

Design and Access Statement / Heritage Statement

Alterations and repairs to a grade II Listed Building

External eave guttering, 10 Water End, York

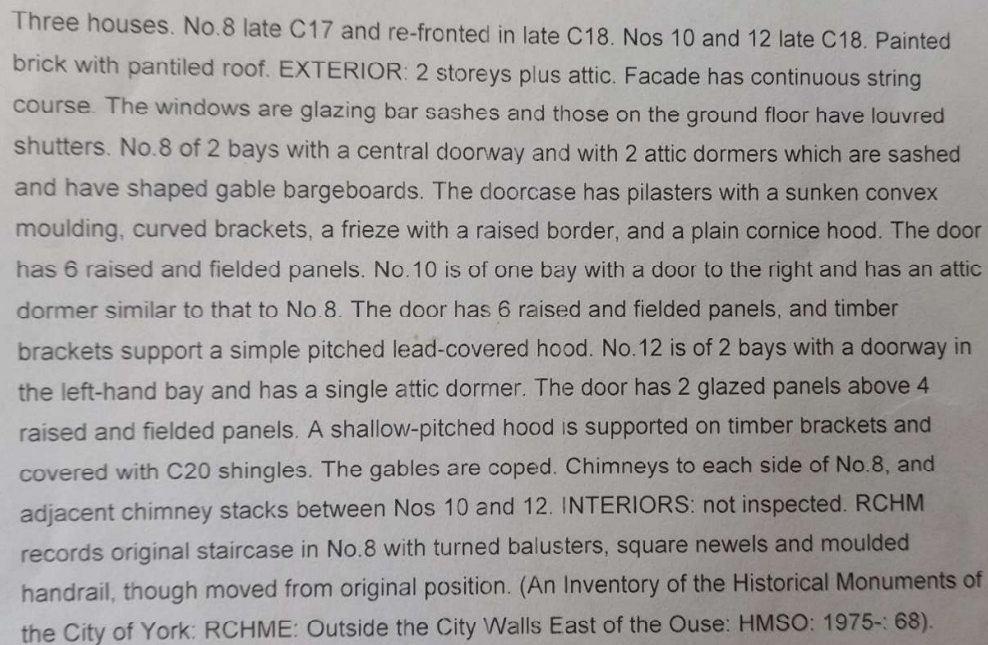
THE CONTEXT

The proposed alterations are to a Grade II listed building No.10 located in Water End in York.

THE SITE

The proposed works are at No. 10 Water End, a residential dwelling.

The exterior is formed of two storeys and attic.



Three houses. No.8 late C17 and re-fronted in late C18. Nos 10 and 12 late C18. Painted brick with pantiled roof. EXTERIOR: 2 storeys plus attic. Facade has continuous string course. The windows are glazing bar sashes and those on the ground floor have louvred shutters. No.8 of 2 bays with a central doorway and with 2 attic dormers which are sashed and have shaped gable bargeboards. The doorcase has pilasters with a sunken convex moulding, curved brackets, a frieze with a raised border, and a plain cornice hood. The door has 6 raised and fielded panels. No.10 is of one bay with a door to the right and has an attic dormer similar to that to No.8. The door has 6 raised and fielded panels, and timber brackets support a simple pitched lead-covered hood. No.12 is of 2 bays with a doorway in the left-hand bay and has a single attic dormer. The door has 2 glazed panels above 4 raised and fielded panels. A shallow-pitched hood is supported on timber brackets and covered with C20 shingles. The gables are coped. Chimneys to each side of No.8, and adjacent chimney stacks between Nos 10 and 12. INTERIORS: not inspected. RCHM records original staircase in No.8 with turned balusters, square newels and moulded handrail, though moved from original position. (An Inventory of the Historical Monuments of the City of York: RCHME: Outside the City Walls East of the Ouse: HMSO: 1975:- 68).

HERITAGE VALUE

There was considerable amount of internal damp due to a leaking gutter which was affecting both the internal structure and potentially of health concern to the resident. It was considered that the guttering was of low significance of the building.

PROPOSED WORKS

The alterations were for the following works: - Replacement of horizontal guttering beneath the roof. The proposal will have little visual impact on the exterior of the building as the guttering is of the same size and shape. Also the height of the guttering makes it harder to see from street level.

CONSIDERATIONS AND CONCLUSION

This project has developed by trying to achieve a delicate balance of conserving the existing drain pipe whilst adapting the guttering to attempt to eliminate the damp from continuing to damage the internal attic wall. In consideration the proposed alteration is considered to have a positive impact overall to the building.