I have owned Flat 3, 64 Winchester Street since the beginning of this century.

This application maybe incorrectly stated.

The flat roof belongs to 60A Winchester Street, sitting between 60 Winchester Street, (possibly 61 Winchester street) but is attached to 62/64 Winchester Street – a Grade 2 Chequers House, which is being damaged by the inclusion of the flat roof over the courtyard.

The architects report within the planning documents much exaggerates the angle this flat roof has been built. In essence the roof is flat in design and much more horizontal than drawn within the architects diagrams. The roof level follows a course of brickwork in the North East corner.

Having a roof over the courtyard (previously there was a plastic temporary cover which became quietly enhanced over the years, despite much objection) has caused the redirection of drainage down pipes onto the roof of Swaynes House in two separate places. In doing this the volume and speed of the water emitted from these redirected drainage pipes have caused the walls of Swaynes House to become saturated to the extent one flat is no longer habitable. The flat roof has nowhere to drain (and is de-laminating due to damp) as the roof collects water. All premises surrounding 60A Winchester Street have lost access to the sides of their building, preventing repair of historic wall tiles, gutter clearing and roof repairs. The roof is totally unfit for purpose and has been built with no consideration or reasonable communication with the owners of the building to which it is attached.

On the 6 June 2012 Angelo De Cortes who owned Cambrica furniture shop in 60A Winchester Street, applied to the council to knock through an adjoining wall into the shop of Swaynes House from the courtyard of 60A Winchester Street to be able to display his furniture. Permission was granted by the Council and other relevant parties. Mr De Cortes had to walk through an external door from his workshop at number 60A Winchester Street, through a small enclosed outside courtyard area to then access the doorway made in the side of Swaynes House. In order to prevent his furniture getting wet during periods of inclement weather he re- erected a flimsy plastic sheeting over the courtyard area which was supported from a number of timber beams - non of which, at first were attached to the Swaynes House building wall, or any wall. In order to provide some waterproofing, roofing tape was stuck alongside the flimsy plastic sheeting both 60 Winchester Street and Swaynes House. Mr De-Cortes had reported a flimsy roof had been in place a few years earlier which had acted as an “umbrella” for when he loaded his car with soft furnishings.

Some of the drainage pipes leading into the courtyard from 60 Winchester Street went directly into the courtyard. The temporary plastic roof over the courtyard which captured ‘direct rain’ which landed on it drained under the warehouse roof of Number 60A Winchester street into a gutter and exited the building. The temporary flat roof was installed at an angle to enable this. Please see pictures taken from inside 60A Winchester street supporting this.

When Mr De Cortes withdrew from the Swaynes House shop and made good the doorway which he had knocked through, as required by Salisbury planning, to meet the requirements of returning a Grade 2 listed building back to its original state. Mr De Cortes told me he intended to remove the temporary roof. In January 2014 Mr DeCortes applied to Wiltshire Council to have the front access to his building changed – to replace the garage door which was at the front of his shop, with access onto Winchester Street, with a front door and a display window. Planning was granted by the council and within the planning documentation it notes the courtyard between the front garage door on Winchester Street to the secondary front (external) door at the entrance to the large workshop the other side of the courtyard. The planning documents mention the courtyard a number of times. It

was around this time the flimsy plastic roof placed temporarily over the courtyard became slightly more substantial with actual timber attachment to the wall and the downpipe drainage from 60 Winchester Street were removed and redirected – all without planning permission. However, the redirected drain pipes ran onto the flimsy plastic corrugated roof and drained through 60A Winchester Street commercial warehouse to drain in a similar fashion to the 'direct rain' which landed onto the roof.

It was at this point I approached Mr De-Cortes to discuss the roof he had promised to remove at completion of the build of the front of his shop but it was around this time Mr De-Cortes fell seriously ill and was moved to a home where he died 18 months or so later in June 2016.

Mr De-Cortes premises 60A Winchester Street was sold under probate. I wrote to the estate agents Middleton Major and stated that Mr De Cortes had outstanding obligations to remove the temporary roof. I asked the estate agent to inform the family selling the premises and any potential purchaser which they assured me they did.

Unfortunately the new owners ignored the instruction from Middleton Major. The first time I met the new owner I discussed the fire door and flat roof. Despite promises made to rectify the issues I was not contacted about the issues I had raised.

A planning application was placed by the owners of 60A Winchester Street to replace the new frontage to 60A Winchester Street and revert back to garage doors. Salisbury planning refused the application to insert garage doors in June 2017 and the flat roof remained in situ. However, the council did grant a change of use for 60A Winchester Street into a residential premises from a commercial premises. The temporary roof was then attached more firmly to our wall and we were starting to experience issues with damp.

Just weeks/months after the premises was granted residential status by the Council it was sold.

The current owner contacted me prior to purchasing the property as again I had informed the estate agent that a temporary roof required removing. I walked the Estate Agent around Swaynes House and explained to them the work which was required. The Estate Agent took notes and set up a call between myself and the current owner when he was the buyer. After the conversation I wrote to the buyers solicitor capturing the discussion I had with the new owner prior to purchase.

The new owner made use of the shop frontage installed by Mr De-Cortes and opened a shop (Squirrel Antiques), a new shop directly in front of a door accessing his residential house/ warehouse.

In order to expand the shop Mr Haine erected a substantial roof in place of the temporary plastic affair with double glazed skylights despite my warnings of damp appearing in my flat and my concerns, both as a flat owner and the buildings freeholder, about access. Both the run off guttering sections from 60A Winchester Street were replaced and extended over my flat window making the situation even more intolerable – please see video evidence taken during inclement weather.

The damage caused to my wall by the runoff pipes from 60 Winchester Street due to the speed and flow of the water which can no longer drain onto the flat roof or into the courtyard is so awful a flat in Swaynes House is not habitable due to damp. It has been a vacant flat for one year whilst I have been attempting to rectify the issue through discussion with the owner of 60A Winchester street, working with the council and unfortunately now most likely civil action. A second surveyor has been

appointed to write a report (please see pictures from the first surveyor who was inspecting a separate area of the roof).

Photos will be sent separately to Wiltshire council.

Old temporary roof draining into warehouse outside





Roof draining into warehouse from inside 60A Winchester Street the end of the plastic roof ran into a steel black gutter and then drained out of the side of the building.



New flat roof. The volume and speed of the water from the drainage pipes which have been rested on my guttering is too intense (see video) and causes severe damp in flat 3/64 Winchester Street. The lead placed on the right to direct water onto the flat roof replaced a down-pipe.



The drainage onto the warehouse roof onto the left (which used to flow into the courtyard), again saturates my wall at the foot of the roof slope as there is nothing to stop the speed and volume of water.



There is nowhere for the water to go once it is on the flat roof.

De-lamination







