



REF: ST-DAS-0214-001v01
DATE: 22.04.2026

**30 FRONT STREET, EAST BOLDON,
TYNE AND WEAR. NE36 0SH
DESIGN AND ACCESS STATEMENT-ISSUE 01**

1.0 INTRODUCTION

This Design and Access Statement supplements a Householder Planning application for the construction of a modest zinc-clad flat-roof box dormer to an existing dwellinghouse located on Front Street, East Boldon, within the East Boldon Conservation Area.

The proposal has been prepared having special regard to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires development to preserve or enhance the character or appearance of conservation areas. Particular consideration has been given to the East Boldon Conservation Area Character Appraisal (2006) and the East Boldon Conservation Area Management Plan (2009), with specific reference to the guidance relating to Front Street as a key character area.

2.0 SITE AND FRONT STREET CONTEXT

Front Street forms the historic core of East Boldon and is characterised by its strong linear form, traditional building scale, consistent rooflines, and cohesive village streetscape. The Character Appraisal identifies Front Street as making a significant contribution to the special architectural and historic interest of the Conservation Area, with roofscape continuity and modest building proportions being key elements of its character.

The host dwelling (30 Front Street) makes a positive contribution to this streetscape. The proposed dormer is located on a roof slope with limited visibility from Front Street, ensuring that the primary views along the street and the integrity of the historic roofline rhythm are preserved.

3.0 LOCATION ASSESMENT:

30 Front Street ("The Site") is located to the extreme East of a terraced block of 4No dwellings (30-36 Front Street) of similar elevational style and The East Boldon Conservation Area Appraisal Document describes the terrace as :

"...early rural vernacular of the west end of the street (Front Street) – a row of low, two-storey, stone cottages with simple frontages and later windows, brick porches and chimneys..."

The Site is bounded to the East by the Grey Horse PH and West by No 32 Front Street

To the immediate North is a vehicular back lane/ single storey brick built warehousing and to the South is the A184 main carriageway of Front Street.

The Site is situated in a busy mixed residential/ commercial area, within the East Boldon Conservation Area.

4.0 SITE ASSESMENT:

The Site location is as described in 1.0 above

The original host building has a predominantly uncoursed stonework/ rubble and fair faced brickwork Front elevation (South). The Front elevation is also heavily vegetated which provides greenery seasonally. The Front elevation is punctured with 4No window openings; each having painted stone window surrounds, stone cills and unpainted brick window heads.

The windows are painted timber sliding sash.

Front access is through a painted brick porch (presumably a more recent addition rather than original) with slate pitched roof.

The East elevation is rendered white and appears to be remnant of previous building(s)

The Rear elevation (North) is fair faced brickwork, heavily vegetated which provides greenery seasonally.
2No painted timber windows (side and top hung) along with a 3No pane, steel, powder coated Bi-Fold door.

The Main roof is slate finish with a small dormer window to the Rear elevation.

Elevational views to the Front are to the A184 main carriageway of Front Street. And to the Rear of a vehicular back lane/ single storey brick built warehousing.

5.0 DESIGN PROPOSAL AND PRINCIPLES

The Applicant requested Joseph James Lofts apply for Planning Permission for provision of a dormer extension containing 2No new bedrooms and ancillary bathroom.

The proposals are as set out on the accompanying drawings:

- ST/PL/0214v01/001. Existing
- ST/PL/0214v01/002 Proposed

The design approach responds directly to the Management Plan guidance for Front Street, which seeks to ensure that alterations are subordinate, discreet, and respectful of the existing building form.

The proposed dormer:

- Is modest in scale and clearly secondary to the main roof
- Does not interrupt the main ridge or eaves line visible from Front Street
- Presents a simple, restrained form to minimise visual impact

This ensures that the dormer reads as a subtle and recessive addition, avoiding harm to the strongly defined roofscape that characterises Front Street.

6.0 MATERIALS AND APPEARANCE

Zinc cladding has been carefully selected as a high-quality, durable material appropriate for a contemporary intervention within a historic context. While zinc is not a traditional Front Street material, South Tyneside Council guidance confirms that non-traditional materials can be acceptable in Conservation Areas where they are part of a high-quality, integrated design and do not detract from character.

The muted matt finish allows the dormer to sit unobtrusively within the roofscape. Over time, the natural weathering of the zinc will further reduce its prominence, complementing the aged and established character

7.0 IMPACT ON THE EAST BOLDON CONSERVATION AREA AND FRONT STREET

Having regard to the statutory duty and the specific guidance for Front Street set out in the Character Appraisal and Management Plan, the proposal is considered to result in no harm to the character or appearance of the East Boldon Conservation Area due to its:

- Discreet siting away from key Front Street views
- Subordinate scale and restrained design
- Use of high-quality materials

The development preserves the significance of Front Street as the historic core of the village, while allowing for sensitive residential adaptation in line with established conservation objectives.

8.0 RESIDENTIAL AMENITY

The proposal does not give rise to unacceptable overlooking, loss of privacy, or adverse impacts on neighbouring properties. It accords with the principles of SPD 9: Householder Developments, ensuring that both amenity and visual quality are maintained.

9.0 SUSTAINABILITY AND USE OF EXISTING BUILDINGS

The proposal makes efficient use of the existing roof area without increasing the building footprint. This approach supports sustainable development and the continued viable use of buildings within the Front Street character area.

10.0 ACCESS AND INCLUSIVITY:

Provision of accessible circulation within the host building is limited due to its footprint size, however, where possible, new installed electrical/ mechanical services are to comply with this Approved Document Part M (Accessibility).

11.0 CONCLUSION

The proposed zinc-clad flat-roof box dormer represents a carefully considered, high-quality, and conservation-led intervention on Front Street, East Boldon.

The proposal:

- Responds directly to the Front Street character area guidance
- Preserves the character and appearance of the East Boldon Conservation Area
- Complies with South Tyneside Council's conservation and householder policies

Planning permission is therefore respectfully sought.