

Design, Access and Heritage Statement

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Introduction

The project is designed to improve the internal domestic arrangements of the property by providing a downstairs toilet which the property currently doesn't have.

The property is situated in the conservation area of East Boldon and is Victorian in era. It is a three bedroom semi-detached dwelling with living accommodation spread over two floors and gardens both front and back.

The proposed works include an extension to the utility to form a WC.

Design and Access Statement

Design Approach

The approach of the design in this application has been driven by an understanding of the house historically, its setting in a conservation area and meeting the needs of the client. It is also like a recently approved application by the neighbours at No.5 planning ref: ST/0433/21/HFUL. It is envisaged that both projects will be undertaken at similar times.

The design process and final proposals have been determined through a sensitive and thorough conservation approach, summarized below:

- Minimal alteration and potential loss of historic building fabric
- Minimal impact on the setting of the conservation area.

Use

The existing and proposed use of the building will remain as a private dwelling.

Amount

The amount of the proposals is kept to a minimum and in proportion with the existing building and site. The proposals have been determined by the existing building, historical fabric and the changes required. The changes ensure the impact is minimised and enhances the property. The WC extension extent is determined by the rear wall of the building and the neighbours proposed extension.

Layout

The layout of the property primary remains the same with the WC extension directly off the utility on the ground floor.

Scale

The scale of the proposal is consistent with the existing building and the neighbours proposal. The extension is only single storey and by design is subservient to the main house.

Landscape

There are no planned changes to the landscaping.

Appearance

The proposed extension ensures the character of the existing building is retained. Sympathetic materials will be used

Walls:

- External walls will be constructed of Timber frame with Render finish. This is to maximise the internal floor area to allow enough space for a WC. The render will be a similar colour finish to the rear painted brick work

Roof:

- Flat roof to be GRP Lead grey colour {as neighbours new proposal).
- UPVC rain water goods as per existing

Windows and Doors

- Existing rear UPVC door and window to be re-used.

Access

There is no change to the access to the site and property.

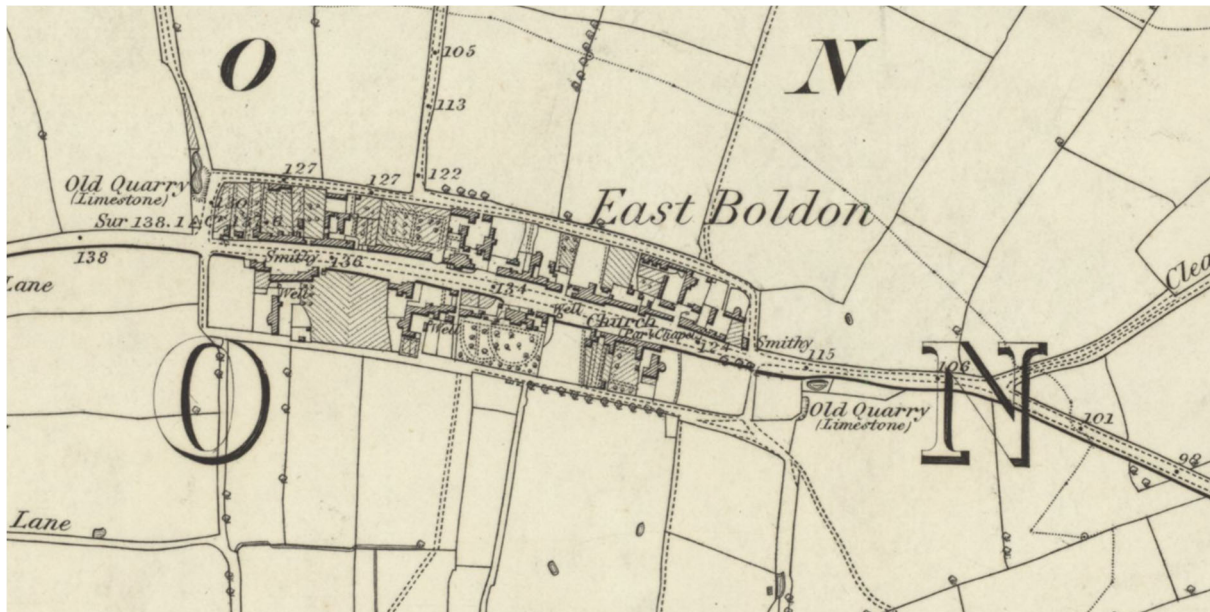


Rear photo of the property

Heritage Statement

The design approach has been led through an understanding of the history of the building and its historic features. These historic features and design of the dwelling combined with other similar properties enhance the local setting and conservation area. The main points of significance in the building are in its architectural detailing including its brickwork details and timber work, especially on the front façade. The arrangement with the neighbour properties, repetitive forms and deep plans add interest to the streetscape.

Typically Victorian circa 1890, the property and street are visible on historic maps after 1862. They were the first properties along that road and it wasn't until circa 1920 when more properties began to get built. Therefore, this street and homes are an important historical marker in the expansion of East Boldon.



OS Map published 1862 above.



OS Map published 1896 above. The Hawthorns to the north east of the Grange (circled).

The proposed works will not be detrimental to the conservation area. The rear extension is in a discrete private location, small in scale and will preserve the character of the conservation area.