

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

Version 2: 22nd April 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.

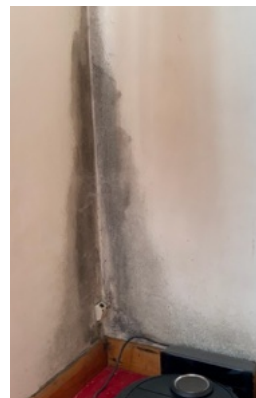
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Views of The Existing House



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 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 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 internal 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 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.

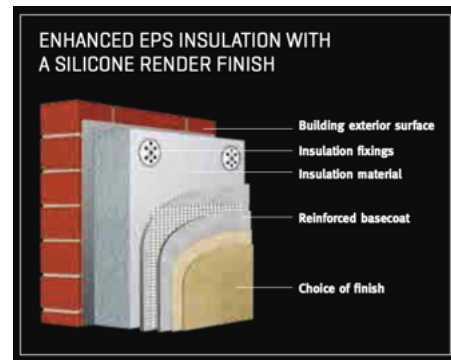
This solution will address a flaw in the original house design, where the high level guttering overflows over the front entranceway during heavy rain due to the long length of run of the guttering on the left side of the house. A downpipe from the high level gutter to the canopy roof will improve the 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 lime cement in the house brickwork has been found, when exposed, to have turned powdery. The existing render does add to the structural soundness of the house. 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 chosen Johnson's StormShield product.



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.



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

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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.

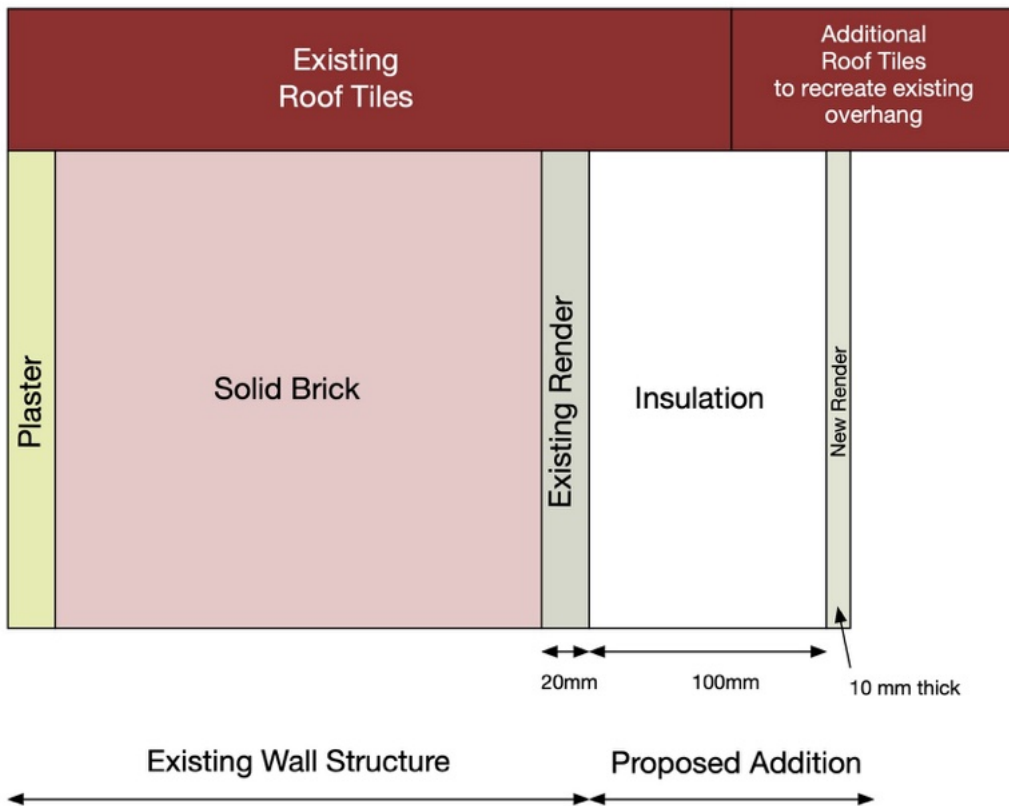
Gable Ends

For the Side Gable wall the roof tiles will be extended by 11cm to cover the external insulation and render. The existing lead where the chimney meets the tiles will be extended to the gable end providing rain protection over the insulation and render. The chimney brickwork will remain visible above the roofline.



For the Front Gable Wall the roof tiles will be extended to cover the external insulation and render. Existing creasing tile corbel features will be replicated for decorative purposes using Marley creasing tiles.

Gable End Vertical Section

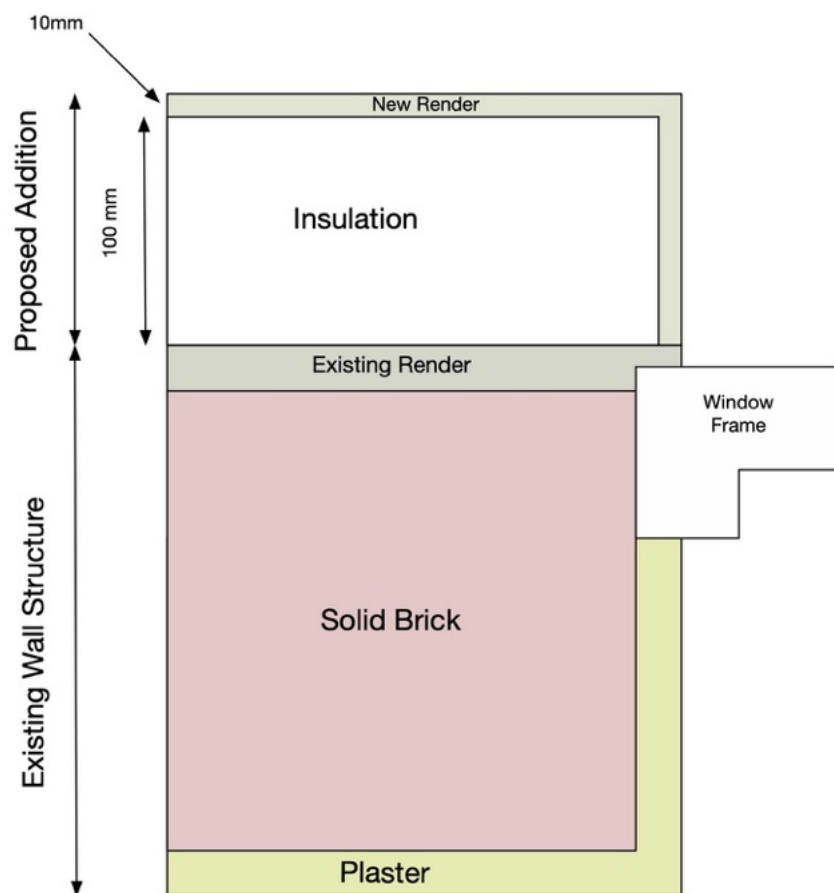


Windows

Windows will be left in situ with the following work done to maintain the character of the house.

- The insulation will be angled in on the left hand and right hand side of the bay window.
- 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



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. 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.



28 South View

Scale 100:1

Front Elevation

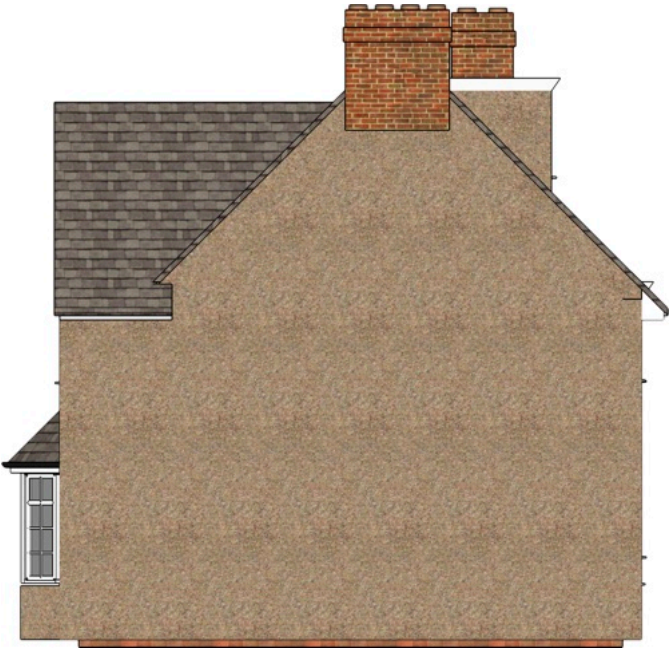


Before



After

Right Elevation



Before



After

28 South View

Scale 100:1

Left Elevation

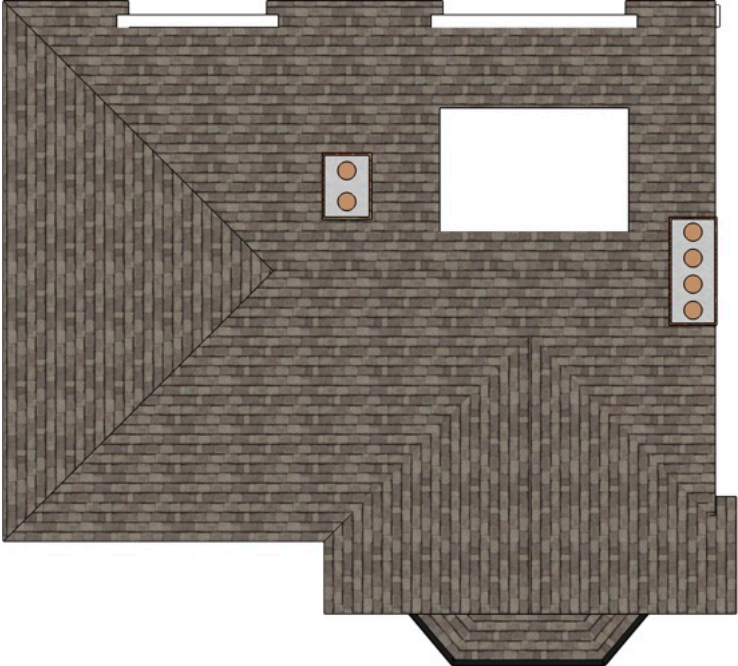


Before

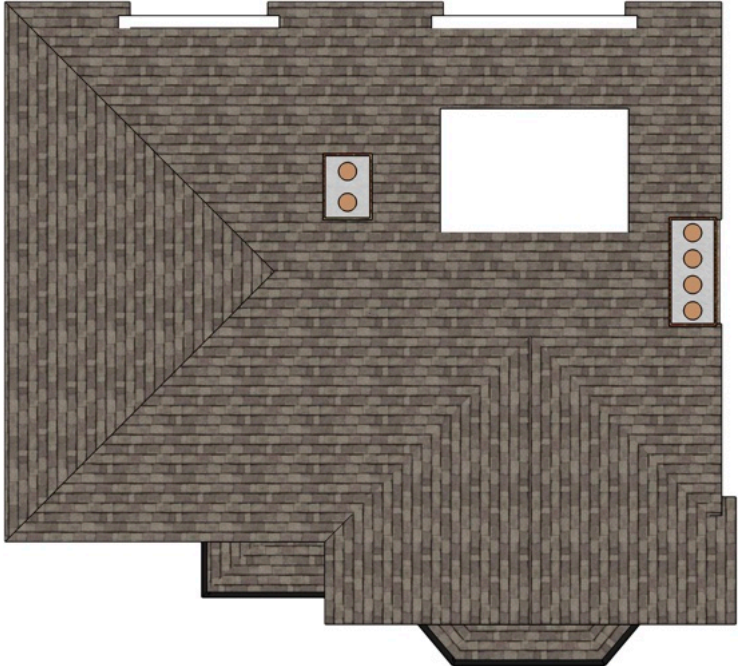


After

Plan



Before



After

28 South View

Scale 100:1

Rear Elevation



Before



After

28 South View

Scale 50:1



28 South View

Scale 50:1





SITE LAYOUT PLAN 1:500