

THE SHERWOOD FLAT MANAGEMENT CO LTD**Design and Access Statement in respect of Proposed Gutters to Bay Windows**

REC'D 8 MAY 2014

The Sherwood is a mid-nineteenth century semi-detached house occupying a prestigious location over looking Broadwalk and the park in the centre of Buxton. It is grade II listed and in a conservation area. It is presently divided into four flats, which have 125-year leases dating from c. 1993.

The present proposal is for the introduction of guttering to take rainwater from the bay windows to the front and side elevations of the building into the combined surface and foul water drains already serving the building. The aim is to minimise damage to the woodwork of the bay window structures and to the cellar fabric from rainwater splashing onto the window frames or, through vent holes, into the cellar.

There would be no changes to access arrangements should the proposed works be completed.

The proposed guttering and rainwater down pipes would match those in place to serve the higher reaches of the building – its pitched roofs – and, like those, would direct rainwater into the existing combined surface and foul drains.

On the advice of the Ms Brooks, the proposed rainwater downpipes would be placed closely alongside the bay window structures; as is the case at 16 Broadwalk, the property suggested as a reference site by Ms Brooks.

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