

P/2020/0803 Llangrwyd Ucha, Dolywern, LL20m 7BD

Please refer to submitted drawings 1-4 and photographs

For Mr Russell Kirk

The property is a stone built 17th century two story farm house with adjoining re-built former cow-shed. The rebuilt section consists of three ground floor rooms and a second story storage room with external access. The rebuilt section has no original features or fabric, being built entirely of new materials completed in 2013.

Llangrwyd Ucha is situated in a small hamlet of three properties.

The proposed work in brief:

Proposed Work	Objective	Significance of affected fabric	Assessing beneficial impact	Assessing harmful impact	Proposed solution
Install 4 (four) conservation style roof lights to re-built section of property. Two in a first-floor storage room, one to ground floor bedroom and one to ground floor boot-room.	To provide light to rooms which are currently too dark to use fully. To enable the storage room to be used as a studio with natural light. To light an office space in the first floor bedroom and similarly in the boot room which is currently quite dark.	The roof is in the re-built section of the property. All fabric affected is new, (completed in 2013) no original features or fabric will be affected.	Enables viable use of all rooms in the property. Supports home working.	Minor change to external appearance of roof.	Use black conservation style windows with central vertical bar. Re-use existing slate. Three windows to be installed at the back of property to minimise visual impact.

Proposed work in detail.

To install 4 (four) C4 conservation style roof lights 550mm wide 790 deep, to existing blue slate roof, three to back of property (South East Elevation) one to front (North West Elevation).

Roof lights to be double framed structural openings, black finish to outside with central glazing bar. Inside to be boxed in and plastered in keeping with existing materials and finish.

The work to be scheduled on receipt of successful application and carried out as soon as possible.

Work to be carried out by approved contractors

Please refer to submitted drawings 1,2 & 3

The roof lights will provide valuable light to otherwise dark and not fully usable spaces within the property. The two roof lights to the second story storage room will enable it to be used as a studio and office space which will support home working.

Roof light to the first-floor rooms will provide: light for an office/study space where there is currently there is no natural light and light for the entrance hallway/boot room which is currently quite dark.

Because of the elevation of the property the roof lights will also provide extra warmth to the rooms reducing the need for heating.

The proposed work has no physical impact on any original features within the property. The rooflights are at the opposite end of the building to the original structure and, with only one to the front elevation the visual impact will be minimal. The property next door, which is also a listed building has similar roof lights to both front and rear. The proposed work will offer a visual consistency to the area.

There will be some change in appearance to the roof but this is minimised by using the appropriately sized lights, black finish and conservation style.

R Kirk

April 2021