

Morris, Rachael

From: Tim Dyer <timjsdyerarchitect@gmail.com>
Sent: 01 March 2023 11:27
To: Morris, Rachael
Subject: 148 Church Road, Bishopstoke, SO50 6DS.

Rachael,

I have no objection to this proposal in principle, as cast iron guttering is eye-wateringly expensive, but I am concerned about the apparent placement and reduced number of outlets.

From the 'Proposed Elevations and Floor Plans' drawing there seem to be only two outlets, one on the west elevation and one on the south elevation and the accompanying description of works refers to 80mm downpipes but the manufacturers website only refers to 65mm square or 68mm round ones.

If there are only two outlets they need to be evenly spaced not forgetting that every corner reduces the flow capacity and we are getting increasingly heavy downpours with climate change, so existing 50 and 100 year occurrence guidelines are unlikely to be up to date! Other factors influencing the safe flow of water are gutter size, gradient, outlet size and frequency, not forgetting leaves and other debris reduce capacity.

It would be preferable to not have any downpipes on the front elevation but have the outlet positions been carefully calculated including a good safety margin to cope with our increasingly torrential rains to be absolutely sure there is no chance of a recurrence of the existing damp problems?

Regards,
Tim.

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