

Replacement of gutters and rainwater pipes

Date Oct 2020

Darton Church Hall, Church Street, Darton, Barnsley S75 5HF

Ref 20.24

### **Design and Heritage Statement**

This statement has been prepared in support of an application for the replacement of rainwater goods at Darton Church Hall, a Grade II Listed Building. The works are relatively minor and the statement is proportionate.

#### Existing Building

Darton Church Hall is a single storey building in stone with a blue slate roof. The main building forms a hall with kitchen and toilets and a small office at the rear. Its principal elevation faces Church Street and comprises a formal symmetrical frontage with a central doorway and portico. It has had a number of small extensions to both sides and the rear however the frontage is relatively unchanged.

#### Details of Listing and Significance

Historic England refers to the building as 'Sunday School' and confirms its Grade II Listing. The list entry states:

*'Sunday School. Dated 1818 with later addition at rear. Coursed squared stone, dressed on front elevation. Welsh slate roof. Single storey. 5-bay symmetrical front. The central doorway is obscured within an added wooden porch. Large windows with projecting sills and stone lintels with raised keystones; later casements. Tablet over central door reads:*

*SUNDAY SCHOOL Built by Subscription AD fDCCCXVIII Train up a child in the way he should go and when he is old he will not depart from it*

*Lateral stack on right side. Hipped roof. Continuous lean-to addition at rear not of special interest.'*

The entry states: *'This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.'*



Fig 01. Front, south east elevation.

Whilst the building is attractive, it has no significant architectural interest and therefore we would suggest that it has been listed more for its historic value than architectural interest.



Fig 02. Side, north east elevation showing lean to.



Fig 03. Side and part rear north west elevation.



Fig 04. Rear, north west elevation showing single storey pitched roof extension.

### Proposals

The existing gutters are a mix of timber to the main roof and rear hipped roof extension and half round Upvc elsewhere. Rainwater pipes are generally black circular Upvc. The building is suffering the effects of damp penetration caused by inadequate and leaking gutters and rainwater pipes. The church would like to replace all existing rainwater goods with an alternative good quality, low maintenance, alternative to the timber and plastic gutters and propose the use of aluminium.

They propose to use 125mm Ogee Section Aluminium gutters and 76mm dia rainwater pipes with cast-look collars all with a black ppc finish by Amazon Rainwater Systems. The ogee section gutters provide a similar profile to the to the timber ogee but provide better capacity and the rainwater pipes include collars that provide a similar appearance to original cast iron rainwater pipes. Where there are stone corbels these will be retained and used to support the replacement gutters and elsewhere the gutter will be supported on simple rise and fall brackets fixed directly to the stone without timber fascias.



Fig 05. Image showing typical gutter section and rainwater pipe with cast-look collars used at a church hall in Balby Doncaster. Proposals for this project wil have a black finish.

The proposals were briefly discussed by exchange of emails with Mr Tony Wiles, the councils Conservation Officer, and we received the following email correspondence on 17 March 2020:

*Hello Mark.*

*I could agree to your proposed approach to allow the guttering and downpipes to cope with the water but I feel it should have an LBC. Fairly straightforward in terms of an application and would only need very minor supporting information.*

*Tony*

*Regards,*

*Tony Wiles*

*Design & Conservation*

*Barnsley MBC*

*01226 772576*

*Mobile: 07917 051038*

*[tonywiles@barnsley.gov.uk](mailto:tonywiles@barnsley.gov.uk)*

*Westgate Plaza One*

*PO Box 604*

*Barnsley S70 9FE*

#### **Impact upon Significance and Mitigation**

The impact of the replacement gutters and rainwater pipes on the external appearance of the building is considered to be very low. The ogee section of the proposed gutters and the rainwater pipes with cast-look collars will be almost indistinguishable from traditional timber ogee gutters and cast-iron rainwater pipes.

#### **Summary**

The works will improve the overall appearance of the building by replacing unsightly plastic gutters and provide a long term, low maintenance solution to the rainwater discharge and provide improved capacity to deal with rainwater that will avoid further issues with water ingress and damp, and we look forward to the council support with regard to these proposals.

#### **MBooth Design**