

Rectory Coach House, Michaelstone y Fedw, Cardiff, CF3 6XS

The Existing Dwelling

The existing dwelling was constructed in circa 1988. The existing dwelling has not been extended since it was completed. It is mainly two-storey, with one portion being split level due to the slope, running roughly north-south across the site. The site area is 0.17 ha (1,691m²). Materials are undecorated cement render, natural stonework, blue engineering brick plinth, orange clay pantiles, hardwood windows and doors.

The insulation levels in the walls and roof are commensurate with the time of construction, i.e. very poor by current standards. There is no floor insulation to the solid ground floor slab. Windows are mostly double glazed, apart from the lean-to conservatory which is single glazed.

The living room is disconnected from the heart of the home, the farmhouse kitchen-diner. The main bedroom, although large in proportion to the size of the dwelling, has no en suite and only a limited-height store. It suffers overheating in summer, due to the orientation of the lean-to conservatory, covering the full width windows to the bedroom. Now that summer temperatures appear to be consistently higher and more prolonged, measures to counter the overheating are required. These can be applied in-situ but do not address other problems.

The Applicant's Brief

The desire is to enable the applicants, now in their 70's, to provide living and sleeping accommodation more suited to current requirements and future mobility needs. Address the evidential effects of climate change, overheating of the living areas and the bedroom. The retention of guest bedrooms is required for visits by their extended family and friends. The key is to provide more suitable and adaptable living and sleeping space.

The Proposed Design Solution

The existing double height conservatory is to be removed. The windows to the master bedroom will be replaced, with solar control glazing, to reduce overheating in summer. Internal reorganisation will satisfy the functional requirements. The Juliet balcony and arched opening in the east elevation, will be replaced by a square opening and openable windows.

The footprint area of the conservatory will be rebuilt and have, by necessity, a low-pitched roof, in zinc, to abut the external wall, beneath the master bedroom window sill level. Thus, the volume of the conservatory is reduced, to a single storey.

The existing French doors in the west gable will be replaced by a window, of the same width, to allow secure ventilation.

The north gable to the living area and the chimney will be demolished and glazed. This will afford views and direct access to the garden.

The east elevation at ground floor level, facing a retaining wall and slope up to the field boundary, will omit a 'letterbox' window with a full height window, to suit the new internal layout.

There is no increase in the existing footprint or change to any ridge height of the existing dwelling.