

Project Feasibility Report

Project: Loft conversion, chimney removal, kitchen/dining knock-through and first-floor bathroom reconfiguration

Site: [redacted]
[redacted]

Local Authority: Newcastle City Council (England)

Prepared by: Arkiplan

Date: 14 August 2026

Basis: Design meeting with Dave Chamberlain — no drawings or survey yet

Read this first — the basis of this report, and the one question that has to be settled before anything else. There are no drawings, no measured survey and no 3D scan yet, so every dimension here is an estimate taken from the discussion and from live property data. Live planning data was retrieved on 13 August 2026 (Searchland; EPC register; HM Land Registry; satellite and street imagery). **Cost confidence is Low** and the ranges are deliberately wide. Separately, one planning question is genuinely unresolved and it changes the answer on the front-facing view opening: **we cannot yet confirm [redacted] or outside the Jesmond conservation area boundary**. The mapped conservation area and the Grade II registered park at Jesmond Dene both return within a 40m radius of the property but not at the property point itself, which is exactly what you would expect if the boundary runs close by. This should be confirmed with Newcastle City Council before design work starts — see Section 2.

1 Build Cost Estimate

APPROXIMATE BUILD COST — CORE AGREED SCHEME

£107,000 + VAT

Construction cost only · no extension · front view opening and en-suite priced separately · North East pricing · Cost confidence: **LOW**

Likely range £80,000 – £144,000 + VAT

The Agreed Scheme

You have been [redacted] and this is not a project about resale — it is about making a house you already like work properly for how you live now. Nothing here extends the footprint. Every element is inside the existing envelope: opening the kitchen into the dining room, taking the chimney out from top to bottom, converting the loft with rooflights only, and turning the bathroom, the separate WC and the awkward space beside them into one good bathroom. The two things that shape the whole design are the **landing picture window**, which the new staircase must not spoil, and the **view north-east over Jesmond Dene from the front**, which is the reason for wanting an opening in the front roof slope at all.

Element	What it involves	Consent
A. Loft conversion — rooflights only <i>≈22m² usable</i>	A bedroom and an evening sitting room in the roof. Deliberately no rear dormer — you do not like them, and keeping the south-west slope clear leaves it available for solar. The new staircase does not go up over the existing stairs, because that would ruin the landing picture window. Instead it rises from the two small front bedrooms, turns clockwise and arrives centrally in the loft. Hot water cylinder relocated into eaves storage.	Rear/side rooflights: permitted development Front rooflights: permission needed
B. Kitchen into dining room <i>plus full chimney removal</i>	Take out the wall between kitchen and dining room, leaving short nibs of roughly 300–400mm beside the fridge-freezer. Removing the wall completely would need steel posts on pad foundations, which is why the nibs are the sensible default. Separately, remove the chimney breast top to bottom — dining room, bedroom, attic and the stack — in one go rather than in stages.	Internal — none needed Stack: see Section 2

C. First-floor bathroom, re-planned	Merge the bathroom, the separate WC and the space adjoining them into a single room. Walk-in shower / wet-room floor, double basin, the angled door kept because it works, and the roughly 80cm × 80cm triangle in front of the current loo recovered as usable floor. The redundant half-century-old bedroom sink comes out.	None needed
D. Kitchen and finishes to the combined space	New kitchen and the finishes, lighting, heating and decoration across the whole combined kitchen/dining room once the wall is out. This is the item with the widest possible spread — Dave's benchmark on the day was that kitchens run anywhere from £5,000 to £50,000.	None needed
E. Electrics and site set-up	The electric meter and consumer unit under the stairs. Rather than paying the distribution network operator around £1,500 to move the supply plus roughly £500 of opening-up, the solution found in the meeting is to reverse the consumer unit onto the garage face of the same wall . Plus scaffolding, protection, welfare and waste.	None needed
<i>Solar PV and air source heat pump</i>	<i>Both agreed as wanted, both confirmed as not needing planning permission, and both sit outside Arkiplan's scope — they go to specialist installers. The ASHP is priced below for reference only.</i>	<i>Permitted development</i>

Cost by Element

Element	Build cost	Likely range	Main content
A. Loft conversion, rooflights only	£41,900	£31,400 – £56,500	Structural floor, dormer-free roof insulation and lining, bespoke turning staircase, fire separation to the stair route, rooflights, two rooms fitted out, eaves storage and cylinder relocation.
B. Structural opening + chimney removal	£13,500	£10,100 – £18,200	Roughly £5,500 for the kitchen/dining opening with nibs and a beam, and £8,000 for the full-height chimney breast and stack removal including roof making good.
C. Bathroom reconfiguration	£20,200	£15,100 – £27,300	Strip out, wall removal, tanked wet-room floor, walk-in shower, double basin, WC, tiling, heating, ventilation, and removal of the bedroom sink.
D. Kitchen and finishes	£27,800	£20,800 – £37,500	Kitchen units, worktops and appliances at around £17,000, with flooring, plastering, lighting, electrics, heating and decoration across the combined room.
E. Electrics and preliminaries	£3,700	£2,800 – £5,000	Consumer unit reversal, scaffolding, protection, welfare, skips and waste.
Core scheme	£107,000 + VAT	£80,000 - £144,000	Construction cost only · £128,000 including VAT

Priced Options — Your Choices, Not Part of the Headline

These are the decisions still genuinely open. None of them is in the £107,000 above. The front view opening in particular is a planning question as much as a cost one, and Section 2 should be read alongside this table.

Option	Add	What you get, and the honest view
Velux Cabrio balcony window	£5,100	Opens out into a small balcony from a rooflight. Cheapest route to the view. Dave's reservation, stated plainly on the day: <i>"I don't think anyone ends up really using them."</i> Good for a moment, not for sitting with a coffee.
Velux Terrace (Dave's preference)	£9,300	A proper terrace opening with a fixed lower element and a genuinely usable standing space. Costs nearly double the Cabrio but is the one you would actually use. Position it 40–50cm clear of the shared chimney stack.
Front dormer (hipped roof, French doors, railings)	£15,200	A hipped-roof dormer with slim French doors and glazing bars, and metal spindled railings — explicitly not a glass balustrade. Architecturally the best of the three and the most usable. It is also by some distance the highest planning risk — see Section 2 and the two local refusals on Osborne Avenue.

En-suite to the main bedroom	£9,400	Not agreed. Tim: “I’m not. No, I’m not... But you might be able to be persuaded.” Priced so the decision can be made on a real number rather than a guess. It is easier and cheaper to design in now than to add later.
Full wall removal instead of nibs	£3,000	Removes the 300–400mm nibs beside the fridge–freezer entirely. Needs steel posts on pad foundations, which means breaking up the floor. A genuinely modest cost for a cleaner opening — worth deciding once you can see it in 3D.
Whole-house rewire	£6,300	Not discussed and not assumed. Listed only because a house of this age with work happening across three floors is the natural moment to consider it. Have the existing installation tested before deciding.
Air source heat pump	£9,700	Reference figure only — specialist installer, outside our scope. Solar PV likewise excluded, and best quoted once the roof design is fixed.

How This Compares With the Figures Discussed in the Meeting

Several numbers were put on the table during the meeting, and it is worth being clear about where this report agrees with them and where it does not, rather than letting a gap appear later.

Item	In the meeting	This report (ex VAT)	Why
Loft conversion, Velux only	≈£30,000	£41,900	The main difference. £30,000 is a fair figure for a straightforward rooflight conversion with a stair straight up over the existing one. Yours is not that. The staircase rises from the two front bedrooms and turns — a bespoke stair, plus re-planning two rooms to release the space, plus fire-separating the whole stair route from ground to loft. That, and fitting out two rooms rather than one, is where the extra sits.
Kitchen/dining wall removal	“closer to five” (£5,000)	£5,500	Close agreement. The nib solution is what keeps it here rather than higher.
Chimney, top to bottom	£3,000 – £15,000	£8,000	Sits mid-range, as expected for doing all four levels and the stack in one visit rather than in stages. The spread in the meeting was a fair description of how much contractor pricing varies on this item.
Kitchen	£5,000 – £50,000	£17,000 <i>within item D</i>	Mid specification assumed. This is the single easiest number to move in either direction once you have chosen.
Bathroom reconfiguration	not priced	£20,200	Agreed on the day but not costed. A tanked wet-room floor and a double basin put it above a like-for-like bathroom replacement.
Meter / consumer unit move	£1,500 DNO + ≈£500 opening-up	avoided	The reversal onto the garage face of the same wall, worked out live in the meeting, removes this cost almost entirely. A good result.

Basis: Arkiplan Build Cost Reference (Edition 4), Cardiff base Q2 2025–26, mid specification detected from the brief (walk-in wet room, double basin, quality kitchen, solar and heat pump intentions) rather than from drawings. Regional factor ×0.97 (North East). Indexed to Q3 2026 at an assumed 3.5%/yr (×1.044); live ONS/BCIS index data was not reachable during this run, so the uplift is assumed, not measured. Cross-check: the loft element works out at roughly £2,280/m² all-in over 22m², against a loft-conversion band of £1,300–£2,400/m² — near the top, which is correct for a bespoke turning staircase and two fitted rooms. Figures rounded; components may not sum exactly.

Rooms and Spaces — Existing and Proposed

Space	Existing	Proposed	Status
Kitchen	Yes — separate from the dining room	Opened into the dining room, new kitchen fitted, nibs retained beside the fridge–freezer	Altered
Dining room	Yes — with the chimney breast	Combined with the kitchen; chimney breast removed	Altered
Front reception / bay window room	Yes — bay window to the front	Not part of this scheme	Retained
Hall, stairs and landing	Yes — large picture window to the landing	Retained. The picture window is a design constraint, not a variable — the new loft stair is routed away from it.	Retained — protected

Bedroom — main	Yes, with a redundant sink	Sink removed. En-suite is an option, not agreed.	Altered
Two small front bedrooms	Yes	Re-planned to take the new loft staircase rising and turning clockwise	Altered — key move
Bedroom with chimney breast	Yes	Chimney breast removed and made good	Altered
Bathroom	Yes	Merged with the WC and adjoining space into one room	Altered
Separate WC	Yes	Absorbed into the new bathroom; the triangle of floor in front of it recovered	Removed
Attic / roof space	Unconverted, with the chimney passing through	Bedroom plus evening sitting room, rooflights, eaves storage, cylinder relocated here	New accommodation
Chimney stack	Yes — shared stack noted at the front	Removed to roof level and made good	Removed
Garage	Yes — at the front of the house	Unchanged, except that the consumer unit is reversed onto its face of the shared wall	Retained
Understairs cupboard	Yes — houses the meter and consumer unit	Consumer unit reversed out; cupboard freed up	Altered

This reconciliation is built from the meeting discussion, not from plans. It must be re-run against the 3D scan output, and any space not mentioned in the meeting — a porch, a store, a downstairs WC — added at that point.

Where the Money Goes, and Where It Could Be Saved

- **The staircase is the expensive idea, and it is the right one.** Protecting the landing picture window costs real money. It is also the decision you would most regret reversing, so it is not the place to economise.
- **The kitchen is the flexible number.** Moving from mid to budget specification saves around £8,000–£10,000; moving up spends it just as easily.
- **Do the chimney once.** Doing the stack, attic, bedroom and dining room in a single visit is materially cheaper than returning — scaffolding and making good get paid for twice otherwise.
- **Choose the front opening on use, not on price.** The Cabrio saves £4,200 against the Terrace, but by Dave's own account you would probably not use it.
- **Decide the en-suite now either way.** Designing it in and not building it is cheap. Adding it after the bathroom is finished is not.
- **Keep the nibs unless the 3D model says otherwise.** £3,000 and a broken-up floor to remove 300mm of wall is only worth it if you can see that it matters.
- **Get solar and the heat pump quoted separately.** They are specialist installs and bundling them into a builder's price usually costs more, not less.
- **Sequence around the loft.** Doing the loft first means the stair, fire doors and disruption happen once, before the new kitchen and bathroom are finished and need protecting.

Build Cost Exclusions. VAT. Professional fees, including our own, the structural engineer, building control and any planning application fee. Solar PV and the air source heat pump. Whole-house rewire, replumb or new boiler. Any window replacement — none is proposed and none is priced. Redecoration outside the rooms affected. Garden and external works. Furniture, appliances beyond the kitchen allowance, blinds and curtains. Asbestos removal if found. Any structural work arising once floors and plaster are opened up. Coal mining report and any consequential works. Party Wall surveyor fees and awards. Contingency — we recommend holding 10–15% separately, at the upper end until the survey is done.

2 Planning Feasibility

90–95%

Lawfulness confidence —

core scheme: internal works, chimney removal, and the loft with rooflights to the rear and side slopes

— band: *Very strong* (indicative)

Route: No planning application. Lawful Development Certificate recommended for the record

45–55%

Estimated planning approval likelihood —

front-facing view opening: Velux Terrace or Cabrio

— band: *Uncertain* (indicative)

Route: Householder planning application to Newcastle City Council, 8–12 weeks

25–35%

Estimated planning approval likelihood —

front dormer with French doors and railings

— band: *Low without changes* (indicative)

Route: Householder planning application to Newcastle City Council, 8–12 weeks

Newcastle City Council · England · NPPF / GPDO 2015 · Searchland data retrieved 13 August 2026

Planning Summary

The good news first, because it covers most of your money. Almost everything in the £107,000 core scheme needs no planning permission at all. Knocking the kitchen into the dining room, removing the chimney breast internally, and re-planning the bathroom are internal works to a house that live data returns as **not listed**. Converting the loft with rooflights on the rear and side slopes is permitted development under Class C of the GPDO 2015, and the deliberate decision to avoid a rear dormer keeps you clear of the volume limits and of Class B entirely. Live retrieval found **no Green Belt, no National Landscape, no listed building or curtilage listing, and no fluvial or tidal flood zone** at the property.

The difficulty is concentrated in one place: **the front roof slope**, which is the elevation facing the highway and, unfortunately, also the elevation facing the view over Jesmond Dene that prompted the idea. Roof alterations on the principal elevation fronting a highway are excluded from permitted development, so any opening there — rooflight, Cabrio, Terrace or dormer — needs a householder planning application. That was correctly identified in the meeting. What has emerged since is that the front elevation is also where two related risks sit: the unresolved conservation-area boundary, and a very recent pattern of local refusals for exactly this kind of proposal.

The conservation area question — unresolved, and it needs answering first. A search of the live constraint dataset within a 40m radius of the property returns both the **Jesmond conservation area** and the **Grade II registered park and garden at Jesmond Dene**. A search at the property point itself returns neither. The property coordinates we used were derived from the address and are explicitly approximate, so this pattern is consistent with the boundary running close to — and possibly through — the immediate area rather than with a clear answer either way. Two pieces of local evidence pull in opposite directions: **4 Wellburn Park** obtained a Lawful Development Certificate in July 2025 for a hip-to-gable conversion with a rear dormer, which would not be lawful on conservation-area land; while **29 Wellburn Park** filed a “trees in a conservation area” notification, which only applies inside one. **Action: confirm the designation with Newcastle City Council, or on their policies map, before any design work begins.** It is a free, same-week check. the conservation area, Class B is removed entirely, a dormer becomes a full application judged strictly on character under DAP Policy DM15, and the likelihood shown above should be read at the very bottom of its band.

Site-Specific Constraints

Constraint	Applies?	Evidence / source	Impact	Risk
Conservation area	Unresolved	Searchland, 13 Aug 2026 — returned within 40m radius, not at the site point	If it applies: removes Class B permitted development entirely, so any dormer needs full permission and is judged on character. Does not affect rear/side rooflights.	High
Registered park and garden	Nearby — Grade II	Searchland, 13 Aug 2026 — Jesmond Dene, returned within 40m radius	Setting of a designated heritage asset is a material consideration for anything visible from the Dene side. Reinforces the front-elevation sensitivity.	Medium

Article 4 direction	Yes — but not relevant	Searchland, 13 Aug 2026 — HMO C3 → C4 direction, made 25 November 2011, covering parts of Jesmond, Heaton, High West Jesmond, South Gosforth, Sandyford and Spital Tongues	Removes permitted change of use from a family house to a small HMO. It has no effect on extensions, loft conversions or roof alterations.	Low
Listed building / curtilage	No	Searchland, 13 Aug 2026 — no record returned	No listed building consent required.	Low
Green Belt	No	Searchland, 13 Aug 2026 — not returned at the site	CSUCP Policy CS19 and DAP Policies DM31/DM32 do not apply.	N/A
Flood risk	Partial	Searchland, 13 Aug 2026	No fluvial or tidal flood zone. A 1-in-30 surface water flood extent is recorded within 40m. No extension or new footprint is proposed, so this is a drainage note rather than a planning constraint.	Low
TPO / trees	Yes — nearby	Searchland, 13 Aug 2026 — 11 tree records within 80m, under TPO 1968/007 and TPO 2013/005	No excavation or foundations are proposed, so no root protection issue. It matters for scaffold positions and any site access over root protection areas — and, if the conservation area applies, for any tree work at all.	Medium
National Landscape / AONB	No	Searchland, 13 Aug 2026	None applies.	Low
Settlement boundary	Within	Searchland, 13 Aug 2026 — established urban area	No countryside or open-land policy engaged.	Low
Planning history	Active locally	Searchland, 13 Aug 2026 — see precedent table	Loft conversions are routinely approved. Front dormers are being refused. The distinction is unusually clear-cut here.	High for front dormer
Coal mining legacy	Yes	Searchland, 13 Aug 2026 — surface coal resource area, mining reporting area, north-east mining groundwater constraint, three abandoned mine catalogue entries	A building regulations and conveyancing matter, not a planning one. Obtain a Coal Authority mining report, particularly if you choose the option with pad foundations.	Medium (technical)

Nearby Precedent

Reference	Proposal	Route	Decision	Why it matters
79 Osborne Avenue 2026/0138/01/HOU	Two dormer windows to the front, replacing two Velux rooflights	Householder	Refused 19 Mar 2026	Almost exactly the front-dormer question you are asking, refused five months ago. The single most relevant decision on the register.
97a Osborne Avenue 2026/0271/01/HOU	Householder alterations	Householder	Refused 2 Apr 2026	A run of three refusals and one withdrawal at one address in twelve months. The applicant is a lettings company, so some of this may reflect the nature of the proposals rather than the street — but the pattern still shows officers refusing rather than negotiating.
97a Osborne Avenue 2025/0835/01/HOU	Householder alterations	Householder	Refused 18 Sep 2025	

97a Osborne Avenue 2025/0445/01/ HOU	Householder alterations	Householder	<i>Withdrawn</i> May 2025	Withdrawn rather than decided — usually a sign that officers indicated refusal before determination.
4 Wellburn Park 2025/0709/01/ LDC	Loft conversion — hip-to-gable, rear dormer, two rooflights to the front	Lawful Development Certificate	Approved 3 Jul 2025	Confirms loft conversions of this type are being certified as lawful nearby — and, importantly, implies that property is outside the conservation area, since a rear dormer would not be permitted development inside one.
4 Wellburn Park 2025/0708/01/ HOU	First-floor extension over the garage	Householder	Approved 2025	Newcastle is granting householder permissions in this immediate area where the design is conventional.
47 Wellburn Park 2022/1649/01/ HOU	Dormer to the north-east elevation and roof enlargement	Householder	Approved Dec 2022 <i>amended</i> May 2025	The best evidence that a dormer <i>can</i> be approved here — but it is on a side elevation, not the principal front elevation, which is the material difference.

Retrieved from Searchland planning and appeals datasets on 13 August 2026 within a 200–300m radius of the site. Distances are approximate because the site coordinates are address-derived.

Policy and Design Assessment

- **Development plan.** Newcastle's plan is in two parts: the Core Strategy and Urban Core Plan for Gateshead and Newcastle 2010–2030 (CSUCP, adopted March 2015) and the Development and Allocations Plan 2015–2030 (DAP, adopted June 2020). A new joint local plan with Gateshead was launched in February 2025 and is in preparation; the adopted plans remain in force.
- **Heritage — DAP Policy DM15 (Conservation of Heritage Assets).** This is the policy that decides the front opening if the conservation area applies, and it is also engaged by the setting of the Grade II registered park at Jesmond Dene. It is the reason the boundary question has to be settled first rather than assumed.
- **Loft conversions — Householder Design Guide, Series 5.** Newcastle's adopted guidance is explicit that **rear dormers are more acceptable than front dormers**, that a dormer must not rise above the existing ridge, and that it must not dominate the roof plane. Your instinct to avoid a rear dormer for aesthetic reasons unfortunately points you towards the one location the guidance likes least. The 200mm eaves setback and the 50m³ volume allowance for a semi-detached house apply to dormers, not to rooflights.
- **Design of the front option.** If you pursue the dormer, the details discussed in the meeting are exactly the right ones to hold onto: a **hipped roof** rather than a flat-roofed box, slim French doors with glazing bars, and **metal spindled railings rather than a glass balustrade**. That is a traditional vocabulary appropriate to a 1930s Jesmond semi and it is the version most likely to survive an officer's assessment. A flat-roofed box dormer with frameless glass would be refused.
- **Amenity and overlooking.** A front terrace or balcony overlooks the street and the Dene rather than a neighbour's garden, which is materially better than a rear terrace would be. Separation to the properties opposite has not been measured and should be established from the scan.
- **Policy citation note.** DM15, CS18 and CS19 are confirmed policy references from our Newcastle guide. A specific adopted development-management policy number for general residential design and amenity is **unconfirmed** for Newcastle in our library, so it is not cited here rather than substituted with generic wording. It should be established from the DAP before any application is submitted.

What Needs Permission and What Does Not

Work	Consent	Basis
Kitchen/dining knock-through, bathroom re-plan, internal chimney breast removal	None	Internal works to an unlisted dwelling. Building regulations apply; planning does not.
Loft conversion with rooflights to the rear and side slopes	Permitted development	GPDO 2015 Sch.2 Pt.1 Class C. Rooflights must not protrude more than 150mm beyond the roof plane or exceed the highest part of the roof. Not affected by conservation-area status.

Chimney stack removal	Likely PD — confirm	Also Class C. Where the alteration is on a roof slope fronting a highway and the property is on Article 2(3) land such as a conservation area, Class C is not available. The stack is described as shared, so its position relative to the front elevation needs establishing from the survey.
Any opening in the front roof slope — rooflight, Cabrio, Terrace or dormer	Planning permission	Principal elevation fronting a highway. This was correctly identified in the meeting and is not affected by the conservation-area question — permission is needed either way.
Solar PV and air source heat pump	Permitted development	Class A of Part 14 (solar) and Part 14 (heat pumps), subject to the standard siting and MCS conditions. Confirmed in the meeting. Conservation-area status would add conditions to the solar array's position on the front slope, but the array is intended for the south-west slope.

Main Planning Risks

- **The conservation area boundary is unconfirmed.** Everything about the front opening turns on it. Settle it before spending money on design.
- **Front dormers are actively being refused nearby.** A directly comparable proposal at 79 Osborne Avenue — replacing front Velux windows with two front dormers — was refused in March 2026. That is recent, local and specific.
- **Newcastle's own design guidance discourages front dormers.** Series 5 of the Householder Design Guide is explicit about preferring rear dormers. You are proposing the opposite for good reasons of view and personal taste, but the policy wind is against it.
- **The setting of Jesmond Dene.** A Grade II registered park in the immediate vicinity raises the bar for anything visible from that direction — which is, by definition, the elevation you want to open up.
- **Nothing has been measured.** No survey, no drawings, no confirmed roof pitch or ridge height, no measured separation to the properties opposite. Every judgement above is capped by that.
- **A fallback exists and is worth naming.** If the front opening is refused, the loft still works: it is a bedroom and a sitting room with rooflights to the rear and side, and it costs £107,000 rather than £122,000. The view is the upgrade, not the project.

Recommendations

- **Confirm the conservation area designation this week** with Newcastle City Council or their policies map. Free, quick, and it determines the design strategy.
- **Take a pre-application enquiry to Newcastle** on the front opening specifically, showing the hipped-roof dormer with French doors and metal railings alongside the Velux Terrace as a fallback. Given two refusals within five months on comparable proposals, a pre-app is worth its fee here.
- **Apply for a Lawful Development Certificate for the loft conversion** covering the rooflight-only scheme. It is not required, but it removes the risk of a dispute at sale, and the 4 Wellburn Park LDC shows Newcastle grants them for this exact work.
- **Book the 3D scan.** Roughly three days on site plus two days processing, then about ten days to the designer meeting, two to three weeks for drawings, and two to three months for a planning decision if one is needed. The scan is what turns almost all the assumptions in this report into measurements.
- **Get the structural engineer to confirm the chimney wall early.** If the floorboards run along the house, the joists run front to back, and that wall may be carrying nothing but the chimney — which would make the removal considerably simpler and cheaper.
- **Separate the specialists.** Solar and the heat pump go to their own installers, quoted once the roof design is fixed.

Non-Planning Feasibility — Building Regulations and Legal Matters

Matter	Applies?	What it means for you
Loft conversion — fire safety	Yes — governs the design	A loft conversion makes the house three storeys, which triggers a protected escape route: fire doors to every room off the stair, 30-minute separation, interlinked alarms and escape windows to the new rooms. Because your staircase rises from the two front bedrooms rather than over the existing stairs, the protected route has to be worked out carefully and early — it is the item most likely to force a layout change. Sprinklers are not required; that is a Welsh requirement and this is England.

Stair geometry	Yes	Minimum 2.0m headroom (1.9m at the centre of a stair with a sloping ceiling), maximum 42° pitch. A turning stair inside two small bedrooms is tight. This needs testing against the 3D scan before the design is fixed.
Structural — chimney removal	Yes	Removing a chimney breast top to bottom needs engineered support at each level unless the wall proves to be carrying only the chimney. Direction of the floor joists is the key question and the engineer should confirm it. Where a stack is shared, only your half can be removed and the neighbour's flue must be kept weathertight and supported.
Structural — kitchen opening	Yes	A beam with padstones for the nib option. The full-removal option needs steel posts on pad foundations, meaning the floor is broken out.
Party Wall etc. Act 1996	Yes — likely	The shared chimney stack alone brings this into play, and cutting into the party wall for beams does too. Two months' notice for party wall work. Serve early; it sits on the critical path.
Coal mining legacy	Check	The site sits in a surface coal resource area and a mining reporting area, with three abandoned mine entries recorded nearby. Obtain a Coal Authority mining report — essential if you choose pad foundations.
Part L — energy	Yes	The new loft rooms must meet current insulation standards, which is why a rooflight-only conversion still needs a properly built warm or cold roof build-up. Worth co-ordinating with the solar and heat pump plans rather than treating them as separate projects.
Ventilation and wet rooms	Yes	Mechanical extract to the new bathroom, and a tanked, falls-formed floor for the walk-in shower. Getting the tanking right is the difference between a wet room and a leak.
Electrical	Yes	The consumer unit reversal is notifiable work under Part P. Have the existing installation tested at the same time — it informs the rewire decision.
Asbestos	Possible	A house of this age may have asbestos in artex, floor tiles, or around the boiler and flue. Check before the chimney and bathroom strip-out, not during.
Building control	Yes	Full plans application to Newcastle City Council or an approved inspector, covering the loft, both structural openings, the wet room and the electrics. Fees excluded from the cost estimate.

Value Check — Local Comparables

Spending £107,000 on a house of this type in Jesmond is not overcapitalisation. Recent completed sales retrieved on 13 August 2026 include a 170m² semi-detached house at **14 Grosvenor Avenue at £625,000** (November 2025), a 202m² detached house at **3 Loweswood Close at £821,000** (February 2026) and a 175m² terrace at **44 Ripon Gardens at £475,000** (April 2026). Immediate neighbours record floor areas of 224m² and 136m² on the EPC register; no EPC is . Adding a converted loft with two rooms and a properly re-planned bathroom to a house in this bracket sits comfortably inside the local ceiling. That said, you told us plainly this is about living here rather than selling, and that is the right basis on which to judge it.

Planning Assumptions and Data Gaps. This report is based on the design meeting with Dave Chamberlain and on the mandatory live Searchland retrieval sequence — authority resolution (Newcastle City Council, E60000009), site coordinates, constraints, Article 4, TPO, settlement boundary, planning history, appeals and sold-price comparables — carried out on **13 August 2026**, with satellite imagery and the EPC and Land Registry records. One constraint search was refused for page size and returned successfully on retry at a smaller limit; no dataset genuinely failed. Unresolved items, each of which caps confidence: **the conservation area boundary**, the decisive question, which the available data does not settle; **site coordinates are address-derived and approximate**, which is why the 40m-radius and point-search results differ; there are **no drawings, no survey and no 3D scan**, so no floor area, roof pitch, ridge height, stair geometry or separation distance has been measured; the position and ownership share of the chimney stack; the direction of the floor joists, which determines the chimney removal method; and a general residential design and amenity policy number for Newcastle, **unconfirmed** in our library and therefore not cited. This is a professional feasibility judgement and does not guarantee the outcome of any application. Constraints should be re-checked against Newcastle City Council's own mapping before a formal application is made.