Heritage Statement for Alterations to 8 Ashlleigh Villas, East Boldon

Prepared by L Rollins Design. March 2022

The proposed alterations are at 8 Ashlleigh Villas, East Boldon and it is an existing terraced house. It is in a residential area with mainly terraced and semi-detached houses. It is part of the East Boldon Conservation Area. The site is bordered to the south by Front street and to the north by a back lane that serves the garages and rear garden entrances of the villas.

This area was constructed in the 1870's by a local builder as part of the eastward extension of the original village as it spread towards the railway station and is a residential area. The street is a row of predominantly two storey, steep pitched slate roof, terraced houses, and this property has a porch extension to the front. The row is identified specifically in the East Boldon Conservation Area Character Appraisal as "a mature authentic group" with many original windows, doors, bays, window surrounds, door cases, porches and barge-boards. To the rear is a long extension along the party wall into the garden. It is this extension the owners hope to update to be used for modern family living.

The alterations have been designed in close collaboration with the owner. This application relates to a single storey rear extension and new access to the garden to the rear. The owner is aware the property is within the conservation area and they respect the characteristics of this area. The improvements they wish to make are to the rear of the property and will have little impact on the local area. They have chosen a design which is deliberately in keeping with the original dwelling. The property will continue to be used as a domestic dwelling.

The scale of the alterations are subordinate to and in keeping with the existing dwelling as can be seen from the attached existing and proposed plans and elevations.

The owner wishes the appearance of the property to be maintained. The design follows the style of the existing property and it is hoped this will minimise the impact on the property.

The materials intended to be used are as follows:

Roof, slate to match the existing property.

Walls, brickwork to match existing.

Windows to be timber to match existing and the new French doors to be powder coated aluminium.

All as attached drawings 22/02/01 and 22/02/02.

In conclusion, the proposals would maximise the potential of the property and significantly improve the amenity of the occupiers. The inadequate utility room and store would be replaced with a high quality extension with sensitive detailing and carefully selected materials. The proposals would enhance the character of the East Boldon Conservation Area.