

Heritage, Design & Access Statement
In support of Planning Application

For

Proposed Single Storey Extension

At

112, Front Street, East Boldon, Tyne And Wear,
NE36 0SG



Address

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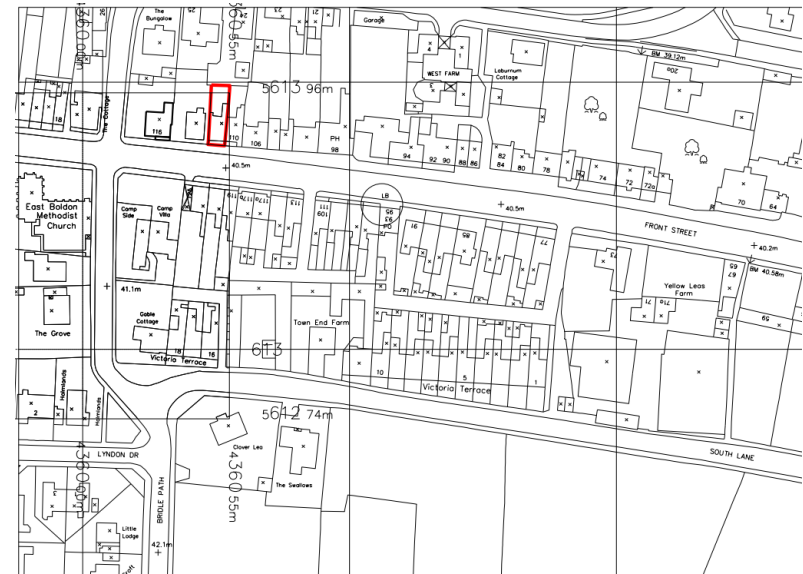


Figure 1 - Location Plan showing ownership.

Conservation Area

The East Boldon Conservation Area was designated in 1975 to cover the linear core of the old village and its short extensions east and west. In 1993, it was expanded to include the Station Road vicinity. The area still forms a neat, compact, elongated format as its character - a two-row plan with a back lane on both sides and round the ends, and originally with a narrow green along the middle.

East Boldon is part of the Boldons, a collection of settlements once part of County Durham. Since 1974, integrated within the southern part of South Tyneside Metropolitan Borough. They have clear

agricultural and mining origins, though these activities have by in large faded.

The village is built on an historic route between Newcastle and Sunderland, now the A184, a busy secondary road. In 2002, the Newcastle- Sunderland railway line was converted to become part of the Tyne & Wear Metro system, and a new station was built on the site of the old one, just outside the conservation area.

Buildings with the village are predominantly domestic and small-scale in nature, with some later constructed Victorian institutional buildings, such as churches, are larger. Later terraced housing is grander and more imposing than the earlier vernacular ones. Many of the earlier buildings have simple form and massing with the later Victorian ones taking a lighter approach by visually breaking up their volume with bays, gables and offshoots.

Property Description

The property itself is 2 storey brick fronted dwelling, with rendering to the side and rear and concrete tiled pitched roof. The building is semidetached, sharing an adjoining with no. 110 Front Street.

The rear of the property has more than one extension that branches off from the main form, a common single storey offshoot to the East with a flat roof second storey addition directly above of lesser depth.



Figure 2 - An illustration of the property rear form.

This results in a rear yard West side nook that is partially infilled with an unoriginal lean to sunroom, consisting of UPVC French doors and side window, rendered external walls and UPVC framed polycarbonate pitched roof covering.



Figure 3 - An illustration of the existing unoriginal sunroom.

An extensive rear garden serves the property, paved entirely with natural stone paviours and timber fence panels that provides a high level of privacy, with a cul-de-sac turning head immediately outside the rear gates that only serves the immediate neighbours.

Proposals

The aforementioned sunroom is outdated and no longer serves the family owners in its current form.

The room is situated to the rear of the lounge/dining area with a door directly linking the space. In addition, a side door provides access directly from the kitchen/hallway. Coupled with the small nature of the sunroom, it is operated more as a lobby to the garden, with cloaks and other ancillary uses rendering it over capacity.

The proposal is to demolish the sunroom and erect a new deeper single storey extension that marries in with the depth of the kitchen offshoot.

The proposals aim to redefine the internal area as a more open specious family zone that is akin to modern day living and is in proportion to the adjacent kitchen.

In keeping with the rear appearance, the external materials to be adopted shall be white stippled render with white colour finish to both bi-folding doors and roof lantern frames.

The flat roof will be simple and clean, with a dark grey rubber membrane to provide minimalism and longevity. Overall, the form will tie in nicely and relate more to the rear form when viewed externally, 'Conserving and enhancing the historic Environment' as per section 16 of the National Planning Policy Framework.

The proposals will also give the rear yard more definition, squaring the footprint and the introduction of the bifold doors will accommodate, on suitable days, a flow between the internal and external spaces making it a more social and vibrant in accordance with National Planning Policy Framework 12 - Achieving well-designed places.