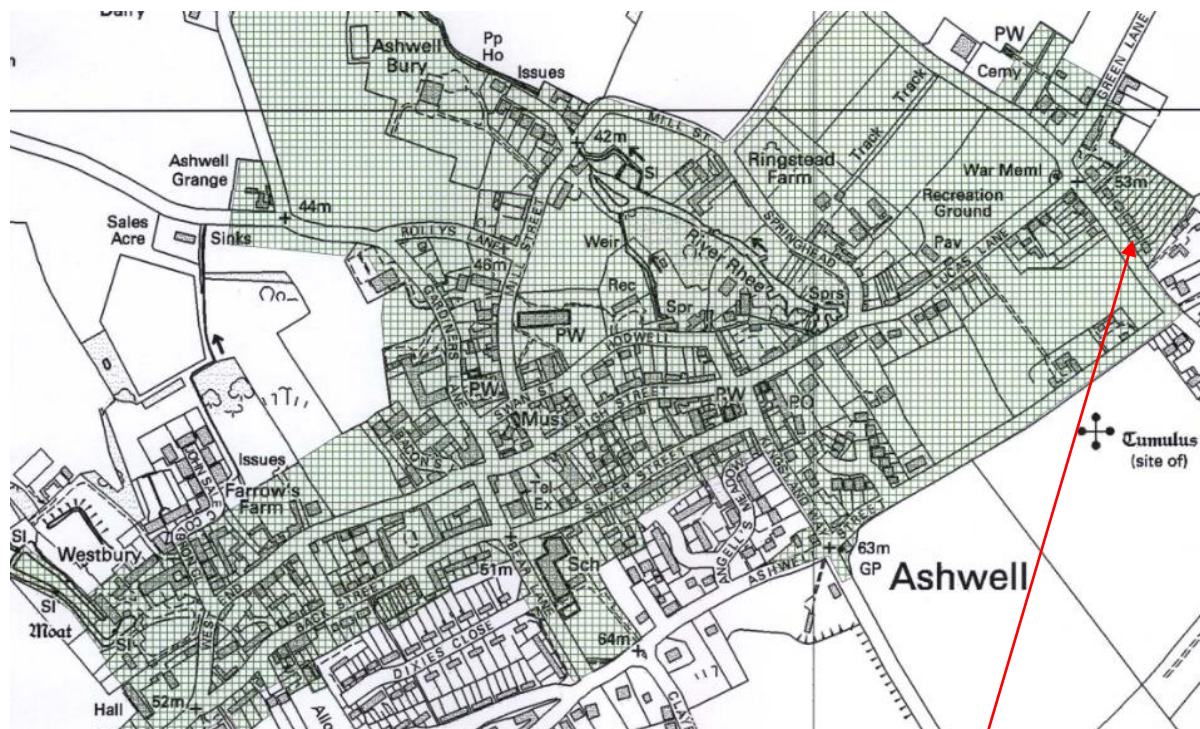


53 Station Road, Ashwell - Design Access and Heritage Statement

Introduction

This statement has been prepared to accompany a householder application set within a conservation area (see extract below from North Hertfordshire District Council Ashwell Conservation Area map).

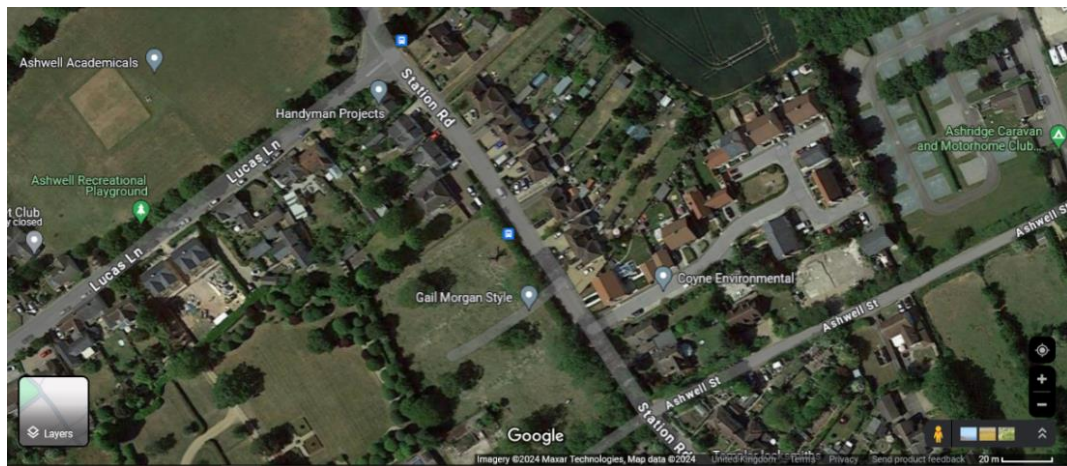


53 Station Road

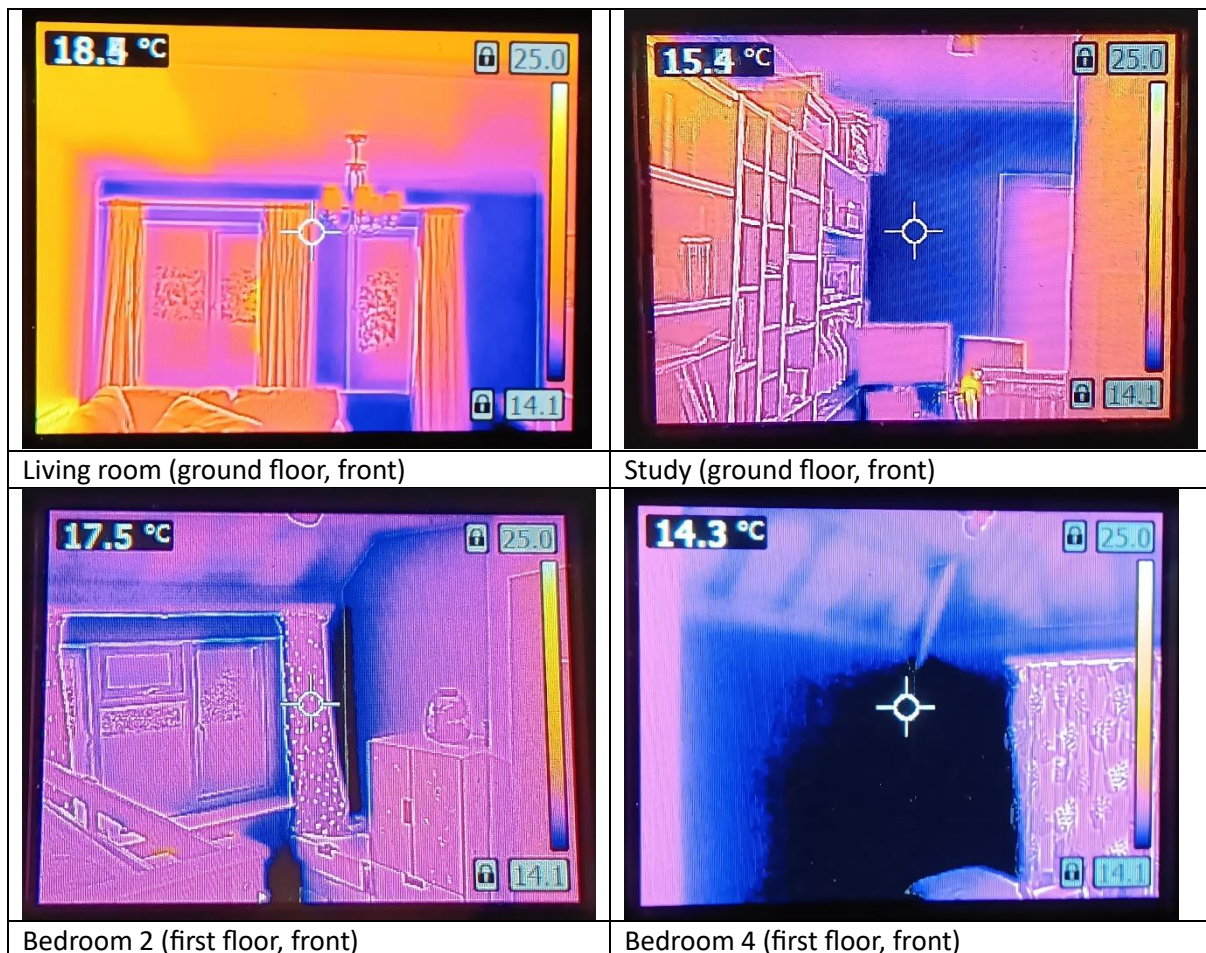
The Property

53 Station Road is a semi-detached house built around 1930 with later additions of a two-storey side extension (planning ref 02/01630/1HH) and a two-storey and single-storey rear extension (planning ref 08/00744/1HH). It has a clay tiled roof and cream rendered walls. The front elevation is the original solid brick wall which we propose to externally insulate and render. This faces the road from which it is set back by approximately 12m across a private gravel drive. The property is owner occupied by the applicant.





The front elevation, including the short section of side wall from the corner to the front door, is the original 1930s solid brick wall. This wall is not insulated and has poor thermal performance with large heat loss as shown in the thermal camera images below. This also applies to the remaining exposed rear elevation which constitutes the back wall of bedroom 3.



	
Bedroom 3 (first floor, rear)	Rear elevation (bedroom 3)

The cold front wall additionally causes internal condensation and damp, especially in bedroom 4 and the study which are located on the corner.

The Proposal

To improve the energy performance of the property, and to address the damp, we propose to externally insulate and re-render the remaining exposed solid brick walls on the front elevation (ground and first floors) and rear elevation (first floor). These walls are highlighted in red on the floor plan below.



The remaining rear and side walls of the property were built after 2000 and have cavity wall insulation. All windows are UPVC with double glazing and the loft is insulated. The solid brick external walls are the main route of heat loss from the property. See Drawings 1 to 3 provided with this application for existing elevations of the front, side, and rear of the house.

The following three photos show the location and extent of the proposed insulation in red on the front, side, and rear elevations respectively. Drawings 4 to 6 provided with this application also show the proposed elevations to the front, side, and rear.

On the front elevation, the insulation will be fitted around the existing gas meter box. On the side elevation, the insulation will be fitted around the existing porch canopy and the downpipe and gutter will be minimally repositioned to suit.

The depth of the proposed External Wall insulation and replacement render is 70 mm. This will comprise 60 mm Kingspan Kooltherm K5 External Wall Board (refer to product brochure "ProductBrochure_KoolthermK5") with 10 mm render system.

The topcoat of the render will be K Rend TC 15 silicone render in Sunflower, or similar product (refer to the product data sheet "Silicone-TC-TDS" and colour chart "K Rend Colour Chart"). It will have a lightly textured finish to blend with the more recently added external walls to the side and rear (visible above the front door in the side elevation image above).

The increased wall thickness will have minimal visual impact from the highway as the property is set back from the pavement by 12 m.



Front elevation



The original raised decorative brickwork on all three elevations (highlighted blue in the images below, see also existing elevations in Drawings 1 to 3) will be covered by the new render. We consider the environmental benefits of insulating our property in this way outweigh the small visual change necessary to achieve this. There is already precedent for this change in appearance on a handful of other properties of similar period along Station Road.



Front elevation existing decorative brickwork



The proposed new colour Sunflower will be in keeping with the range of largely cream and yellow shades on houses of the same period on this side of Station Road.

The property has overhanging eaves with deep soffits which will more than adequately accommodate the increased wall thickness from the insulation. There is therefore no requirement to extend the eaves in any way and the visual impact of the new insulation in relation to the eaves will be negligible.

The double-glazed windows to the front and rear of the house have deep windowsills with enough overhang to accommodate the insulation thickness below them.

After the new insulation is installed, we propose to repaint the other external walls to colour match the proposed Sunflower render.

Access

Access to the property will not change in any way.

Conclusion

We believe that new external wall insulation to the remaining exposed solid brick walls will greatly improve the comfort of the house, reduce heating costs, and alleviate condensation damp issues internally. The front elevation will look refreshed yet remain in keeping with the existing side and rear extensions and with other properties along the street.