Design and Access and Heritage Statement in respect of

Listed Building Consent for Bathroom Conversion at 3 Mansion House, St. Nicholas Terrace, West Boldon, NE36 0QW for Mr. Lee Reid

1.0 Introduction

1.1 3 Mansion House, West Boldon is a three-storey terraced house with a garden to the west and paved front yard to the east. The property is a Grade II listed building located within the West Boldon Conservation Area. English Heritage ID: 303708.

1.2 A previous application for listed Building Consent (Ref No: ST/0139/16/LBC) was given conditional approval on 22/08/2016, for the internal alterations to the top floor works which included the partial removal of the king post truss. The ground and first floor of the property was not affected by this previous application.

1.3 A new application for Listed Building Consent is now sought for the conversion of the existing rear bedroom on the first floor into a bathroom. The conversion would improve the layout and function of the family home, by providing bathroom accommodation to the upper floors and bedrooms which is currently not present. The conversion would also be a fully reversible installation, to ensure that the property is suitably protected in the long term.

2.0 Listing Details

2.1 The building is Grade II Listed for Group Value. The Listing Statement reads as follows:

House and wings now 5 separate dwellings. Late C18/early C19. Main house: coursed squared limestone with ashlar sandstone porch; Welsh slate roof. 2 storeys, 5 windows originally but 2 late C19 windows and doors inserted in 2nd bay. Square, one-storey porch, 2nd bay from right, has open-pedimented Tuscan doorcase with 8-panelled door and decorated round fanlight in deep reveal panelled in same style as door; margined sashes in side walls; dentilled cornice and blocking course. Low-pitched roof to house has wide eaves, 3 transverse chimneys. Wing to west : rendered; 2 storeys, 1 window, door; flat roof. Wing to east at rear : ashlar with canted bay window, brick return; pantiled hipped roof.

3.0 Amount of Development

3.1 Internally, the nature of the changes would be superficial with no structural alterations required to the building. All existing joinery items including internal doors, windows, panelling and masonry walls would be retained.

3.2 The existing lightweight non-original stud partition which forms the cupboard to the side of the chimney breast is proposed to be carefully removed. This will allow for forming a new deeper storage cupboard in lightweight partitions, and a new bathroom layout as indicated on the supporting drawings. No historical or architectural features would be lost by these works.

3.3 The existing carpet floor covering would be removed and existing floor boards would need to be temporarily lifted in places to run the new wastes in between the joists. This will therefore not affect the plasterwork or ceilings below. The boiler is also located in the kitchen directly below the proposed bathroom and therefore new pipework can be installed discreetly in a sympathetic manner.

3.4 A new tiled floor finish is proposed, whilst the walls will also receive a tiled finish too in areas. The new finishes will again be fully reversible and no specific detailing of historical merit will be concealed by the new finishes. The existing timber panelling to the full height window will be retained. A new layer of plywood will be required to be fitted on top of the existing joists.

3.5 Ventilation of the bathroom will be required to ensure suitable removal of moisture from the building to protect the fabric of the structure. A new extract fan is therefore proposed to the rear elevation. A new conservation style extract grille is proposed in black (details attached within supporting documents) by the Cast Iron Air Brick Company

3.6 Externally, a new cast iron soil vent pipe is required to discharge the new foul waste from the bathroom into the existing inspection chamber in the rear yard. The flagstones to the rear yard will be carefully set aside to undertake the mains drainage connections before relaying as required.

4.0 Layout

4.1 Internally, the only bathroom serving the entire three- storey property is the small ground floor bathroom beneath the stairs which is in an unideal location just off from the kitchen.

4.2 The new bathroom conversion allows a much improved layout for a family home whilst not materially affecting the building or structure. The bathroom as stated, would be a fully reversible installation to maintain the property in the long term.

5.0 Scale

5.1 The proposed development does not involve an increase in the floor area of the building. The scale of the building is not therefore altered in any way.

6.0 Appearance

6.1 The proposed works under this application for the bathroom conversion are primarily internal and will be in keeping with the property's style and character. The only changes externally would be an external grille and cast iron soil pipe in materials to match the existing style.

6.2 Again, important features like the panelling to the full height window and internal joinery such as skirting boards and architraves will be retained.

7.0 Car Parking

7.1 The proposed alterations do not affect the existing car parking arrangements of the site.

8.0 Conclusion

8.1 The proposed first floor bathroom conversion to the building will generally improve the overall internal living accommodation of the family home. The works will be fully reversible in their nature.

8.2 In our opinion, the proposals would enhance the layout of the dwelling, and importantly the character of the property would not be negatively impacted. The works will also conform to the requirements of the Building Regulations.

8.3 We would therefore ask officers and members to consider the application for approval.

9.0 Photographs of Site



Rear Elevation of House



Current First Floor Bedroom

Jack Robson
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