



DESIGN AND ACCESS STATEMENT

25 Garden
Suburbs,
Pontywaun, NP11
7GB



1: Introduction

The Site is Grade II listed building in conjunction with a number of 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-story 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: Design

The proposal aims to visibly enhance the listed building. Motivated by the property's historical neglect and recent change in ownership, the alterations seek to preserve the original layout and external openings. The intention is to restore and uplift the property's aesthetics, aligning it more closely with the architectural style of neighboring properties.

The design choices are deliberately sympathetic to the host property and the surrounding streetscape. Careful consideration has been given to match the colour schemes and designs with neighbouring properties. The replacement windows and doors not only improve thermal efficiency but also harmonise with the materials and designs found in the vicinity. The goal is to create a cohesive and visually pleasing streetscene.

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.

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 neighbouring 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>

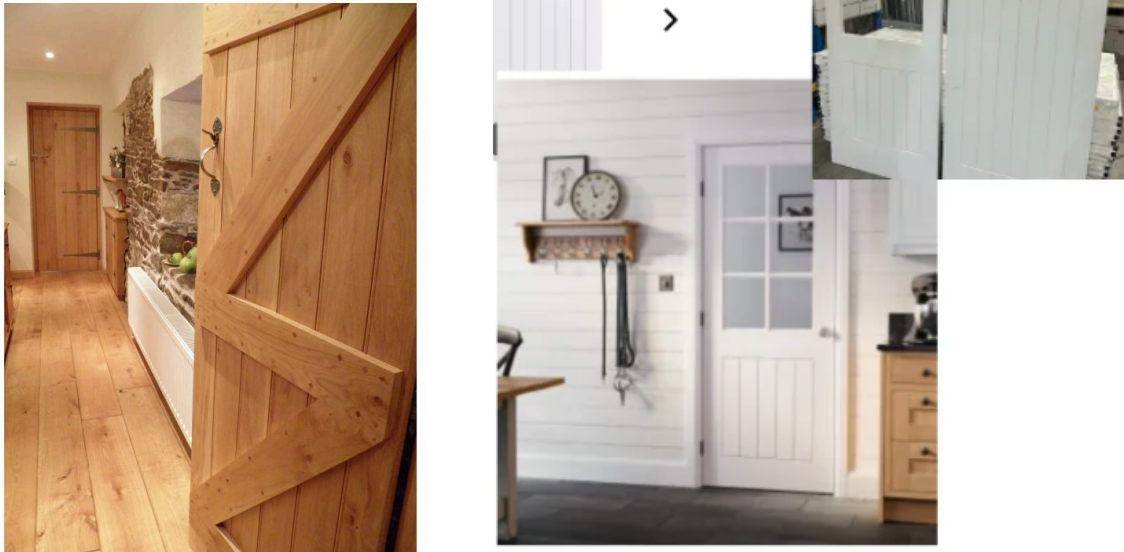


Figure 2: Example of proposed internal doors.

Replacement of external doors

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 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.

3: Access

The proposed access to the property from the streetscape will remain unaffected, with the front entry door conveniently reachable on foot from Garden Suburbs.

A new off-street parking space is envisioned at the rear of the property, accessible from Silver Street, the rear lane. This will involve a partial removal of the rear wall. Importantly, due to the east-to-west slope of the applicant's property, the proposed wall removal will not be visible from Garden Suburbs itself, owing to the lower elevation. The limited visibility from Garden Suburbs and its minimal impact on the surroundings mitigate potential concerns. The off-street car parking space will be realistically viewable primarily from Silver Street. It is noteworthy that

several neighboring properties have recently been granted LBC for similar endeavors, establishing a precedent for such modifications. Additionally, the proposed changes are less extensive compared to adjacent properties that have constructed single-story garages to the rear. The proposal not only aligns with established practices but also contributes to a reduction in on-street parking demand on the already congested Garden Suburbs. This, in turn, serves to alleviate existing parking pressures in the area.

Conclusion

In effect, the proposed design and access improvements showcase a meticulous and considered approach to enhancing the listed building's visual appeal and functionality. Motivated by a sincere commitment to addressing the property's historical neglect and guided by the principles of sympathetic design, the alterations aim to seamlessly integrate with the architectural character of both the host property and the wider streetscene. The replacement of windows, internal doors, and external doors reflects a thoughtful selection process, prioritising visual improvement and thermal efficiency. The addition of a new log burner and the renovation of the chimney further contribute to the property's modernisation while respecting its historical context. In terms of access, the proposal ensures minimal disruption to the streetscene, maintaining the existing front entry's pedestrian accessibility. The introduction of an off-street parking space at the rear, accompanied by the partial removal of the rear wall, aligns with local precedents, mitigates visual impact, and addresses on-street parking challenges. Overall, the proposal strikes a balance between preserving historical integrity and embracing contemporary improvements, ultimately enhancing the property's contribution to the Garden Suburbs' character.