

Proposal for Alterations to: 28 South View, Letchworth Garden City, SG6 3JJ

15 November 2024

Summary of Proposed Alterations:

- Incorporate the existing sheltered front entranceway into the house, moving the front door forward and adding a new pitched tiled canopy to provide protection at the front entranceway.
- Re-rendering with a dash render incorporating external insulation with small adjustments to roof on gable ends to fully reproduce the gables with tiled under cloak feature.

Table of Contents:	Page
Views of the Existing House	3
Background Information	4
Alterations Proposed to Front Entrance of Property	5
Adding Dash Rendered External Insulation	6
Dash Render Solution	6
External Drain Pipes	6
Roof Works	7
Windows	8
Side / Rear Doors	9
Rain Guards / Drip Moulds	9

Views of The Existing House



Background information

- The detached house and detached garage (built in 2010) at 28 South View have dash rendering. This rendering has not been painted. Neighbouring properties all diverge in appearance through being painted white.
- The walls of the loft conversion dormer window have significant insulation and are not included in this proposed alteration. These walls are pebble dashed to blend with the original house.
- The existing house render has been patched on a number of faces, which is visually unattractive.
- The roof insulation that was installed when the house was re-tiled extended the depth of the eaves by approximately 12 cm. Introducing insulation as part of the re-rendering will return the eave depth to that of the original house.
- The covered front entranceway is located beneath the internal staircase. Its ceiling is of thin construction and an area of significant heat loss within the home. This cannot easily be addressed because of the current position of the front door and the lack of available height in the entrance area.
- The side and rear garden doors have white PVC coating on aluminium frames.
- The existing windows and window sills have white PVC coating on aluminium frames.
- The installed windows have trickle vents that have sufficient area to provide the required air changes to the house through planned natural ventilation.
- Neighbouring properties have both been extended and both have porch extensions that have led to the loss of the sheltered front entrance. 28 South View appearance is now distinct from neighbouring properties.
- The house currently benefits from underfloor insulation, roof insulation and double glazing. However, it is still expensive to heat, modelling suggests the introduction of external insulation can reduce the annual heat requirement by 7,000 kwh. Significantly, modelling shows that with the external wall insulation it will be viable to switch the house to heat pump technology.
- Unhealthy mould growth is a persistent problem and requires routine removal (see photos which illustrate the extent of the mould build up behind furniture). Even when furniture is situated with an air gap the mould returns due to the particularly cold temperatures of the solid walls in the winter months. The front facing bedroom, with three external walls is particularly vulnerable to mould. The problem of mould caused by condensation on walls will be greatly reduced if the internal walls are made warmer through insulation. External insulation has been chosen as it does not have the risk of water condensing within the walls and around ceiling joists that is associated with internal insulation.



Alterations Proposed to Front Entrance of Property

Neighbouring properties, 26 and 30 South View, have integrated the original sheltered entrance into the houses by adding significant porch extensions with pitched tiled roofs.



26, 28 and 30 South View

A more limited change is proposed for 28 South View. The proposal is to enclose the existing sheltered entranceway by moving the position of the front door forward and extending the existing exterior wall. A new pitched tiled canopy will then be added, to provide garden city character and ensure the house retains the benefit from a sheltered entranceway.



The pitched tiled canopy will be constructed with Marley Clay Ashdowne tiles, matching the house roof. It will be supported by a black corner post and will have white fascia and black guttering to match with the existing fascia and guttering on the house.

This solution will address a flaw in the original house design, where the high level guttering overflows over the front entranceway during heavy rain due to the long length of run of the guttering on the left side of the house. A downpipe from the high level gutter to the canopy roof will improve the functionality of the guttering.

The front door (as shown) will be a composite door with an Irish Oak finish, patterned glass and black accessories.

Adding Dash Rendered External Insulation

Dash Render Solution

The external insulation will be placed on top of the existing render, ensuring that the external insulation only adds to the structural soundness of the house. This diagram shows the system components for the Johnson’s StormShield product, which is one of a number of companies that provide this external insulation solution.

100mm of external insulation will be fixed to the four faces of the detached house and a dash render applied. This render will have a cream base and Harvest Aggregate. This finish has been selected as it provides the best match to the existing house render colour and texture.



Cream



Harvest

Description

Packaging

A mix of buff quartz and white calcined flint gives a great mix with the white lifting the colours of the buff with great contrast.

Sizes: 3-8mm

Colour: White, Golden, Yellow

Shape: Angular

Rock type: Quartz and Flint

GET A QUOTE

External Drain Pipes

All the external pipes will be moved out an appropriate distance which will ensure the insulation has no effect on the wall contours.

Roof Works

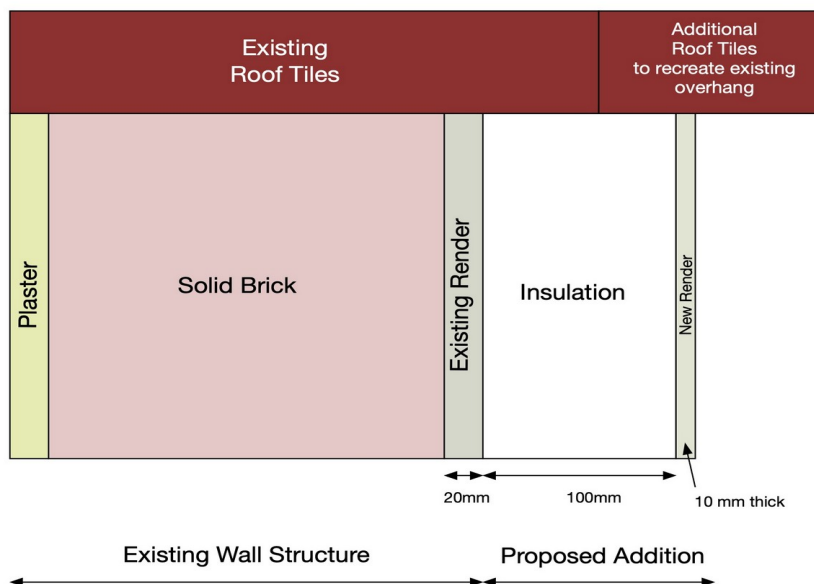
On the Side Elevation the roof tiling above the gable wall will be extended by 11cm to cover the external insulation and render (fully reproducing the gables with tiled under cloak feature). The existing lead where the chimney meets the tiles will be extended to protect the insulation and render at the top of the gable end. The chimney brickwork will remain visible above the roofline. No change will be visible from the front elevation.



The proposed alterations to the chimney appearance on Number 28 have less impact on chimney appearances than have resulted from approved extensions on neighbouring properties. The proposal will leave the same area of the chimney visible as is visible on Number 30, following its permitted two story extension. Permission has recently been given for Number 26 to remove their central chimney and replace it with a mock chimney.

The roof tiling above the Front Gable Wall will be extended by 11cm to cover the external insulation and render (fully reproducing the gables with tiled under cloak feature).

Gable End Vertical Section



Corbelling Using Creasing Tile slips

The shape and appearance of the existing corbelling will be recreated using strips cut from marley clay creasing tiles in the new wall.

Windows

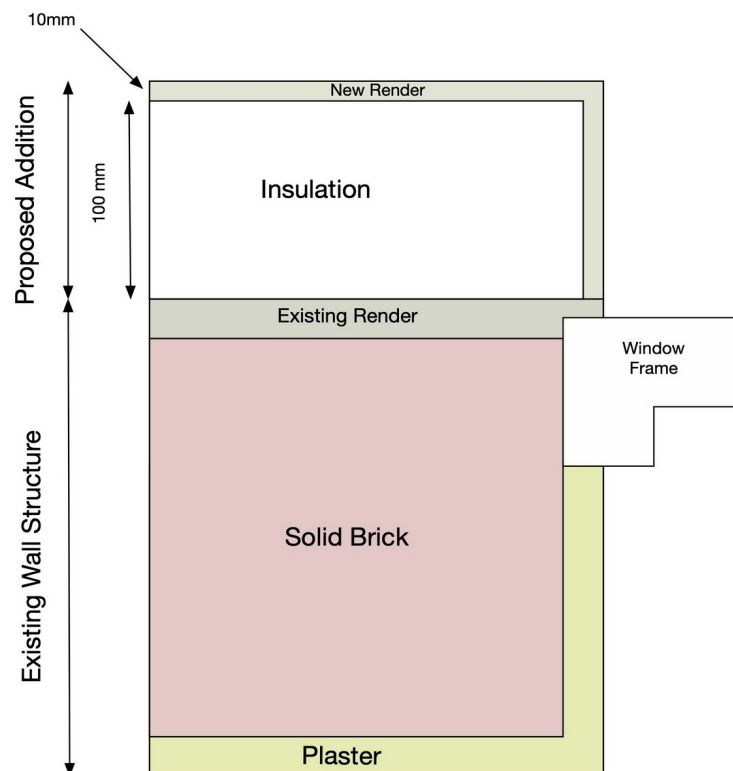
Windows will be left in situ for the following reasons:

- Slightly inset windows are featured in garden city properties in the locality.
- The first floor rear upper windows are inset into the sloping roof, moving them out would have a detrimental impact on the character of the rear of the house.
- The house structure is more robust if the windows remain secured into the solid walls.
- This solution has been successfully implemented in the approved external insulation of 111 Icknield Way.

The following work will be done to maintain the character of windows in the house.

- The insulation will be angled in on the left hand and right hand side of the bay window replicating the external insulation solution of 111 Icknield Way.
- The existing window sills will be extended by the depth of the insulation using window sill extensions that match the existing window sill finish and profile.
- The 10cm reveal resulting from the insulation will be finished with dash render on the upper edge and left and right sides.

Window Opening Horizontal Section



The bay roof is already sufficiently overhanging to provide protection over the bay area with the external insulation.

Rear / Side Doors

The rear and side doors will be left in situ with the 10cm inset resulting from the insulation finished with dash render on the upper edge and left and right sides of the door entrances.

Rain Guards / Drip Moulds

Six of the eleven windows on the house have a rain guard over them and just one of these rain guards is on the front elevation. Rain guards are not a significant feature on the front elevation of this property. The existing rain guard feature will be removed and not be replicated for the following reasons:

- Safely replicating this feature would create a thermal bridge through the insulation.
- Leaving the windows in situ, sets them back slightly and the slight recess will fulfil the role of a rain guard.
- Windows of houses in the Letchworth heritage area have varied designs. There are plenty of examples (see photos below) of heritage houses which have slightly set back windows not having rain guards. Hence, the house is better able to maintain the character of a garden city property by removing the redundant rain guard feature.

