

Heritage Statement

3 Mansion House, West Boldon, NE36 0QW

Overview:

This statement forms part of a planning and listed building application for the replacement rear Toilet window and rear Utility Room patio doors.

Proposal:

Rear Toilet

The existing toilet window at the rear of the property is not a period window and is in a poor state of repair. It is of wood construction with frosted glass panes. It is unopenable due to it being painted shut and showing signs of rot. We are proposing to replace this window with a wood painted framed double glazing unit which looks identical to the one it is replacing and matches the corresponding windows installed in the same location of the adjacent property. The new window will also improve energy efficiency.

Existing Window



Rear Utility Room

The existing Utility Room patio door is of UPVC double glazed construction, which has been poorly installed and is causing damp within the Utility Room. We are proposing to replace this with a UPVC Door and frame with integrated window complete with Georgian bars. The new door and window will also improve energy efficiency and reduce internal dampness.

Existing Patio Door



Identifying the Heritage Asset:

Heritage Category:

Listed Building

Grade

II

List Entry Number

1185551

Date First Listed

26 February 1985

List Entry Name

Mansion House

Statutory Address

Mansion House, 1-5 Harton View/St. Nicholas Terrace

National Grid Reference:

NZ 35236 61186

Details 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 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.

Source

www.historicengland.org.uk/listings/the-list/list-entry/1185551

Assessment of Impact and Mitigation:

The window and patio doors are not considered to be period and were originally installed circa 1960's and 1980's respectively. The window and patio doors are at the rear of the property, not accessible by public and shielded from view at the rear by a large fence/garden wall. They are not viewable from any public highway and not identifiable from public vantage points.

Conclusion:

It is considered that the replacement window and door will not have a negative impact upon the appearance of the conservation area or the listed property.