

DECLARATIONS OF INTERESTS

Panel members, observers and other relevant parties are required to declare *in advance* any interests they may have in relation to the Design Review Agenda items. Any such declarations are recorded here and in DCFW's central records.



Design Review Report

Review status

CONFIDENTIAL

Meeting date

Thursday 14th March 2013

Issue date

Thursday 28th March 2013

Scheme location

Court Henry, Carmarthen

Scheme description

Alterations to a Listed building
80D

Scheme reference number

Planning status

Pre-planning

Declaration of interests

A full declaration was made by Elfed Roberts in respect of an existing working relationship with the design team.

Consultations to date

There have been no consultations to date or discussions with the Local Planning Authority. The LPA and Cadw were invited to the Design Review, both declined.

Summary

The Panel were pleased to view this scheme at the right time in the project timeline and are supportive of adapting the existing Listed Building in order for it to become a family home suitable for modern living.

There were several areas that the Panel felt needed careful consideration:

- The relocation of the existing kitchen from its current rear location to the sitting room at the front of the property. The Panel supports this idea which is central to the aims of the project, however the detail of how it is managed is paramount to the success of the redevelopment. The relocation of the Welsh Dresser from the old kitchen to the new one requires a reduction in height due to a lower ceiling. In itself, this would not harm the character or special interest of the Listed building, indeed it is positive that the dresser will keep its proper role in the new kitchen. The modification must be carefully executed by an appropriate craftsman.
- The Panel were supportive of adding a conservatory to the front of the building, in a similar manner, proportion and position to an earlier demolished conservatory, but reiterated the importance of materials, design and fenestration pattern in sympathy with the late Georgian style of the house.
- The removal and relocation of the fireplace surround in the sitting room to the new library was discussed and the Panel thought that this would be an acceptable intervention that would facilitate the relocation of the kitchen, again providing the relocation is managed and undertaken with great care.

- The service flat and courtyard at the rear of the property gave the Panel some concern. The Panel accepts that the current buildings in this area are of insufficient architectural or historic interest to merit retention, and can therefore be demolished. It was also recognized that the current arrangement to the rear is unacceptable in terms of access. However the Panel felt the replacement buildings need to justify the demolition, and in this case the design was considered overly formal and ornate. To address this, the Panel was keen for the design of the roof to be reconsidered and perhaps gabled as opposed to hipped, and for the replacement buildings to be more clearly subservient (to the Listed building) in character.
- The Panel would be supportive of any discreet interventions that would improve energy performance of the building and understand the intention to add insulation as the house has none at present.

Discussion and Panel response in full

The proposal for Court Henry is for a number of alterations some demolition and additional extensions to enable the house to be properly used as a family home now and in the future.

Court Henry is a Grade 2* Listed building, of medieval origin but which essentially presents as a house of the mid 18th Century, later remodelled in the 1830s with many internal and external details reflecting the late Georgian style. There have been several extensions to the rear over the years. It is a significant residential building in Wales but the house is currently inadequate for modern living.

Many minor alterations are proposed, but the main focus of redevelopment are the relocation of the kitchen from the rear to the front of the house, moving a prominent Welsh dresser in the process; adding a conservatory to the right hand side of the front which will be accessible from the new kitchen; relocating a fireplace surround to the new library and replacing a 1960s service flat at the rear with a new extension and service yard.

The Panel was broadly supportive of the proposals and wanted to ensure that attention to detail was the focus in the design of the new extension and that all alterations were undertaken sympathetically to the main house.

Relocation of the kitchen is supported as is the desire to move and refurbish the Welsh Dresser, currently painted blue, to its former glory in the new kitchen area. To fit its new location, the dresser will need to be reduced in height and the Panel reiterated the need to ensure this was undertaken by a craftsman to ensure the alteration was not detrimental to the dresser.

Likewise the relocation of the black fireplace in the sitting room to the new library was also appreciated, providing care to maintain its authenticity was taken.

The conservatory proposed for the front of the house, on the site of the original Regency Porch was also supported providing the details sit appropriately with other elements of the house, for example the fenestration should be sympathetic to the house which is based upon sub-division of three panes in all original windows.

The Panel would prefer the adaptations to the rear of the building to be more low key than proposed. The proposed design features a hipped roof and ornamental detailing that

echo the main body of the house. This was considered inappropriate for a service flat at this position. The internal planning of the service flat could be reconsidered as the proposal is for a small living area but a generous entrance hallway. The Panel were concerned that the conservatory proposed for the flat was was would detract from the special nature of the conservatory proposed for the main front elevation of the original house. The scale of the hipped roof was a concern and discussions concluded that the roof design could be based on more slender forms and gable ends, perhaps supplemented by cat-slide roofs.

In conclusion the proposed works, as a package, are well-considered and evidently based on a thorough knowledge of the historical value of the house and empathy towards its continued preservation. The proposed development, if carried out sympathetically to the original house, will secure the viability of the building as a modern family home for the future, and are therefore both justified and would not detract from the Listed building.

Three aspects of the proposal are of greater sensitivity; the kitchen relocation, construction of a new conservatory and the rear demolition and replacement extensions. However, with careful methods being applied and attention to detail, they will not be detrimental to the character of the building.

The Panel appreciated early consultation and were pleased to see this scheme at this pre-application stage and would be happy to assist again in the future if this was thought necessary or helpful.

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A Welsh language copy of this report is available upon request.

Attendees

Agent/Client/Developer

Tom Lloyd

Architectural/Urban Designer

Roger Clive-Powell

Design Review Panel

Chair

Ewan Jones

Lead Panellist

Elfed Roberts

Chris Jones

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