Building Surveyors

2 Mansion House, St Nicholas Terrace, West Boldon, NE36 0QW

Design & Access Statement

March 2022

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2 Mansion House

St Nicholas Terrace

West Boldon

NE36 0QW



Reference Number: R1211

Description of Application

Retrospective listed building consent for the addition of a staircase to the second floor (to provide access to the loft space), installation of conservation rooflights and internal finishes. The works were carried out in early-mid 1990's.

Additional consent required for proposed alteration works to the loft space; including installation of a timber stud partition wall and doorway (with no fixings to be drilled or nailed into the original timber beams) to form two separate habitable spaces, as well as the installation of insulation, heating (with no beams being interfered with as part of the installation or positiong), lighting and storage.

Assessment

Context and Surroundings

The site is located at 2 Mansion House, West Boldon. The site comprises of a two-storey terraced dwelling (now three-storey) with a paved yard to the front and garden to the rear.

The property is a Grade II listed building located within West Boldon Conservation Area.

The site is within walking distance of the local amenities of East Boldon and Boldon Colliery including schools, doctors and shopping. In addition, there are local bus routes nearby.

Involvement

Consultations

No known consultations have been made.

Design

The design is influenced by the following:

- Scale and style of the existing house
- Substandard unauthorised works carried out by previous owner
- Householder requirements

- Structural defects found.

The Site

The use of the site is an existing house.

No works have been carried out that effect the external appearance of the building, with exception of the previous installation of conservation rooflights which are located away from the principal elevation.

Layout

The layout is as existing except for the addition of a staircase to the second floor which has been located above the existing staircase.

The current loft space is one large room. The proposed layout will be adapted to form two separate habitable spaces (home office and games room).

Scale

All works are internal.

Landscaping

N/A

Appearance

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, heating and lighting.

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, with no fixings to be drilled or nailed into the original timber beams.

The proposed alterations will not impact any of the external aspects of the building.

Access

Access to the building remains unchanged.

Photographic Schedule

The following photo schedule provides a summary of building photographs for reference only and is not exhaustive.

External		
1.	General view of the listed terrace.	
2.	General view of the front elevation of 2 Mansion House.	

3.	View of the conservation rooflights installed on the Western roof pitch. Limited visibility when viewed from the street.	
Internal		
4.	View of the second flight of stairs providing access to the loft space.	
5.	General view of the current loft space.	

6.	General view of the current loft space.	
7.	Original roof structure to be retained and braced where necessary.	
8.	Current storage, shelving and panelling installation to be removed.	

9.	Damage/ staining noted to timbers beneath rooflights. The damage was a result of the previous installations failing and the subsequent substantial ingress of water. The 2no. rooflights on the West roof pitch have now been replaced with conservation style rooflights.	
10.	New rooflight installations.	