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2/10/23

HERITAGE STATEMENT

1 ASHLEIGH VILLAS, EAST BOLDON

1 Ashleigh Villas is located in the East Boldon Conservation Area.

The work proposed is the demolition of the existing single storey rear kitchen extension and construct new rear part single storey/part 2 storey utility/kitchen/dining room/sun lounge, and en-suite bathroom extension with 4no. rooflights, cream render finish to walls, white woodgrain upvc sash windows, and black powder coated aluminium rear doors.

There will be little visible change to the frontage of the house, but the restoration of more uniform window pattern is considered to improve the existing the dwelling, bringing it closer to its original design, and therefore making a positive contribution to the character and setting of the house and the East Boldon Conservation Area as a whole.

Internal changes are being made to improve the general layout and specifically the bedrooms and sanitary accommodation.

The scale of construction matches the scale of the existing building.

The appearance of the building is generally considered to be improved by the reinstatement of the sash windows, and the restoration of uniformity in the window patterns.

It is almost impossible to match the existing brick which is both an unusual size and colour so the rear extension is to be rendered to provide a clean, more modern, appearance.

The general acceptance of the principle of the proposed extension and associated alterations was established in a previous Planning Permission ref. ST/0956/21/HFUL which is now being resubmitted to include some slight amendments.

For these reasons the proposals are considered to be justified.

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ACCESS AND DESIGN STATEMENT

1 ASHLEIGH VILLAS, EAST BOLDON

1 Ashleigh Villas is located in the East Boldon Conservation Area.

The work proposed is the demolition of the existing single storey rear kitchen extension and construct new rear part single storey/part 2 storey utility/kitchen/dining room/sun lounge, and en-suite bathroom extension with 4no. rooflights, cream render finish to walls, white woodgrain upvc sash windows, and black powder coated aluminium rear doors.

In terms of Access, it is not considered that there are any issues as there are no changes to the existing access arrangements.

The amount of development is as described above.

The layout of the dwelling is largely unaffected except for the addition of the utility/kitchen/dining room/sun lounge and en-suite bedroom extension to the rear, and internal changes to improve the bedrooms and sanitary accommodation.

The scale of construction is limited to the one/two storey rear extension which matches the scale of the existing building.

The appearance of the building is generally considered to be improved by the reinstatement of the sash windows, and the restoration of uniformity in the window patterns.

It is almost impossible to match the existing brick which is both an unusual size and colour so the rear extension is to be rendered to provide a clean, more modern, appearance.

No landscaping is proposed .

As stated in the Heritage Statement, the work proposed is considered to improve the existing the dwelling, bringing it closer to its original design, and therefore making a positive contribution to the character and setting of the house and the East Boldon Village as a whole.

The general acceptance of the principle of the proposed extension and associated alterations was established in a previous Planning Permission ref. ST/0956/21/HFUL which is now being resubmitted to include to some slight amendments.

Therefore the proposals are considered to be justified.