

From: James Bate James.Bate@south-derbys.gov.uk
Subject: RE: Weston Hall Discharge of Conditions - application ref No 9/2018/1221 and 9/2018/1243
Date: 30 August 2019 at 16:49
To: Jamie Mayers jamie@pr-architects.net
Cc: Peter Rogan peter@pr-architects.net, ASBC Heritage & Conservation asbc@live.co.uk

JB

Thanks Jamie,

These notes appear as an accurate representation of discussions on site.

I can confirm that the NMA and LBC submission is the preferred approach for the submission of the revised rainwater goods details.

Yours,

James Bate
Conservation Officer
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Any advice is given at officer level only and does not prejudice any formal decision the Council makes in the future.

From: Jamie Mayers [mailto:jamie@pr-architects.net]
Sent: 30 August 2019 11:57
To: James Bate
Cc: Peter Rogan; ASBC Heritage & Conservation
Subject: Re: Weston Hall Discharge of Conditions - application ref No 9/2018/1221 and 9/2018/1243

Dear James,

It was good to meet you on site yesterday and discuss the works at Weston Hall and the upcoming Discharge of Conditions and 'Non Material Amendment'/Listed Building Consent applications. A brief re cap of conversations for reference:

Discharge of remaining planning conditions

The remaining conditions of the original planning consent are condition no's 3 (confirmation of works to the roof), 5 (confirmation to works to window stonework), 6 (confirmation of window joinery repairs), 7 (confirmation of re pointing), 9 (confirmation of chimney repairs/re building scope), 11 (gutters to be cast metal). mostly these relate to confirmation of repairs scope, so we discussed that the quickest and most direct way to do this might be via reference to the latest schedule of works and variations by ASBC, with some supporting information where required. The remaining conditions are noted below, with our proposed methods of discharging/evidencing them:

condition 3 (confirmation of structural repairs to the roof)

The confirmed scope of works in terms of structural repairs was discussed with relation to

the roof structure, which features a variety of types of typical repairs which were demonstrated on site - it was agreed that ASBC's confirmed schedule of works (logging the number and amount of confirmed repairs) would be the best way of confirming the amount of repairs, with some definition of the overall proportion these repairs reflected of the existing fabric/ cross referred photographs/justifications for the types of repairs. We will also submit structural engineer's drawings for additional information re: new steelwork and plate repairs etc.

condition 5 (confirmation to works to window stonework)

Hollington Stone specified as the best stratigraphic match to the existing stone where stone is to be replaced, also pinning repairs and repointing, lime mortar repairs are also proposed as methods of repair to the window surround stonework - specification extracts and ASBC schedule of work/PR&A specification to be referred to.

condition 6 (confirmation of window joinery repairs)

Confirmed scope via ASBC's schedule of works/repairs schedule, with cross referred photographs etc as necessary. Replacement windows requiring large sectional details - Alan, I don't know if your joiners could provide fabrication / assembly drawings for the proposed windows to be replaced, otherwise we can refer to your schedule of works for general repairs?

condition 7 (confirmation of re pointing)

Confirmation via current ASBC current schedule of works and reference to PR&A specification.

condition 9 (confirmation of chimney repairs/re building scope)

Confirmed scope via ASBC's schedule of works/repairs schedule, with cross referred photographs etc as necessary - we discussed on site the poor state of the existing chimneys due to water ingress, sulphate attack and crumbling internal slate 'lintels' and structure. Investigative photographs evidencing state of decay can also be provided - Alan could you forward your own photographs /any useful CCTV survey stills to help us with this (preferably referenced re: chimney no's)

condition 11(gutters to be cast metal)

The gutters are proposed to be cast aluminium 'heritage' types with PPC finish, to be confirmed via ASBC schedule of works/PR&A specification extract.

The above reflects our initial submissions to deal with the discharge of conditions, we're happy to supply more information if required to help deliberations.

Roof hatches

We will submit information relating to the 2 no new roof hatches under the Discharge of Conditions application for condition 3 - relating to the roof structure. These are positioned to be invisible from ground level, thus do not affect the visual character of Weston Hall and provide an important access for maintenance for two parapets which are both inaccessible for safe routine maintenance currently and vulnerable to water damage when blockages of the outlets cause backed up water to master the gutter tops and adjacent flashings. Historical damage of this nature is evidenced by decayed wallplates and rafter ends below these gutters/outlets and general rainwater staining to wall finishes inside the building below their positions. The new hatches require the limited removal of existing rafters to allow framing out of the new hatch openings (the structural openings of the

proposed hatches are 600x600mm) - however the machined, regular appearance of the rafters indicates these are later 19th century fabric, thus less significant than the primary timber structure and masonry walls.

Rainwater goods - east gable

We will submit a non Material Amendment and brief Listed Building Consent covering the reconfigured rainwater goods on the east gable - if you could check with your colleagues and confirm this is SDDC's preferred method of dealing with this consent. As discussed on site the '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. As discussed the cc90s conservatory roof and timberwork is in a poor condition generally and the current rainwater pipes sideways discharge into the slate roof finish has already caused issues with leaks. There are also issues with pooling rainwater underneath the pedestal finish of the cc90s/00s terrace as the deck below has deflected - so we want to avoid adding any extra rainwater loading to these areas and the scope and budget for the re roofing project does not cover repairing these adjacent non historical areas (/not 'as' historical as the cc 1630 hall).

Hopefully this is all an accurate reflection of discussions yesterday, any further comments or clarifications please get in touch.

Best Regards,

Jamie

Jamie Mayers

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On 27 Aug 2019, at 11:30, James Bate <James.Bate@south-derbys.gov.uk> wrote:

Dear Jamie,

I would like to introduce myself as the new conservation officer for South Derbyshire. I have received some notes from both Liz Knight and Jonathan Biggadike regarding the current position and Teresa has also provided some revised plans and correspondence following Jonathans latest comments.

I appreciate that the application has passed through several conservation officers, but hopefully there will be some more stability now that I am in post. I am aware that some conditions have already been discharged but that there are 3 (numbers 3, 6 and 9) where discussions are ongoing and some elements of reasonable and justified works (such as rooflights to provide access to the valley areas for future maintenance) which will require further applications for listed building consent.

I have considered the revised details for downpipes and these do represent an improvement upon the initial suggestion. A couple of immediate questions are whether or not the point at which downpipe 2 rounds the corner could be brought lower, either to just over the top of the railings or even beneath them. If neither of these options would be workable, I foresee potential for accidental damage as the most likely concerns, then I would suggest that the point at which the pipe rounds the corner is lifted slightly. At present the first joint occurs at string course level on the north elevation leaving the downpipe below string course by the time it rounds the corner. If the south-east elevation is considered to be more sensitive owing to its prominence along the approach then I would suggest that it is the section on this elevation which should most closely align with the string course, meaning the first angles joint should fall above the string course on the north elevation.

I would like to visit site to get a feel for just how prominent the south-east elevation is along the access driveway, and this may represent an opportunity to update on any of the further investigative works in relation to the condition of the roofs and repair proposals, and proposals for window replacements. At present my diary is relatively empty but I'm sure it will begin filling up over the course of the next few days. If you would like to offer some suitable times and dates that would be much appreciated.

Yours,

James Bate
Conservation Officer
South Derbyshire District Council
TEL: 01283 595983

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