

Design, Heritage & Access Statement
Chimney Alterations at 13 Station Road, East Boldon

seam
architecture + design



Introduction

This document forms part of the Planning Consent application for the removal of one secondary chimney at 13 Station Road, East Boldon, NE36 0LD. This property lies within the boundaries of the East Boldon conservation area.

The chimney is to be taken down below the roofline and capped off, in order to prevent further ongoing water ingress that frequently causes internal damage to the property. Similar removals have been carried out on other properties along Station Road for the same reasons. The existing footprint of the dwelling remains unchanged, and access is unaffected by the proposed works.

Planning History

There is only one record of previous planning applications for 13 Station Road, concerning proposed works to trees in a Conservation Area:

Application Description	Application Reference	Status
Notification of Proposed Works to Trees in a Conservation Area: T2 fruiting cooking Apple- reduce crown by 1m and thin by 20% T1 norway maple - reduce crown by 1.5m	250100	Raise No Objection

External Photographs





DESIGN HERITAGE & ACCESS STATEMENT

Use

The use of the building remains as a dwelling.

Amount

The existing footprint of the building is 145m². No new extensions are proposed.

Layout

The existing footprint of the building remains the same.

Scale

The scale and form of the building is not proposed to change as part of this application.

Appearance

The appearance of the building externally will be affected only by the removal of one secondary chimney to the south west elevation. The chimney is redundant, and toward the rear of the property, with minimal visibility from the main road.

Landscaping

There are no landscaping proposals associated with this application.

Access and Parking

Access to the building remains as existing.

Heritage

The chimney is positioned toward the rear of the dwelling and has limited visibility from Station Road and the wider public realm. As such, the proposal will have a minimal impact on the character and appearance of the Conservation Area. Furthermore, similar chimney removals have been undertaken on other properties along Station Road for the same maintenance and weatherproofing reasons, indicating that the proposed works are consistent with established alterations within the locality.

