

12 LON ISA, RHIWBINA PROPOSED EXTENSION AND INTERNAL ALTERATIONS

DESIGN AND ACCESS STATEMENT & HERITAGE IMPACT STATEMENT

Justification

The house is of two-storeys and is semi-detached. It is one of the standard pattern designs from the original Rhiwbina Garden Village development. Houses of this pattern (with some mirrored) also occupy Nos. 6, 8, 10, 14 and 16 on the south side of Lon Isa, and Nos. 17 and 18 on the south side of Y Groes. Of these, Nos.14 and 16 Lon Isa have both been modified with two-storey rear extensions. Nos.6 and 8 Lon Isa have already been extended with a single-storey lean-to extension, extending the width of the house. (That on No.8 being in accordance with Planning and Listed Building consents 21/00712/DCH & 21/00713/DCH. (No.17 Y Groes has been extended with a single-storey lean-to wrap-around extension to the side and rear.)

The layout of 12 Lon Isa has been altered from its original construction. By comparison with other houses of the same design it can be established that part of the partition separating the lounge from the kitchen has been removed, so forming a kitchen/dining/lounge space. Internally,

- the original fireplaces have been removed.
- on the ground floor the flue has been left open, but unadorned with decorative surrounds.
On the first floor they have been blocked up.

The original internal doors remain throughout, being of a four-panel pattern.

Externally the windows on the front bay (facade and return wall) are original. The entrance doorway (which is on the side elevation) and the front (secondary) door into the original kitchen have been replaced in the past, both being composite panel construction, with wood grain effect finish, and semi-glazed in a pattern similar to the original timber doors which can be viewed on other houses of this type. The rear living room window has, in the past, been replaced with a plane patio screen.

Sometime in the past panelling infill and a flush door have been inserted under the stairs to form a W.C cubicle.

Most of the windows are not original, having been replaced with timber double-glazed windows with a glazing pattern to match the original (except the lounge patio screen which is plain) sometime in the past.

The ground floor accommodation currently consists of a hallway, with a W.C, the opened up kitchen-dining-living space, with the living space south-facing into the garden, and a reception room overlooking the rear garden. The kitchen has a window on the front elevation overlooking the front garden and Lon Isa. On the first floor, there are three bedrooms and a small bathroom.

The dwelling is now the home of a young family, and the applicant, whilst appreciating the significance of the house as a Listed Building, seeks to extend and adapt it to be a lifetime home. The applicant acknowledges the significance of the cellular pattern of the house and is mindful that the definition and good proportions of the rooms should remain legible in the alterations.

The proposal therefore consists of internal alterations and an extension which:

- will repeat, in its plan and section outline, that of No.8 Lon Isa, recently completed.
- accommodates an extended living-dining area.

Planned adaptations to the existing fabric include:

- the insertion of a narrow window to illuminate the small reception room. (This window replicates the detailing of the existing window on the side of the front bay.)
- widening of the existing reception room window opening, to provide a generous opening between it and the new dining space within the extension.
- installation of a bi-fold door in that opening.
- removal of (currently external) four-section plain glazed screen. The opening is to remain unaltered as access between the living area and the extension.

1. Access

Public access is not an issue.

2. Character

General Design

The extension is consistent in scale and form in every respect with that on the nearby extensions; in Nos. 6 and 8 Lon Isa.

The scheme maintains the palette of materials that is common to the entire Garden Village Conservation Area – see schedule on drawings 561/03 – Existing Elevations, and 561/11 – Proposed Elevations.

There are to be two rooflights in the proposed lean-to roof to provide daylight into the original rooms. These are to be Velux Conservation Rooflights; 980mm long x 550mm wide with split glazing bars; and set into the roof so as to sit flush with the slates.

Windows – Glazing/Detailing

The proposed casement window joinery detailing is in accordance with those original windows that remain. It is, however, to be double glazed. The glazing proposed is to have slim low sightline (low emissivity) double glazed units (i.e. incorporating low emissivity glass. Although the Rhiwbina Garden Village Conservation Appraisal Document of 2005 (page 18) indicates that double glazing cannot be installed in a manner which will retain the original appearance; and appears to discourage double glazing as a consequence; the technology of double glazing has advanced in recent times to address both the demands of current Building Regulations and of glazing traditional sash windows. The 5mm perimeter seal of slim low sightline double glazed units enables them to be glazed into 7mm deep glazing rebates thus fitting within the glazing bar rebates of the original Rhiwbina Garden Village window design. All the detailing of the new windows is therefore to be as the original windows except that the glass is to be ‘slimline’ 14mm double glazing units. The glazing is to be inserted with putty

into the sash bar; the bar's section being of the same dimensions as the existing. Spacers in double glazed units are to be white, leading to double glazing being less visible.

Trickle Ventilation

Building Regulations normally call for background ventilation where windows are to be double glazed and fitted with draft seals. In this instance however the fitting of hooded vents in window frames would be out of character. The requirement for trickle ventilation in the Building Regulations is inextricably bound with the ever-increasing demand for thermal insulation as dictated by amended The Building Regulation Approved Document L. Some of the wall construction in the dwelling is of cavity brickwork with a cavity width of circa 75mm. The cavity is not insulated. Even if this cavity was to be insulated in future, the thermal value achieved would be a modest 0.33W/m²k. As such the background ventilation is not believed to be critical to the environmental performance of the dwelling and it is proposed that the application for Building Regulations Approval will seek exemption from the requirement for trickle vents on the basis of its Listed Building status.

3. Community Safety

The proposal does not impact on community safety.

4. Environmental Sustainability (FSC)

Wood windows are to be of either laminated engineered softwood from a source approved by the Forest Stewardship Council PEFC programme (*Programme for the Endorsement of Forest Certification*) or Accoya (wood modified by acetylation) and, similarly, manufactured from sustainably sourced wood.

The double glazing specified gives a U-Value of below 1.6Wm²k; in line within the requirements of Building Regulations 2014, Approved Document L1B Edition Section 2, Clause 2.3.2 and Table 2. (The requirements of Building Regulations Approved Document 2022 Edition cannot be met utilising this tried and tested specification and a case will be made for the relaxation of the current Building Regulations on the grounds that the works are to a Listed Building)

5. Movement

The proposal does not impact on movement issues.



Part rear elevation



Part rear elevation



Rear Elevation



Corbell at eaves



Boundary at rear. The centre of the downpipe aligns with the boundary. The fence and wall are on the applicant's property.



Front Elevation



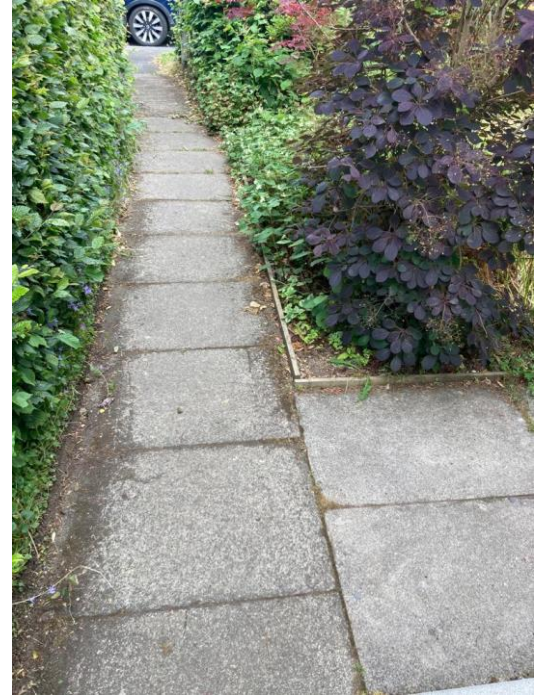
**Front elevation detail
Modern door on door recess**



Front elevation detail



Rear garden. Houses on Y Groes in background.



Original paving



Existing screen – lounge



Four-panelled doors throughout