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## Heritage, Design & Access Statement

Proposed Thermal Upgrade of Existing Link-Extension and Construction of Mezzanine Floor

34 Northside, Stamfordham, NE18 0QG

Ref	Ref 2334NS
Date	Sept '2023
Version	V1.0
Client	Mr & Mrs Clarke

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**Use in conjunction with the following drawings:**

34NS (LO) 01 Location Plan

34NS (EW) 01 Existing & Proposed Site Plans

34NS (EX) 01,02,21 Existing Plan, East Elevation & Section

34NS (GA) 01,02,21 Proposed Plans, East Elevation & Section

## Introduction |

This Heritage, Design and Access Statement has been prepared in support of a Listed Building application for the thermal upgrade of the existing link-extension and installation of a mezzanine floor at 34 Northside, Stamfordham, NE18 0QG.

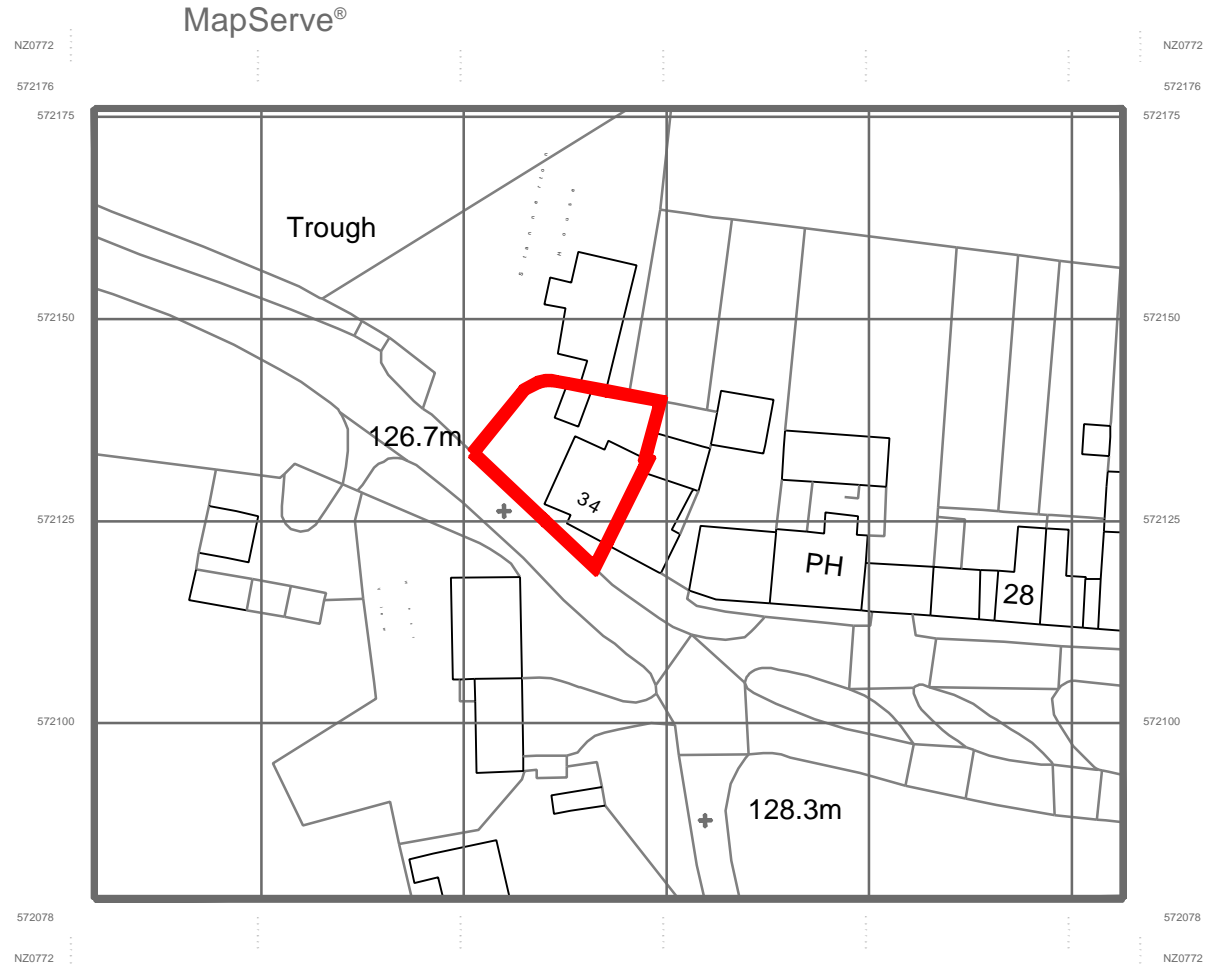
The application site is situated to the northwest of Stamfordham Village some 12 miles west of Newcastle-upon-Tyne and 10 miles northeast of Hexham.

The site is bound to the south and west by the C341 Fenwick to Stamfordham road; to the east by residential properties and to the north by open countryside.

No. 34 Northside is a Grade II listed building and formally comprised 2 no. dwellings; 33 and 34 Northside. Planning application CM/20070431 granted approval to undertake internal alterations including the conversion of an out-building to the north to form a sitting room.

The addition of a double-height link-extension between the lounge (former 33 Northside) and the sitting room (former out-house) offers through access in addition to a staircase leading to first floor bedroom accommodation.

## Location Plan |



— Application Boundary

## Designation Records |

The National Heritage listing for 34 Northside, Stamfordham reads as follows:

33, NORTH SIDE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1042669

Date first listed: 22-Aug-1986

List Entry Name: 33, NORTH SIDE

Statutory Address: 33, NORTH SIDE

Statutory Address: 33, NORTH SIDE

District: Northumberland (Unitary Authority)

Parish: Stamfordham

National Grid Reference: NZ 07672 72122

### Details

This List entry was subject to a Minor Amendment on 25/04/2016. NZ 0772 28/400

STAMFORDHAM NORTH SIDE No. 33 (Formerly listed as: No. 33 THE GREEN (North side))

II

GV

House. C18. Random rubble with Welsh slate roof. 2 storeys, 2 windows. Boarded door to right. On ground floor two 12-pane sashes. On 1st floor two 16-pane Yorkshire sashes.

Gabled roof with small rendered end stack.

Old brick outshot to rear.

## Planning History |

### Reference: CM/75/D/694

Address: 34 Northside, Stamfordham

Description: Erection of additional bedroom, bathroom, kitchen, garage & oil storage area (as amended by letter received 23rd February, letter dated 4th June & plan received 7th June 1976) |

Status: Application permitted  
Decision date: Fri 11 Jun 1976

### Reference: CM/86/D/422

Address: 33 North Side, Stamfordham

Description: Alterations to rear outbuildings to form kitchen and bedroom and erection of "link" extension (as amended by drawing received 30th September, 1986)

Status: Permitted  
Decision made: 7th November 1986

### Reference: CM/87/D/165

Address: Rear Of 34 Northside Stamfordham

Description: Demolition of outbuilding. Rear Of 34 Northside Stamfordham

Status: Application Permitted  
Decision Made: 11th May 1987

### Reference: CM/98/D/406

Address: West End Cottage 34 Northside Stamfordham

Description: Extension to provide dining room with bedroom above

Status: Permitted  
Decision Made: 30th September 1998

### Reference: CM/99/D/183LBC

Address: 33 North Side Stamfordham Newcastle Upon Tyne Northumberland NE18 0QG

Description: Installation of 1 no. Velux roof window

Status: Permitted  
Decision Made: 2nd June 1999

### Reference: CM/03/D/642

Address: West End Cottage 33 And 34 North Side Stamfordham Newcastle Upon Tyne Northumberland NE18 0QG

Description: Demolish and rebuild existing outbuilding at no 33. Erection of link between 33 and 34 and internal alterations

Status: Refused  
Decision made: 6th April 2004

### Reference: CM/03/D/643/LBC

Address: West End Cottage 33 & 34 North Side Stamfordham Newcastle Upon Tyne Northumberland NE18 0QG

Description: Demolish and rebuild existing out building at no 33. Erection of link between 33 and 34 and internal alterations

Status: Refused  
Decision: 6th April 2004

### Reference: CM/20070431

Address: 33 & 34 North Side Stamfordham Ponteland Northumberland NE18 0QG

Description: Demolition of brick lean to outbuilding, construction of two storey link building between existing house and existing detached outbuilding. Demolition of existing stone outbuilding and rebuild as per planning approval 04/D/736LBC

Status: Permitted  
Decision Date: 12th July 2007

External Photos |



Image A



Image B



Image C



Image D

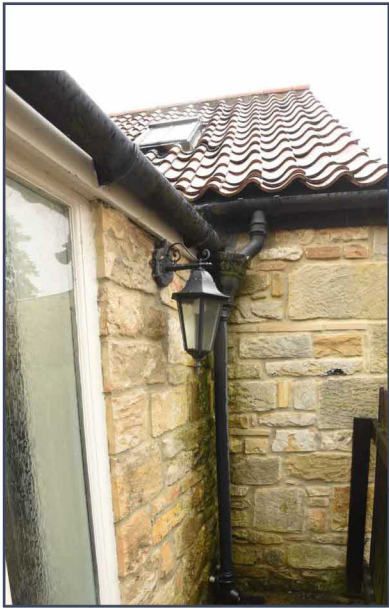


Image E

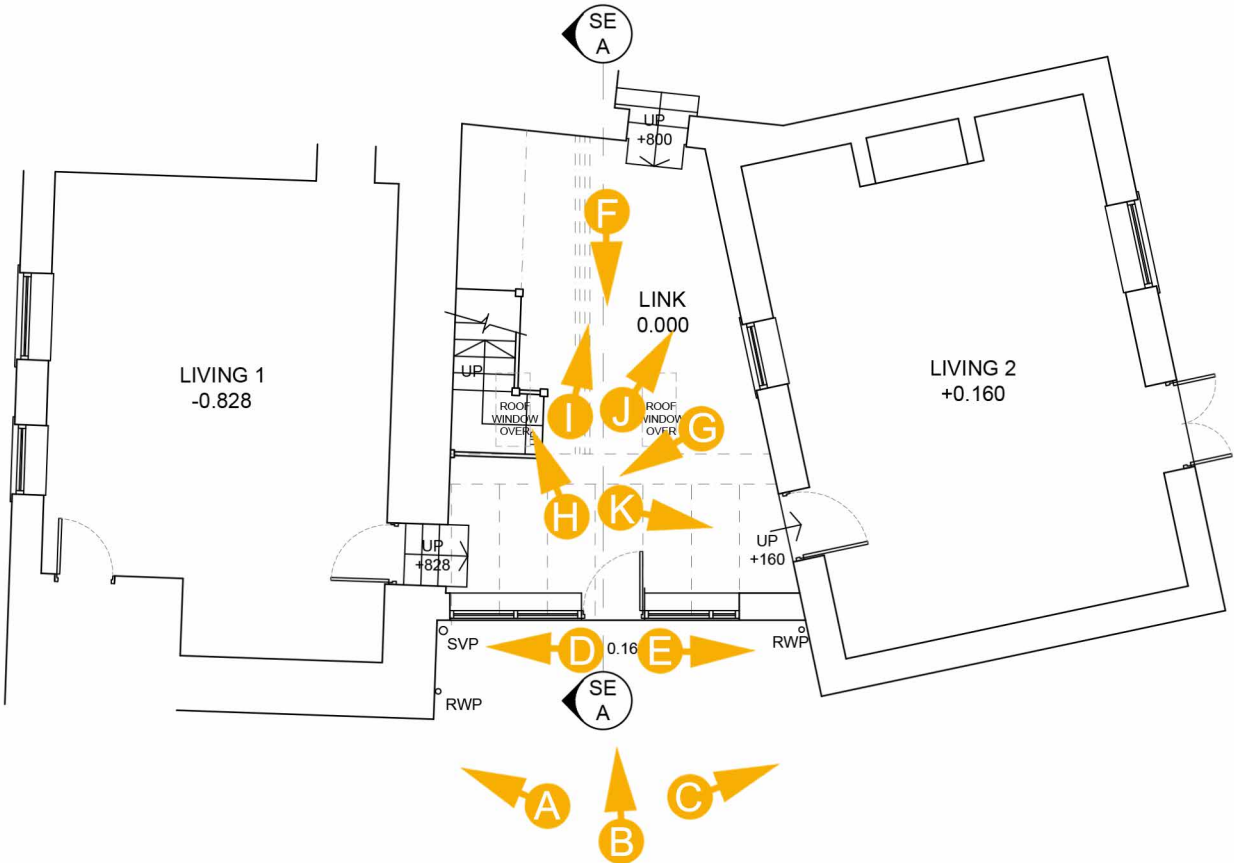


Photo Key | Link Extension - Ground Floor Plan

Internal Photos |



Image F



Image G



Image H

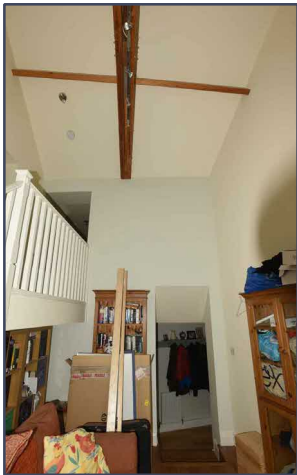


Image I



Image J

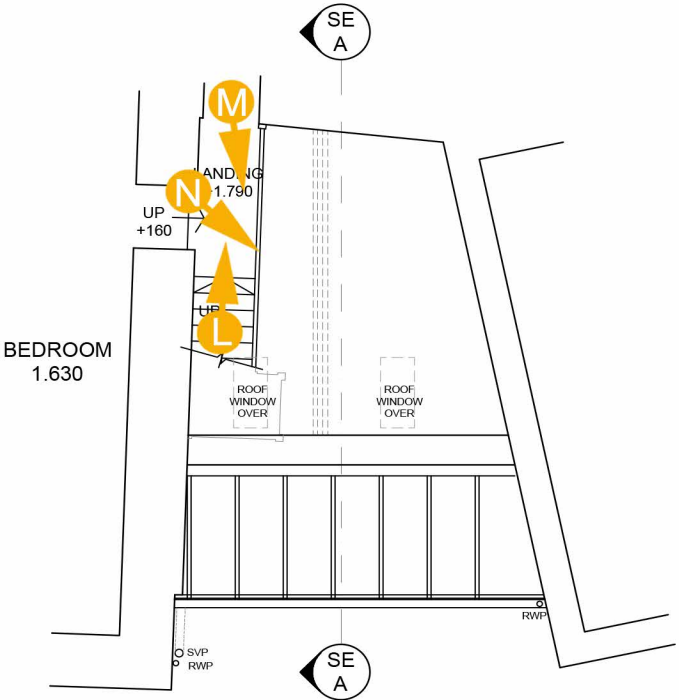


Image K



Image L



Image M



Image N

## Use |

The existing building is a residential dwelling.

This application does not seek to change the use of the building. The double-height existing link-extension forms through access between the sitting room, living room and utility at ground level and provides access to first floor bedroom accommodation.

## Appearance |

The two-storey Grade II listed property is constructed with random rubble sandstone and Welsh slate roof with timber sliding sash and Yorkshire sash window casements with vertical timber panelled doors.

### Link-Extension |

The link-extension is constructed with random rubble sandstone to match existing with double glazed timber windows and fully glazed door to the east. Rainwater pipes and gutters are black UPVC.

The upper roof is Welsh slate to match existing with aluminium roof windows. The lower roof is finished with lead alongside double-glazed roof glazing.

## Access |

Vehicle and pedestrian access are gained from C341 Fenwick to Stamfordham road leading to a private driveway. Vehicle and pedestrian access will remain as existing. External access from the existing link-extension will also remain as existing.

## Amount |

The total ground floor area of the existing link-extension is 24sqm. The proposed mezzanine floor area is 5.5sq m. The total ground floor link extension and mezzanine area will be 29.5sqm.

## Scale |

The scale, form and height of the link-extension will remain as existing.

## Layout |

The link-extension joins the existing ground floor 'living room' to the south (formally no. 33 Northside) with the ground floor sitting room to the north (former out-building). Access can also be gained to the utility and rear garden to the west whilst a stair provides access to first floor bedroom accommodation. External access can also be gained from the link-extension to the east via a single door.

## Waste Disposal |

The proposed works do not affect the existing waste disposal arrangements.

## Parking |

The proposed works do not affect the existing parking arrangements.



## Justification |

The existing link-extension was constructed circa 2008 and does not form part of the buildings original historic fabric.

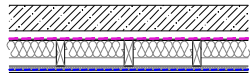
The double height space is thermally inefficient, offers little occupant comfort and is under used. The roof glazing is defective and in poor repair. Three quarter height double glazed timber windows to the east elevation reduce privacy and offer little thermal resistance.

This Listed Building Application seeks to upgrade several thermal elements to improve thermal performance, enhance occupant comfort and maximise privacy without impacting on the existing fabric of the heritage asset. In addition, a mezzanine floor is proposed to provide a much-needed office space for hybrid working. All existing fabric and period features will be retained and the proposed mezzanine floor will be fully reversible.

## Impact |

### External wall |

The existing east facing external wall contains a large expanse of glazing and is thermally inefficient. This proposal seeks to demolish the existing wall and glazing and replace it with a thermally efficient timber frame with 150mm sandstone external leaf to match existing.



#### WALLS - EXTERNAL TYPE 1 - (min U Value | min 0.18 W/m2K)

- 150 Random sandstone wall
- 50 cavity
- BBA approved Kingspan Nlvent .17 Breathable Membrane
- 10 OSB Sheathing
- 150 x 50 timber studs @ 600 ctrs fixed in accordance with Structural Engineers details
- 100 Kooltherm Kingspan K112 friction fit between timber studs\* with 50 service void
- 37.5 Kingspan Kooltherm K118 plasterboard with integrated VCL
- 3mm Skim finish
- \* Perimeter of rigid insulation to be fully filled with expandable insulation foam



Existing East Elevation, Roof Glazing & External Door

### Roof glazing |

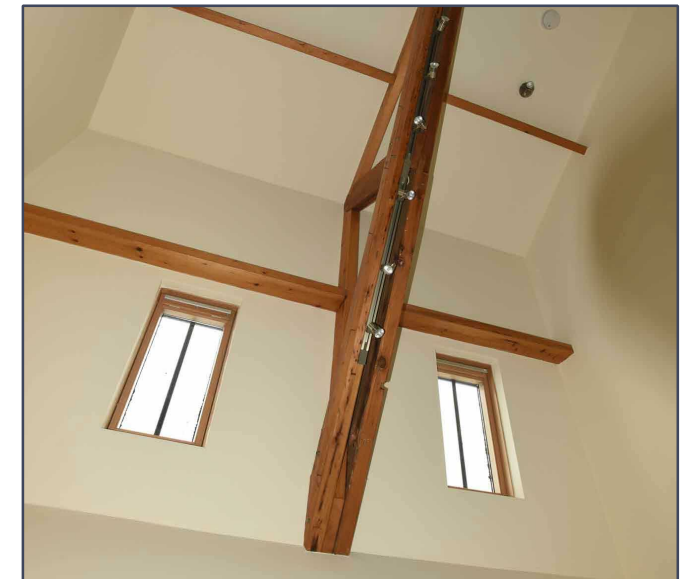
The existing roof glazing is defective and thermally inefficient. This proposal seeks to replace the existing roof glazing with thermally broken PPC roof windows to achieve 1.4 W/m2K (whole window u-value) (or Window Energy Rating Band B minimum) or better to meet current building regulations and improve occupant comfort.

### External Door |

External access from the link-extension will be retained and a new double glazed timber door will be installed to achieve 1.4 W/m2K or Doorset Energy Rating Band C minimum to improve occupant comfort and meet current Building Regulation. Full height opaque glazing will offer occupant privacy.

### Roof Windows |

This proposal seeks to replace 2 no. existing high level east facing roof windows with thermally broken PPC conservation roof windows complete with glazing bars and recessed flashing kit. New roof windows will achieve 1.4 W/m2K (whole window u-value) (or Window Energy Rating Band B minimum) or better to meet current Building Regulations and improve occupant comfort.



Existing Roof Windows

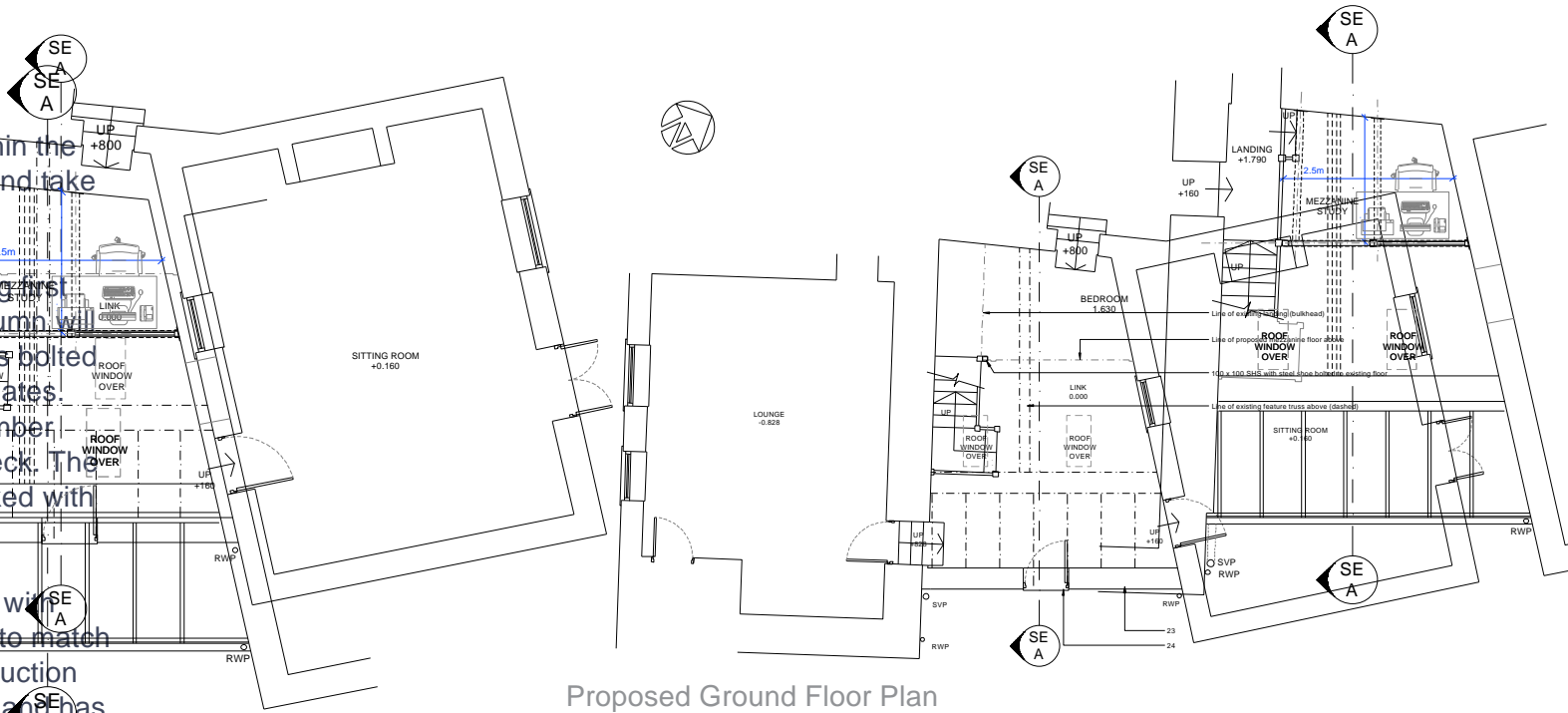
# Impact | continued

## Mezzanine Floor |

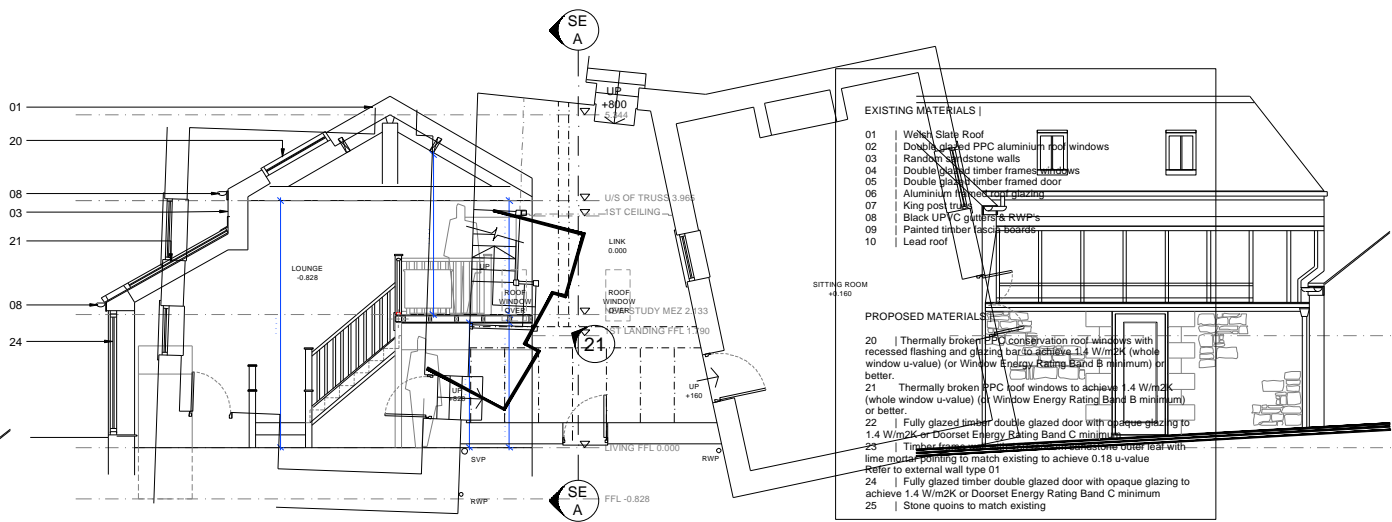
A new mezzanine floor will be constructed within the existing link-extension to form a study space and take advantage of the double height void.

Access to the mezzanine will be off the existing first floor landing via 2 no. steps. A single steel column will support to 2 no. 100 x 100 steel hollow sections bolted to the existing walls complete with steel wall plates. A third SHS will provide support to 100 x 50 timber joists @ 400 qtrs complete with 18mm T&G deck. The underside of the mezzanine will be undercloaked with plasterboard complete with skim finish.

The mezzanine balustrade will be constructed with timber newel posts, spindles and handrails all to match existing. The proposed mezzanine floor construction will not impact the fabric of the Listed Building and has been designed to be fully reversible.

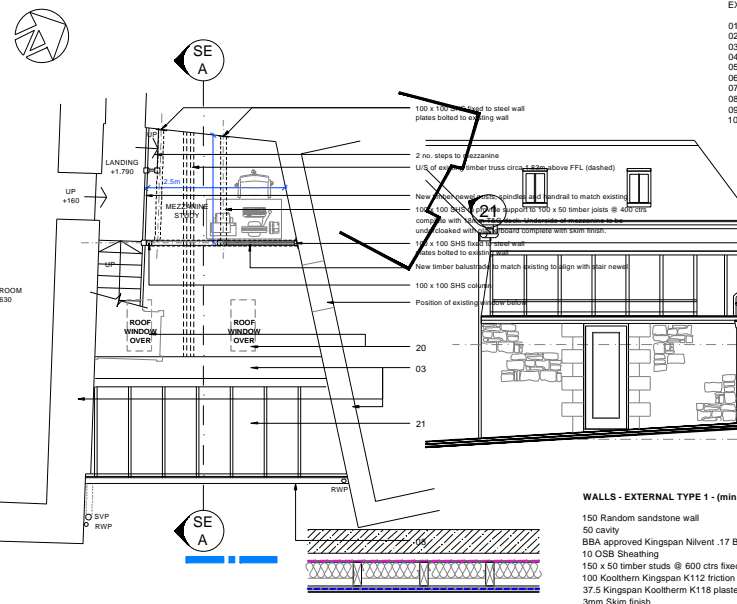


Proposed Ground Floor Plan



Proposed Section

- EXISTING MATERIALS |**
- 01 | Welsh Slate Roof
  - 02 | Double glazed PPC aluminium roof windows
  - 03 | Random sandstone walls
  - 04 | Double glazed timber framed windows
  - 05 | Double glazed timber framed door
  - 06 | Aluminium handrails
  - 07 | King post truss
  - 08 | Black UPVC gutters & RWP's
  - 09 | Painted timber (see boards)
  - 10 | Lead roof
- PROPOSED MATERIALS |**
- 20 | Thermally broken PPC conservation roof windows with recessed flashing and glazing gap to achieve 1.4 W/m2K (whole window u-value) (or Window Energy Rating Band B minimum) or better.
  - 21 | Thermally broken PPC roof windows to achieve 1.4 W/m2K (whole window u-value) (or Window Energy Rating Band B minimum) or better.
  - 22 | Fully glazed timber double glazed door with opaque glazing to 1.4 W/m2K or Doorset Energy Rating Band C minimum
  - 23 | Timber door set with lime mortar pointing to match existing to achieve 0.18 u-value. Refer to external wall type 01
  - 24 | Fully glazed timber double glazed door with opaque glazing to achieve 1.4 W/m2K or Doorset Energy Rating Band C minimum
  - 25 | Stone quoins to match existing



Proposed First Floor Plan / mezzanine

**WALLS - EXTERNAL TYPE 1 - (min U Value | min 0.18 W/m2K)**

- 150 Random sandstone wall
- 50 cavity
- BBA approved Kingspan Nlvert. 17 Br
- 10 OSB Sheathing
- 150 x 50 timber studs @ 600 cns fixed
- 100 Kooltherm Kingspan K112 friction fit
- 37.5 Kingspan Kooltherm K118 plaster
- 3mm Skim finish
- \* Perimeter of rigid insulation to be fully

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