

82-84 Front Street East Boldon

Design & Access Statement

The property is set within the East Boldon Conservation Area. Constructed early 20th century, comprising slate roof, faced brick walls with sliding sash windows. A small forecourt exists adjoining the highway.

The property currently houses a two-storey dwelling with ground floor shop set in the left side of the façade, having its own window with separate door.

It is proposed to remove the shop unit and use the space for dwelling purposes.

The door and shop front window will be retained with the central glazed area being fitted with a sliding sash window to match existing.

A slate roofed canopy with timber columns is proposed over this access.

The existing dwelling entrance will be removed and bricked up using salvaged bricks to match the existing. The lobby inside will be removed to create a larger Sitting Room.

All remaining structure will be kept as existing.

An existing doorway between the shop/dwelling will be re-opened and fitted with a door/frame to match existing doors within the dwelling.

There exists two close by listed buildings, 94 & 100 Front Street East Boldon, these are both listed grade 2. These are shown on the location plan attached with this application.

The proposal is considered in keeping with the surrounding buildings and Conservation Area requirements.