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18/9/23

HERITAGE STATEMENT

53 ST. GEORGES AVENUE (MERIDIAN HOUSE), SOUTH SHIELDS, NE33 3EH

53 St Georges Avenue is located in the Westoe Village Conservation Area.

The work proposed is the installation of a bi-folding door in the side elevation of the existing house, replacing an existing timber double door to the lounge.

The door framing will be dark grey (Anthracite - RAL 7016) slim-line powder coated aluminium to match the colour of the existing doors .

The existing opening is retained unaltered and the dark grey colour for the framing has deliberately been chosen to minimise the visual impact on the existing house and it's setting.

The existing timber doors are starting to rot, they are only single glazed, and are therefore insecure and draughty.

The elevation concerned is within the private garden area associated with no. 53 St. George's Avenue, with a considerable separation distance from any adjacent properties.

The proposed alteration therefore has little effect on the appearance of the dwelling, and no effect on the frontage of the house or the character and setting of the house in relation to the Westoe Village Conservation Area as a whole.

Similar changes have previously been given Planning Permission on at least one of the adjoining properties.

For these reasons the proposals are considered to be justified.

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ACCESS AND DESIGN STATEMENT

53 ST. GEORGES AVENUE (MERIDIAN HOUSE), SOUTH SHIELDS, NE33 3EH

53 St Georges Avenue is located in the Westoe Village Conservation Area.

The work proposed is the installation of a bi-folding door in the side elevation of the existing house, replacing an existing timber double door to the lounge.

In terms of Access, it is not considered that there are any issues as the existing entrance to the building is unaffected.

The amount of development is as described above - a set of three new dark grey (Anthracite - RAL 7016) slim-line powder coated aluminium doors to the side of the house, to replace the existing timber double doors, in the original opening.

The layout of the dwelling is unaffected.

The scale of construction is limited to the installation of the doors at ground floor level.

The appearance of the building will be largely unaffected. The existing opening is retained and the dark grey colour for the framing has deliberately been chosen to minimise the visual impact on the existing house and it's setting.

The elevation concerned is within the private garden area associated with no. 53 St. George's Avenue with a considerable separation distance from any adjacent properties.

No landscaping is proposed.

As stated in the Heritage Statement, the work proposed is therefore considered to have no detrimental impact on the character and setting of the house and Westoe Village as a whole.

Therefore the proposals are considered to be justified.