EVANS PLANNING & DESIGN

Design and Access Statement

Chink Farm House, Cresswell Lane, Lea, Near Malmesbury, SN16 9PE.

On behalf of Mr and Mrs Wood

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October 2023

Introduction

Chink Farm House is a Grade II listed dwelling located between the villages of Lea and Claverton to the East of Cresswell Lane. Chink Farm was known to be standing in 1773 and the current building re-built c. 1800.

This application seeks to replace the existing uPVC and aluminium guttering and to add an additional down pipe in black cast iron. It is necessary to upgrade the guttering to a correct size to reduce the overspill from the gutters which are currently causing damage the stonework below.

The requirement to upgrade the rainwater goods to the building have come to light whilst scaffolding has been erected to re-point areas of stone work which was granted consent in 22/08/2022, reference PL/2022/04296.

Planning History

PL/2022/04296 Re-pointing the Grade II Farmhouse (excluding the south facing/ front elevation), consent granted 26/08/2022

N/08/01356/LBC To replace brick flooring in porch of property with flagstones. To replace soft wood floorboards in sitting room with Oak boards and install under-floor heating. To replace concrete and lino in kitchen with flagstones. Approve with conditions 24/07/2008

N/07/00979/LBC Internal and external alterations, part demolition and re-erection of stone boundary wall. Approve with conditions. 7/10/2007.

N/07/00978/FUL Part demolition and re-erection of stone boundary wall. Approve with conditions. 7/10/2007.

Description of the Proposal

This application seeks to replace the existing under sized upvc guttering (100mm) with black cast iron 125mm diameter guttering, which should resolve the capacity issues of rainfall overwhelming the guttering

The brackets will need to be enlarged to hold the wider guttering. These will match the existing half round rise and fall brackets and will hopefully be fitted in the same locations and the existing brackets.

The existing cast iron downpipes will be carefully removed from the building and re-conditioned/ finished in black. These will then be installed onto the building in the current position. The new down pipe has been selected to match the existing pipes used on the building the location of this pipe is identified on the accompanying plans.

The existing downpipes are 75mm and the new pipe or pipes will also be 75mm. The existing rainwater hoppers are cast iron and will be refurbished and repaired where necessary. An

additional new down pipe will be installed at the corner of the south facing side elevation and will match the existing downpipes used within the building.

One new hopper is required for the new downpipe this will be a 300mm at its widest point. The design will be fluted flat backed to match the ones to be repaired on the eastern end of the north side elevation.

Free standing water butts may be installed to collect and store the rainwater for reuse within the garden. These will also ensure that water is not allowed to pool around the base of the building. As these are not fixed these do not require permission and are not subject to this application.

Access

The proposed works are seeking to make necessary upgrades to the rainwater goods to the existing Grade II listed building. This application will not have any impact upon the current or future use of the building, extend the building or alter the access.

Conclusion

The rainwater goods are not fit for purpose and require upgrading in order to protect the fabric of the listed building. An additional downpipe is required to move water effectively from the building.

The proposed materials and colours are an appropriate design for this building which is also listed.

The high quality cast iron elements of the existing down pipe and rainwater hoppers will be repaired and refurbished, ensuring the long-term survival of these historic elements of the building.

This proposal is therefore considered to improve longevity of the building and will have a positive impact upon the design of the building. There are no alterations to the access to the site or the building proposed as part of this submission.