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22/2/24

HERITAGE STATEMENT

4 ASHLEIGH VILLAS, EAST BOLDON

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

The work proposed is the demolition of the existing single storey side extension and construct new single storey utility/w.c. side extension, replace front windows with white painted timber windows, replace side and rear doors and windows with white woodgrain upvc windows, new side window to first floor level and associated alterations and infill walling to the existing garden room (proposed kitchen).

There will be little visible change to the frontage of the house, but the restoration of a more uniform window pattern is considered to improve the existing 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 is limited to the single storey side extension. The existing utility room has an asbestos cement roof which is both hazardous and unattractive and will be replaced by a pitched roof to match the existing dwelling.

The appearance of the building is generally considered to be improved by the replacement of the sash and casement windows, the restoration of uniformity in the window patterns, and the improvements to the appearance of the side and rear of the house created by the new extension and kitchen conversion.

For these reasons the proposals are considered to be justified.

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2/10/23

ACCESS AND DESIGN STATEMENT

4 ASHLEIGH VILLAS, EAST BOLDON

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

The work proposed is the demolition of the existing single storey side extension and construct new single storey utility/w.c. side extension, replace front windows with white painted timber windows, replace side and rear doors and windows with white woodgrain upvc windows, new side window to first floor level and associated alterations and infill walling to the existing garden room (proposed kitchen).

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/w.c. extension to the side, and internal changes to improve the bedrooms and sanitary accommodation.

The scale of construction is limited to the single storey side extension, which replaces the existing, sub-standard, construction.

The appearance of the building is generally considered to be improved by the replacement of the sash and casement windows, and the restoration of uniformity in the window patterns, and the improvements to the appearance of the side and rear of the house created by the new extension and kitchen conversion.

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.

Therefore the proposals are considered to be justified.