

NEW LIGHT ON VERNACULAR ARCHITECTURE – STUDIES IN BRITAIN, IRELAND AND THE ISLE OF MAN.

What is to become of the Welsh House?

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The Manx Centre, Douglas, Isle of Man.

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WHAT IS TO BECOME OF THE WELSH HOUSE?

The aims of this short presentation, are to:

- ◆ Explore inter-relationships and dependencies, between: the care, repair and conservation of industrial vernacular housing and the challenges posed by carbon reduction and area renewal initiatives.
 - ◆ Evaluate the effectiveness of renewal programmes in conserving historic fabric, places and spaces.
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- A stylized, dark teal silhouette of a mountain range is positioned in the bottom right corner of the slide, extending from the right edge towards the center.

Context

UK construction industry:

- ◆ Turnover £149Bn per year (8-10% of GDP)
- ◆ Construction employs approximately 2.1M employees..
- ◆ 6% of the UK building stock is of heritage value; and in England 0.48M are Listed.
- ◆ Conservation, repair & maintenance approximately 49% of total spend at £3.5Bn per year

Source: Fidler, J. (2005) *English Heritage. Preservation Education in the UK: a strategic overview*

Add: the Black economy, DIY, private D.L.O.,s and the Refurbishment sector...?

Challenges

- ◆ Buildings responsible for 44% of UK CO2 emissions
- ◆ Housing accounts for approximately 27% of emissions
- ◆ 6.3 million homes are solid wall properties
- ◆ New build adds less than 1% to the total stock
- ◆ 87% of today's housing will still be in place in 2050 and thirty five percent of Welsh Housing-built pre 1914.
- ◆ Governments are committed to an 80% cut in CO2 by 2050
- ◆ 7,000 refurbishments are needed per week to achieve an 80% reduction
- ◆ 5 Million people on local authority waiting lists for housing.

The Housing Forum called for a “Code for Sustainable Homes – Refurbishment. BRE are backing this as they believe it is the correct approach to measurement, target setting and allows for the considerable improvement required.

Sustainability?

Many definitions and drivers, but commonly:

- ◆ *'Sustainable development ... ability to meet our own needs without prejudging the ability of future generations to meet their own needs.'*

Bruntland (1987) : Report of the World Commission on Environment and Development: *Our Common Future*).

Reality: more people face starvation now than at any time in the world's history!

- ◆ **The 'triple bottom line':
environmental protection, economic growth
and social equity**

Designed for sustainability but with long-life, loose-fit and appropriate, low maintenance, characteristics?



ARE WE ALL TO LIVE IN THESE?



BRE (2007) claimed we need to consider the following list when refurbishing dwellings:

Technical refurbishment standards

- structural repairs
- regular maintenance
- insulation and energy efficiency
- updating of services, kitchens and bathrooms
- adapting for changing needs
 - disability
 - home working
 - tele-assisted care
 - leisure
 - spatial reconfiguration
 - security

But they need to remember, it is more than just technical matters and add:

Climate-change factors, Communities, Places and Spaces, People, Jobs, Regeneration, Health and Wealth, to list just a few.

Housing Renewal, consider: Code For Sustainable Homes, Existing Homes Alliance, Good Homes Alliance, Building magazines 99% Campaign, etc

- ◆ A house is not a 'machine for living in!' It should be a home - a special place – carefully filtering out the external environment (physical and many other forms) whilst providing: shelter, security, spiritual, emotional and economic support. Homes should be designed and managed for comfort and enjoyment - not perceived as units of asset or liability.
- ◆ Houses are about: People, Places and Spaces, Communities, Work, Leisure, Enjoyment, Quiet calm and frantic energy, contributing to life-quality, health and wealth.

Conservation and Repair

Conservation Processes

ARTICLE 12 Conservation Processes

'Conservation may, according to circumstance, include the processes of: retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these'.

Ref: The Burra Charter.

<http://www.kerrycoco.ie/basket/burra.htm>

To summarise: We don't have to be stuck in the aspic but equally , we don't need to ruin the aspect!



Nice Car!



My Car! Just might be something in this maintenance game, after all.



IF ONLY URBAN REGENERATION AND HOUSING RENEWAL WAS THIS SIMPLE!

CARE AND REPAIR CYMRU'S HOUSE, TAI 2009



WHAT IS TO BECOME OF THE WELSH HOUSE?

The view from street level



£3Bn backlog to 2012, £4Bn required to maintain the standard for 30 years. Not many as bad as this anymore...thankfully. But 2016 or 2017 to attain WHQS?

WHAT IS TO BECOME OF THE WELSH URBAN HOUSE?



THESE MIGHT NOT BE THE
GRAND TERRACES OF BATH
OR EDINBURGH, BUT WHO CAN
MAKE MY MODEST DOOR
SURROUND?



Penydre, Neath.

Not the person who fitted
the windows, rendered the
walls or recovered the roof.

WHAT IS TO BECOME OF THE WELSH HOUSE?

With a little knowledge
we all think we know what
is best for our building!



Freedom to do what we like
...and we did!

WHAT IS TO BECOME OF THE WELSH HOUSE?

Historical Context

Wales during the late 18th and throughout the 19th century was a founding nation fiercely embodying the white heat of the industrial revolution. Its towns grew rapidly from small villages and hamlets into cauldrons of economic activity and entrepreneurship, established firmly upon the smelting of numerous metals including: iron, copper, tinsplate, and lead and supported by coal, mineral extraction, and numerous technological innovations.

Method

The research adopted a case study approach to evaluate a number of recent urban renewal schemes, Each of the sites identified; was visited by the researcher (a Chartered Building Surveyor - experienced in surveying historic buildings) digitally photographed and assessed using a standard survey template, and set condition criteria - in order to ensure consistency.

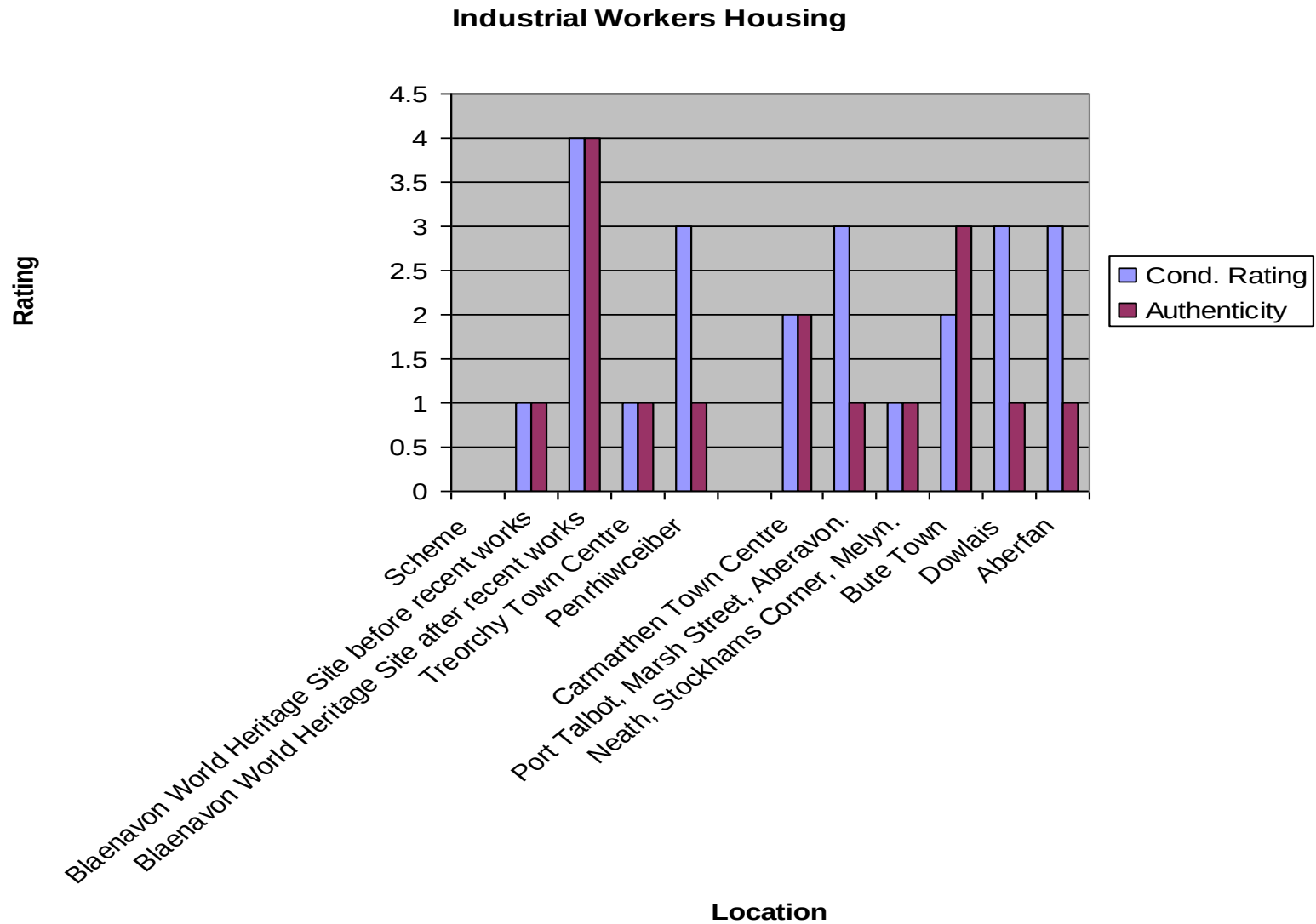
Analysis

Regeneration Scheme	Roof Covering	Chimney	Rainwater Services	Fascias & Soffits	Exterior Walls	Windows	Window Surround	Doors	Door surround	Condition Rating	Authent. Rating
Neath Road, Hafod.. Small commercial/retail properties.	Welsh slate.	Yellow, clay and Staffordshire - Blue brick.	PVC	PVC	Textured silicone render.	PVC above shopfront	Aluminium	Aluminium	Aluminium	2	1
Neath Road, Hafod, before 2005	Welsh Slate	Yellow and blue Staffordshire bricks.	PVC	PVC	Pebble dash.	PVC framed		Steel	GRC Canopy	4	4
Neath Road after 2005	Spanish slate	Brown clay brick.	PVC	PVC	Silicone render	PVC		Plastic veneered steel	GRC Canopy	3	2
Neath Road after 2010	Spanish slate	Brown clay brick.	PVC	PVC	Silicone render	PVC		Plastic veneered steel	GRC Canopy	1	1
Villiers Street, Hafod, 2011	Spanish slate.	Brown clay brick.	PVC	PVC	Silicone render on insulation	Aluminium	Aluminium	Aluminium	Aluminium	4	1
Joseph Parry Cottages	Fibre - cement slate.	Concrete brick.	PVC	Timber	Rubble stone, cement pointed	PVC	Painted timber	Painted timber	Stone	2	2
Joseph Parry's Cottage after Spring 2011	Welsh slate	Concrete bricks.	PVC	Timber	Rubble stone, lime mortar pointed.	Timber	Painted timber	Painted timber	Stone	5	5

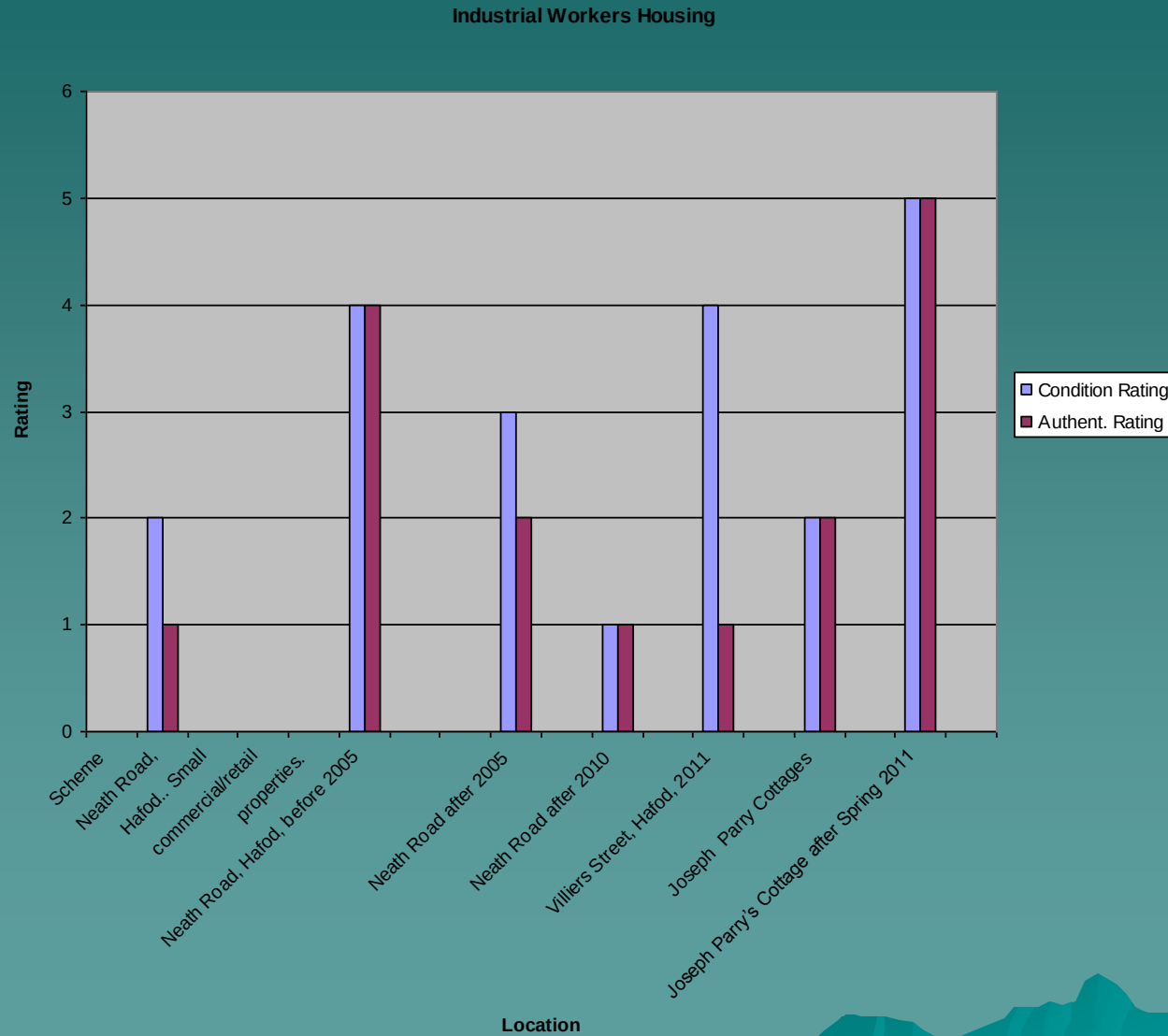
Analysis

Regeneration Scheme	Roof Covering	Chimneys	Rainwater Services	Fascias & Soffits	Exterior Walls	Windows	Window Surrounds	Doors	Door surround	Cond. Rating	Authenticity
Blaenavon World Heritage Site before recent works	Concrete tile	Rendered	PVC	PVC	Cement render or cement mortar pointed	PVC/Aluminium/Timber varies	Stained or painted. Timber to retail.	PVC/Aluminium/Timber varies	Stained or painted. Timber to retail.	1	1
Blaenavon World Heritage Site after recent works	Slate	Rendered	Cast Iron	Timber	Cement and Lime render	Painted timber	Stained or painted. Timber to retail.	Stained or painted. Timber to retail.	Stained or painted. Timber to retail.	4	4
Treorchy Town Centre	Concrete tile	Missing or cement render	PVC	PVC	Durite spar render	PVC	Cement	Aluminium	Cement	1	1
Penrhiwceiber	Fibre cement or concrete tiles or fibre cement slates	Red clay brick	PVC	PVC	Pebble dash and painted cement	PVC	Cement	PVC	Cement	3	1
Carmarthen Town Centre	Concrete tile	Cement render,	PVC	PVC	Cement render	PVC	Cement	PVC	Cement	2	2
Port Talbot, Marsh Street, Aberavon.	Concrete tile.	Clay brick, cement mortar	PVC	PVC	Silicone render onto new rendered base	PVC	Cement	PVC	Cement	3	1
Neath, Stockhams Corner, Melyn.	Concrete tile/ fibre-slate.	Clay brick, cement mortar	PVC	PVC	Silicone render onto exist. painted render	PVC	Cement	PVC	Cement	1	1
Bute Town	Reconst. Tile.	Stone	Aluminium	Timber	Stone with Ct. Mortar	Timber	Stone	Timber	Not Aplic.	2	3
Dowlais	Concrete tile					PVC	Render	PVC	Cement	3	1
Aberfan	Concrete tile.		PVC	PVC	Cement render and pebble dash	PVC	Render	PVC	Cement	3	1

Results



Results



WHAT IS TO BECOME OF THE WELSH HOUSE?

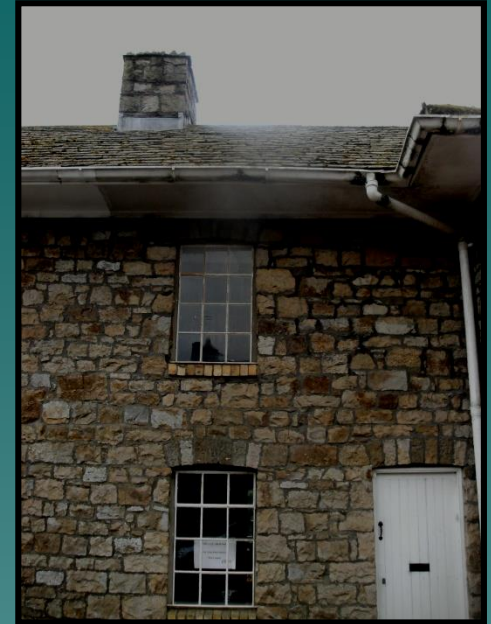


Monotone municipality.
The brand is drab!

WHAT IS TO BECOME OF WALES?



WHAT IS TO BECOME OF THE WELSH HOUSE?



Bute Town. Sand and cement, Indian stone and reconstituted stone tiles with aluminium rainwater goods and street furniture.

WHAT IS TO BECOME OF THE WELSH HOUSE AT DOWLAIS, MERTHYR?



BLAENAVON.



A marvellous initiative,
waiting on the World.

WHAT IS TO BECOME OF THE WELSH HOUSE?

Joseph Parry's Cottage, Merthyr Tydfil, January 2011.



Paham mae dicter, O Myfanwy,
Yn llenwi'th lygaid duon di?
A'th ruddiau tirion, O Myfanwy,
Heb wrido wrth fy ngweled i?
Pa le mae'r wên oedd ar dy wefus
Fu'n cynnau 'nghariad ffyddlon
ffôl?

Pa le mae sain dy eiriau melys,
Fu'n denu'n nghalon ar dy ôl?
Why is it anger, O Myfanwy,

That fills your eyes so dark and
clear?

Your gentle cheeks, O sweet
Myfanwy,
Why blush they not when I draw
near?

Where is the smile that once most
tender

Kindled my love so fond, so true?
Where is the sound of your sweet
words,

That drew my heart to follow
you?

WHAT IS TO BECOME OF THE WELSH HOUSE?

Joseph Parry's Cottage, Merthyr Tydfil, January 2011.



WHAT IS TO BECOME OF THE WELSH HOUSE?



Tredegar, January 2011

WHAT IS TO BECOME OF THE WELSH HOUSE?



Llangattock

The details are small but make a big impact, if historic form and fabric is to be retained.

WHAT IS TO BECOME OF THE WELSH HOUSE?



WHAT IS TO BECOME OF THE WELSH HOUSE?



Blaenavon World Heritage Site, January 2011.

WHATEVER HAPPENED TO THE WELSH SIOP?



Blaenavon World Heritage Site,
January 2011.



WHATEVER HAPPENED TO THE WELSH HOUSE?



HOW GREEN IS MY VALLEY?

Gwaun Cae Gurwen, Amman Valley – After completion of a major Urban Regeneration Scheme. January 2011.

WHATEVER HAPPENED TO THE WELSH HOUSE?

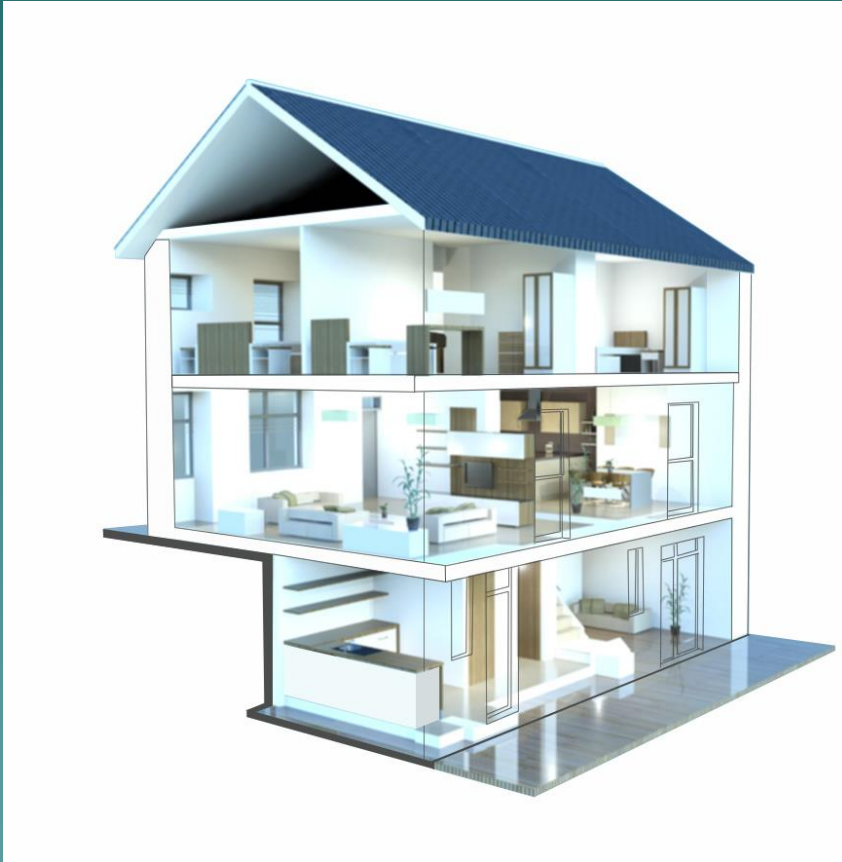


WHATEVER HAPPENED TO THE WELSH VILLAGE?



Treharris 2011

WHATEVER HAPPENED TO THE WELSH HOUSE?



Penrhiwceiber, May 2011



WHAT IS TO BECOME OF THE WELSH HOUSE



Aberfan June 2011

WHAT IS TO BECOME OF THE WELSH HOUSE



CADW (2005) Industrial Workers' Housing in Wales, Care and Conservation, p .32, Cardiff.



Top: Copper slag was incorporated in the garden walls of these houses in Swansea. Above: When the houses were modernized, the garden walls were preserved.

WHATEVER HAPPENED TO THE WELSH HOUSE?



Copperopolis -
Commended for
its bold vision

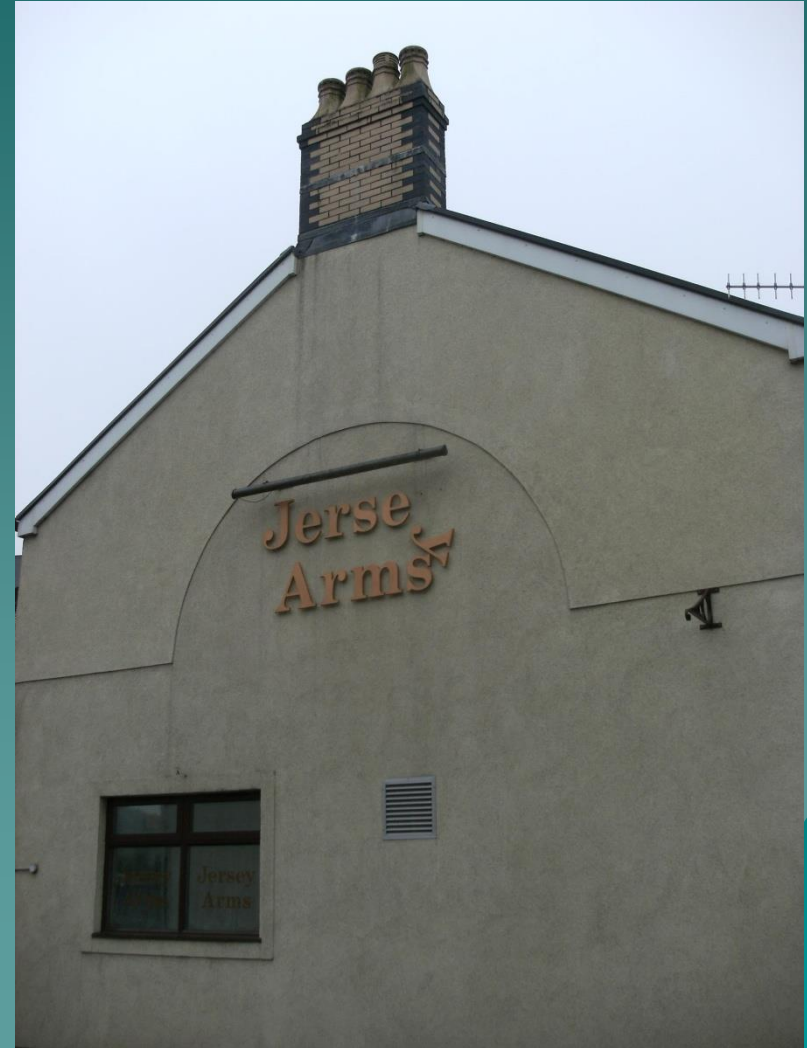


Tre-Vivian



A new vernacular consisting of traditional materials, such as: powder-coated aluminium, plastic (uPVC), silicone, glass-fibre all dosed liberally with polymer modified, magic render.

WHAT IS HAPPENING TO THE WELSH FREE-HOUSE?



WHAT IS HAPPENING TO OUR HOUSE; AND WILL IT SAVE THE PLANET, IF NOT THE BUILDING?



WHAT IS HAPPENING TO OUR HOUSE; WILL IT SAVE THE PLANET, IF NOT THE BUILDING?

What will the impact be on rising and penetrating dampness, moisture and vapour diffusion within solid walled properties by dry lining internally or externally?

Will we witness major problems with cold bridging at party walls and eaves, dry rot in buried timbers or will this greatly enhance thermal comfort, reduce fuel poverty and incidents of toxic moulds?



WHATEVER HAPPENED TO WELSH CULTURAL AND INDUSTRIAL HERITAGE?



R.I.P.

WHAT IS TO BECOME OF THE RURAL WELSH VERNACULAR?



Capture the Carbon and feed the rot!

WHO WILL REPAIR THE HOUSE?

- ◆ Professional Institutions - Business Clubs or Learned Societies?
 - ◆ IMBM, CIOB, BCMRWG, Dip. in Building Maintenance. CIOB/CIH Qualifications in Housing Maintenance. RICS, RIBA
 - ◆ Education - Degrees in Building Maintenance,
 - ◆ Post-grad qualifications in Conservation,
 - ◆ Conservation accreditation anyone?
 - ◆ Higher level NVQ's, Foundation degrees, Master-crafts,
 - ◆ Craft and Supervisory Skills – NHTG, Construction Skills.
 - ◆ Money, jobs and careers
 - ◆ The right people!
- 

WHO WILL REPAIR THE HOUSE?

Review of case-study schemes sampled by this research indicates there are more questions left unanswered than are being resolved.

Most projects are poorly designed and detailed, despite vast sums of public resources being consumed by serial funding initiatives.

These are in effect, superficial makeovers that make little long-term contribution to living standards, the quality of the built environment or building performance.

Employment opportunities generated appear short term and fragment opportunities for locals, especially when semi-skilled labour and materials are in-sourced from other regions.

From a built heritage conservation perspective, the work is dishonest, inaccurate, poorly conceived and is destroying what remains of the industrial vernacular.

Summary

Far from resolving housing needs and regenerating communities, we appear to be adding to our woes.

If we could only repair, restore and maintain these assets correctly and in the manner that they were designed to perform, the opportunity is there to retain a major component of the cultural heritage for the Welsh nation.

Thank you,

Trevor Francis 24/6/2011

A stylized, dark teal mountain range graphic is positioned at the bottom right of the slide, extending from the right edge towards the center.