



## Design Statement

Oct 2023

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### THE PROJECT:

Re-roofing and other alterations to a dwelling house in St Andrews (retrospective)

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16 College Street, St Andrews, KY16 9AA



The Applicant  
Mr James F Page, 20 Lodge Close, Cobham, Surrey, KT11 2SG

The Agent  
Muir Walker & Pride Chartered Architects, 1 Church Street, St Andrews, KY16 9NW.

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### 1. Introduction

This Application relates to alterations to the roof and façade carried out by the applicant to upgrade the roof and a section of the façade of his property.

Permission is also sought to reinstate the rainwater pipe to the rear of the building.

Planning History of the Site;

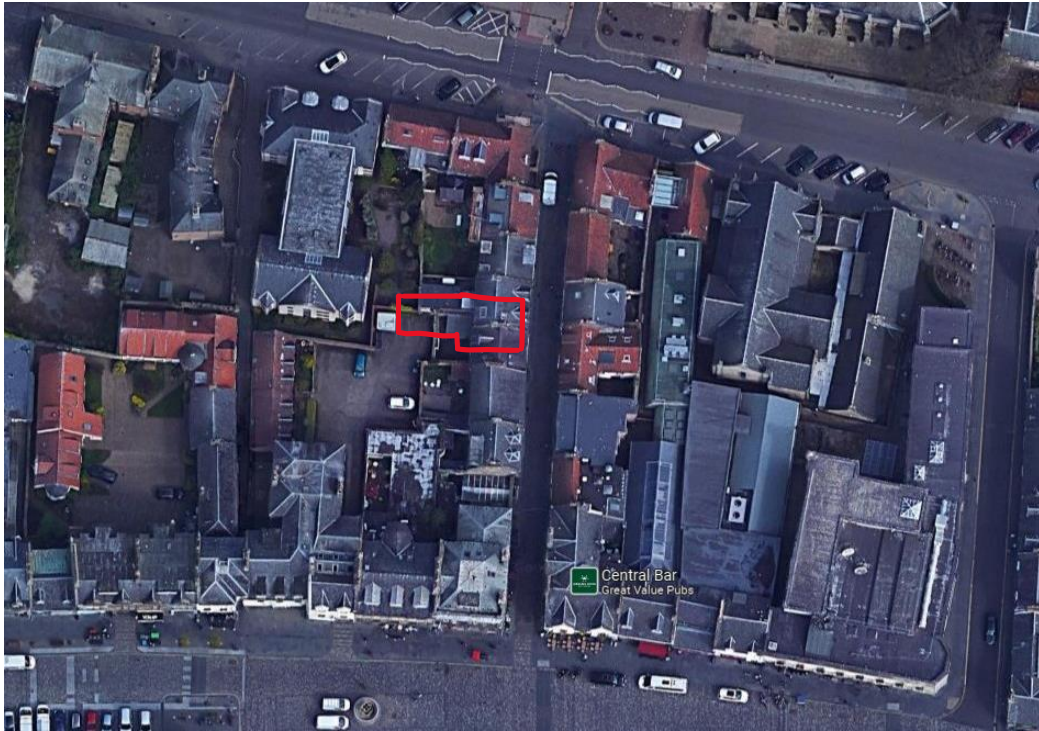
Reference 22/03941/FULL, Installation of replacement window and rooflight, and installation of solar panels

22/03941/NMV1, amendment to the above

The above works were carried out in June 2023, except for the solar panel installation.

## 2. The Site

The Site is located on College Street in the centre of St Andrews. It is a terrace house, with the ground floor of its neighbour located under part of upper floor.



Original Image Via Google Maps – Site Shown in Red

The front, two storey section of the house, is stone and there is a rear single/one and a half storey late 20<sup>th</sup> century add-on. The single storey part of late 20<sup>th</sup> century extension has a mono-pitch slate roof, and the 1.5 storey is made up of two flat roof sections.



Rear extension roof, 2022



Boundary wall before works, June 2023

### 3. Completed work

The applicant wishes to obtain consent for work he has already carried out.  
The timeline is as follows:

2019 - Main roof was re-slatted in Scottish slate to match existing.

2019 – Rear extension pitched roof re-slatted with Scottish slate to match existing

2019 – Rear flat roofs replaced with single ply membranes

Whilst the applicant was carrying out separate, unrelated internal works, a leak was discovered in the higher of the two flat roofs. To urgently prevent water ingress, the following works were carried out, for which retrospective consent is required.

July 2023 – New single ply membrane roof installed on the upper flat roof, to match the lower roof and to prevent leaks.

July 2023 – New lead coping installed on wall section above shower room, to further prevent water ingress.



New single ply roof installed July 2023

July 2023 – Boundary wall facing the rear of No. 12 College Street re-rendered to prevent water ingress through crack. The new render was a close match for the existing render.



Boundary Wall, after works carried out

In addition to the above, the shower room extract has been repositioned on the west elevation of the upper flat roof section. In the original planning application from 2022 the window was to be reduced in size and the extract was intended to be located on a section of the north wall.

In the non-material variation granted in May 2023, this window was to be replaced, not reduced in size, with no space on the north wall to accommodate the extract.



Upper flat roof with extract on west cheek

#### 4. Proposed work

The applicant wishes to obtain consent for proposed work, namely to re-instate a rainwater pipe on the west elevation of the two-storey section of the dwelling. There is evidence a rainwater pipe was located here in the form of wall ties, and there is an existing drain to connect it to.

This is to improve the rainwater drainage at the rear of the dwelling, as currently all rainwater from the main roof discharges onto the upper flat roof.



Former location of RWP, ties still left on wall

#### 5. Conclusion

The applicant has carried the work out to properly maintain the dwelling.

The works carried out earlier this year were to prevent further water damage to the flat roof, and the works done in 2019 were carried out in order to upgrade the property, preventing potential roof leaks.

The works carried out without consent either exactly match or closely match the existing, and most of the works were carried out on a less historic portion of the dwelling.

It is desirable to carry out the proposed reinstatement of the rainwater piper, to further combat potential water ingress in eventual heavy rainfall.