

Application for retrospective planning permission - 10 Water End York YO30 6LP
Reference : 23/02064/LBC



Background

10 Water End is a characterful cottage style property built in the late 18th Century in Clifton, York. It is part of a terraced row close to the Clifton Green area, formerly known as Ellison Terrace. Number 10 is a two storeys high dwelling with a whitewashed brick frontage and pretty louvred shutters on the ground floor. In recent years these shutters and windows have been painted sage green whilst brickwork has always been white. Some time ago leaking, damaged guttering was causing internal damp issues at the property and so it was replaced to match that of its' neighbour 8 Water End. It was not known at the time that the material was unsuitable and so we seek retrospective planning permission for rectifying this guttering with a more appropriate style and material; sympathetic with the buildings age and historical setting. We also seek approval for refreshing its' white washed exterior, carrying out re-pointing where necessary and renewing the buildings tired appearance, repainting the shutters and repairing the wooden windows in places.

Material choices - timber or cast iron-look alloy

Neighbour 12 Water End has wooden traditional guttering. Neighbour 8 Water End has more modern guttering. 10 Water End needs to connect in the middle of both neighbours guttering with a material appropriate to the style and age of the building. Sympathetic choice suggests either traditional timber guttering or a more modern cast iron effect aluminium alloy guttering.

There is only one heritage style timber guttering supplier identified, George Hill Timber (www.georgehill-timber.co.uk) who provide ACQ class 4 treated timber gutters with the profiles shown below.



George Hill suggests a life expectancy of 10-15 years for the guttering if the surfaces are treated with an appropriate oil such as shellac. Furthermore, coating with bitumen would hopefully increase its lifespan to a possible 20-25 years. It is supplied with a measurement of 140mm x 75mm with a planed finished size of 63mm x 121mm. The timber guttering will be fixed to the existing gutter gallows with stainless steel screws.

An alternative choice is to use cast iron look alloy guttering which is manufactured using modern aluminium casting techniques and is factory finished. Aluminium offers improved functional and sustainable performance. We would be happy to supply either and many suppliers are available.

The photo below shows the state of the guttering currently and in the sectional image the gallows brackets are visible for holding the guttering in place. These will be reused.





