

The page features abstract geometric shapes in the corners. The top-left corner is a black triangle with two parallel grey lines extending from its hypotenuse. The bottom-right corner is a large red triangle with a smaller black triangle nested inside it.

HERITAGE STATEMENT

25 Garden
Suburbs,
Pontywaun, NP11
7GB

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1: Introduction

The Site is a Grade II listed building in conjunction with several other properties located on Gaden Suburbs (Listed building reference number 1909). The street was first listed by CADW on the 15th of November 1993, under a Grade Two listing, partly for its interesting 'Arts and Craft' design which formed part of the original 'Garden Suburbs' development carried out by the Ebbw Vale Steel, Iron and Coal Company, for its management/officials working at the Abercarn, Cwmcarn and Prince of Wales collieries, sometime between 1918 and 1919.

The proposed development is also located within the Pontywaun Conservation Area. The area is part of the Garden City Movement which began circa 1918 by the Ebbw Vale Steel, Iron & Coal Company. The applicant's property is a two-storey semi-detached property. The property includes a gable roof to the front and the property includes a front and rear garden. It is noted that the streetscene includes semi-detached and terraced properties that share some similar features, however, there are, as to be expected, variations of houses with homeowners personal taste.

2: Planning History:

From searching the council's Planning Portal no planning history could be identified regarding the applicant's property. However, there has been a number of recent planning applications and listed building consent for neighbouring properties on Garden Suburbs:

- **23/0380/LBC-** 7 Garden Suburbs Pontywaun Newport NP11 7GB. Replace existing timber porch with masonry replacement. Granted 03.11.2023
- **23/0337/LBC-** 6 Garden Suburbs Pontywaun Newport NP11 7GB. Demolish existing garden wall to create access to proposed single storey garage. Granted 02.08.2023
- **23/0751/LBC-** 29 Garden Suburbs Pontywaun Newport NP11 7GB. Demolish existing rear garden wall and erect detached rear garage. Granted 29.11.2023
- **23/0209/HH-** 6 Garden Suburbs Pontywaun Newport NP11 7GB. Erect single storey rear garage. Granted 14.06.2023
- **23/0106/LBC-** 36 Garden Suburbs Pontywaun Newport NP11 7GB. Erect single storey rear extension. Granted 03.04.2023

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3: Planning Policy and Guidance:

The proposed development will be undertaken in line with national and local planning policy relevant to the historic environment as directed by CADW, The Welsh Government and Caerphilly County Borough Council - Listed Building Consent will be required along with consideration of the Article 4 Directive associated with The Pontywaun Conservation Area.

4: The Proposal

The heritage impact statement is in support of the proposal for

- New off-street parking space to the rear of the property. This would entail the removal (partly) of the current wall
- Renovate if possible existing windows - if not possible, replacing.
- Replace internal doors
- Replace external door. (Current door not original, looking to replace to compliment property)
- Installation of new log burner which would include updating the current chimney to working order
- Exterior painting to match the street. (White exact paint colour to be confirmed)

The following section will be ordered in the bullet point orders above for consistency.

Rear Parking Space:

The proposal entails the creation of a rear parking space, necessitating partial removal of an existing wall. The proposal will provide off-street parking to help alleviate the relatively congested and restrictive on-street parking on Garden Suburbs. Furthermore, due to the property's topography, the proposed off-street car parking will be lower and away from the main dwelling and the streetscene, which ensures minimal visual impact on the listed building and its immediate surroundings.

Renovation of windows:

The proposal includes the renovation of the existing windows or preferably the replacement of all of the windows if possible, depending on the consultation comments of the Conservation officer. The windows throughout the property are not the original windows and have at some point been replaced with steel frame windows.

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The proposal is to replace all of the windows with Richmond Heritage Casement windows by Gowercroft (see Figure 1 below) that will be double-glazed in white to match the wider streetscene. It is felt that the proposed changes will reflect a sympathetic alteration and will not result in significant visual harm to the applicant building or the wider streetscene. This thoughtful enhancement promises not only an aesthetic uplift but also an elevation in thermal performance. It is noted that other neighbourig properties have replaced the original windows with UPVC.

Link to proposed windows: <https://www.gowercroft.co.uk/richmond-heritage-casement-windows/>



Figure 1: Example of the proposed windows

Replacement of internal doors

The proposal includes the replacement of the existing internal doors which are not the original doors. Due to the location of the internal doors, they will have a limited impact on the building and even lesser impact on the wider streetscene. The proposal aims to replace the non-original internal doors with a more sympathetic use of a mixture of Ledge and Brace Doors and more contemporary internal doors (see Figure 2 for example). These will be painted in white.

Link to proposed internal Ledge and Brace doors:

<https://www.ukoakdoors.co.uk/ledge-and-brace-solid-oak-door>

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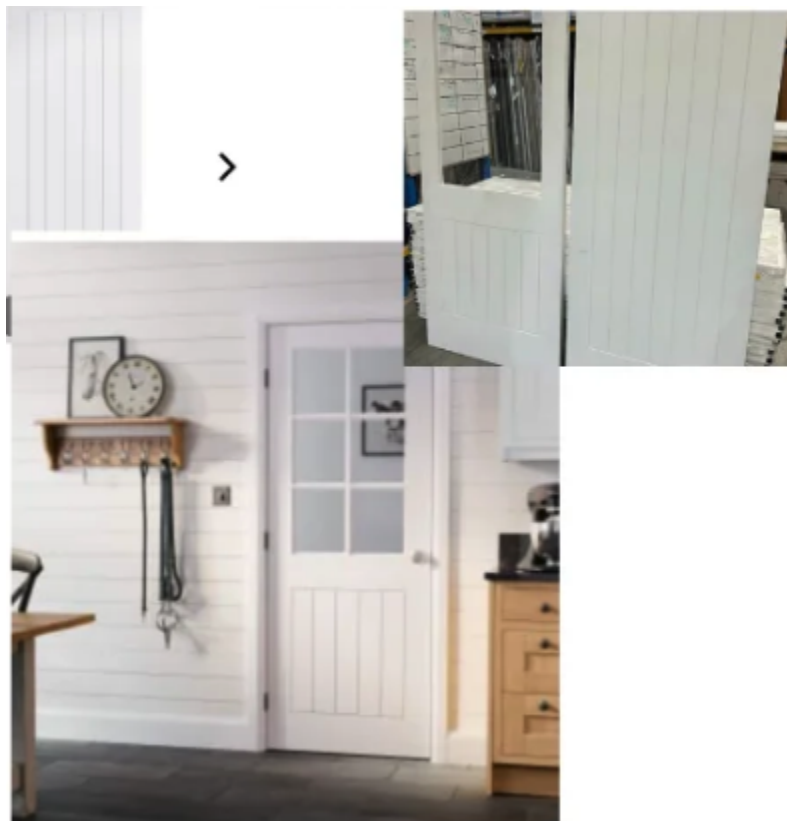


Figure 2: Example of proposed internal doors.

Replacement of external doors

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The proposal outlines the replacement of the external door with a design that seamlessly integrates with the architectural character of the listed building and the broader streetscene. Specific details regarding the front external door will be contingent on consultation feedback, ensuring a meticulous and context-sensitive approach. The rear door seeks to use a barn-style door to the rear (see Figure 3 for an example).

In addition to the proposed enhancements, the applicants express their intention to install French doors at the rear of the property. This strategic addition aims to introduce increased natural light and seamless indoor-outdoor connectivity. The design of the French doors will be in harmony with the historical character of the listed building and the broader architectural context of the surrounding area. Given their location to the rear, careful consideration has been given to ensure that the installation of French doors will not result in harm to the wider streetscape. Specific details regarding the design and material selection of the French doors will be subject to consultation feedback, ensuring a meticulous and context-sensitive approach that aligns with the overall objectives of the proposal. The envisaged French doors will contribute to the modernization of the property while respecting its heritage, providing an elegant transition to the outdoor space at the rear.



Figure 3: Example barn door for rear external door

New log burner/chimney

A proposed addition to the property is a new log burner, accompanied by the renovation and reuse of the existing chimney to facilitate its functionality. This addition is primarily aimed at

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improving the thermal efficiency of the property. No new log burner/chimney has been selected yet but this can be provided if required.

Painting of exterior

The envisaged enhancement involves the painting of the property's exterior in a yet-to-be-specified white colour, intended to be similar to that of neighboring properties. This measure is anticipated to contribute positively to the visual amenity of the listed building and the wider streetscape.

5: Assessment of proposal:

While the proposed changes will inevitably result in a visual transformation of the listed building, the motivation behind these alterations is rooted in the property's historical neglect and recent transition to new ownership. The building will retain the as-built layout and external openings. The proposed adjustments seek to restore and enhance the property's visual aesthetics, aligning it more closely with the architectural character of neighboring properties.

As stated in Section 2, the lack of recent planning applications for the subject property is counterbalanced by a series of similar alterations granted for neighboring properties within Garden Suburbs. This historical context underscores the compatibility of the proposed changes with prevailing national and local planning policies.

Conclusion

The proposal will ultimately help create a better environment for the occupants of the building making it more sympathetic in visual appearance, improving the thermal efficiency of the building, and helping to bring the property up to modern standards. The building will retain the as-built layout and external openings. The proposal, characterised by the retention of the original layout and external openings, reflects an unwavering commitment to safeguarding the property's inherent integrity.

If any further details are required for assessment the applicant would be happy to provide them to help aid the assessment.