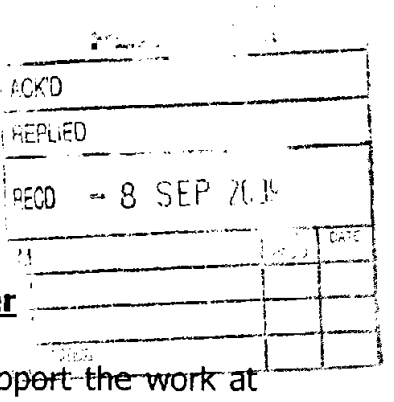


SUPPORTING STATEMENTS

Property 13 Smedley Lane Manchester

A schedule of work and drawings has been provided to support the work at the subject property.

Works which are subject to planning and Listed Building Consent relate to the cornice gutter to the front elevation.

Some 3 years ago this gutter was repaired with listed building consent as part of a range of works intended to repair and modernise various elements of the property.

The work to the front cornice gutter failed to take account of the large volume of water displaced by the double width front pitch of the roof. This now discharges water to the left end of the building directly from a shallow lead lined but unwelded tray into a 32 mm downspout and spitter.

The lack of capacity to the tray and the choke effect of the downspout limits discharge from the gutter and with no ability to hold water it simply backs up and finds its way into the body of the timber cornice and down the wall.

Damp staining and damage to internal plaster is the end effect together with excessive volumes of run-off water getting into the basement cellar below the down spout.

We have no old pictures showing how the gutter discharged originally but a catch-pit and hopper as now provided, are a common arrangement together (as a modern arrangement) with an overflow pipe. The combination of a welded catch-pit and open drop into the hopper reduces the choke effect as now found provides proper back up storage of water and increases the flow of water from the gutter and effectively eliminating damage to supporting timber by overflowing.

Impact

We have after consultation positioned a reduced sized catch-pit behind the existing supporting bracket so as to reduce the impact of the same from the front elevation. The new cast iron hopper must have been an omission previously as property dating from the mid 19th Century invariably used hoppers as collection points for surface water run off from roofs.

In this case the positioning of both the catch-pit and hopper on the side gable wall reduces the impact considerably as seen from the front of the property and leaves the front elevation clear from unsightly rain water goods. It also

allows the full width of cornice gutter to be read unaltered by this small upgrade.

We believe that this work is necessary and that the minor alteration in the function of the discharge part of the cornice gutter will have a barely discernable impact of the special character of the Listed Building.

However, once altered the water run off down the gable brickwork will be prevented eliminating penetrating damp problems inside the house presently effecting both first floor front Bedroom and Lounge side walls.

The full impact of both the catch-pit and hopper are negligible positioned on the gable wall.

Failure to provide a properly engineered solution will allow early failure of the gutter and worse, a high risk of damp penetration inside the house.

Ryder & Dutton Date: 27th August 2009