

**Heritage Statement for:
Single Storey Rear Extension Planning Application at
117B Front Street, East Boldon, NE36 0SA**

Introduction

This heritage statement is in relation to the planning application at the above named property for a rear flat roof single storey extension protruding 4000mm from the rear of the existing property. The extension will form additional kitchen space and living space in the form of a garden room.

Building Description

The original property is a 1940's or 1950's construction located to the westerly end of Front Street, East Boldon. The property is of traditional masonry construction with an existing garden to the end of the south facing garden. The main access to the property is achieved from an entrance on the north elevation of the property and secondary access from an alley to south of the property. The building is not listed as per National Heritage List for England provided by English Heritage however, we understand it falls within the heritage asset of the East Boldon conservation area.

Conservation Area Description

The East Boldon conservation area contains multiple heritage assets/historical sites, including but not limited to;

- Listed dwellings
- Listed historical monuments

The closest heritage assets to the property are located on Front Street itself and are listed below:

- 100 Front Street
- 94 Front Street
- Boldon House and wall to south of No. 70 and 64, 70, Front Street
- 64 Front Street
- Walls and gate piers at south east of garden of No. 70 (Boldon house) Front Street
- Boldon War Memorial

Situation

The main property's entrance faces Front Street. The rear of the property faces onto an alley that is accessed via Front Street. All of which streets fall into the conservation area as identified on the East Boldon conservation map.

Proposed Application

The proposal is in relation to a flat roof extension with lantern rooflight extending 4000mm beyond the original rear wall of the property, please refer to the supporting drawings provided as part of this application for a full set of plans.

The proposal includes extending the footprint of the existing house to form a larger kitchen space and living area to the south of the property. The extension will have a large lantern rooflight to let in natural light and a personnel door and large window facing the garden. All additional works are to the rear of the property not facing Front Street meaning there are no parts of this application that would affect any heritage assets within the East Boldon conservation area.

Summary

The proposed application for the introduction of a rear extension introduces minor changes to only the rear elevation which have been designed sympathetically to the current structure and buildings in the local area, all materials to be used are to match the existing so there would be no significant impact to the heritage assets within the East Boldon conservation area.