A DESIGN

1.0 Background

This statement is submitted on behalf of Cricklade Manor Preparatory School and Nursery, in order to seek listed building consent for the repair of the roof structure and coverings to the south annexe of this grade II listed building.



01-02 Cricklade Manor general view of the South Annexe from the east and the south west. This element of the building dates from around 1890 but following its adaptation to a school has been surrounded by a series of flat roofed extensions. The South Annexe is only visible from within the school site, being hidden from view from Calcutt Street by the principal range **03**.

1 Description

Cricklade Manor is a grade II listed house (NHLE: 1356093) of *c.*1700 origin, which was substantially reconstructed in the final years of the C19 and further extended over several phases in the first decade of the C20. The house was converted to a boarding school in 1947 and the attic used for residential dormitories. Since 2017 it has functioned as a co-educational independent day school and the manor house now used primarily as reception and office accommodation.

Built in a vaguely *Queen Anne* style, Cricklade Manor is a two-storey building with attic accommodation, reconstructed as a seven-bay house with central doorcase but was extended to nine bays, with an attached porch and subsidiary south, east and west wings. The principal buildings are constructed of oolitic limestone ashlar with mullion and transom windows, moulded chimney stacks, dentilated projecting eaves and a hipped plain tile roof with seven dormer windows with alternating segmental and pedimented pediments. Rear elevations are roughcast rendered with mullion and transom windows.

The school buildings are located to the north of the site fronting Calcutt Street **03** but set within extensive grounds to the south, all within the defined boundary of Cricklade Conservation area. The school is completely bounded by Cricklade's Saxon Town Banks (and part of the scheduled ancient monument (NHLE: 1002997) crosses the eastern edge of the site). **Note**: that the current phase of proposed repairs is outside the defined boundary of the scheduled area.

The works set out in the is application relate to the first phase of roofing repairs to the wider listed building identified in Simon Cartlidge Architect's Building Condition Survey: May 2023 & Mann Williams Structural Report: March 2023. The most urgent structural and roofing repairs are entirely contained within the South Annexe and form the basis of this Listed Building Consent.



03 Principal north range facing Calcutt Street nine bays with projecting porch, east and west subsidiary extended wings and perpendicular south-east wing to Annexe. Building also subject to extensive defects to roofing (primarily parapet gutter defects, which will be addressed in subsequent phase of works following emergency structural repairs to south annexe).

The application relates to urgently necessary structural repairs to the '*significantly understructured*' hipped roof to the south east annexe, and associated repairs to rainwater goods and defective roughcast render. All elements of roof structure have been identified as undersized and working beyond their design capacity since their original construction, resulting in excessive deformation and undulation of roof covering visible to the east and west roof slopes. Defects were further exacerbated by 1960s alterations which included cutting through 80% of the cross section of the (north) west purlin and reconstruction of the north slope of the roof without an intermediate purlin. The resultant defects were subject to ad-hoc remedial repair consisting of installing short timber props below purlins and transferring loads through existing ceiling joists.

Rainwater goods are also in poor condition, corroding and inadequate to deal with storm surges due to their small cross-sectional area of cast iron rainwater goods and missing sections of guttering. Rainwater defects have led to frequent saturation of rendered walls, culminating in accelerated decay and loss of roughcast render. Previously installed remedial restraint straps to the head of stack (ch10) are corroding and should be replaced. The opportunity will be taken to reinforce high-level stonework caps with cintec sock anchor ties. Defects have also been found beneath the projecting bay window to the east elevation which will require further invasive investigation but is likely to necessitate remdial reinforcement of decayed timber corbel brackets with new bespoke stainless steel brackets and reinstatement of damaged roughcast render over timber laths and profiled timber grounds..

The proposed repairs seek to remedy all of the above the above defects, whilst respecting the need to retain of historic fabric where practicable. The design principle followed is one of minimal intervention, with care taken not to diminish or disrupt any fabric more than is absolutely necessary, whilst protecting the sustainability of the heritage asset.

The design and structural solutions proposed have been established following extensive investigation by an AABC accredited conservation architect and structural engineer conversant in the repair of historic buildings. Existing elements of structure will be retained where possible and all new work will be accommodated to fit the old. Materials will be reused where appropriate and any new materials will be compatible with the existing fabric. Existing roof coverings and ridges will be salvaged where possible and any shortfall in materials made up in new high quality matching traditional materials. Roofs will be insulated to exceed current building regulation standards and capacity of rainwater goods increased to meet the increasing intensity of storm events.

2 Amount

Internally works relate to the complete restructuring of the roof between the framework of the existing fabric. This will necessitate the replacement of undersized hips and the installation of new purlins, whilst retaining existing rafters (which will also be partnered with new rafters). In order to omit any works at ceiling level it is proposed to install 2no new beams running east-west beneath the head of the new hip rafters at the north and south ends of the roof. This will then be used as the base for supporting structural timber stud walls beneath the head of the hips and at the end of the new non-structural ridge.

On completion of the project it is anticipated that there will be very little external change to visual form of the hip roof. Salvaged roof coverings will be utilised to cover the west slope of the roof (most visible) with new traditional plain clay tiles laid to other slopes. Existing stone ridge and hip tiles will be retained where possible with shortfalls made up in new matching stone ridges. Rainwater goods will be replaced with new larger profile cast iron downpipes and ogee sections gutters to improve flow. Defective render will be replaced with new thrown lime roughcast render using pre-mixed hot lime and local well-graded south cerney aggregate to match existing finishes, Further investigation will be required by the architect and structural engineer to specify remedial stainless steel support brackets beneath the bay window (we01) to reinforce the decayed timber corbels brackets beneath the bay.

3 Layout

See drawings **130/000** & **130/100-105** for details of existing construction and **130/200-205** for details of new interventions.

4 Scale

There will be no alteration to the volume or footprint of the building.

5 Landscaping

There are no landscaping works are associated with the application. For site plans see 130/000-001.

6 Appearance

1. Restructuring of existing hipped roof, including replacement of hip rafters, supplementary purlins and reuse of existing rafters partnered with additional new rafters. Structure will be supported off 2no new steel beams running east-west and supporting structural timber stud walls beneath the head of each pair of hip rafters.

2. Reinstatement of replacement (new) plain clay tiles to the north, south and east elevations of the hipped roof to the south annexe, with reuse of salvaged plain clay tiles to west slopes of the roof (which is most visible from adjacent areas). Salvage of stone angular ridge tiles to hips and ridges with shortfall made up in new stone ridges bedded and pointed in lime mortar and well graded sharp aggregates.

3. Overhaul and replacement of existing cast iron rainwater goods; replacement of existing pvc gutters and downpipes and provision of additional cast iron downpipe, all to match existing profiles.

4. Removal of corroding iron angle restraint straps to head of chimney stack ch10 and replacement with hidden stainless steel sock anchor ties, capped with stone cores pointed in lime mortar

5. Installation of new thermal insulation at ceiling level within roofspace.

7 Context

a. Assessment

The property is defined as a grade II listed building (NHLE: 1356093); F1(a) Learning and non-residential Institution: Provision of Education; located within the defined boundary of Cricklade Conservation Area; and within Westonbirt Registered Park and Garden (NHLE: 1000457) and within Cotswolds Area of Outstanding Natural Beauty.

The principle of development falls under the auspices of:

Planning (Listed Buildings & Conservation Areas) Act 1990

16(2) Special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

72(1) Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area

National Planning Policy Framework (NPPF) – July 2021
Section 16 – Conserving and enhancing the historic environment: 193, 194 & 196

Wiltshire Core Strategy (Adopted January 2015)
Strategic Objective 5 -protecting and enhancing the natural, historic and built environment
Core Policy 01 – Settlement Strategy
Core Policy 02 – Delivery Strategy
Core Policy 57 – Ensuring High Quality Design and Place Shaping
Core Policy 58 – Ensuring the Conservation of the Historic Environment

Cricklade Neighbourhood Plan 2026 - March 2018
4.4 The conservation area and historic buildings and assets should continue to be protected & enhanced

b. Involvement

The project has not been subject to pre-application advice from Wiltshire District Council.

c. Evaluation

Cricklade Manor is of cultural and historic interest, both as an example of the Victorian pastiche for replication of vernacular architecture, in this setting a rationalisation of the earlier C17 house, interpreted as Queen Anne architecture used with perpendicular fenestration, whilst using mass produced materials (eg: clay tiles rather than tilestone). The proposals seek to respect the character and appearance of the historic fabric, whilst ensuring its long-term structural integrity and weather tightness.

d. Design

The principal design philosophy has been to work within the constraints of the existing fabric - as far as is practicable. Although the roof has needed major intervention to provide structural integrity this has been achieved without recourse to any work below ceiling level whilst retaining existing rafters. External works retain salvageable tile and ridge materials, making up any shortfalls with newly sourced traditional materials replacing porous/shalling/fractured material. Decayed render will be repaired where necessary and new rainwater goods installed to ensure efficient runoff, with provision for increased capacity. In

order to retain the decorative masonry stacks in their current location it will be necessary to locally reconfigure the roof construction beneath them. The chimney was erected in this location as a last minute adaptation of the design and whilst it achieved the desired architectural results, this was at the expense of structural integrity. Similarly the choice to reroute a number of flues, divided by iron plates within the depth of a tall parapet wall has resulted in bulging and deformation of the ashlar walling. Both of these defects have been compounded by the repeating cycle of water ingress and further expansion of ferrous corrosion products, leading to further structural movement.
Remedial repairs have been designed to be as conservative as possible, ensuring that when making new, piecing-in or adding to existing fabric, works are always fitted to the old and not adapted to accommodate the new. Any features of historic interest exposed during the course of the works shall be recorded measured and photographed.

The proposals aim to meet the detailed planning guidance of Wiltshire Core Strategy policies 01 02, 57 & 58 and the spirit of paragraphs 194, 195 & 197 of the NPPF – July 2021.

e. Use

The property will remain in use as a Co-educational Independent Day School.

B ACCESS

1. General

The works do not result in any changes to the existing access to the building.

2. Public Transport

The property is served by Cricklade High Street bus stop on *B4040 Calcutt Street*, approximately 150m (0.1 miles) to the north west of the house. The *Stagecoach 51* service runs hourly between Swindon and Cirencester (via South Cerney) Monday to Saturday and every other hour on a Sunday.

The nearest railway station is Swindon, which is 15km (8 miles) south, providing regular services to Cheltenham, Gloucester, Swindon, Cardiff, Bristol and London.

The house currently has car parking facilities for around 12 vehicles **01** to the north forecourt.

3. Disabled Access

There is relatively level access to the main south entrance from Calcutt Street, which is also accessible from the existing car parking bay **01**.

Internal works will result in limited alterations to internal floor levels and door widths, which will have no detrimental effect on the existing disabled access. A new stair with increased going (and reduced rise) will provide easier access to the first floor of the property.

4. Emergency Services

None of the alterations will diminish the existing access for emergency vehicles. Vehicular access to the site is via Calcutt Street - B4040.