116523 - HERITAGE, DESIGN & ACCESS STATEMENT

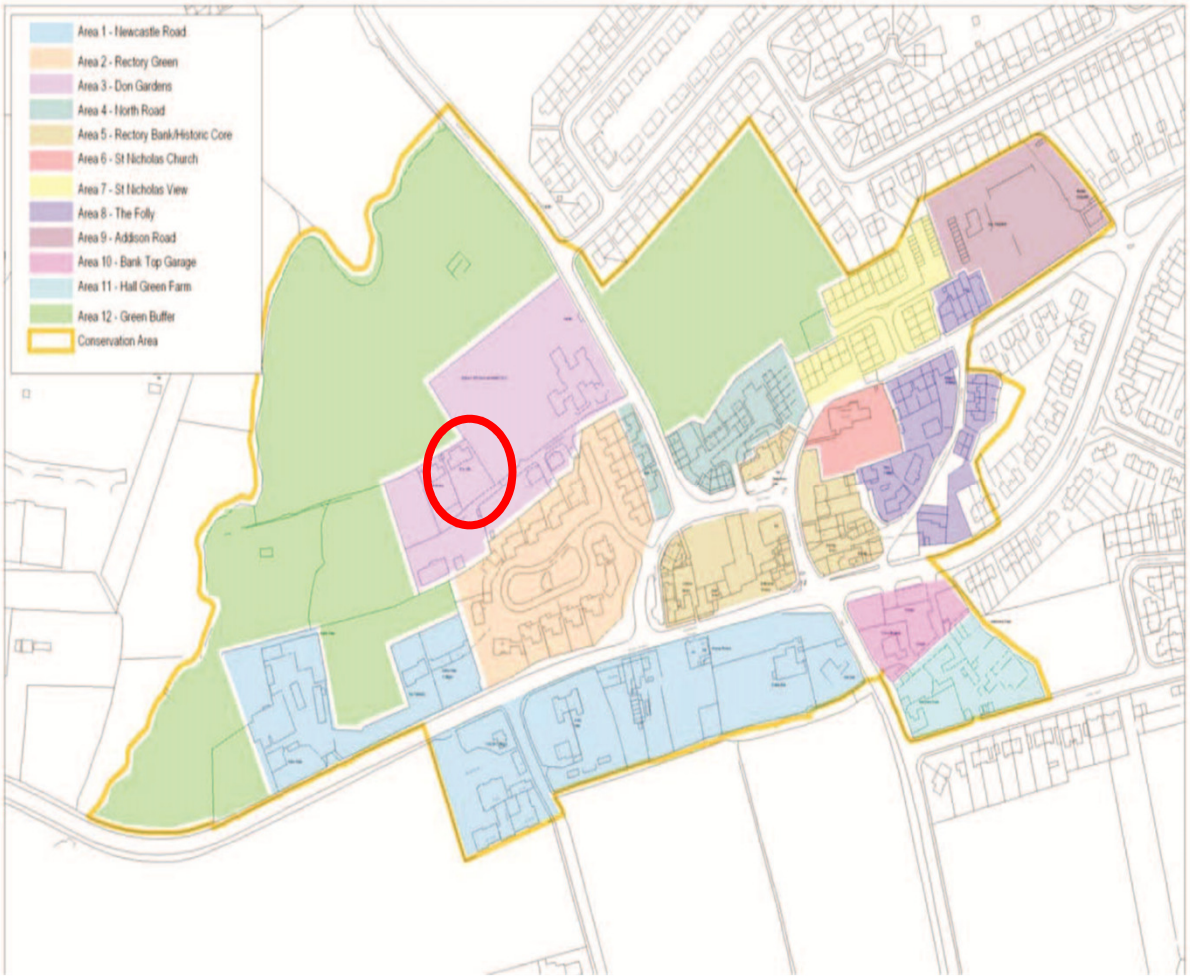
Mr & Mrs Walker
Don Villa, Don Gardens
West Boldon
NE36 0QE

Project: Two storey side and rear extension

Background

The application site falls within the West Boldon Conservation Area and is part of Character Area 3 - Don Gardens

Don Gardens is made up of relatively new and altered old dwellings set within large plots and genereally set back from the road behind limestone walls.



(taken from South Tyneside West Boldon Conservation Area Management Plan document)

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POLSTAR BUILDING DESIGN

119124 - HERITAGE STATEMENT

The existing property is a previously extended mid 20th century detached dwelling finished wth white render and dark grey window/door frames.



(existing front elevation)

It is sited away from the private road and sits behind a limestone wall.
and is not visible form the street therefore has no impact on the street scene.

The property is situated 23m (approx.) away to the north of Don Gardens private road with a 40m garden to the north flanked to the east by mature trees and a 2m high hedge to the west.

The exterior of the existing dwelling is finished in white render, dark grey window and door frames and has grey slate roof tiles.

There is a gabled porch to the front and a garage with pitched roof to the east side.

Assessing the property and its significance within the Don Gardens area and the West Boldon Conservation Area, it has little architectural significance to Heritage Assets and the wider area.

Relevant Policies

Policy DM1 - Management of Development
In determining all applications under the planning Acts we will ensure that, where relevant;
A - the development, including new buildings, extensions and alterations to existing buildings, is designed to convey sensitive consideration of its surroundings, and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

Policy DM6
We will support development proposals that protect, preserve and where possible enhance the historic, cultural and architectural character and heritage, visual appearance and contextual importance of our heritage asstes and their settings,

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116523 - HERITAGE STATEMENT

SPD11 - West Boldon Conservation Area Management Plan
Character Area 3 - Don Gardens. The Local Authority will seek to:
Resist sub-division within building plots that would damage the special character and settlement pattern of the area.
Preserve existing features such as the limestone walls and architectural elements of dwellings of historic value. Any alterations should be sympathetic to the established built form, character, architectural detailing and materials of the area.

Proposal

The application seeks permission to extend the property upwards above the existing garage to provide further accommodation for a growing family, by way of better utilisation of the existing garage and the area of private amenity space just behind that cannot be used as part of the main outside space due to the north facing aspect and therefore lack of sunlight.

The design has been carefully thought through with the integration of the existing property in mind.

We have respected the age, character and materials of the existing property by simply replicating the design and keeping the same materials.

With regards Policy DM1(A) - it is difficult to enhance or reinforce local identity within the parameters of a dwelling like the application site. This type of building is not the reason the area is a conservation area.

What we have done to satisfy Policy DM1(A) is design the alterations to respect the scale and proportions of the existing property by copying certain deisgn features from both the existing dwelling and surrounding properties. The materials are to be the same as the existing dwelling, The gable to the front is to match local design features of neighbouring dwellings and the overall size of the proposed dwelling is to remain in keeping with the size of the plot, the neighbouring propoerties and the status of the area being quite affluent without adversely impacting on the openness of the area and without impeding any views in or out of the village and Don Gardens specifically with the main views running east-to-west to and from the Don Valley.

Conclusion

The design alterations can be seen to enhance and improve the property whilst retaining the same *feel* and design features without any adverse effects.

The significance of the property within the Conservation Area is small and the alterations do not adversely affect it, in fact the degree of harm is considered to be '*less than substantial* '.

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