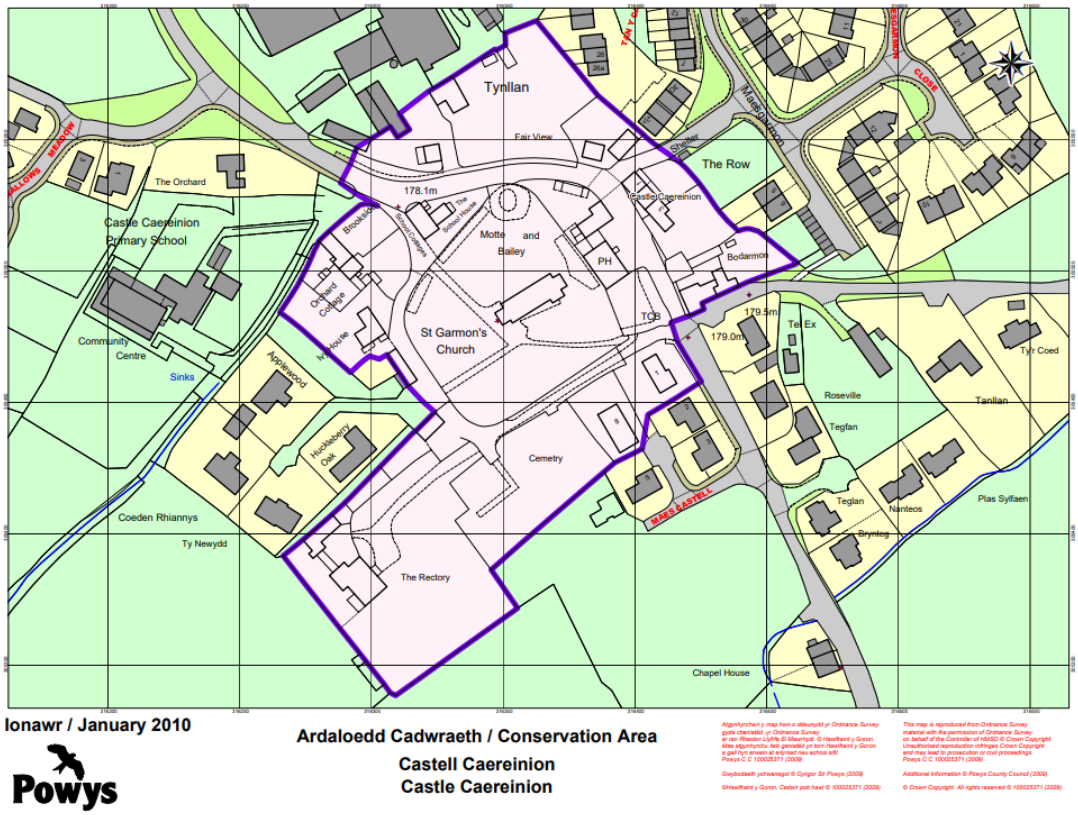
Conservation Area Statement

Ivy House
Castle Caereinion
SY21 9AL

14h November 2023

Ivy House lies to the West of the Conservation Area of Castle Caereinion which has St Garmon's Church at its heart.



Ivy House is of mixed construction, of both stone and brickwork. Seemingly a narrow stone property with wide frontage facing the churchyard from the west, which has been made deeper many years ago using a mixed brickwork to match the brick outbuilding forming part of Ivy House to the South of the plot.

Ivy House is a family home of 3 Bedrooms, which for a house of this presence is smaller than it perhaps appears, occupying a large plot within this area of the village.

Front Elevation.

Side Elevation.

Ivy House is not listed and has white upvc windows throughout together with a upvc lean too conservatory to the South.

Proposals

This application is for the replacement of the existing roof of Ivy House, which has structural concerns and extensive wood worm damage.

As a result of this work being required, a loft extension is being proposed within the attic space to provide better bedroom spaces within the house, where they are currently very small.

This will ensure the family can continue to live at Ivy House, and provide them with a family home for the future.

Together with the roof works, It is proposed to replace the lean too conservatory with a side extension, of traditional construction, providing a better utility and entrance area.

A single story sun room will also be constructed to the rear of the property.

Materials have been selected to compliment the mix of brick and stonework within the existing house.
A brick to match as closely as possible will be selected for the extensions.

The side extension will improve the appearance of Ivy House from the front and when viewed from the church yard.

The rear extension will not be visible from within the conservation area, and only partially from the cul de sac of new build properties to the rear.

The large plot and garden spaces enjoyed by Ivy House are not impacted by the extensions and continue to provide ample space.

Structural Assessment and Bat Report accompanies this report.

Structural Assessment

From: Severn Structural Engineering <info@severnengineering.co.uk>
Date: 30 March 2023 at 17:04:58 BST
Subject: RE: 23035 - Ivy House, Castle Caereinion, Powys SY21 9AL

Hi

It was good to meet you earlier, just a quick email to summarise what we discussed and the possible next steps.

In short, the condition of the existing timbers in the roof are not sufficient to support any kind of conversion in their current state.

The existing purlins have suffered quite substantial decay and deflection over the years and cannot be used structurally to support the additional loads. To keep them in they would most likely need strengthening with some form of steel beams / plates etc.

The current floor has also deflected a considerable amount and isn't capable of supporting the new proposed loads. Therefore, we would need to install new joists, above the existing floor, supported on steel beams.

The existing rafters would also need strengthening (with a similar amount of timber that would be required to replace the whole roof). I anticipate this would be particularly challenging for the contractor to achieve if maintaining the existing purlins which are in the way of installing deeper rafters on the inside of the existing roof.

The bearings to the purlins are supported on timber trusses which we also wouldn't be able to increase the loads on without strengthening or utilising additional steel beams and potentially posts.

Considering the points above I cannot see a simple solution to convert the loft space while maintaining the majority of the existing structure. I would anticipate that any potential solution would require a considerable amount of steel and temporary support. It would also most likely prove to be a complex build process with a portion of roof needing to be removed anyway to allow materials to be craned in. All of which would result in considerable costs and I would suggest that replacing the roof with attic roof trusses might prove to be a quicker, simpler and more economical solution with the potential added benefit of a larger space being available in the converted loft.

Moving forward there are a couple of options. You could proceed with the other Engineer's design of replacing the roof or explore the engineered attic roof truss option. (I believe most truss manufacturers would be able to provide a free quotation within a week including drawings).

Kind Regards,

Karl Vermeulen

Director / Structural Engineer

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