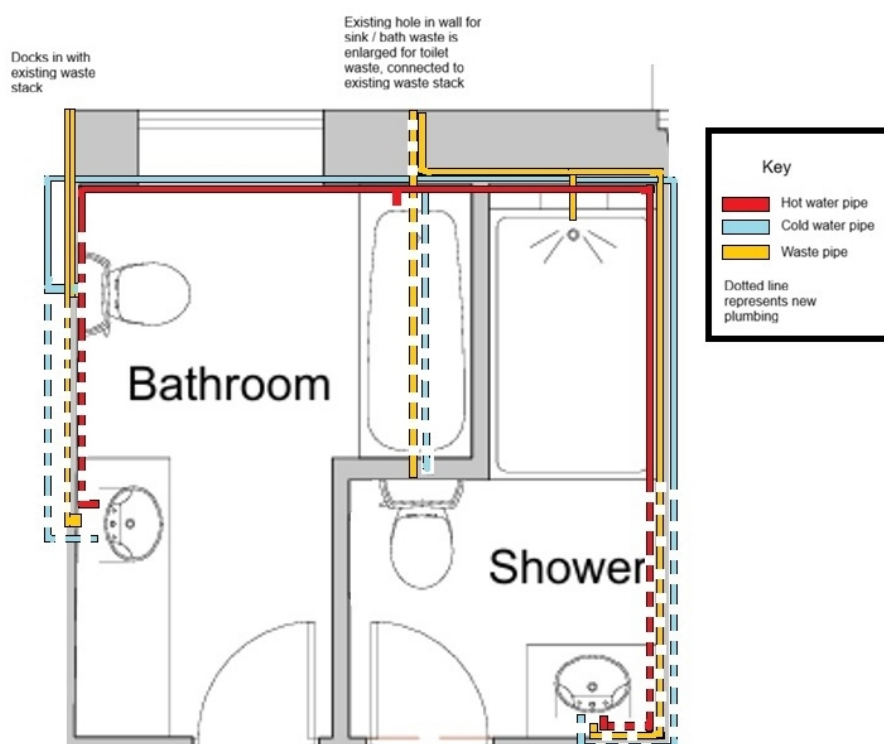


Holme Street House – plumbing plan for split bathroom to meet condition 3 of DC/25/2084



Summary

The proposed drainage routes and all points of interaction with historic fabric are shown on the accompanying drawing, with new works clearly distinguished from existing fabric.

The proposed plumbing layout has been carefully designed to minimise intervention in historic fabric. All routes utilise existing voids, previously disturbed areas, or new construction where possible. No cutting or chasing is proposed to undisturbed historic masonry, plaster, or joinery, and all works are limited in extent and reversible where reasonably practicable.

Alternative routing options were explored, however the proposed route represents the least harmful solution in heritage terms, avoiding additional unnecessary penetrations or exposed pipework within sensitive historic spaces.

Care will be taken to avoid unintended damage to historic fabric during installation. However, where making good is required, all repairs will be undertaken on a like-for-like basis using compatible materials. Lime-based mortar and plaster will be used where applicable, and all finishes will be reinstated to match the existing historic fabric.

The proposals have been developed in accordance with Policy 34 of the Horsham District Planning Framework (2015), ensuring that alterations preserve the significance of the listed building through minimal, localised and carefully considered intervention.

Detail

All internal bathroom plumbing to be boxed in around edges of floor – no cutting, chasing or alteration to existing historic walls is required. Waste and water pipework for toilet in shower room will be routed underneath the bath.

The dividing wall between the bathroom and shower room is entirely new stud construction. All service penetrations within this wall relate solely to new fabric and will not affect any historic elements of the listed building.

As a rule, any new plumbing will dock in with existing pipework, eg bathroom toilet connecting to existing waste stack. All new plumbing will use copper pipework where possible, replacing existing plastic pipework, as a more traditional and visually appropriate material (though will mostly be boxed in), and one which is more compatible with the historic character of the house.

The single new opening proposed is a 110mm diameter hole for the shower room WC waste pipe, formed within an internal stone wall that has already been subject to multiple historic service penetrations. The new opening will rationalise existing pipe routes and will not result in the loss of intact or undisturbed historic fabric.

The waste will then connect to an existing waste in the utility room below and connect to the main plumbing through an existing buried pipe to the small sewage treatment plant outside the house.

The proposed arrangement will allow the removal of exposed pipework currently crossing the ground floor hallway, resulting in a visual and character enhancement to the historic interior.

There is insufficient fall for the shower room WC to connect to the existing bathroom waste stack, and the proposed route is therefore the only feasible solution to deliver the required plumbing whilst minimising harm to historic fabric.

The proposals therefore preserve the special architectural and historic interest of the listed building, and ensure that its character, appearance and significance are not harmed.