

PROPOSED GUTTER REPLACEMENT



**Mr Dominic & Mrs Natasha Christian
CLARE HOUSE
LEWES ROAD
EAST GRINSTEAD
RH19 3SY**

HERITAGE STATEMENT

Introduction & Purpose

The purpose of this document is to outline the proposal for the replacement of the existing gutter which runs to the front elevation of Clare House, Lewes Road, East Grinstead, RH19 3SY on a Grade 2 listed house.

Description of the Building

Clare House, with the attached property Manor House, one half of a Grade II listed early 19th century villa located in a semi-rural position to the north of Ashurst Wood. The house has the traditional white rendered finish, slate roof with timber sash windows. The gutters we presume are the original cast iron applied to the house when it was built.

Heritage Significance

Clare House is one half of a Grade II listed early 19th century villa located in a semi-rural position and is a heritage asset.

The replacement of the existing cast iron gutter which is part of the historic character of the building which are required to retain the existing rainwater collation and removal of water from the roof and will be changed like for like cast iron gutters and associated fixtures and fittings.

Existing Condition

Cast Iron gutter with cast iron fittings finished in white to match the existing gutters and building render finish. The existing gutter is very corroded and causing a waterfall to the front of the building with both light and heavy rain, This is causing water damage to the front of the house rending and windows. Pleaser refer to page 5 for visual reference.

Proposed Works

The proposal is to replace the existing guttering with a like for like 115mm horizontal Ogee cast iron gutter to the front elevation of the property.; Fixture and fittings will be cast iron to ensure a consistent look to the existing installation. All fittings will be finished in white paint to align with the original style and installation of the existing guttering.

The method for fixing the installation will be brackets and joining junctions from one gutter run to the next.

There will be no new downpipes installed to the front elevation of the property; however, replacement vertical gutters will be installed to the Clare House right hand side of the property (not seen from the road) to assist with the removal of rainwater from the property as the existing gutter down pipe runs through into the lobby to Clare House and has caused water damage to the ceiling and walls.



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Impact on Heritage Significance

Implementing a like for like solution for the gutter will retain the existing character and ensure the look and functionality of the gutter is preserved back to the original state. Retaining the cast iron material application will ensure the installation has longevity retaining its historic character.

The proposal to replace the existing gutter is necessary to conserve the house and prevent water ingress and any further damage to the walls, windows and ground surrounding the property.

Policy & Guidance References

Referring to NPPF Section 16, Scenario 9: Repairs to cast-iron gutters and downpipes (21) outlines that listed consent would not be required for like for like replacement guttering.

However, in our preplanning / listed advise with the planning department we were advised to submit a Listed application. To avoid doubt we are submitting Listed consent to ensure records are retained on this properties ongoing maintenance.

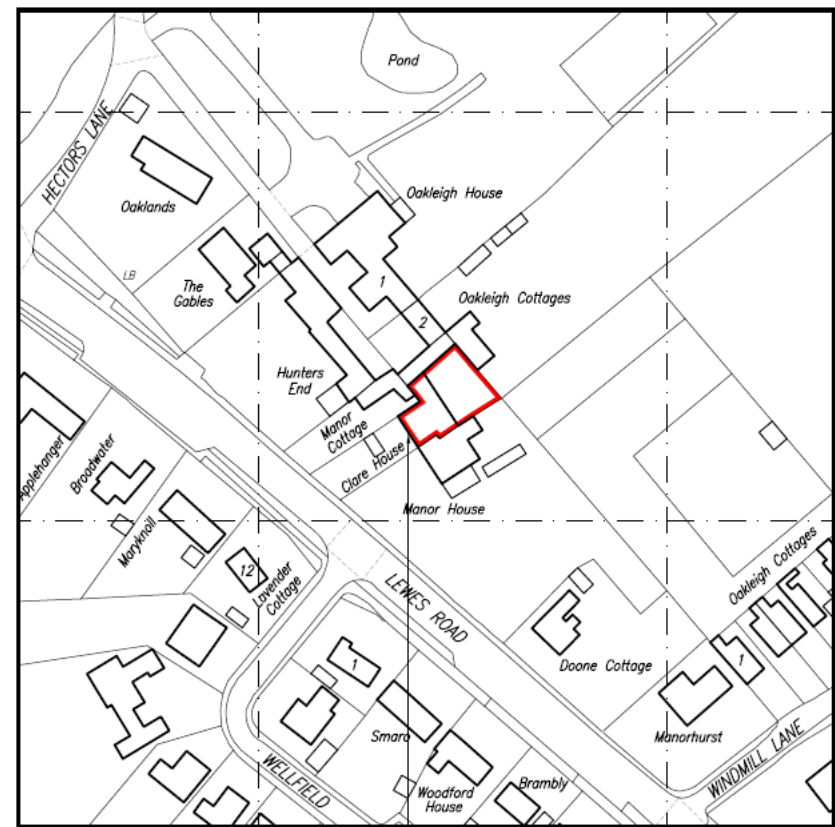
Conclusion

The proposed works are essential maintenance for the house to avoid further damage to the façade of the house retaining its historic fabric, maintaining the buildings heritage significance.

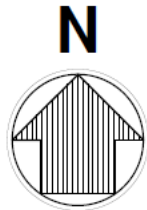
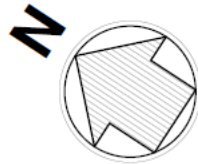
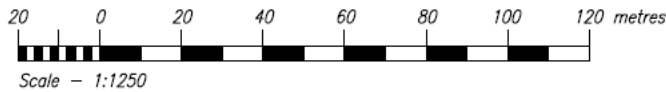


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LOCATION PLAN

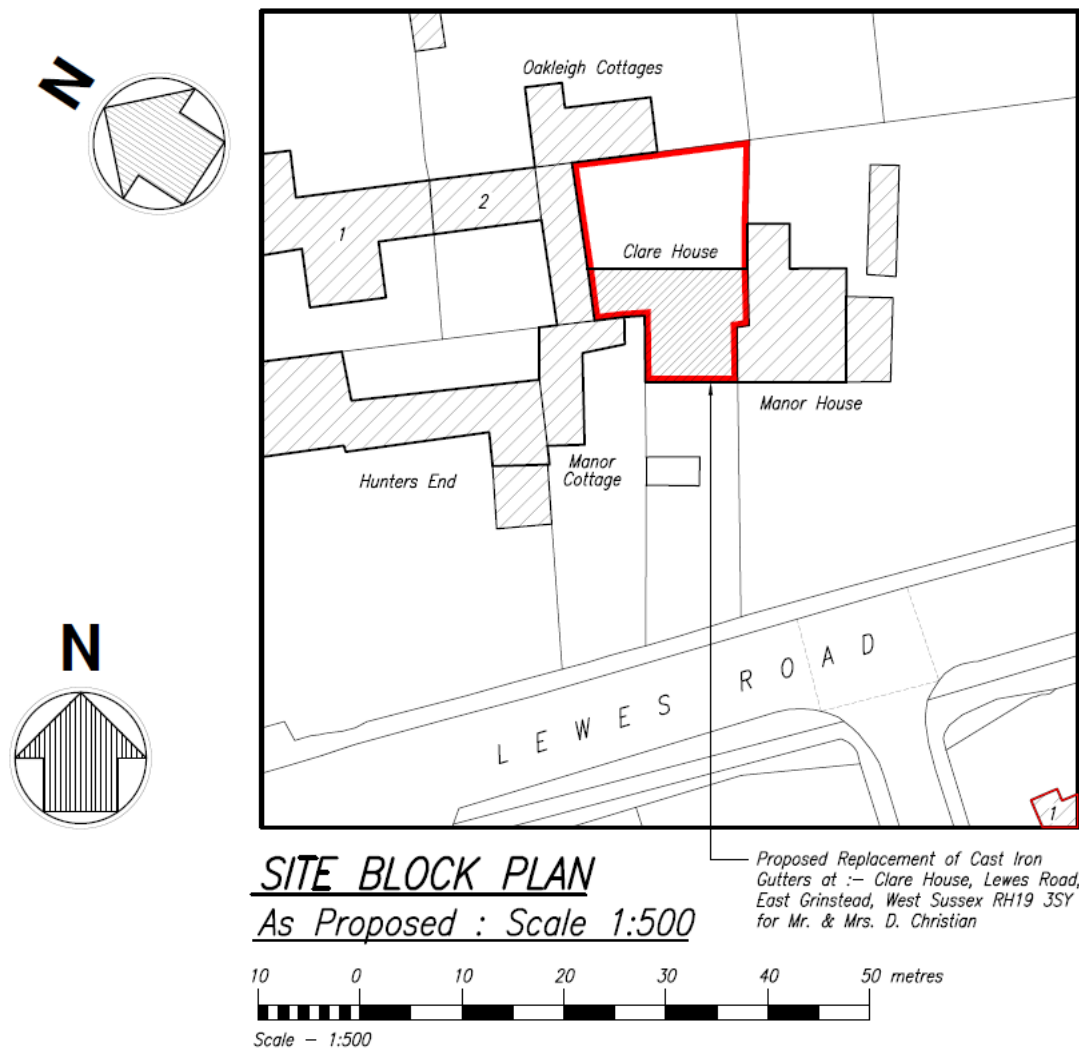


SITE LOCATION PLAN
(Scale - 1:1250)
Proposed Replacement of Cast Iron Gutters at :- Clare House, Lewes Road, East Grinstead, West Sussex RH19 3SY for Mr. & Mrs. D. Christian



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SITE PLAN



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EXISTING GUTTER & PROPOSED SOLUTION



1. Propose to install new horizontal white finished cast iron gutter to replace the existing cast iron guttering which runs across the front elevation of our house and the adjoining Manor House. This is due to the existing gutter being very corroded and currently acting as a water fall to the centre of the house between both properties.



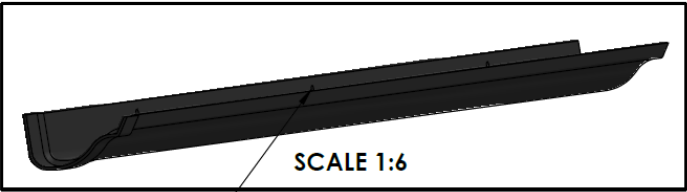
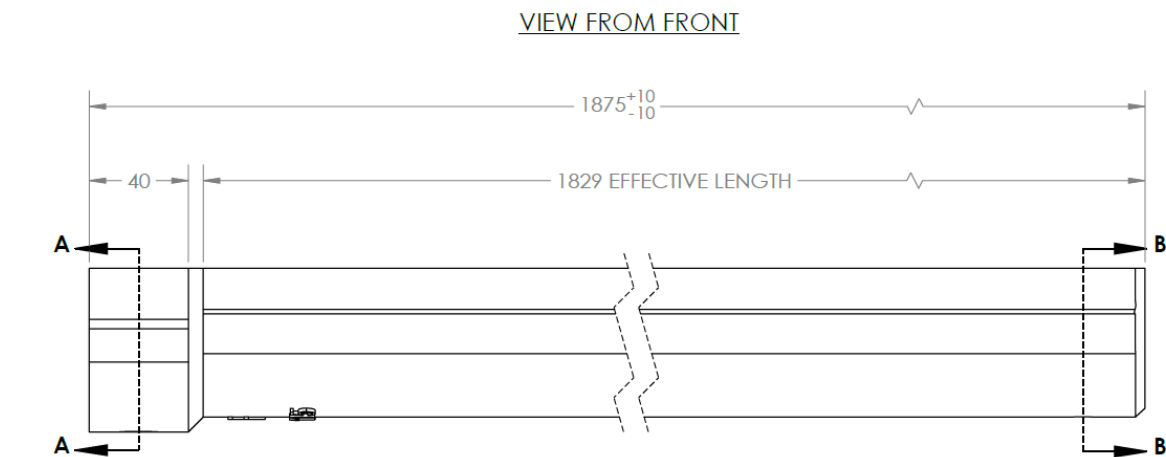
2. Propose to install a new cast iron down pipe in place of the existing cast iron down pipe (shown in image 01 & 02) to meet existing drain (shown in image 03) to the returning left side elevation of Clare House

Purpose is to remove the existing cast iron gutter which runs internally through the house as it is currently causing water damage to the interior lobby ceiling due to its existing location and replace with new cast iron down pipe and shown in image 03 above and to the rear of the building.



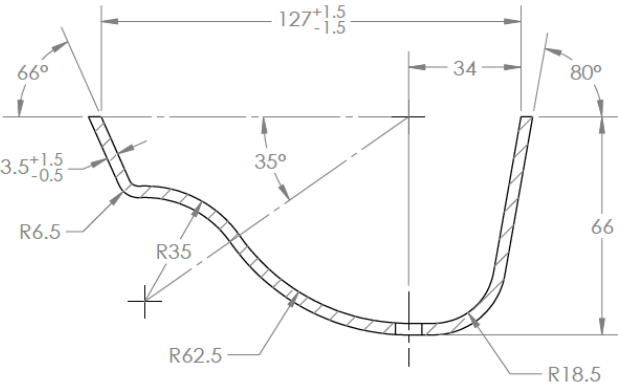
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PROPOSED GUTTER

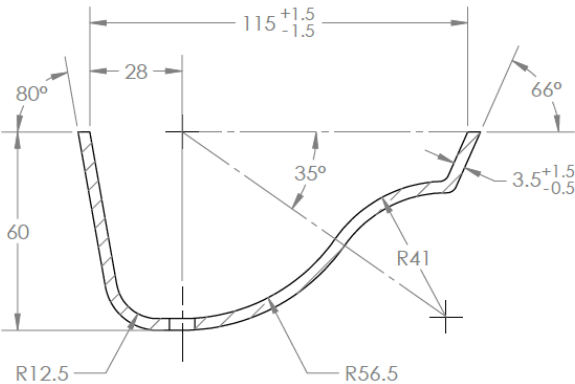


3 X M8 FIXING HOLES
POSITIONED ON REAR FACE
(FOR HOLE DIMENSIONS SEE
DRAWING: PGSH)

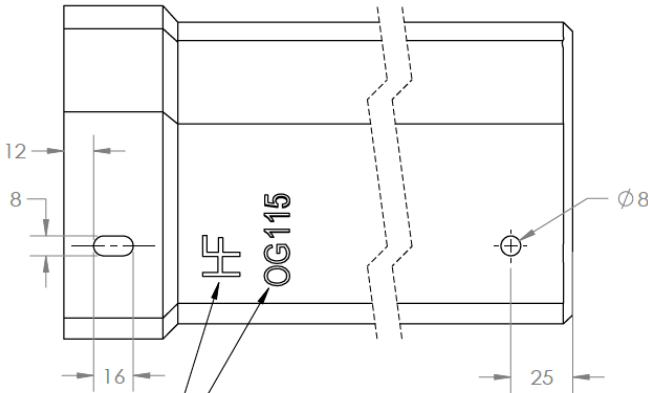
VIEW FROM UNDERSIDE



SECTION A-A
SCALE 2 : 3



SECTION B-B
SCALE 2 : 3



HF LOGO 15MM HIGH
X 1.5MM RAISED
MARKINGS 10MM HIGH
X 1.5MM RAISED

NOTE: ALL UNSPECIFIED RADII AND FILLETS = R3

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