

SITE: Portland House, Whitchurch, Ross-on-Wye, HR9 6DB
APPLICATION TYPE: Listed Building Consent
DESCRIPTION: Proposal to replace cast aluminium guttering and downpipes with a like for like replacement and, if required, repairs to the fascias or replace with treated hardwood fascias where necessary. Replace aluminium window with a hardwood double glazed unit on top floor. Patch repairs to external render. Remove excess earth in courtyard and create a two-tiered level finish with reclaimed sandstone slabs.

APPLICATION NO: 230239
GRID REFERENCE: OS 354977, 217669
APPLICANT: Lisa Emmanuel
PARISH: Whitchurch

Further Information in support of application:

Courtyard Works

Please see additional drawings detailing the courtyard elevations and plan at scale 1:20 plus sections at scale 1:5.

The works were carried out following advice and guidance from groundworks specialist along with a number of advisors who have experience working on Listed Buildings. The levels were reduced as much as was feasible taking account of the existing fire escape foundation, maintaining a safe means of egress in case of emergency and the foundation stones of the building.

A two-tier level was created, the top level being dictated by the base of the fire escape. Earth was excavated and a sub-base of compacted aggregate was laid to a depth of 100mm with the slabs sited on a bed of mortar, level with the concrete base of the stairway, ensuring a slight fall away from the northern edge of the building. Brick risers were laid to create the step, with the paving slabs creating a slight overhang.

The original damaged pitch-fibre drain pipe was replaced with 100mm diameter pvc pipe and the original gully adjacent to the bathroom wall was re-used, sited at the lower level to continue to take away rain water into the storm drain.

The lower level was excavated to create a level surface below the internal floor level of the adjacent bathroom. The external wall exposed was re-pointed with lime mortar. A concrete channel was created adjacent to the external bathroom wall to carry rainwater into the gully, with a slight fall either side to aid flow.

The lower tier also has a slight fall towards the channel and towards the gate, allowing any excess water to drain either into the gully or alternatively into the external yard which then further drains away via existing drainage.

By removing the high level of earth from against the wall of the property and creating a paved area with a drainage channel has ensured that the previous pooling of water has dissipated and there has been a marked reduction in moisture affecting the property at this location.

Rainwater Goods

It is proposed to install 125mm (5") diameter Heritage Half-round cast aluminium gutters with a black finish, attached to black painted hardwood fascias with half round fascia brackets, along with traditionally designed 75mm (3") diameter round socketed extruded aluminium downpipes.

The gutters will complement the style of rainwater goods on neighbouring properties.

Manufacture

- UK manufactured by Alumasc
- Gutters and fixings made from LM6 marine grade aluminium alloy
- Gutters are gravity diecast, fittings are pressure diecast and downpipes are extruded aluminium
- Manufactured in accordance with BS 8530 (formerly BS 2997).

Features and performance:

- 40 year life expectancy
- Durable and strong
- Will not warp
- 65% lighter than cast iron
- Non-corrodible
- 100% recyclable
- Minimum maintenance requirements
- Architectural grade polyester powder coat finish

Installation & fixing

- Gutters are wet sealed with bolted joints
- Gutter joints are secured with screws or bolts through integral holes/slots
- Brackets and fixings provided with fixing holes where appropriate
- Circular pipe jointing up to 100mm diameter is by separate sockets giving maximum flexibility for installation
- Minimal maintenance requirements

See accompanying documents and specification for further detail.