HERITAGE STATEMENT

2 MANSION HOUSE, ST NICHOLAS TERRACE, WEST BOLDON, SOUTH TYNESIDE, NE36 0QW



DATE: MARCH 2022 VERSION: A REFERENCE: R1211

Building Surveyors

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1.0 REPORT PARTICULARS & INTRODUCTION

1.1 Statement Particulars

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This information has been provided exclusively for the Client Mr Peter H. Robinson and is for his sole use only.

1.2 Scope of this Statement

This document has been prepared for consideration by the Local Authority in relation to the application for the proposed alterations at 2 Mansion House ,St Nicholas Terrace, West Boldon, NE36 0QW. The aim of this report is to provide sufficient detail and a clear understanding of the project to enable South Tyneside Council, as the Local planning authority, to assess the validity of the works. Within this document the heritage significance of the listed building has been assessed and the impact of the proposed alterations has been considered in the context of the setting.

Taking into consideration both the 1990 Planning (Listed Buildings and Conservation Areas) Act and the National Planning Policy Framework (NPPF) this report assesses the proposed works against both local and national policies and guidance within the context of the surroundings in which the assets are experienced.

1.3 The Application site

2 Mansion house is a two-storey residential dwelling, occupying one of the central portions of the original ‘Mansion House’, abutting the West wing off shoot. The property is located in West Boldon, situated within Southern South Tyneside, West of East Boldon and East of Boldon Colliery. The property is Grade ll listed along with the other sections of the original Mansion House, now numbering 1-5. The property is believed to have been constructed in the late 18th Century/ early 19th Century and later divided into the five dwellings it now comprises. The building and associated properties were given their Grade ll listed status on 26th February 1985. The property is located within the West Boldon Conservation Area.

The focus of this application is in relation to the alteration of the loft space and associated structural strengthening works proposed at 2 Mansion House which is currently owned by Mr Peter H. Robinson. The property has undergone unauthorised works by a previous owner which are thought to have been undertaken circa 1992. The works are thought to have comprised the conversion of the loft space into a storage space, installation of an associated staircase for access, and 3no. sky lights. The current owner obtained an indemnity policy upon purchasing the property for in the case that such alterations were subject to enforcement action, and further alterations or reversions were required. Following the failings of 2no. rooflights resulting in large amounts of water ingress, the defective rooflights were replaced as an emergency action, to prevent further and unrecoverable damage to the affected original elements of the property. These emergency remedial actions were too undertaken without authorisation.

2.0 HISTORY OF THE STUDY SITE

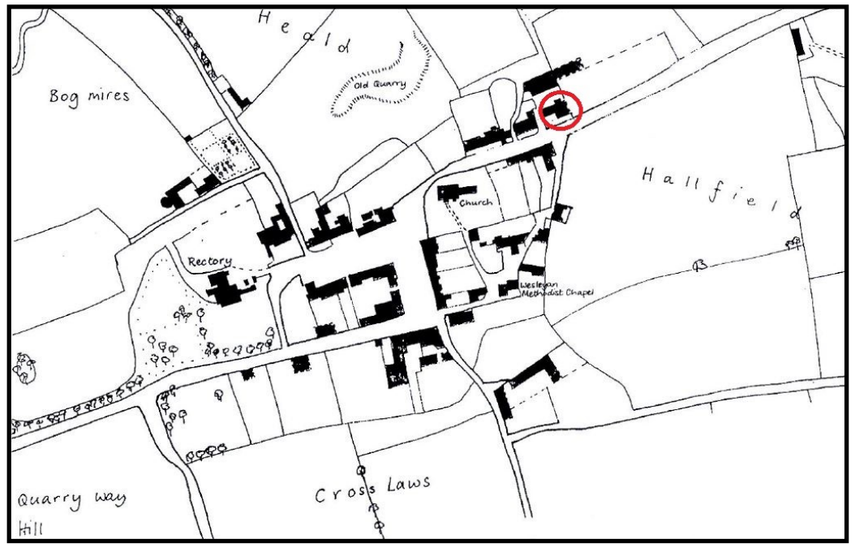

Figure 1—Historic Map of the application site, published 1840 (South Tyneside Council)

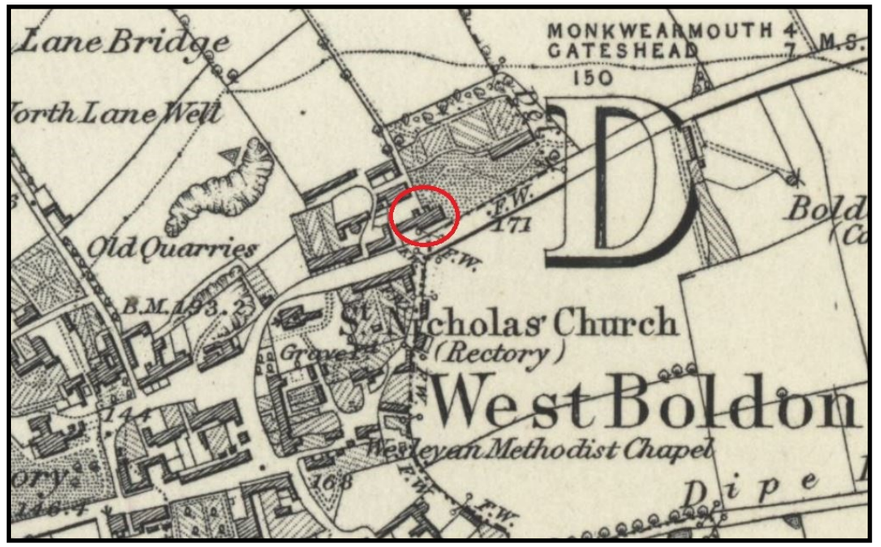

Figure 2—Historic Map of the application site, published 1857 (National Library of Scotland)



Figure 3—Recent satellite view of the application site (Google Earth)



Figure 4—Detailed view of the application site (Google Earth)

3.0 LEGISLATIVE AND POLICY FRAMEWORK

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

3.1 National Policy

The National Planning Policy Framework (NPPF) provides the national policy framework for decision making affecting historic buildings and areas (Section 16 primarily).

Paragraph 189 of the NPPF makes it clear that one of the government's core objectives is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 194 and 195 of the NPPF requires applicants and local planning authorities to describe the significance of the heritage assets affected by the planning application, including any contribution made by their setting, in proportion to their importance.

Paragraph 199 of the NPPF describes the weight to be given to conservation when considering the impact of a development on the significance of a heritage asset, including development within its setting. Paragraph 200 goes on to say that clear and convincing justification is required for any harm to, or loss of, the significance of a designated heritage asset, including Grade ll listed buildings.

Paragraph 202 of the NPPF states that where a a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

3.2 Local Policy

The Local Authority incorporates the National objectives by defining their own desire to sustain the Borough's local distinctiveness and character by safeguarding, conserving and enhancing designated and undesignated heritage assets and their settings. An objective of South Tyneside's Local Plan Core Strategy provides planning policies and principles in South Tyneside. The plan identifies the need to preserve the character of West Boldon.

Policy HE1—Protect, preserve and enhance the varied historic, and architectural character and heritage, visual appearance and contextual importance of heritage assets and their settings.

Policy HE3—Ensure a sustainable future for heritage assets, remove harmful additions and reinstate features that have been lost.

4.0 HERITAGE SIGNIFICANCE

The text below summarises the heritage values of the asset and the contribution of its setting to those values, as required by the NPPF.

4.1 Listing Information

NZ 36SE BOLDON HARTON VIEW West Boldon—3/49 Mansion House (Nos 1-5 consecutive)

Listing NGR: NZ3523661186

GV II

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 stype 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.

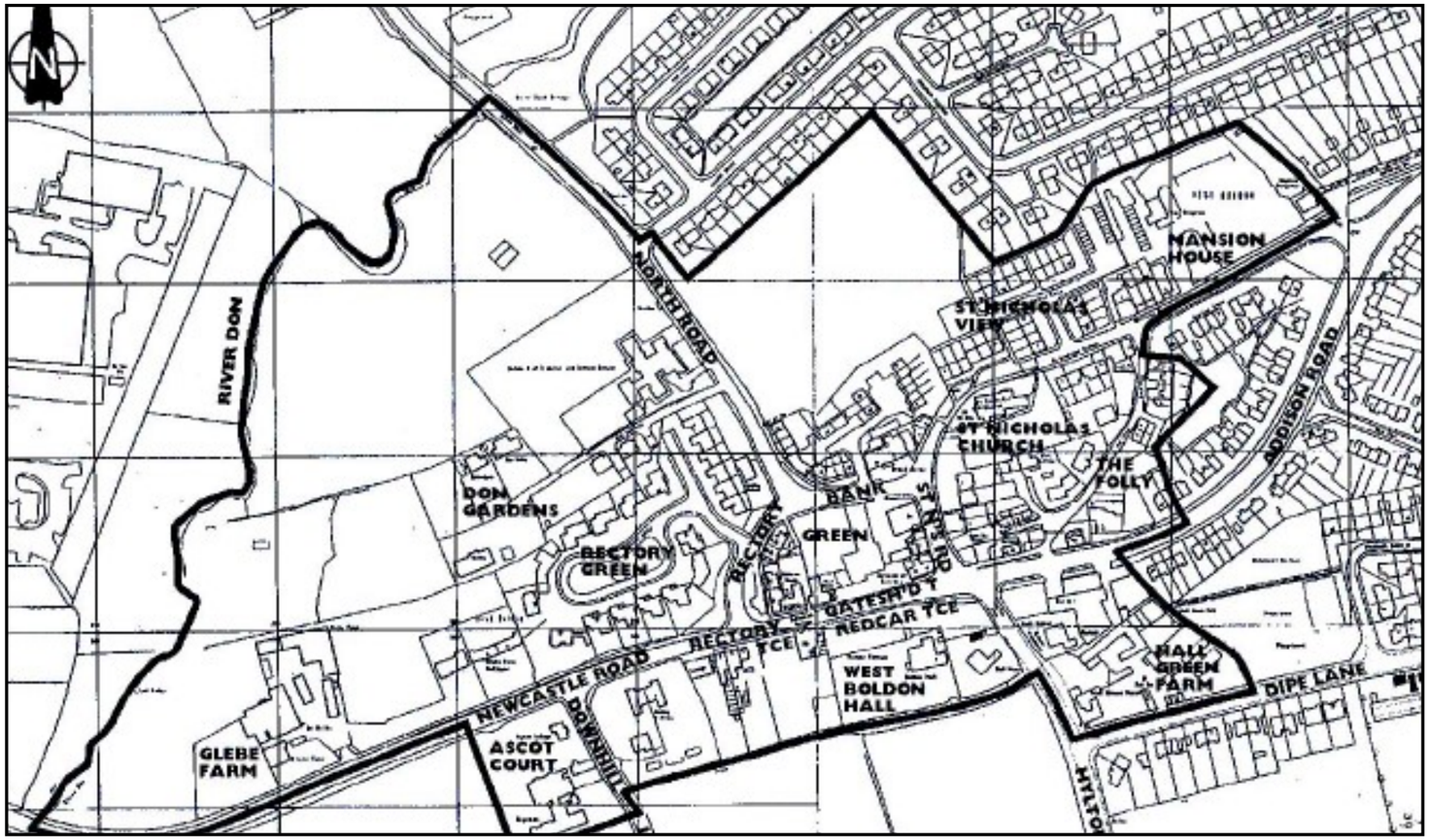

Figure 5—West Boldon Conservation Area (South Tyneside Council)

4.2 Heritage Values & Significance

The study site does not lie within a World Heritage Site, Registered Battlefield or Registered Park and Garden, as defined, by English Heritage, nor does it contain a Scheduled Monument. The study site does lie within the West Boldon Conservation Area. 2 Mansion House is a mid-terrace, two-storey dwelling (now three-storey), which is Grade II listed, along with the adjoining (5 in total) terraced properties comprising what was originally a single dwelling; Mansion House. The property was constructed in the late 18th century/early 19th century and was given it's listed status on the 26th of February 1985. Mansion House is one of the largest original houses in West Boldon, following it's expansion from a relatively unchanged medieval village, to a larger village in the 17th Century.

The West Boldon Conservation Area is primarily in residential use and comprises a church and collection farms, houses and associated development from the seventeenth to twentieth centuries. The area is based on a medieval village with an isolated, introspective, cluster of historic and modern houses in a traditional village setting. There is an attractive balance between harmoney and individuality in the area, with the historic development over time evident in the development of buildings, streets, boundaries, spaces and trees. The location of the conservation area is one of the principal defining characteristics, being set upon one of the most topographically prominent locations in the region. The development contains a mix of styles and materials comprising pitches roofs, plain eaves and vertical windows, with the early building being of magnesian limestone construction quarried in the village, before red brick became more prominent in the mid to late 19th century.

2 Mansion House is constructed of limestone, in a coursed fashion of squared stones. The roof is of timber construction, in a pitch and hip arrangement, with a slate covering. The covering projects over all elevations of the property to provide deep eaves, finished with timber soffit boards. The main ridge, hip ridges and chimney base are lined with lead flashings. The chimney stack is of stone construction and sits astride the party wall to 3 Mansion House. Recessed into the front elevation is a timber door, with a mineralised felt covered, timber framed, canopy above. The rainwater goods comprised a mixture of PVC and cast iron construction. The windows to the property are of single glazed, timber framed construction, with splayed stone lintels above and stone cills below. To the front of the building there is a small yard area, laid mainly to gravel, with stone footed iron railings to the perimeter. The boundary to the front between 2/3 Mansion house is addressed with a brick wall. To the rear of the property is a brick built offshoot with slate roof coverings and mortar bedded ridge tiles. The offshoot protrudes into a garden laid mainly to lawn, with further paved areas. Additional access to the rear of the building is provided by a rear, and side, lane.

The deep eaves to the property are a principal architectural feature of the building, as such elements rarely protrude to such an extent. The eaves add a degree of intricacy to the appearance of the property and add to the character of the street and location. The exterior of the property was likely finished with a render coating originally, but has since been exposed. The exposed stonework adds to the character of the area and creates local distinctiveness with a finish that is less common in the immediate surroundings. The original windows, consisting of 4nr. 12 small-pane timber casement windows, are too a principal architectural feature of the building. The asymmetry of the fenestration with long small-pane casement windows to the front and rear elevation, complement grandeur of the original building. Four further window opening have since been created, thought to be circa late 19th Century.

The building is considered to have substantial historical value and derives high architectural and artistic interest from its vernacular design. Both the national and local policies outline their objectives to conserve and enhance the significance of heritage assets and their setting.

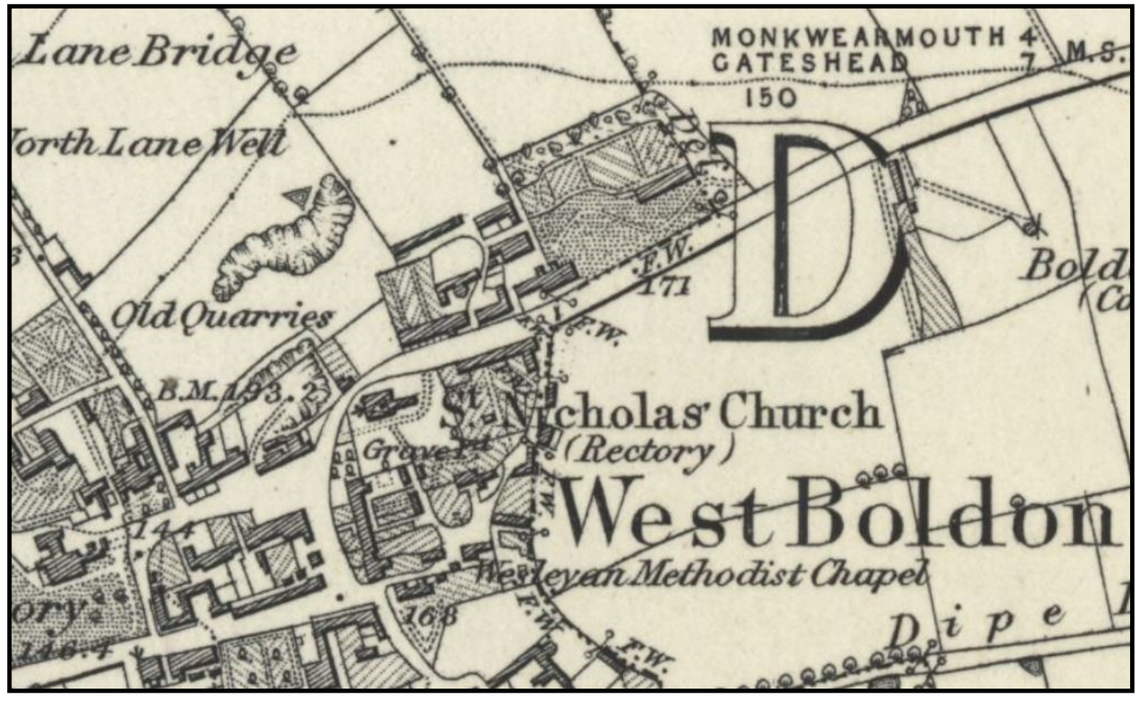

Figure 6—Historic Map of the application site, published 1857 (National Library of Scotland)

5.0 EXISTING & PROPOSED WORKS

As aforementioned, the loft space has previously undergone unauthorised alterations by a previous resident and the current owner of the property, Mr. Peter H. Robinson, would like to approach the option of addressing these alterations and adapting them for sustainable and modern usage. The owner is understanding of the listed building and, with consent, would undertake any proposed works outlined within this document in a sympathetic manner, to ensure that the character, appearance and integrity of the listed building is not prejudiced, thereby preserving the special architectural or historic interest which the building possesses. Requests for changes to the building have only been made where health and safety issues, unsuitability for modern living and/or deterioration of heritage features apply.

Considerations for adapting the loft space:

- Several of the structural beams providing support to the roof have been denoted as failing by a Structural Engineer.
- The loft space had been converted by a previous owner, with skylights and a staircase having been installed; however, the space is still not considered to be habitable. The failure to have previously provided a sufficient source of heating and insulation has rendered the space unsuitable for modern living.

Proposed adaptations:

- Structural bracings to be fitted to failing roof timbers, as outlined within the appended structural documents.
- Removal of the existing timber panelling, shelving and eaves storage to the East and South elevations.
- Installation of timber stud partition wall and doorway to provide two separate rooms (home office & games room), as shown on appended proposed floor plans. (No fixings are to be drilled or nailed into the original timber beams within the roof void)
- Installation of insulation beneath roof covering (depth of visible beam to remain as is)
- Installation of 2nr Economy 7 night storage heaters. (No beams will be interfered with as part of the installation, or positioning of the storage heaters)
- Installation of storage cupboards to unusable floor space, as shown on appended proposed floor plans.

<u>Structural remedial works</u>

Such an alteration will allow for the original beams to be retained. The original roof timbers are of special historic interest and such elements provide character to the area in their appearance, as well as providing structural integrity to the building. For these reasons, replacement of the beams has not been considered, with the preference being in preserving the character of the building.

<u>Removal of the existing timber panelling, shelving and eaves storage</u>

It is not known when the timber panelling and shelving was installed, but it is not thought to be original. Taking into consideration the appearance and character of the property, alteration of this area will be carefully considered to ensure that the current roof timbers remain exposed, protecting the character of the dwelling.

<u>Installation of partition wall and doorway</u>

The proposal is to create two separate rooms within the current loft room. A stud partition wall and doorway is proposed to be installed to the right hand of the current entrance into the loft space. The wall will provide the separation of the two rooms, with a doorway providing access to the home office room(No fixings are to be drilled or nailed into the original timber beams within the roof void). The previously installed skylights are to provide adequate daylight to the proposed rooms post installation, though further electric lighting is required. Consideration has been given to the current effect of the exposed beams within the space, with all beams remaining exposed and unaltered by the addition of the wall, doorway and lighting. The proposed alterations will not impact any of the external aspects of the building. Taking into consideration the appearance and character of the property, the installation of partition walls and/or doorways will be determined by the position of the exposed roof timbers to ensure as much character as possible is retained/visible.

<u>Installation of insulation beneath roof covering</u>

Currently, there is insufficient and/or inadequate insulation beneath the roof covering. During the proposed refurbishment works of the loft space, it is recommended that improved insulation measures are incorporated between the internal finishes and roof covering (depth of visible beam to remain as is). The current provisions have a detrimental affect on the energy efficiency of the dwelling, and improvements here will both improve the suitability and comfort of the space, as well as reducing the environmental impact the dwelling imposes. Taking into consideration the appearance and character of the property, the depth of the insulation will be carefully considered to ensure that the current roof timbers remain exposed, with the depth of the exposure remaining un altered, protecting the character of the dwelling.

<u>Installation of heating</u>

The proposal is to install adequate heating in the newly presented rooms. An economy 7 night storage heater is to be installed into each of the rooms, with associated electrical works being undertaken. There are no current fixed heating provisions within the loft room, with a portable appliance currently being utilised. The installation of such fixed heating measures will afford the space/s with a more suitable means of heating, simultaneously reducing the environmental impact of the dwelling (No beams will be interfered with as part of the installation, or positioning of the storage heaters).

6.0 EXISTING & PROPOSED FLOOR PLANS

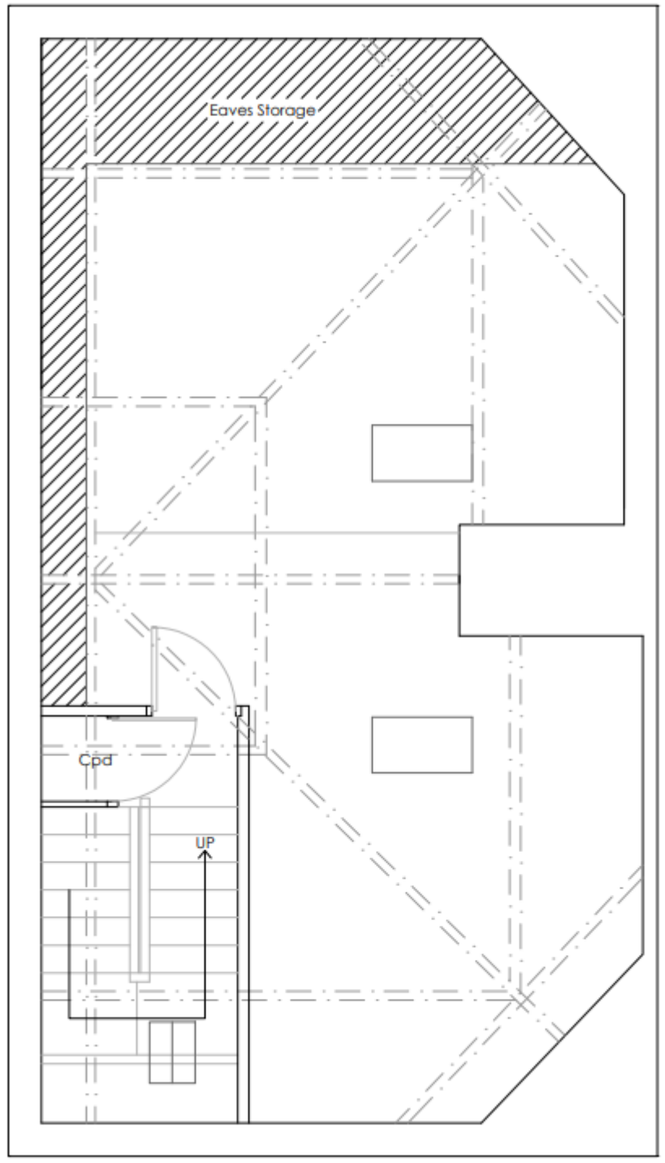

Figure 7—Existing Floor Plan

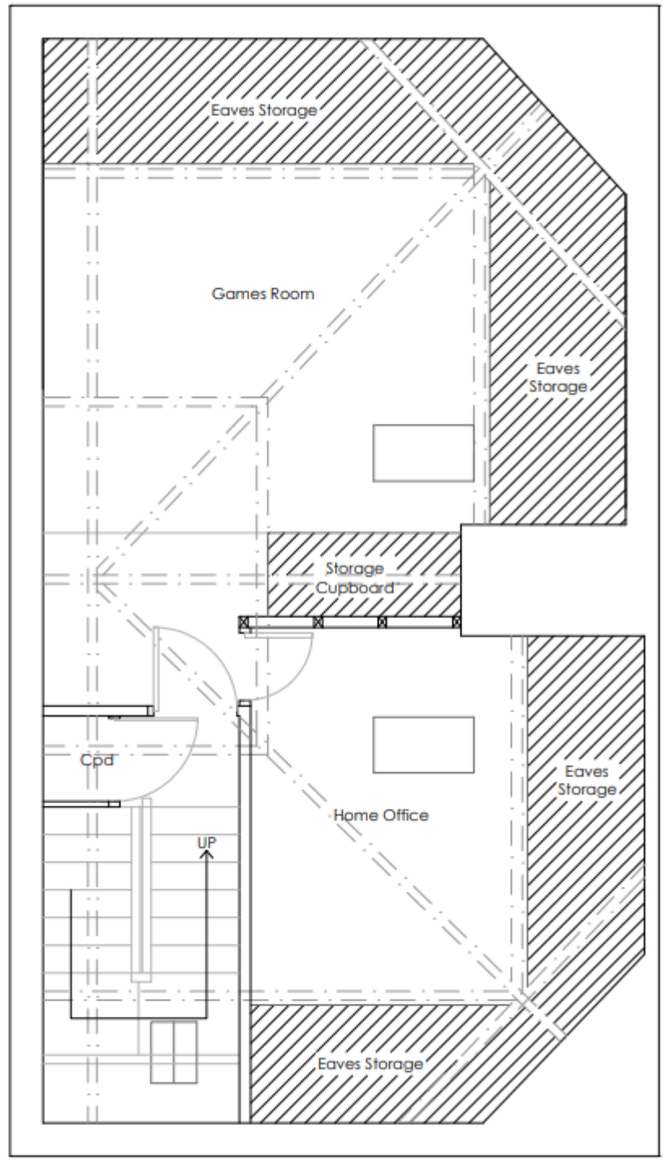

Figure 8—Proposed Floor Plan

7.0 EXISTING INTERNAL IMAGES



Figure 9—General view of current loft space.

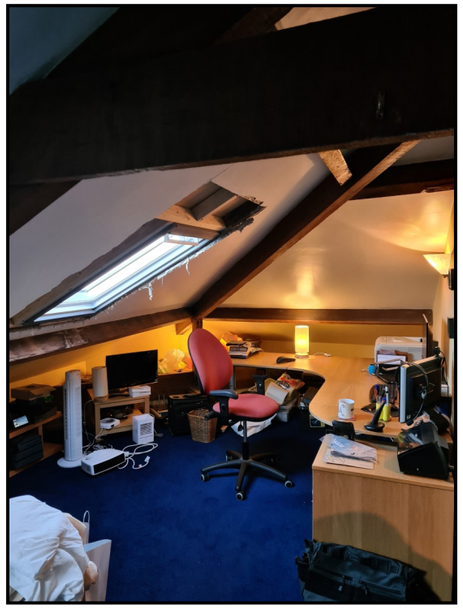

Figure 10—General view of current loft space.



Figure 11—View of current storage, shelving and panelling installation to the party wall. To be removed.

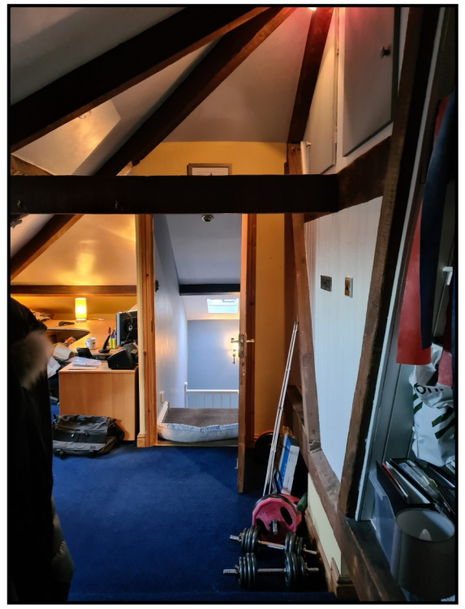

Figure 12—View of the entrance door into the loft space.



Figure 13—View of the original timber roof structure, wall/ ceiling finishes and rooflight installation.

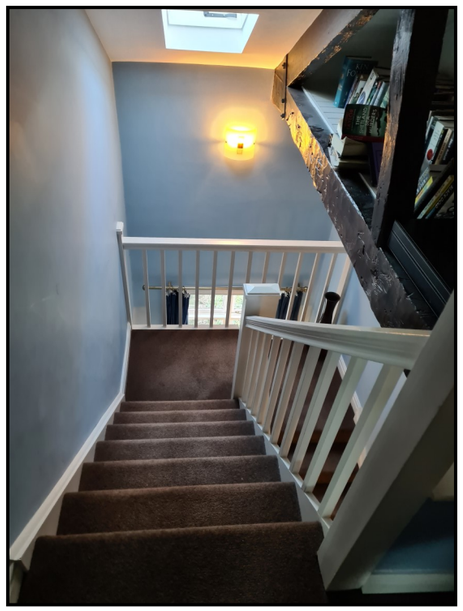

Figure 14—Top of staircase from loft space.



Figure 15—Bottom of staircase from first floor landing.



Figure 16—Damage/ staining to roof timbers below rooflights as a result of the previous rooflight installations failing.

8.0 SUMMARY AND CONCLUSION

8.1 Visual Impact Assessment & Conclusion

We are of the opinion that although the proposed changes will have an impact on the internal appearance of the property, it is not considered to be of substantial harm to the significance of the listed building and/or conservation area, nor will any proposed works be visible externally from the property. The NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Based on the aforementioned structural compromises and poor environmental impact if the dwelling, the proposed works will have a positive impact on the sustainability of the asset, both from a structural perspective, and that from an environmentally sympathetic perspective. The incorporation of structural bracings will allow continued use and preserve the historical and architectural characteristics of the dwelling. The proposed incorporation of modern insulation and heating provisions will reduce the environmental affects that the dwelling imposes upon the environment.

The current loft conversion is a later adaption of 2 Mansion House and was unauthorised, along with the installation of the staircase and 3nr rooflights. The proposed further adaption of the loft space aims to regularise the works that have already been carried out, as well as structurally secure, and environmentally improve upon the space and previous works, making it a habitable space for the family to enjoy. It is proposed that the character of the space is preserved through the continued exposure of the roof timbers, of which are incorporated into the proposed plans of the space.

The rooflight window openings to the Western and Northern elevations have resulted in the loss of historic fabric to the property; however, the openings and window installations are not visible from the front elevation of the building, with only a limited visibility from the Western and Northern elevations. Emergency works were required, and undertaken, by the current owner when the two rooflights to the Western Elevation failed, resulting in substantial water ingress and damage. Consideration was given to appropriate remedial actions being undertaken and, subsequently, conservation style Velux units were installed. Conservation rooflights were chosen to ensure that they were of a sympathetic design, resulting in minimum impact to the external appearance and character of the building (whilst addressing the substandard works previously undertaken).

It should be noted that that similar internal alterations were granted at 3 Mansion House in 2015 (ref ST/1210/14/LBC).

8.2 Workmanship Recommendations

The proposals seeks to provide a minimum intervention policy where able to do so, to prevent further unnecessary, and unsympathetic, alterations to the property, detracting further from the heritage and character of the building and environment. The proposed works would be carried out in a sympathetic manner, using materials, style and construction techniques to match existing, where reasonable to do so. It is important that the proposed alterations to the existing structure are correctly specified, with method statement from suitable specialist contractors. It is important to retain key heritage consultants during the works, to advise and liaise with Conservation Officers.

Due to the listed nature of the building, and the associated conservation area, the owner of the property is open to suggestions from the Conservation Offices regarding preference of materials, styles, colour etc. to give the best possible standard of finish to the property.

The appointed contractors will need to inform the workforce via ‘tool box talks’ of the sensitivities of working within close proximity to heritage features. The contractors are to develop method statements for approval, to outline how such assets are to be protected. It is recommended that a conservation specialist ‘clerk of works’ is appointed to make regular visits to site and keep detailed notes of any works being carried out. The contractors and their workforce are to alert the design team and conservation ‘clerk of works’ should any additional un-anticipated features become clearer / or are uncovered.