HERITAGE STATEMENT & LBC REPORT



To accompany the Listed Building Consent application for:

Repair and improvement of existing window at The Angel Mill, Edward Street, Westbury.

for Sandoes Chartered Surveyors.

DOCUMENT MANAGEMENT

This document has been prepared and issued by

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Purpose:	Listed Building Consent submission

REVISIONS:

Issue	Date	Purpose	Prep	Check
A	2023-10-24	Initial client issue for comment.	GV	GV
B	2023-10-30	Listed Building Consent submission	GV	GV

INTRODUCTION

This report has been prepared by Vallis Architecture Ltd on behalf of Sandoes Chartered Surveyors, who act as the managing agents for the maintenance, upkeep and running of the buildings which make up the group of buildings (comprising Laverton Mill, The Angel Mill and Church Apartments) collectively know as The Angel Mill. This report is intended for the purpose of a listed building consent application process only and is not to be used for any other purpose.

This LBC application relates to the repair and refurbishment of only one external window of the original building of The Angel Mill itself; no works are proposed to the overall forms of the building or the external walls or other buildings in the group.



LOCATION AND BUILDING

The Angel Mill group of buildings lies to the south west of Westbury town centre and is bounded by Edward Street to the west and Church Street to the south. Please refer to the attached location plan (drawing 2301-3 003) and block plan (drawing 2301-3 004) for details.

The site comprises the original grade II listed Angel Mill together with grade II listed lower screen walls to both Edward Street and Church Street; in addition to these listed buildings are later residential blocks, which were built in the early 1990s and know as Laverton Mill (2 connected three/four storey blocks set perpendicular to each other at the north of the group); and to the south of the site are 2 two storey blocks known as Church Apartments, which abut the grade II listed screen wall on Church Street.

The Angel Mill is the most prominent of the listed structures within the site. It was constructed in 1806 by John & William Matravers and Benjamin Overbury and was the first factory in the area to be powered by steam. It was closed in 1969 and subsequently converted to use as residential flats in the early 1990s.

The Angel Mill forms an inverted “L“ shape in plan and is arranged over four floors with an attic level dormer to the north-south element. Assessment of both the walls and roof indicate that the north-south element is earlier with the east-west element added at a later date. However, both wings follow a similar architectural language with brick external skin and windows with stone surrounds and central mullion. It is believed from research into original photos that the original windows were cast metal, though these were replaced with painted softwood windows as part of the conversion to flats undertaken in the 1990s. Roofs are finished in slate; the earlier (north-south) element has parapeted gables whilst the later (east-west) element has a hipped gable and a simple gable end, the latter facing Edward Street. The west elevation of the original element features a pediment with a cartwheel window.

The 1990s conversion of Angel Mill to residential (flats) included replacing the original windows with painted timber single glazed windows. The majority of these windows have four panes, two fixed upper panes and two lower opening lights. The windows are set into the original stone surrounds, which are painted.



Photograph 1: West elevation of the original north-south element of the building, showing general layout of façade and pediment with cartwheel window. The application window is on this elevation.



Photograph 2: South elevation of the later east-west element., showing similar façade treatment as on the original element.

The other listed structures on the site are the two screen walls on Church Street and Edward Street, which are the remains of original ancillary buildings (ie. Looming sheds, entrance ways, etc.) to The Angel Mill itself.

Other listed structures immediately adjacent to the site but not included in this application include The Angel Inn, the swimming baths and residential properties to the south of Church Street.

Listing documents for the application building and the other structures within the application site (but NOT part of this application) are included in the appendices of this document.

Photographs of the application building (photographs 1 - 6) are shown adjacent and on the following page. Photographs 7 & 8 show historical images of the original building, taken prior to the conversion to residential use.



Photograph 3: West elevation of the later element, which faces Edward Street. A single storey building containing commercial units lies between The Angel Mill and Edward Street.



Photograph 4: North elevation of the later element, showing a wider variant of the 'standard' window with two mullions.



Photograph 5: South elevation of block C, viewed from west courtyard. Single storey commercial units to the left of the photo are not part of this application. Block D is visible on the right of the photograph.



Photograph 6: South elevation of the original element. Most of the openings on this elevation have been blocked off.



Photograph 7: Historic photograph (original held at Westbury Museum) of the west façade of the original element of The Angel Mill, indicating what appear to be cast iron windows.



Photograph 8: North elevation of the later element, (original held at Westbury Museum) showing original windows on the second floor and (presumed) later replacement windows on the first and third floor. The right hand window on the top floor shows original glazing to the right and later replacement glazing to the left hand side.



Photograph 9: photograph of application window on the south elevation (and predominant window type on The Angel Mill), showing configuration and rot to opening lights and cill/stool of frame, as well as mould to stone surround caused by use of non-breathable paint.



Photograph 10: Detail of decay of painted softwood opening lights, cill behind and loss of paint to surround caused by mould.

ISSUES WHICH NEED ADDRESSING

The windows of The Angel Mill are replacement items installed in the 1990s and are painted softwood with single glazing. These windows are now over 30 years old and, despite regular repair and redecoration it has become apparent during the recent round of maintenance inspections that many of the windows are suffering similar areas of decay as a result of poor detailing and are in urgent need of repair and improvement.

The main areas of decay relate to a lack of any detailing to these timber windows to ‘throw’ water away from the window, specifically a cill at the bottom of the frame and a drip bead at the bottom of the opening lights. Both these omissions lead to water accumulating on the bottom rail of the opening lights and the stool/foot of the frame, causing rot.

From an energy efficiency point of view, these windows also fall well below current standards of thermal performance because they are single glazed.

The stone mullions and surrounds to the window are stone, but have been overpainted (presumably when the building was converted to residential). However, the paint which was used appears not to be breathable and mould has developed between the stone and paint, blistering it. This has also led to decay of the stone in some areas, which needs repair.

Photographs 10 - 16 show examples of the decay described above.



Photograph 11: example of decay of painted softwood window frames to The Angel Mill caused by poor detailing which does not throw off water.



Photograph 12: example of decay of painted softwood opening lights and stool of frame due to poor detailing which does not shed water.



Photograph 13: Further example of decay of painted softwood opening lights and cill/stool of frame, due to poor detailing. Note also loss of paint to stone surround.



Photograph 14: Further example of decay of painted softwood opening lights and cill/stool of frame, due to poor detailing. Note also loss of paint to stone surround.



Photograph 15: Example of decay of stone surround due to mould forming behind non-breathable paint.



Photograph 16: Example of damage to stone surround caused by overpainting.

PROPOSED WORKS.

As part of the repairs to the window, rather than replicate the original poor detailing which has led to the current issues with rot (see preceding photographs), this application seeks to carry out repairs to retain the existing windows, but include details to help throw rainwater off the windows and therefore increase their durability/maintenance cycle.

The window design would retain the existing window and its configuration of fixed lights over opening sashes, but add a drip bead at the bottom of the opening sash and a projecting cill to the stool of the frame itself - please refer to submitted drawings for details. These details should throw water off the windows and reduce the likelihood of rot developing in the future, whilst maintaining the overall look and character of the existing window.

It is also proposed that the window glazing be amended to be Slimlite double glazed units, which will improve the thermal performance of the building as a whole, but retain the appearance of the existing windows.

The paint to the stone surround to the window is to be removed to the stone to ‘breathe’ and eliminate the mould build-up caused by the existing non-breathable paint. This would also reinstate the original stone colour and character of the window surrounds.

SUMMARY

The Angel Mill residential building is suffering from ever increasing maintenance costs for windows, due to poor detailing which does not shed water. The constant repair and redecoration requirements of softwood are no longer economically viable without improved detailing, whilst the windows themselves (which are now some 32 years old) are not as thermally efficient as they could be.

The proposal is to address these issues through repair of the existing window with the addition of painted timber drip beading and projecting cill at the base/stool of the frame. To improve thermal performance, Slimlite double glazed units would replace the existing single glazing.

We believe these proposals would not alter the fundamental visual appearance and character of the window, but would significantly improve its performance and durability.

APPENDIX ONE: ANGEL MILL LISTING.

Official list entry

Heritage Category: Listed Building Grade:II
List Entry Number: 1180662
Date first listed: 29-Dec-1950
List Entry Name: THE ANGEL MILL
Statutory Address 1: THE ANGEL MILL, EDWARD STREET

Location

Statutory Address: THE ANGEL MILL, EDWARD STREET
The building or site itself may lie within the boundary of more than one authority.
District: Wiltshire (Unitary Authority)
Parish: Westbury
National Grid Reference: ST 87325 51267

Details

WESTBURY EDWARD STREET 1. 5411 (East Side) ST 8751 SW 4/21 29.12.50. The Angel Mill

II GV

2. 1801; probably the earliest Wiltshire factory built to be driven by a steam engine. Main front is very distinguished, though much obscured by later work. 4 storeys and attic. 10 ranges of windows, central break of 4 windows with pediment having cartwheel window (formerly a clock) in tympanum. Built of red brick with stone dressings to standard 2 light windows with segmental heads, stone mullions, raised stone surrounds and small panes. Attic storey lighted to east by 2 long rows of dormers. Boiler and engines were at North end. Wing projects at right angles to North. Built 1856, 8 ranges of windows, 4 storeys of uniform design with old block. Red brick with stone dressings to standard windows and eaves band. 3rd window from right of 3 lights. Ground floor obscured by later sheds.

Listing NGR: ST8732551267

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: 313107
Legacy System: LBS

APPENDIX TWO: CHURCH STREET SCREEN WALL LISTING.

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1036285
Date first listed: 31-Mar-1978
List Entry Name: SCREEN WALL TO ANGEL MILL OPPOSITE NOS 2, 4, 6 AND 6A
Statutory Address 1: SCREEN WALL TO ANGEL MILL OPPOSITE NOS 2, 4, 6 AND 6A, CHURCH STREET

Location

Statutory Address: SCREEN WALL TO ANGEL MILL OPPOSITE NOS 2, 4, 6 AND 6A, CHURCH STREET
The building or site itself may lie within the boundary of more than one authority.
District: Wiltshire (Unitary Authority)
Parish: Westbury
National Grid Reference: ST 87346 51230

Details

WESTBURY CHURCH STREET 1. 5411 (North-West Side) Screen wall to Angel Mill ST 8751 SW 4/21B opposite Nos 2, 4, 6 and 6A

II GV

2. Dated 1868, about 15 ft high, screening loom sheds. Red brick on stone plinth, stone channelled quoins, moulded cornice and cope to parapet. Segmental stone lintels and stone cills to blind windows. 3 on each side of segmental headed doorway with architrave surround, scroll key and 6 light over light.

Listing NGR: ST8734651230

Legacy

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APPENDIX THREE: EDWARD STREET SCREEN WALL LISTING.

Official list entry

Heritage Category: Listed Building
Grade: II
List Entry Number: 1364390
Date first listed: 31-Mar-1978
List Entry Name: SCREEN WALL TO ANGEL MILL
Statutory Address 1: SCREEN WALL TO ANGEL MILL, EDWARD STREET

Location

Statutory Address: SCREEN WALL TO ANGEL MILL, EDWARD STREET

The building or site itself may lie within the boundary of more than one authority.

District: Wiltshire (Unitary Authority)
Parish: Westbury
National Grid Reference: ST 87304 51248

Details

WESTBURY EDWARD STREET 1. 5411 (East Side) Screen wall to ST 8751 SW 4/21A Angel Mill
II GV
2. High screen wall probably circa 1868. About 10-15 ft high. Red brick with stone dressings. 5 gables, 2nd from right enriched with crowning segmental stone pediment having broken pediment below - this marks carriageway entrance which has depressed arch over it with enriched spandrels and arrow head railings to gates. Screen wall has stone chamfered plinth, moulded impost string continued across blind recesses below gables - right hand archway depressed and has large double doors - stone string raised over arched recesses. Moulded stone string below cornice, stone cope and gable verges. Buildings behind screen not included.

Listing NGR: ST8730451248

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 313108
Legacy System: LBS