

Design and Access Statement – 43 Beach Road, South Shields, NE33 2QU

May 2026

Proposal

This application relates to internal works within a Grade II listed dwelling, comprising the removal of two redundant chimney breasts located in the kitchen and bathroom within the rear extension of the property.

The chimney breasts are associated with former fireplaces/flues which are no longer in use. The fireplace openings have been sealed and the associated external chimney stack has previously been removed. The proposed works are therefore limited to the removal of redundant internal masonry projections, together with any necessary structural support and making good to the affected walls, floors and ceilings.

Site and building context

The original house dates from approximately 1852. The affected chimney breasts are not located within the original principal range of the house, but within a later rear extension. This extension appears to be historic, but is secondary to the main listed building. The exact date of construction of the rear extension has not been confirmed from available plans or map evidence.

The works are entirely internal and would not alter the external appearance of the building, the roofline, the principal elevations, or the wider setting of the listed building.

Design approach

The design approach is to keep the intervention limited, practical and proportionate. The chimney breasts are redundant, sealed and no longer serve any functional purpose. Their removal would improve the usability of the kitchen and bathroom, both of which are modest in size and currently restricted by the projecting chimney breast structures.

The removal would allow a more practical domestic layout and enable the installation of appropriate kitchen and bathroom fittings. The works would help support the continued residential use of the listed building while avoiding unnecessary external alteration.

Any disturbed areas would be made good using materials and finishes compatible with the surrounding internal fabric. Where structural support is required, this would be designed and installed in accordance with appropriate structural advice.

Impact on significance

The significance of the listed building is understood to derive principally from its age, historic character, original form, principal elevations and contribution to the street scene. The proposed works would affect only internal redundant masonry within a secondary rear part of the building.

The works would not affect the external appearance of the listed building, its principal elevations, roof form, or any known decorative or architecturally significant features. The impact on the significance of the listed building is therefore considered to be limited.

The works are considered justified because the existing chimney breasts no longer perform their original function and significantly restrict the use of the kitchen and bathroom. Their removal would improve the practical use of the accommodation while preserving the overall character and significance of the building.

Access

The proposal does not alter the existing access arrangements to the property. There would be no change to external entrances, circulation routes, parking, pedestrian access, or access to and from the dwelling.

Internally, the removal of the chimney breasts would improve the usability and circulation within the kitchen and bathroom by removing obstructions and creating more practical wall and floor space.

Conclusion

The proposed works represent a modest and carefully limited internal alteration to remove redundant chimney breasts within a secondary part of the listed building. The works would improve the practical use of the kitchen and bathroom, would not affect the external appearance or setting of the listed building, and would have a limited impact on its significance. All making good would be carried out using appropriate materials and finishes compatible with the existing internal fabric.