

weston hall • weston on trent

design, access and heritage statement for listed building consent application:

adjusted rainwater goods arrangement-south-east gable



weston hall

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WESTON HALL
WESTON ON TRENT

DESIGN, ACCESS AND HERITAGE STATEMENT FOR
THE RE-ROOFING, STRUCTURAL REPAIRS &
ASSOCIATED WORK

**Listed building consent application:
adjusted rainwater goods arrangement-south-east gable**

Revision	Date	Clauses amended
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First draft for comments	30/08/2018	
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C O N T E N T S

A	Introduction
B	Justifications and cross referenced material
C	Site photographs

A INTRODUCTION

- I.0 This is a Design, Access and Heritage statement for the Listed Building Consent application relating to adjusted rainwater goods arrangement on the east gable proposed at Weston Hall. The submission follows on site discussions on the 29/08/19 between Alan Staley of ASBC, Jamie Mayers of Peter Rogan & Associates and James Bate, the Conservation Officer for South Derbyshire District Council. It was agreed that the proposals are in principle acceptable, given the likely historical layout of the east gable, the need to keep excess water discharge away from the leaking terrace and conservatory construction. It was agreed that a separate Listed Building Consent and Non Material Amendment would be the best way of ensuring this variation to the previously submitted planning application was consented.

B PROPOSED WORKS

2.0 Justification of works and repair/intervention types

2.1 Access

The works are entirely for the re roofing and urgent structural repairs of Weston Hall – a Grade II* Listed Building. As such no provision is made for accessibility in the proposals.

2.1 *Adjusted rainwater goods – east gable*

A new through parapet outlet is proposed to the south side (over the conservatories) of the north most gable on the south east elevation – the existing outlet around the corner will be infilled. The new outlet will have a lead chute discharging through the wall into a ‘heritage’ type cast aluminium hopper head, with a cast aluminium downpipe running down the façade to ground level. On the north side of the gable the adjacent gutter will be carried round the outside corner of the gable, with an outlet to a downpipe that runs to ground level. Where necessary the string courses will be amended by a mason to ensure the downpipes run down the outside face of the building. Both downpipes will discharge into gulleys at ground level.

Both the conservatory and the terrace are leaking due to water discharged on them from above – the conservatory has a sideways discharge of rainwater from the outlet of downpipe 3 (which we propose to relocate) and the terrace is suffering from excess rainwater mastering the top of its flashings and pooling of rainwater – exacerbated by the additional rainwater loading from downpipe 2 discharging onto it from high level. The proposed relocation of rainwater goods ensures that rainwater is effectively taken away from the building, reducing the incidence of water ingress via problem areas of fabric/waterproofing and thus ensuring the longevity of the building as a whole. Relocating the outlet to downpipe 3 allows a more obvious visual ‘tell’ of anything going amiss in a hard to access and inconspicuous area of roof, aiding the long term maintenance and upkeep of the building.

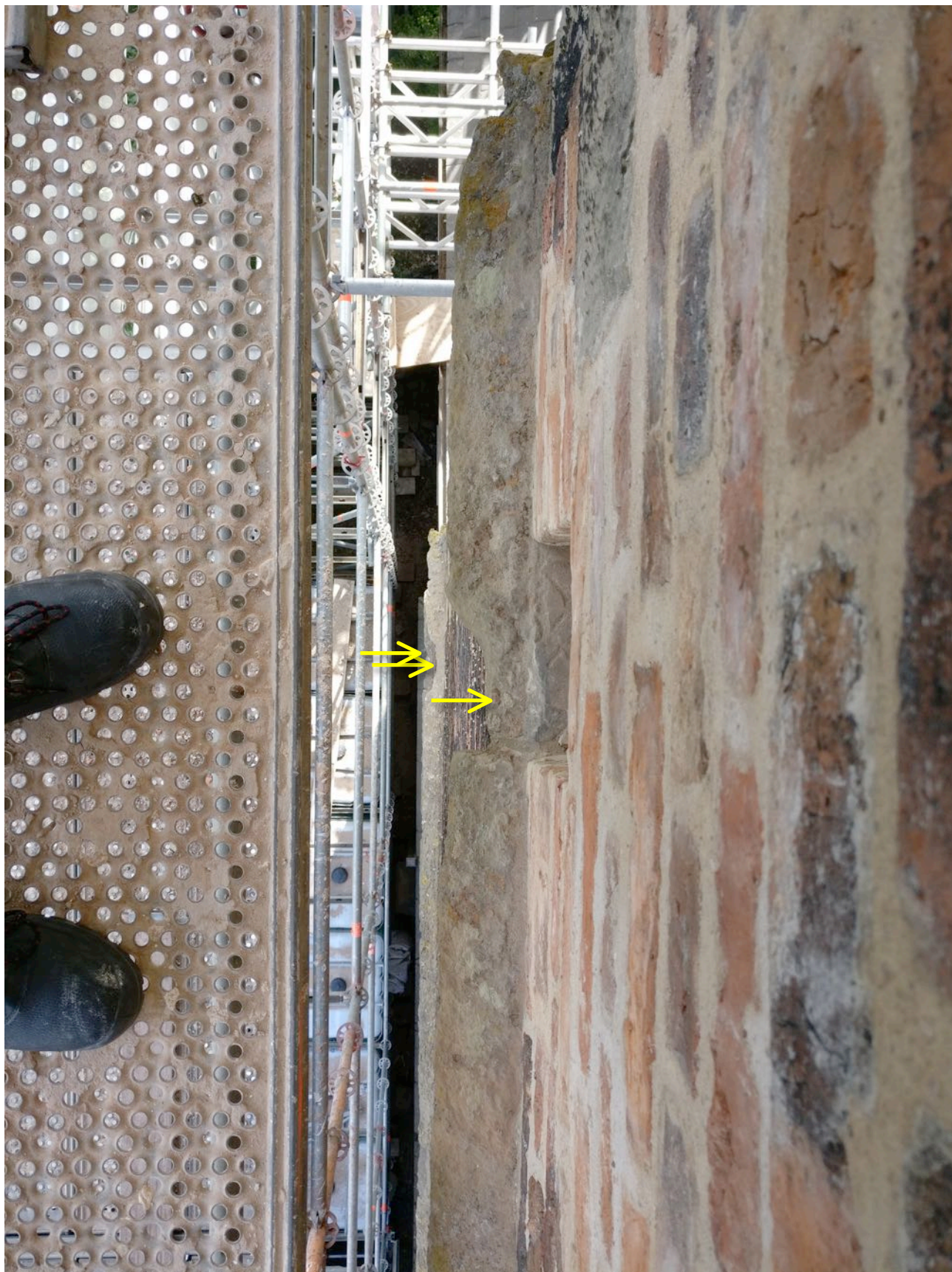
The presence of ‘stacked bricks’ in the parapet wall adjacent the conservatory (most likely infilling either and outlet or an overflow through the wall) and the notched string courses in more or less a plumb line below this position down the facade indicate that there was in all probability some form of historical rainwater outlet and downpipe here.

3.0 Cross referring information

Please refer to the following information submitted with this application:

- SK04 markup of rainwater goods
- Information submitted for the previous Listed Building Consent (reg no. 9/2018/1243) and Planning Application (Reg no 9/2018/1221) for re roofing and associated structural repairs at Weston Hall; to which this application relates.

Site photographs



site photograph indicating the existing notches in the string course on the south corner of the east gable, indicating a possible earlier downpipe or overflow positioned here.

