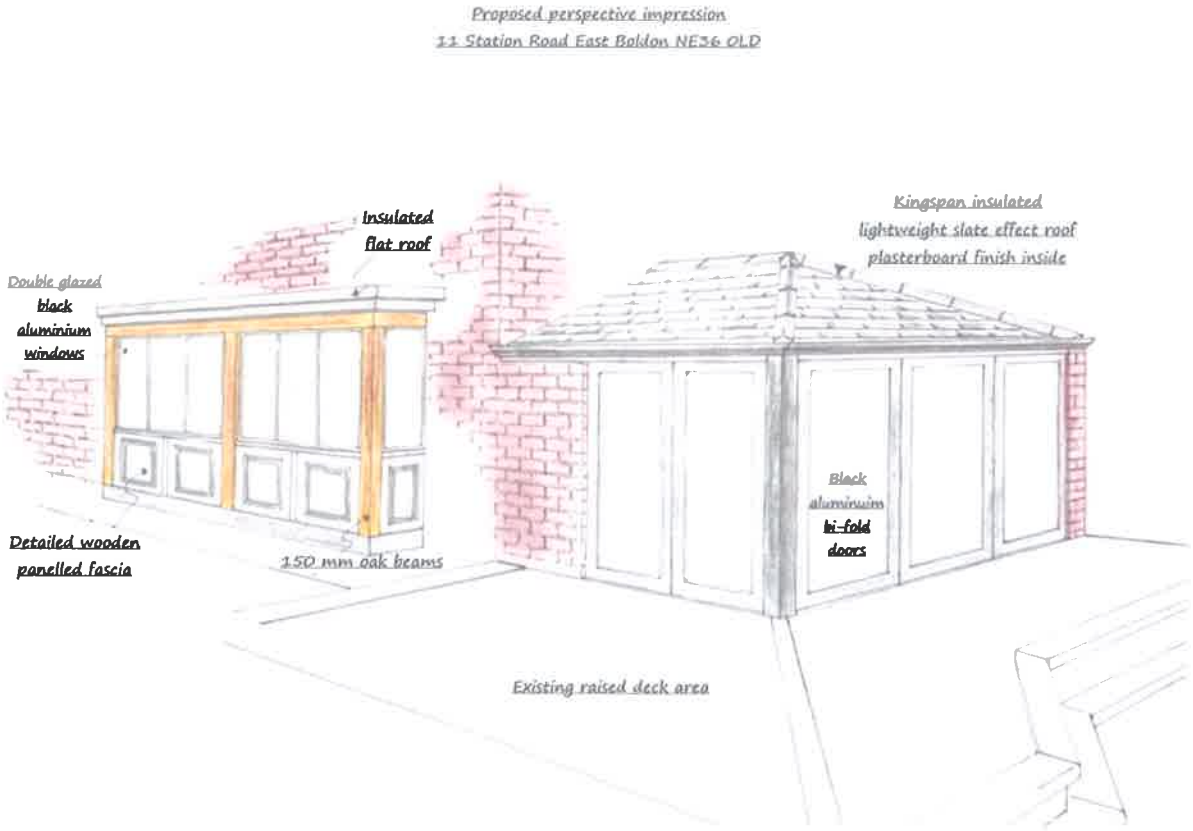
DAH1

Design, Access and Heritage Statement

11 Station Road, East Boldon, Tyne and Wear, NE360LD



SOUTH TYNESIDE COUNCIL
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PLANNING

Paul Lumsdon

Contents

Introduction.....2

Design and access statement.....3-4

Heritage Statement 5

Introduction

The property has been in our family for over 40 years. Over the years various improvements have been made to update the property. The timber framed conservatory to the rear was updated 16 years ago but remains very cold in winter. The kitchen is difficult to heat due to a tiled floor, large single glazed sash windows and a single glazed rear door to the conservatory.

We have always struggled to think of a design to enlarge the kitchen space without encroaching on the garden space to the side of the property. A bay window will allow the light into the existing rooms and doesn't hinder the view to and from the french doors in the second reception room. This design also keeps a very similar footprint to the existing one and doesn't encroach on the boundary to next door at number 12 Station Road. We would like to put a full roof on the conservatory room and join this with the kitchen space, again without increasing the existing footprint. Modern, energy efficient glass windows and doors and insulated floors and ceilings, will give us the warmth we crave in the winter months.

We feel the warmth of the oak beams in the design will give a traditional feel matched with the contrast of the matt black heritage look windows.

Design and access statement

Design Approach

The proposed design uses natural oak timber beams with matt black heritage look windows, this will retain the wooden feel of the existing windows. The oak will be visible inside and outside of the property.

The use of light weight slate effect roofing on the conservatory will significantly reduce the load on the roof structure and the door frames and building below. Using this product will enhance the visual appearance of the building and compliment the slate roof on the house.

The neighbouring property, 12 Station Road, extended the rear in a similar project. See accepted planning for number 12 station road ST/1866/11/FUL. This planning also includes black aluminium bi-fold doors and windows with double glazing.

Our design does not extend any closer to the boundary of number 12 than the existing bay window to the rear.

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

- Minimal alteration to existing building boundaries.
- Minimal impact on the setting of the conservation area.
- Alterations are to the rear of the property only and are at ground level.
- With exception of the roof change to the conservatory, no changes are overlooked by any adjoining neighbour.

Use

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

Landscape

No landscape changes are needed.

No foundations will need to be altered or created.

Brickwork

Any changes to brickwork will reuse existing bricks from site or reclaimed to match existing.

Flat roof on bay windows

Flat roof to be black GRP or equivalent with 100mm edge trim.

Access

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

Heritage Statement

11 Station Road, East Boldon, is located in the East Boldon Conservation Area. The work proposed to the rear of the property will not change the look of the property from the main road (Station road) and cannot be seen from the rear lane (Muddy lane). All visible windows to the front and the rear of the property are to be kept as original wooden sash. We have recently spent considerable time and funds to reinstate the original bay window to the front of the property including stained glass, leadwork, wood trim and panelling details.

Internal changes are being made to improve the rear of the property. Proposed changes will improve the layout of the kitchen and improve energy efficiency in the winter months.

The scale of the project to the rear is minimal in comparison to other projects that have been completed throughout the street.