

Replacement of PVC Rainwater System to the FRONT of Property with a Traditional Cast Iron System

Points in Support of Application 24/02181/LBC - 4 Church Lane Kimpton SG4 8RP

Listed Buildings Register - Grade II, List entry no: 1102782

1) The Present Rainwater System

The existing gutters, rainwater pipes and brackets are plastic which we believe were fitted in approximately 1966 when the two cottages were converted into a single dwelling. The system is at the end of its useful life.



Fig 1 – Current Front Aspect

2) Shortcomings of the Present System – there are numerous defects in the current system. These are listed below and illustrated in fig 2.

- (a) Some components are leaking and this is starting to damage the fabric of the building.
- (b) The RWP 1 & 2 have been moved from their original locations at the front of the building and discharge onto the low-level roofs to the North & South ends of the building. This has caused some overflowing and consequent damage to the ends of some of the rafters of the low-level roof. It has been necessary to temporarily fit new PVC components here to prevent further damage.
- (c) The fall is such that the flow of rainwater is not shared equally between the two RWP's. This compounds the overflow problem highlighted above.
- (d) The gutter & RWP'S are brittle in places due to their age and prolonged exposure to sunlight. This may become a safety issue and needs rectifying as a priority.
- (e) The PVC gutter is not in keeping with the style and character of the building. The PVC is blotchy and faded which detracts further from the appearance and period character of the rest of the building.

With the passage of time, these defects are likely to worsen if remedial action is not taken.



Fig 2 – Showing Defects in Current System

3) Proposed Works – the following works are proposed along with the reasoning behind each item:

- (a) Remove & replace PVC gutter, RWP's and brackets with a new cast iron system.
Cast iron is in keeping with the character of the building and is a much more durable solution than replacing with a new PVC system.
- (b) Repair as necessary and treat the ends of all rafters. To protect the fabric of the roof.
- (c) Repair any movement cracks as necessary using a lime mortar to match the original. To prevent further damage & water ingress.
- (d) Locate the RWP 1 & 2 on the front corners of the building where they would have been originally (see accompanying plan). This will enable them to discharge directly into the gutters attached to the rafters of the low level roofs and solve the current problem of overflow.
- (e) Fit cast iron gutter with appropriate fall. This will distribute the flow in the gutter equally between the two RWP's and reduce the likelihood of overflow still further.

4) Materials - We suggest the following traditional black cast iron components in the "Premier" range manufactured by Hargraves Foundries, Halifax (or similar style & quality sourced elsewhere):

115 mm plain half-round gutter sections with external joint
115 mm 90 degree bends
115 mm side-fix galvanised rafter brackets
115 mm external stop end outlets
75 mm RWP offsets
75 mm round rainwater pipes (eared)

5) Similar Traditional Gutters in the Area - there are a number of period properties close to ours which retain their cast iron gutters or have modern cast replacements.

6) Access - Access to the low-level roofs will be by ladder from the driveway and hard standing to the South end of the property. Access to the front of the property will be by ladder or mobile aerial platform on Church Lane. Appropriate permissions will be sought should scaffold be required.

7) Summary - We believe our proposal is in keeping with the history of the property and others in the area, it will further enhance it's appearance and protect the fabric of the building well into the future.