EVANS PLANNING & DESIGN

Heritage Statement

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

On behalf of Mr and Mrs Wood

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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 guttering and to add an additional hopper with down pipe in black cast iron. It is necessary to upgrade the guttering to a correct size in order to reduce the overspill from the gutters which are currently causing damage the stonework below. The existing uPVC and aluminium gutters will be replaced with black painted cast iron guttering. All of the existing hoppers will be repaired and where possible the down pipes will be repaired, they will then be painted black so that they all match. Any new down pipes will be black cast iron round 75mm pipes.

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. The existing rainwater goods are in poor condition and will result in water damage to the freshly repointed stone walls, making the need to repair and replace urgent.

Listing description

GV II

Chink Farm House

Farmhouse. Early C19. Coursed rubble with flush rusticated dressed stone quoins, blocked stone dressings to windows and hipped Welsh slate roof with central ridge rebuilt stone stacks. Rectangular plan with 2-storeys, 3-window south front. Windows are 16-pane sashes except central upper window which is of 12 panes. Central doorway with flat stone hood on brackets and 6-panel door with the top 2 panels glazed.

First listed on the 16 July 1987.

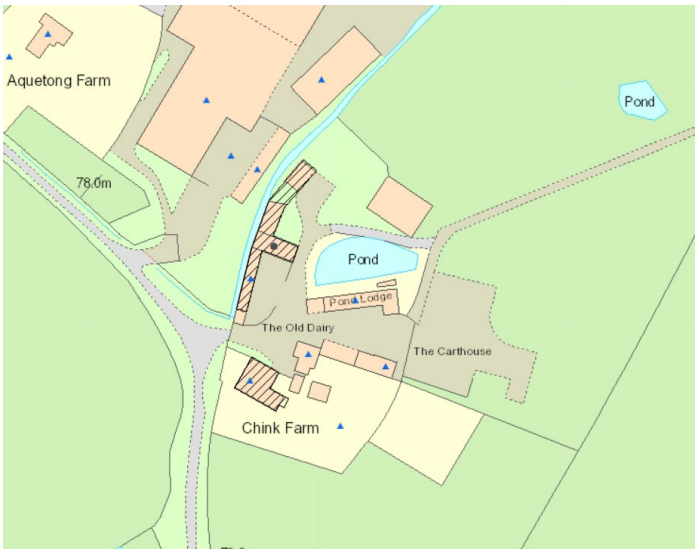

Figure 1 Plan of Chink Farm. Listed building hatched in black

The plan above shows the 7 separate properties which would have formed part of the historic Chink Farm. The barn to the north of the Farm House is also a Grade II listed structure.

The application site relates to the detached farm house which sits within a domestic curtilage of approximately 1.719m^2.

The Existing Building

Chink Farm House is a historically important building viewed alongside the former utilitarian farm buildings. Chink Farm House would have been the principle residential building on this historic farmstead. The buildings importance is highlighted by the orientation of the principle elevation siting alongside the highway, presenting a two storey, double fronted dwelling to the public realm.

The agricultural buildings which surround Chink Farm House have been converted to separate residential units but retain visually the character of farm buildings gathered around a historically agricultural courtyard.

The existing Farm House has a mixture of UPVC and aluminium guttering which measure 100mm in diameter. The existing guttering does not provide the necessary capacity to deal with rainfall; the overspill has been found to run down the stone walls and has caused subsequent damage to the building.

There are insufficient downpipes to cope with the amount of rainwater regularly running off the roof and some are in a very bad state and may not be salvageable. The hoppers are in better condition and will be retained, but where there is a mixture of colours including back white and grey it is desirable to unify the colour of the water goods so these will be painted.

Description of the Proposal/Material Specification

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



125MM (5") X 1.83M HALF ROUND CAST IRON GUTTER - BLACK

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.



125MM (5") HALF ROUND RISE & FALL BRACKET FOR CAST IRON GUTTER - BLACK

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.



75MM (3") X 1.83M CAST IRON DOWNPIPE WITHOUT EARS - BLACK



75MM (3") X 1.83M CAST IRON DOWNPIPE WITH EARS - BLACK



Assessment of the proposal

Impact of the proposed changes to the listed building

The cast iron guttering is considered an appropriate replacement and an upgrade from the existing uPVC and aluminium guttering. The larger diameter guttering results in a minimal change to the building and any negative impact associated with the larger scale of the guttering would be significantly outweighed by the benefit of managing rainwater effectively. The replacement guttering will both help to enhance the overall appearance of the listed building and help to ensure the effective management of water which will in term protect this heritage asset from further water damage.

The additional downpipe will be black cast iron painted and is considered to be in keeping with the overall appearance of the listed building. The negative impact of an additional pipe will be outweighed by the benefit of effectively managing rainfall events which will help with the long-term protection of the listed building. Black cast iron downpipes are not an incongruous feature on a listed building.

The proposed changes are considered to have a positive impact upon the listed building.

Impact of the proposed changes to the setting of the listed building

The upgrading of the existing guttering and the repair/restoration of the existing cast iron rainwater goods on the property will serve to enhance the setting of the nearby heritage assets (Barn to the north of Chink Farm House, Grade II listed and part of the historic farm complex of Chink Farm.). This forms a significant upgrade to the current poor quality and incongruous materials which currently adorn the building.

The design, materials and colour of the guttering and downpipes are considered appropriate for a building within this setting and the upgrading of the functional requirements will again help ensure the long-term future of this listed building and its place within this historic farmstead.

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 appropriate for a listed building in this context.

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 whilst causing no significant harm to this listed building or the setting of the nearby listed barn.