PHILIP HUGHES ASSOCIATES
HISTORIC BUILDINGS CONSERVATION CONSULTANTS
OLD MANOR STABLES, TOUT HILL, WINCANTON, SOMERSET BA9 9DL 01963 824240

Justification Statement and Design and Access Statement for proposed alterations to the house and garage at Brockhampton House, Bringsty, Herefordshire

Rev A - August 2019

Site Location

Brockhampton House is located in the parish of Brockhampton in Herefordshire. The house is set in an elevated position on a slight spur overlooking the landscape park which falls away to the south and east.

View of Brockhampton House from the south east.

Building Description

Brockhampton House is a large red-brick mansion of mid eighteenth century date and is listed grade II*. It is referred to as Brockhampton Park in the Historic England listing, and the listing for the grade II park and garden mentions that the house has also been referred to as Brockhampton Court.

BROCKHAMPTON Brockhampton Park SO 65 NE 9/123 9.6.67. II 2. Mid C18. Red brick mansion with moulded stone cornice and hipped slate roof. Central 3 bays break forward with pediment. 5 storeys. 7 sash windows, the central 1st floor group being Venetian in character and the outer windows on all floors have late C19 broken architraves with Corinthian caps. Corbelled pediment to doorway. Wing at rear with cupola. Some original panelling inside.*

List Entry Number 1176659

The eighteenth century part of the house is of seven bays, with the central three surmounted by a pediment. The architect was Thomas Farnolls Pritchard (1723-1777) and the house was reputedly built after the marriage between Richard Barneby (whose family had owned the estate of Brockhampton for over 400 years) to Betty Freeman. Her marriage portion of £3000 and subsequent further money inherited on the death of her father, allowed the new house to be built on high ground to the south of the original manor house. The landscape park surrounding the house was also created at this time (separate list entry no. 100087).

About 1870 the House was remodelled internally and new window architraves were applied to the exterior (later removed). Further wings to the rear were added in the nineteenth century.

In 1946 the house was bequeathed to the National Trust who opened the original manor of Lower Brockhampton to the public, and leased Brockhampton House to various tenants. These included to a developer in 1982, an insurance company and to a further tenant in 1996. During this final period significant works took place including the addition of the conservatory and the bay window to the Morning Room on the east elevation, the garage block to the north, as well as significant remodelling of the rear of the house to create a new kitchen, rear entrance hall and a loggia style porch.

Copies of the Architect's (Rodney Melville & Partners) floor plans from the date of these last works are included in Appendix 1. These show clearly the areas that have been remodelled, what the approximate previous layout might have been and where fabric is potentially of more recent origin.

The lease was assigned to the present owner in 2017.

Planning Policy and the Building

At national level the principal legislation covering the protection of the cultural heritage of the built environment is the Planning (Conservation Areas and Listed Buildings) Act 1990. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:
"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (s66(1))

Various principles and polices relating to cultural heritage and archaeology are set out in the National Planning Policy Framework (NPPF) which guide local planning authorities with respect to the wider historic environment. The NPPF identifies that the significance of a heritage asset can be damaged or harmed through alteration or destruction of the asset or by development that affects its setting. If harm or loss is likely then a justification should be provided that weighs the harm or loss to the significance of the heritage asset against the benefits of the proposal.

Recent Application History and Pre-application Advice

The applicants submitted a listed building consent application in 2018 (ref 182536) for alterations to the second floor. This was approved in November 2018.

The applicants have recently submitted planning and listed building consent applications for alterations to the house which include the addition of a hydraulic lift to serve all floors, the addition of glazed screens to the rear porch and internal alterations to doors and the forming of new openings. Herefordshire Council's reference numbers for these applications are 191001 and 191002 and they were validated on the 19th March.

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The proposals included in this application were not included with the above application as they had not been previously submitted for pre-application advice. These proposals were then submitted for pre-application advice to Herefordshire Council, Historic England and the Georgian Group on the 3rd April 2019.

Herefordshire Council's Conservation Officer, Robert Walker, provided comments in his letter of the 16th April 2019 (ref 101256/CE). This letter said that the proposals generally could be supported and suggested that the surround proposed for the bay window should be omitted.

A meeting was held at the house with Sarah Lewis of Historic England on the 10th April 2019. A record of her observations and comments are set out in her letter of the 18th April 2019. This letter noted that Historic England were broadly content with the proposals but recommended that the treatment of the bay window and surround be reviewed.

No written response has yet been received from the Georgian Group but they have verbally confirmed that they have no objection to the proposals.

Assessment of Significance

The summary of the building's history above identifies that the earliest form of the building is the 18th century block located to the south end. The remaining parts to the north of the 18th century part are thought to be of 19th century origin which have been subsequently altered since the acquisition of the property by the National Trust in 1946. It is understood that much of the plasterwork and decorations at ground and first floor have been reconstructed.

The Rodney Melville drawings, included in Appendix 1, show that all parts of the house were altered during the 1996 works and in particular the northern 19th century parts were significantly altered and the plan layout of these parts is now very different to that shown on the drawings.

The 18th century part of the building is clearly of the highest significance while the parts to the north are of less significance due to the heavy modifications that they have been subject to. The proposals affect a number of areas of the property; alterations to the bay windows on the east elevation, floors in the northern rear part of the building and the garage to the north of the house.

Proposed Works

The works proposed are set out in detail below

1. Alterations to the bay window on the east elevation

The existing bay window on the east elevation of the house has three windows each arranged as a fixed light with two opening casements below. The fenestration of the windows matches those of the ground floor windows on the northern part of the east elevation.

The bay window was constructed during the 1996 works and is formed of red bricks bedded in a lime mortar to match the existing building. At high level there are Haddonstone copings and architrave and the heads of the windows are poorly formed of a soldier course of bricks supported by a steel angle lintel.

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View of inside of bay windows.

View of outside of bay windows

On this elevation there is no direct connection from the principle rooms used by the family to the garden outside. Clearly alterations to the window openings of the 18th century part of the house are not acceptable so it is proposed that the central window of the bay is adapted to to become full height with a pair of glazed French doors.

The sills to the two windows on either side are to be lowered so that it is possible to have views out from inside when seated. The casement windows will be extended to suit.

Externally it is felt that the treatment of the lintels to the windows is poor. The soldier course and steel lintel will be removed and replaced with a flat brick arch formed with red rubbed bricks with a sandstone keystone. The keystone will be of the same dimensions as those on the 18th century house.

At the new doors a pair of steps will be provided down to the garden. These will be of local sandstone with a bullnose outer profile to match the stone used elsewhere on and around the house.

2. Replacement of tiled flooring to ground floors

During the 1996 works much of the ground floors in the northern part of the house were finished in ceramic tiles. Unfortunately these tiles were poorly selected and are not at all sympathetic to the house.

It is proposed that these tiles are removed and replaced in a number of areas as set out below. The floor underneath all of these areas, with the exception of the back stair hall, is believed to be a concrete screed inserted during the 1996 works. The tiles to the back stair hall are laid on to a plywood base sub-base over joists.

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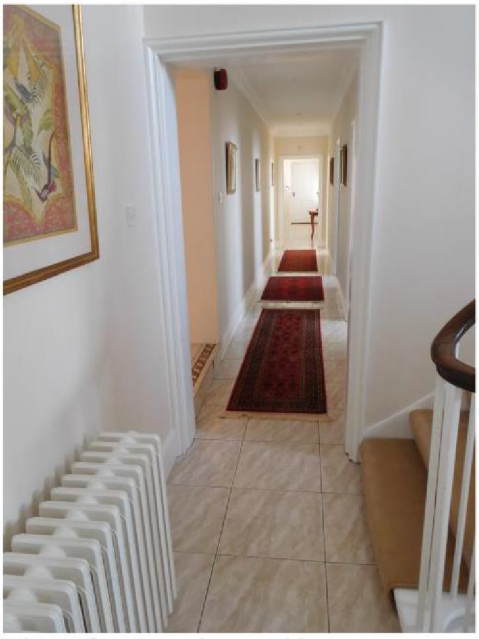
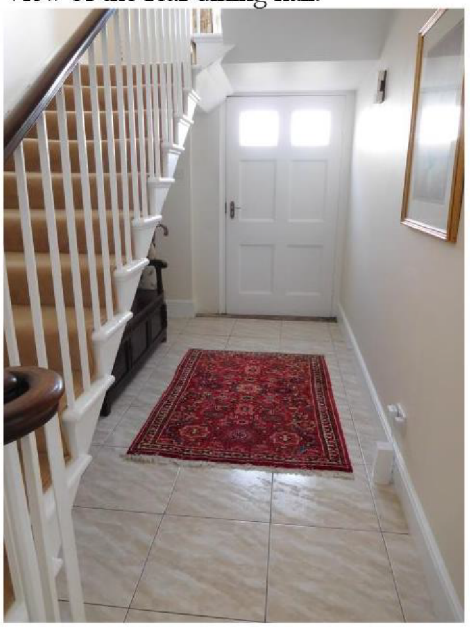
View of kitchen.


View of the rear dining hall.


View of east service corridor.


View of back stair.

Rear Dining Hall
The tiles are to be replaced with square diagonal format limestone with a border and dark inset cabochon stones.

Kitchen
The tiles are to be replaced with larger format random stone flooring. The southern end of the room is arranged as a breakfast area and this will be finished with hardwood boarding to visually separate it from the remainder of the space.

Back Stair
The back stair has an elegant though simple stone cantilevered stair with iron balustrading and it is proposed to use square diagonal format limestone here with a border as the dining hall but without inset cabochons.

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Rear Service Corridor
The service corridor is proposed to be finished with random width coursed tiles of a darker stone to distinguish it from the dining hall and the back stair.

3. Replacement of garage doors
The garage was constructed during the 1996 works and has been executed in red brick with painted metal up and over garage doors. The garage has five doors with the far left door accessing an enclosed space for storage of gardening vehicles. The rear wall of the garage is formed of an earlier garden wall and internally there are blockwork piers that support steel beams and timber joists that support a flat bitumen roof over.


View of front of garages with the edge of Brockhampton House to the right and the cottages of Brockhampton Mews to the left.


Steel up and over doors to the garage.

It is proposed to replace the metal doors with painted timber side hung doors with glazing at high level.

4. Relocation of Oil Tanks

The existing oil tanks that feed the boiler for heating and hot water are located in the basement of the house below the dining room on the south side of the house. This has been identified as a significant fire risk to the house and the applicants wish to relocate the oil tanks to an external location behind the garages. A new oil tank will be sited so that it is correctly spaced away from buildings and boundaries as required by the relevant regulations.

View of rear of garages where oil tank is proposed to be located.

The oil tanks must sit on a hard surface that extends a minimum of 300mm around the tank. It is proposed to use paving slabs laid on a porous bedding and tree protection matting (eg Terram Geocell or Core TRP). The fill point for the tank will be above ground and fed by opening the rear garage window and feeding the supply pipe from the oil tanker through to connect to the fill point. No excavation is required for the installation of the oil tank.

Impact on significance of the building

1. Alterations to the bay window on the east elevation

The alterations proposed to the bay window affect fabric from the late 20th century. In our opinion some of the detailing of this is poor and this proposal seeks to address this by changing the treatment of the heads of the openings. The proposals also improve the outward appearance of the bay window and give it more relevance on the eastern façade while avoiding overpowering the significant elevation of the 18th century house.

2. Replacement of tiled flooring to ground floors

The existing tiled floors all date from the works of 1996 and are completely out of keeping with a house of this nature. The existing floor substrates are largely solid and assumed to be a new concrete screed inserted when the alterations where carried out to this house.

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3. Replacement of garage doors

Replacement of the existing modern garage doors will improve the appearance of the garage and allow it to sit more sympathetically within the setting of Brockhampton House and the adjacent grouping of buildings forming Brockhampton Mews.

4. New oil tank

The location of the new oil tank is discrete and not visible from the house, sits away from the principle elevations and is tucked behind the garage and the adjacent store/ boiler room.

Justification

These proposals are to be read in conjunction with the proposals submitted in the planning and listed building consent applications of earlier this year and are alterations that are proposed by the applicant to make the house and its grounds more suitable for a modern family that wishes to live in the house for many years.

The proposals for the bay window, garage and siting of the oil tanks do not affect historic fabric and actively improve the appearance of the house and garage and improve the fire safety of the house.

The new flooring finishes are within the house but these replace modern unsympathetic finishes with natural stone finishes

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Design and Access Statement

Design and access implications for the proposed works listed above have been considered under the following headings:

1. ***Use***

There is no change proposed to the use of the building which will continue to be used as a family home.

2. ***Amount of Development***

The proposed work involves alterations to the garage, adjustments to the bay window, replacement of floor finishes and installation of new oil tanks behind the garage.

The work does not increase the footprint of the building.

3. ***Layout***

No changes to layout are proposed.

4. ***Scale***

The overall scale of the house remains unaltered.

5. ***Landscape***

New oil tanks are to be sited behind the garage.

6. ***Appearance***

Garage

The new doors are designed to improve the garage's appearance and allow it to sit more comfortably alongside the existing cottages and landscape.

Bay Window

The proposals seek to improve the appearance of the bay window and to improve the connection between the house and the garden.

Flooring

The existing flooring is unsightly and the new flooring proposed will improve the different spaces and reflect their nature more clearly

Oil Tank

The oil tank is located in a discrete position behind the garage.

7. ***Access***

Access from the Morning Room to the garden is improved.
A new flight of steps is provided for access to the new storage area over the garage.

8. ***Parking***

Car parking is unaffected by these proposals.

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Summary
The works proposed seek to address parts of the house that had been poorly considered during the work in the 1990s and to offer proposals that improve their functionality and appearance.

The proposals have been carefully considered and designed to retain as much historic fabric as possible and to minimise any impact on significant features within the house.

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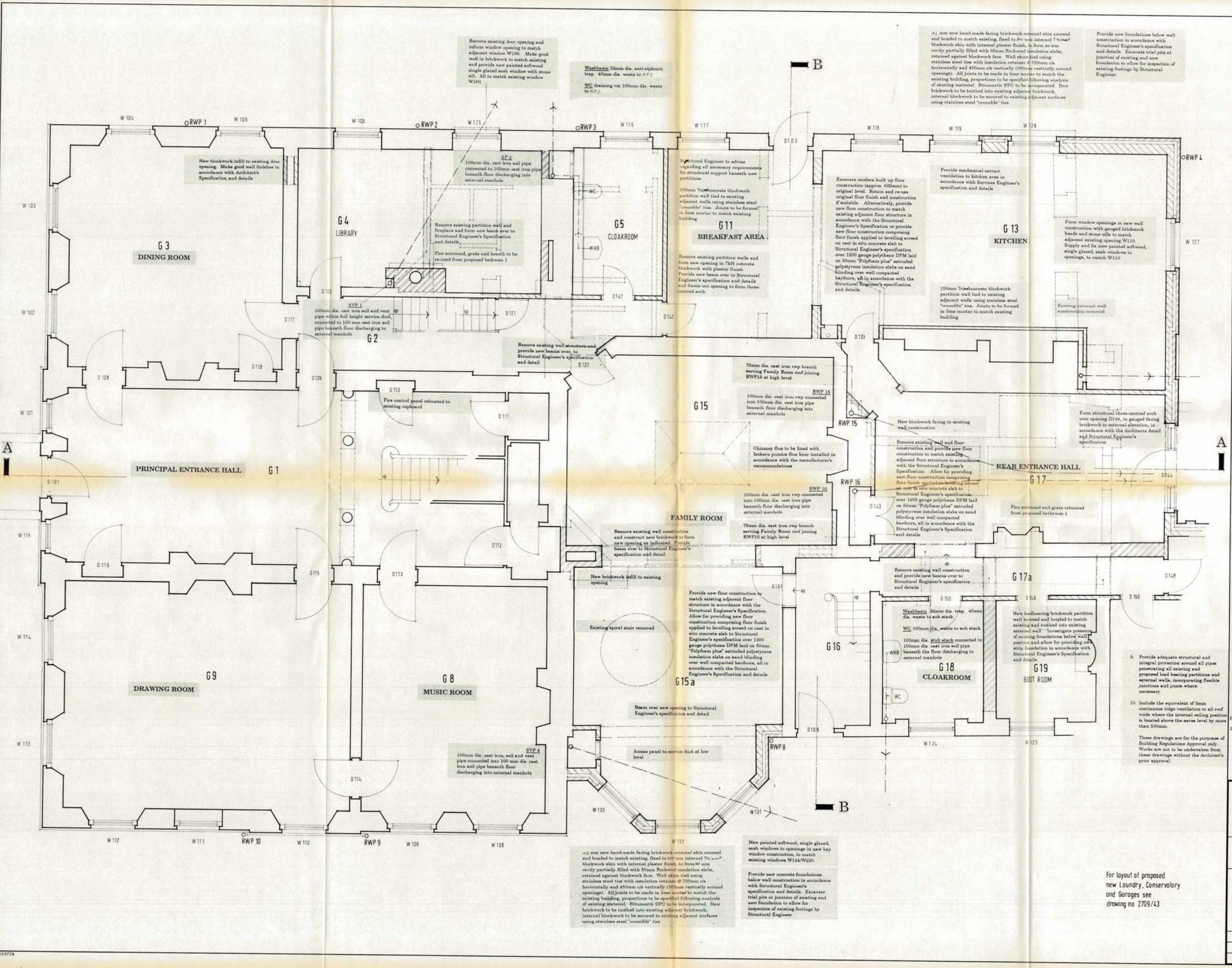
Appendix 1 – Rodney Melville Drawings from 1996 Alterations



9. Provide adequate structural and integral protection around all pipes penetrating all existing and proposed load bearing partitions and external walls, incorporating flexible junctions and joints where necessary.

10. Include the equivalent of 5mm continuous ridge ventilation to all roof voids where the internal ceiling position is located above the eaves level by more than 500mm.

These drawings are for the purposes of Building Regulations Approval only. Works are not to be undertaken from these drawings without the Architect's prior approval.

For layout of proposed new Laundry, Conservatory and Garages see drawing no 2709/43

NOTE

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4. The contractor must report any discrepancies to the architect before proceeding.
5. All products are to be used strictly in accordance with the manufacturer's instructions.

New brickwork

New blockwork

Existing walls to be removed

Make good masonry where disturbed

Standard notes

1 All mortar joints to be formed using lime mortar to match existing. Proportions to be specified following analysis of existing mortar.

2 New external wall construction generally to be formed of 102mm external brickwork, 50mm clear cavity, 50mm Rockwool insulation and min 200mm $7N/mm^2$ concrete blockwork internally with a lightweight plaster finish. The above construction is calculated to achieve a U value of 0.43 W/m^2K.

3 Structural details
See Structural Engineer's specification and details for all works of a structural nature, including foundations, load-bearing walls, beams, lintels, piers and floor, ceiling and roof structures. All works are to be carried out strictly in accordance with the specification and details.

4 Architect's details
All works are to be carried out strictly in accordance with the Architect's specification and details.

5 Specialist suppliers and sub-contractors
Where materials or elements are so specified as being from or are to be provided by a specialist supplier or sub-contractor, works shall be undertaken strictly in accordance with the said specialist's recommendations and drawings.

6 Live flues except C7
All chimney flues to live fireplaces to be surveyed and notified to Building Control following works of opening up of the structure. Existing chimney flues serving new gas fires to be relined using proprietary stainless steel flue liners in accordance with the manufacturer's recommendations.

7. Glazing
All new glazing to comply with the requirements of part N of the Building Regulations. Toughened or safety glass is to be incorporated within all new windows within 800mm of FFL and all new doors within 1500mm of FFL.

8. Fire resistance
All doors opening onto service stairs within rooms C1, G2, F9 and S1 to be of half hour fire resisting construction, omitting all door closer mechanisms.
All existing and new ceiling constructions to be of or upgraded to half hour fire resisting construction.

Rev B Rooms 44 + 45 re-titled 24.3.95

Rev A New cavity wall construction revised. Rooms G4 & G5 handed and SVP1 and SP2 relocated. Colonnade to G17 omitted, and fireplace relocated. Room G19 revised and doorway reinstated. New door opening to G19 omitted. Standard notes revised to suit.

Revisions

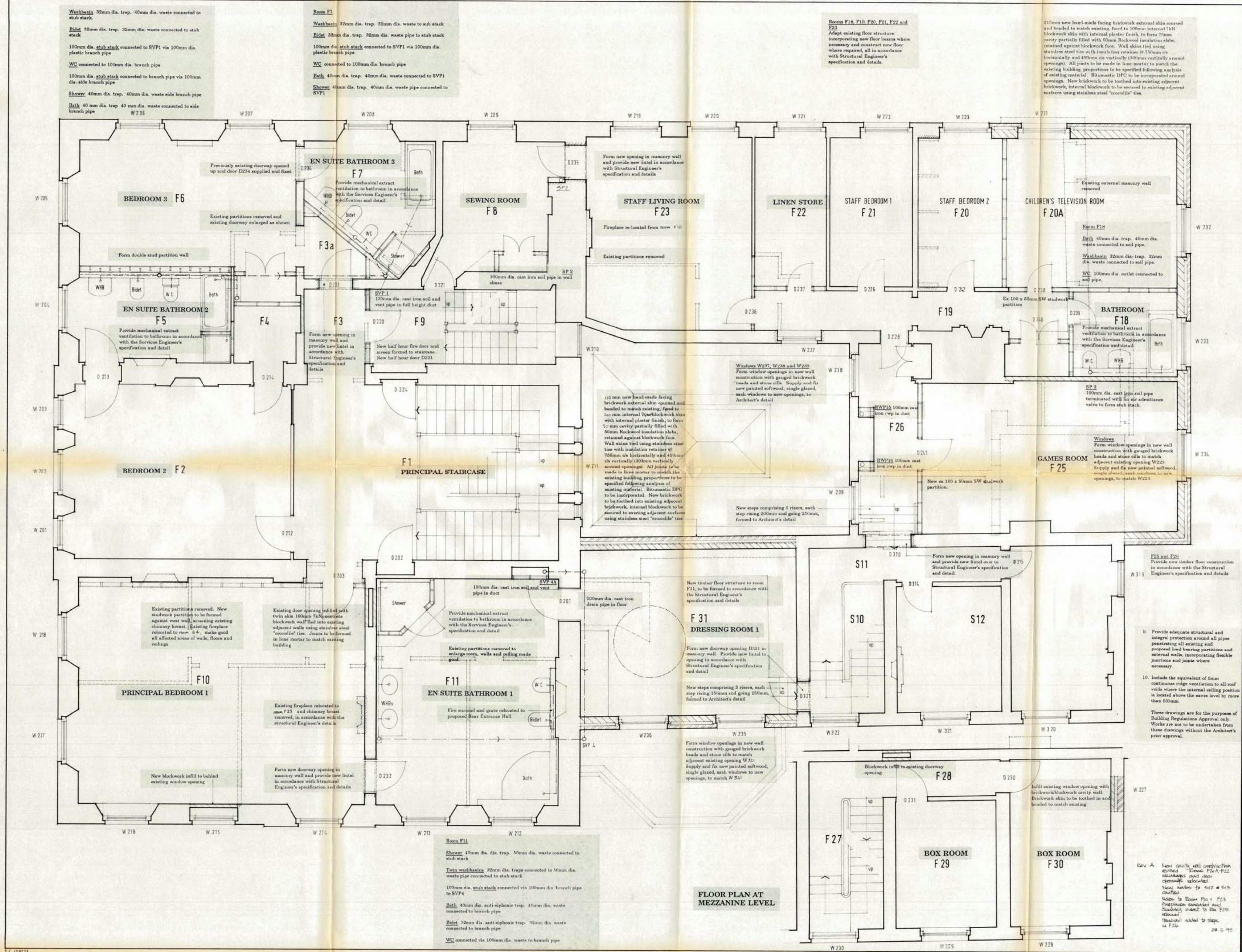
RODNEY MELVILLE
CHARTERED ARCHITECTS
AND PARTNERS

Client
A. THOMPSON ESQ

Project
BROCKHAMPTON HOUS[redacted]
HEREFORDSHIRE

Drwg title
GROUND FLOOR PLA[redacted]

Scale	1:50	Job	Drwg	Rev
Date	DEC 94	2709	42	B
Drawn				


BEDROOM 3 F6
EN SUITE BATHROOM 3 F7
F3a
SEWING ROOM F8
STAFF LIVING ROOM F23
LINEN STORE F22
STAFF BEDROOM 1 F21
STAFF BEDROOM 2 F20
CHILDREN'S TELEVISION ROOM F 20A
EN SUITE BATHROOM 2 F5
F4
F3
F9
F19
BATHROOM F18
F26
GAMES ROOM F25
BEDROOM 2 F2
F1 PRINCIPAL STAIRCASE
S11
S10
S12
F 31 DRESSING ROOM 1
F10 PRINCIPAL BEDROOM 1
F11 EN SUITE BATHROOM 1
F28
F27
BOX ROOM F29
BOX ROOM F30
FLOOR PLAN AT MEZZANINE LEVEL
9. Provide adequate structural and integral protection around all pipes penetrating all existing and proposed load bearing partitions and external walls, incorporating flexible junctions and joints where necessary.
10. Include the equivalent of 5mm continuous ridge ventilation to all roof voids where the internal ceiling position is located above the eaves level by more than 500mm.
These drawings are for the purposes of Building Regulations Approval only. Works are not to be undertaken from these drawings without the Architect's prior approval.
Rev A. New cavity wall construction revised. Rooms F20A-F22 renumbered and door openings relocated. New works to S12 & S13 omitted. Notes to Room F10 + F23 fireplace amended and chimney breast to Rm F25 removed. Handrail added to steps in F26. 28.3.95

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New brickwork
New blockwork
Existing walls to be removed
Make good masonry where disturbed

Standard notes

1. All mortar joints to be formed using lime mortar to match existing. Proportions to be specified following analysis of existing mortar.
2. New external wall construction generally to be formed of 102mm external brickwork, 50mm clear cavity, 50mm Rockwool insulation and min 200mm 7N/mm² concrete blockwork internally with a lightweight plaster finish. The above construction is calculated to achieve a U value of 0.43 W/m²K.
3. Structural details
   See Structural Engineer's specification and details for all works of a structural nature, including foundations, load-bearing walls, beams, lintels, piers and floor, ceiling and roof structures. All works are to be carried out strictly in accordance with the specification and details.
4. Architect's details
   All works are to be carried out strictly in accordance with the Architect's specification and details.
5. Specialist suppliers and sub-contractors
   Where materials or elements are so specified as being from or are to be provided by a specialist supplier or sub-contractor, works shall be undertaken strictly in accordance with the said specialist's recommendations and drawings.
6. Live flues except C7
   All chimney flues to live fireplaces to be surveyed and notified to Building Control following works of opening up of the structure. Existing chimney flues serving new gas fires to be relined using proprietary stainless steel flue liners in accordance with the manufacturer's recommendations.
7. Glazing
   All new glazing to comply with the requirements of part N of the Building Regulations. Toughened or safety glass is to be incorporated within all new windows within 800mm of FFL and all new doors within 1500mm of FFL.
8. Fire resistance
   All doors opening onto service stairs within rooms C1, G2, F9 and S1 to be of half hour fire resisting construction, omitting all door closer mechanisms.
   All existing and new ceiling constructions to be of or upgraded to half hour fire resisting construction.

Revisions

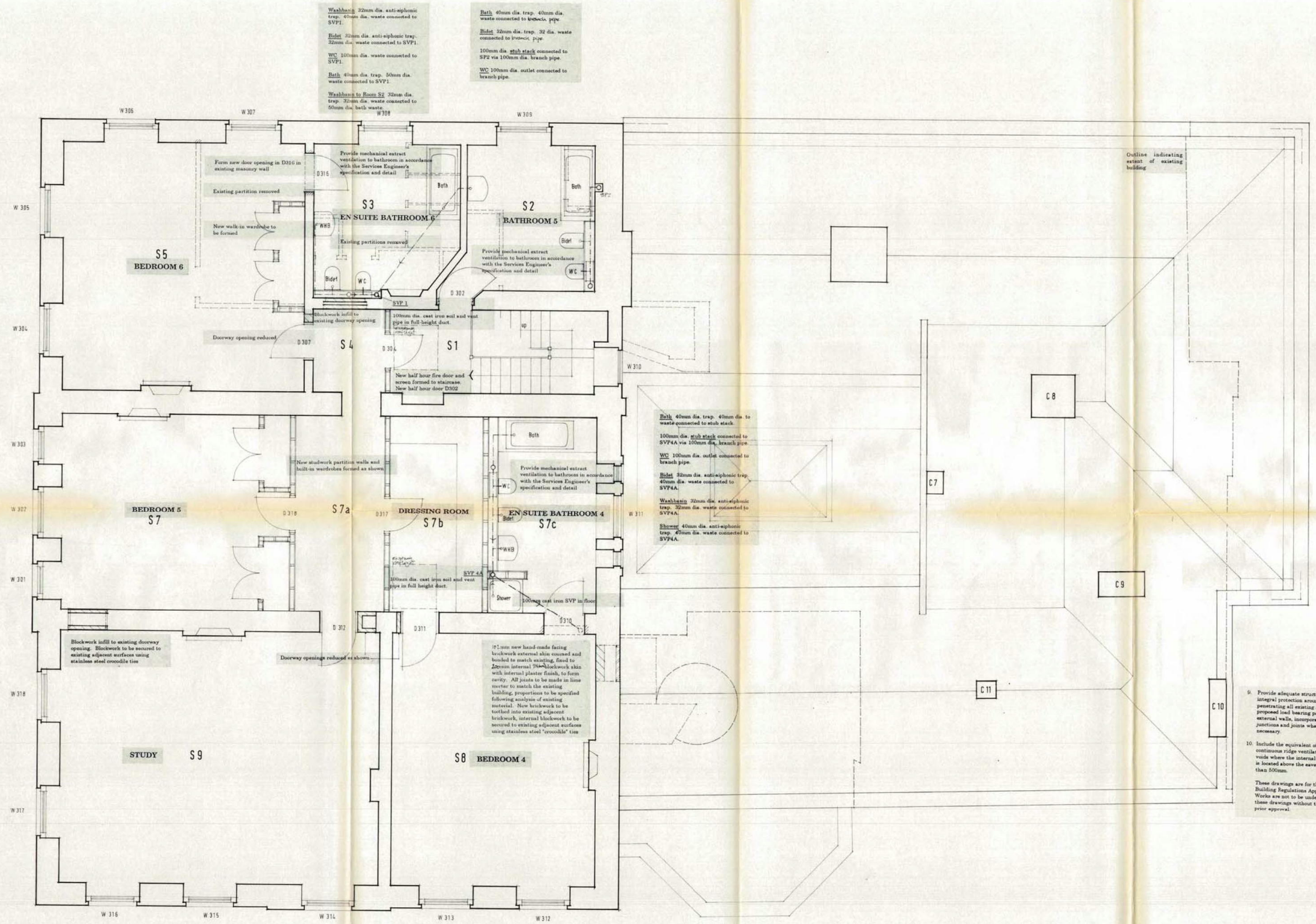
RODNEY MELVILLE
CHARTERED ARCHITECTS
AND PARTNERS

Client: A. THOMPSON ESQ

Project: BROCKHAMPTON HOU[redacted]
HEREFORDSHIRE

Drwg title: FIRST FLOOR PLAN

Scale 1:50	Job	Drwg	Rev
Date DEC 94	2709	44	A
Drawn			


Washbasin 32mm dia. anti-siphonic trap. 40mm dia. waste connected to SVP1.
Bidet 32mm dia. anti-siphonic trap. 32mm dia. waste connected to SVP1.
WC 100mm dia. waste connected to SVP1.
Bath 40mm dia. trap. 50mm dia. waste connected to SVP1.
Washbasin to Room S2 32mm dia. trap. 32mm dia. waste connected to 50mm dia. bath waste.
Bath 40mm dia. trap. 40mm dia. waste connected to branch pipe
Bidet 32mm dia. trap. 32 dia. waste connected to branch pipe.
100mm dia. stub stack connected to SP2 via 100mm dia. branch pipe.
WC 100mm dia. outlet connected to branch pipe.
W 306
W 307
W 308
W 309
W 305
W 304
W 303
W 302
W 301
W 318
W 317
W 316
W 315
W 314
W 313
W 312
W 310
W 311
Form new door opening in D316 in existing masonry wall
Existing partition removed
New walk-in wardrobe to be formed
S5
BEDROOM 6
D316
Provide mechanical extract ventilation to bathroom in accordance with the Services Engineer's specification and detail
S3
EN SUITE BATHROOM 6
Existing partitions removed
WHB
Bidet
WC
Bath
S2
BATHROOM 5
Bidet
WC
Provide mechanical extract ventilation to bathroom in accordance with the Services Engineer's specification and detail
D 302
SVP 1
Blockwork infill to existing doorway opening
100mm dia. cast iron soil and vent pipe in full-height duct.
Doorway opening reduced
D 307
S4
D 304
S1
up
New half hour fire door and screen formed to staircase. New half hour door D302
Outline indicating extent of existing building
C8
C7
C9
C10
C11
Bath 40mm dia. trap. 40mm dia. to waste connected to stub stack.
100mm dia. stub stack connected to SVP4A via 100mm dia. branch pipe.
WC 100mm dia. outlet connected to branch pipe.
Bidet 32mm dia. anti-siphonic trap 40mm dia. waste connected to SVP4A.
Washbasin 32mm dia. anti-siphonic trap. 32mm dia. waste connected to SVP4A.
Shower 40mm dia. anti-siphonic trap. 40mm dia. waste connected to SVP4A.
New studwork partition walls and built-in wardrobes formed as shown
BEDROOM 5
S7
D 318
S7a
D 317
DRESSING ROOM
S7b
Bath
Provide mechanical extract ventilation to bathroom in accordance with the Services Engineer's specification and detail
WC
EN SUITE BATHROOM 4
S7c
Bidet
WHB
SVP 4A
100mm dia. cast iron soil and vent pipe in full height duct.
Shower
100mm cast iron SVP in floor
D310
D 312
D 311
Blockwork infill to existing doorway opening. Blockwork to be secured to existing adjacent surfaces using stainless steel crocodile ties
Doorway openings reduced as shown
102mm new hand-made facing brickwork external skin coursed and bonded to match existing, fixed to 100mm internal 7N/mm² blockwork skin with internal plaster finish, to form cavity. All joints to be made in lime mortar to match the existing building, proportions to be specified following analysis of existing material. New brickwork to be toothed into existing adjacent brickwork, internal blockwork to be secured to existing adjacent surfaces using stainless steel "crocodile" ties
STUDY
S9
S8
BEDROOM 4

9. Provide adequate structural and integral protection around all pipes penetrating all existing and proposed load bearing partitions and external walls, incorporating flexible junctions and joints where necessary.

10. Include the equivalent of 5mm continuous ridge ventilation to all roof voids where the internal ceiling position is located above the eaves level by more than 500mm.

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Rev A

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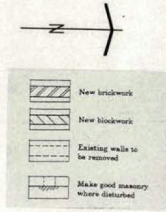

Standard notes

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7. Glazing
All new glazing to comply with the requirements of part N of the Building Regulations. Toughened or safety glass is to be incorporated within all new windows within 800mm of FFL and all new doors within 1500mm of FFL.

8. Fire resistance
All doors opening onto service stairs within rooms C1, G2, F9 and S1 to be of half hour fire resisting construction, omitting all door closer mechanisms.
All existing and new ceiling constructions to be of or upgraded to half hour fire resisting construction.

Revisions

RODNEY MELVILLE
CHARTERED ARCHITECTS
AND PARTNERS

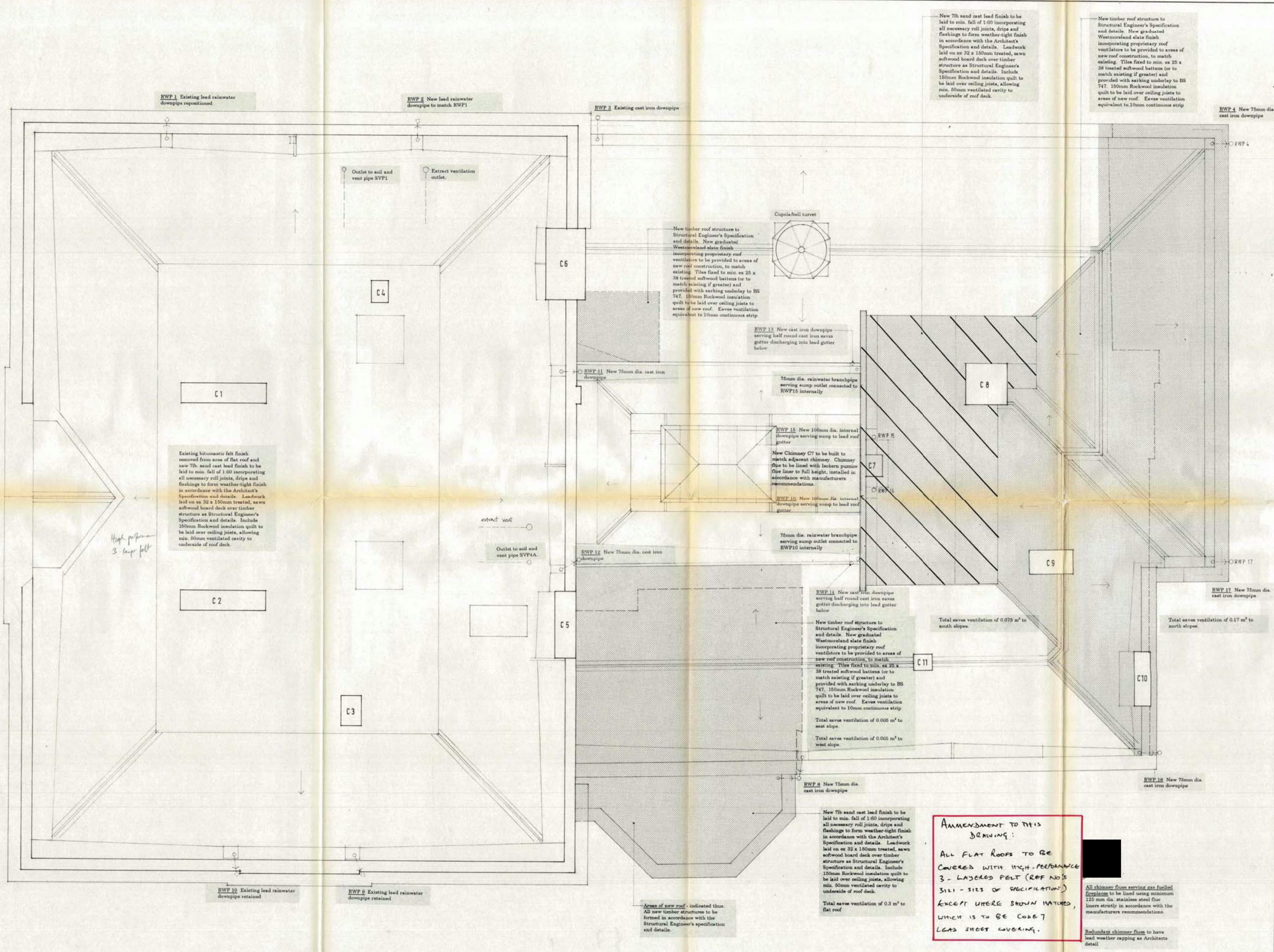
Client
A. THOMPSON ESQ

Project
BROCKHAMPTON HOUS[redacted]
HEREFORDSHIRE

Drwg title
SECOND FLOOR PLAN

Scale 1:50	Job	Drwg	Rev.
Date DEC 94	2709	45	A
Drawn			

P.C. 159728


RWP 1 Existing lead rainwater downpipe repositioned
RWP 2 New lead rainwater downpipe to match RWP1
RWP 3 Existing cast iron downpipe
RWP 4 New 75mm dia. cast iron downpipe
Outlet to soil and vent pipe SVP1
Extract ventilation outlet.
New 7lb sand cast lead finish to be laid to min. fall of 1:60 incorporating all necessary roll joints, drips and flashings to form weather-tight finish in accordance with the Architect's Specification and details. Leadwork laid on ex 32 x 150mm treated, sawn softwood board deck over timber structure as Structural Engineer's Specification and details. Include 150mm Rockwool insulation quilt to be laid over ceiling joists, allowing min. 50mm ventilated cavity to underside of roof deck.
New timber roof structure to Structural Engineer's Specification and details. New graduated Westmoreland slate finish incorporating proprietary roof ventilators to be provided to areas of new roof construction, to match existing. Tiles fixed to min. ex 25 x 38 treated softwood battens (or to match existing if greater) and provided with sarking underlay to BS 747. 150mm Rockwool insulation quilt to be laid over ceiling joists to areas of new roof. Eaves ventilation equivalent to 10mm continuous strip
Cupola/bell turret
New timber roof structure to Structural Engineer's Specification and details. New graduated Westmoreland slate finish incorporating proprietary roof ventilators to be provided to areas of new roof construction, to match existing. Tiles fixed to min. ex 25 x 38 treated softwood battens (or to match existing if greater) and provided with sarking underlay to BS 747. 150mm Rockwool insulation quilt to be laid over ceiling joists to areas of new roof. Eaves ventilation equivalent to 10mm continuous strip
C6
C4
C1
C2
C3
C5
RWP 13 New cast iron downpipe serving half round cast iron eaves gutter discharging into lead gutter below
RWP 11 New 75mm dia. cast iron downpipe
75mm dia. rainwater branchpipe serving sump outlet connected to RWP15 internally
C8
RWP 15 New 100mm dia. internal downpipe serving sump to lead roof gutter
New Chimney C7 to be built to match adjacent chimney. Chimney flue to be lined with Isokern pumice flue liner to full height, installed in accordance with manufacturers recommendations.
C7
RWP 15
RWP 16
RWP 16 New 100mm dia. internal downpipe serving sump to lead roof gutter
75mm dia. rainwater branchpipe serving sump outlet connected to RWP16 internally
Existing bitumastic felt finish removed from area of flat roof and new 7lb. sand cast lead finish to be laid to min. fall of 1:60 incorporating all necessary roll joints, drips and flashings to form weather-tight finish in accordance with the Architect's Specification and details. Leadwork laid on ex 32 x 150mm treated, sawn softwood board deck over timber structure as Structural Engineer's Specification and details. Include 150mm Rockwool insulation quilt to be laid over ceiling joists, allowing min. 50mm ventilated cavity to underside of roof deck.
High performance 3-layer felt
extract vent
Outlet to soil and vent pipe SVP4A.
RWP 12 New 75mm dia. cast iron downpipe
C9
RWP 17
RWP 17 New 75mm dia. cast iron downpipe
RWP 14 New cast iron downpipe serving half round cast iron eaves gutter discharging into lead gutter below
New timber roof structure to Structural Engineer's Specification and details. New graduated Westmoreland slate finish incorporating proprietary roof ventilators to be provided to areas of new roof construction, to match existing. Tiles fixed to min. ex 25 x 38 treated softwood battens (or to match existing if greater) and provided with sarking underlay to BS 747. 150mm Rockwool insulation quilt to be laid over ceiling joists to areas of new roof. Eaves ventilation equivalent to 10mm continuous strip
Total eaves ventilation of 0.065 m² to east slope.
Total eaves ventilation of 0.065 m² to west slope.
Total eaves ventilation of 0.075 m² to south slopes.
Total eaves ventilation of 0.17 m² to north slopes.
C11
C10
RWP 8 New 75mm dia. cast iron downpipe
RWP 18 New 75mm dia. cast iron downpipe
New 7lb sand cast lead finish to be laid to min. fall of 1:60 incorporating all necessary roll joints, drips and flashings to form weather-tight finish in accordance with the Architect's Specification and details. Leadwork laid on ex 32 x 150mm treated, sawn softwood board deck over timber structure as Structural Engineer's Specification and details. Include 150mm Rockwool insulation quilt to be laid over ceiling joists, allowing min. 50mm ventilated cavity to underside of roof deck.
Total eaves ventilation of 0.3 m² to flat roof
RWP 10 Existing lead rainwater downpipe retained
RWP 9 Existing lead rainwater downpipe retained
Areas of new roof - indicated thus. All new timber structures to be formed in accordance with the Structural Engineer's specification and details.
AMMENDMENT TO THIS DRAWING:
ALL FLAT ROOFS TO BE COVERED WITH HIGH-PERFORMANCE 3-LAYERED FELT (REF NO'S 3121 - 3123 OF SPECIFICATION) EXCEPT WHERE SHOWN HATCHED, WHICH IS TO BE CODE 7 LEAD SHEET COVERING.
[redacted]
All chimney flues serving gas fuelled fireplaces to be lined using minimum 125 mm dia. stainless steel flue liners strictly in accordance with the manufacturers recommendations.
Redundant chimney flues to have lead weather capping as Architects detail

NOTE

1. This drawing is copyright.
2. All dimensions must be checked on site before proceeding.
3. Dimensions of new work are to be adjusted to suit the existing building where necessary. Do not assume that the existing structure or details are plumb, square or level.
4. The contractor must report any discrepancies to the architect before proceeding.
5. All products are to be used strictly in accordance with the manufacturer's instructions.

N

Standard notes

1. All mortar joints to be formed using lime mortar to match existing. Proportions to be specified following analysis of existing mortar.
2. New external wall construction generally to be formed of 102mm external brickwork, 50mm clear cavity, 50mm Rockwool insulation and min 200mm 7N/mm² concrete blockwork internally with a lightweight plaster finish. The above construction is calculated to achieve a U value of 0.43 W/m²K.
3. Structural details
See Structural Engineer's specification and details for all works of a structural nature, including foundations, load-bearing walls, beams, lintels, piers and floor, ceiling and roof structures. All works are to be carried out strictly in accordance with the specification and details.
4. Architect's details
All works are to be carried out strictly in accordance with the Architect's specification and details.
5. Specialist suppliers and sub-contractors
Where materials or elements are so specified as being from or are to be provided by a specialist supplier or sub-contractor, works shall be undertaken strictly in accordance with the said specialist's recommendations and drawings.
6. Live flues except C7
All chimney flues to live fireplaces to be surveyed and notified to Building Control following works of opening up of the structure. Existing chimney flues serving new gas fires to be relined using proprietary stainless steel flue liners in accordance with the manufacturer's recommendations.
7. Glazing
All new glazing to comply with the requirements of part N of the Building Regulations. Toughened or safety glass is to be incorporated within all new windows within 800mm of FFL and all new doors within 1500mm of FFL.
8. Fire resistance
All doors opening onto service stairs within rooms C1, G2, F9 and S1 to be of half hour fire resisting construction, omitting all door closer mechanisms.
All existing and new ceiling constructions to be of or upgraded to half hour fire resisting construction.
9. Provide adequate structural and integral protection around all pipes penetrating all existing and proposed load bearing partitions and external walls, incorporating flexible junctions and joints where necessary.
10. Include the equivalent of 5mm continuous ridge ventilation to all roof voids where the internal ceiling position is located above the eaves level by more than 500mm.

These drawings are for the purposes of Building Regulations Approval only. Works are not to be undertaken from these drawings without the Architect's prior approval.

Revisions

Rev A. Proposed new [illegible] omitted. Standard notes [illegible]. 28.3.95

10 ELSTON PLACE · LEAMINGTON SPA · WARWICKSHIRE · CV32 [illegible]
TELEPHONE [illegible] · FAX [illegible]
RODNEY MELVILLE
CHARTERED ARCHITECTS
AND PARTNERS

Client
A. THOMPSON ESQ

Project
BROCKHAMPTON HOUSE
HEREFORDSHIRE
[redacted]

Drwg title
ROOF PLAN

Scale 1:50	Job	Drwg	Rev.
Date DEC 94	2709	46	A
Drawn			

P.C. 159728