seventeenth and eighteenth century with some twentieth century infill. Early farms and houses on Front Street were set well back from the

line of the modern day highway with deep grass verges in front forming a linear village green at its centre which has today been largely built over with historic surfaces and street furniture being few and far between. This deep building line can still be appreciated in the siting of older buildings including 35-37 South Farm and good hedges that now replace lost railings are deemed to create an attractive pedestrian route into the village

The East Boldon Conservation Area Character Appraisal (Feb 2006) describes South Farm (Nos. 35-43 as: *“the last early rural group in the village before Victorian red-brick terraces take over, and it retains a strong sense of it’s agricultural origins in its character and appearance. The simple limestone farmhouse and cottages are enhanced by Green banked gardens and porches, one large and central.”*

The appraisal goes on to advise that the key issues identified within the Front Street character area are: Managing Tree coverage, retaining hedges and green gardens, with the enhancement potential to: protect remnant rural character e.g. passages, verges and rears.

The proposed external works are designed to fit in and enhance both the setting of the existing building and to contribute to its wider siting within the East Boldon conservation area.

The proposed works to both the front and rear of the property will not have a detrimental impact on any existing historic features and seek to enhance the presentation and special interest of the property by removal of low quality modern day materials to the property frontage which have a negative impact and their replacement with high quality boundary treatments that respect & compliment the built form by use of high quality materials appropriate to the conservation setting and providing a high quality landscaping scheme that references back and replaces some of lost the linear village green providing a positive contribution to the public domain.

Works to the enclosed rear garden are not overlooked & simply serve to improve the amenity of the property for the occupants.

Conclusion

SPD15 East Boldon Conservation Area Management Plan 2009 encourages engagement in the preservation and enhancement of the local historic environment.

Article 4 is stated as a tool at the Local Authority’s disposal to encourage owners to enhance their properties.

The Council aims to:

- promote and enhance the Borough’s historic areas through high quality street design and maintenance
- Preserve key views of individual and groups of historic buildings
- Allow for incremental planting & biodiversity enhancements
- Encourage removal of inappropriate boundary treatments

And to permit development that:

A) Retains and protect agricultural land, gardens, parks, recreational areas and any other areas of open space;

C) Respects the scale, harmony and design of the surrounding buildings and the wider streetscape;
and

D) Retain healthy trees.

The proposed scheme is designed to align sensitively with the Local Authority's aims and address issues with the conservation area as outlined in the Conservation Area Management Plan.