Nos. 7 – 10 Church Street, Corsham, Wiltshire
SN13 0BY
Re-roofing proposal

Design and Access Statement
(incl. justification for works)

Location:

The terrace of properties is situated on the north side of Church Street, which no through road is oriented east-west and lies off the north end of Corsham High Street. The grid reference of the cottages is ST87308 70561

Description:

HE List Entry Ref. 1182279
HE Legacy System Ref. 315123

Listed building description:

Row of four houses, dated 1733 and 1739, limewashed rubble stone with stone tiled roofs and end wall stacks. Two and a half storeys. Three coped dormer gables. No 7 has 2-window range of recessed ovolo-moulded windows, to right 2-light over two light with hoodmould, to left, dormer gable with 2-light window, cornice over and 2 keystones over cornice, first floor 2-light with hoodmould and 2 arched heads with keystones over hoodmould and ground floor door in chamfered surround with hood on large carved brackets. Inserted casement to right of doorway. Rear gable is dated 1733 with lower projecting rear wing. No 8 has door in flush chamfered surround and one-window range to left, upper casement in C20 ovolo-moulded frame over casement pair in ovolo-moulded frame with renewed lintel and hoodmould. No 9 has ground floor inserted C20 chamfered doorcase and C20 four-light ovolo-moulded window with hoodmould, first floor loading door, segmental-headed with voussoirs and keystone and upper dormer gable with 2-light recessed ovolo-moulded window with arched heads to lights, impost blocks and pediment over, inscribed RCS. No 10 has door in chamfered surround with 6-pane window over in ovolo-moulded frame with hoodmould. To left, ground floor door in heavy chamfered surround and 3-light ovolo-moulded window, both with hoodmoulds, first floor 2-light with hoodmould and 2 arched heads with keystones over hoodmould , casement window to left, and upper dormer gable with 2-light window similar to first floor 2-light window below, dated RC 1739.



View from east with no. 7 in foreground

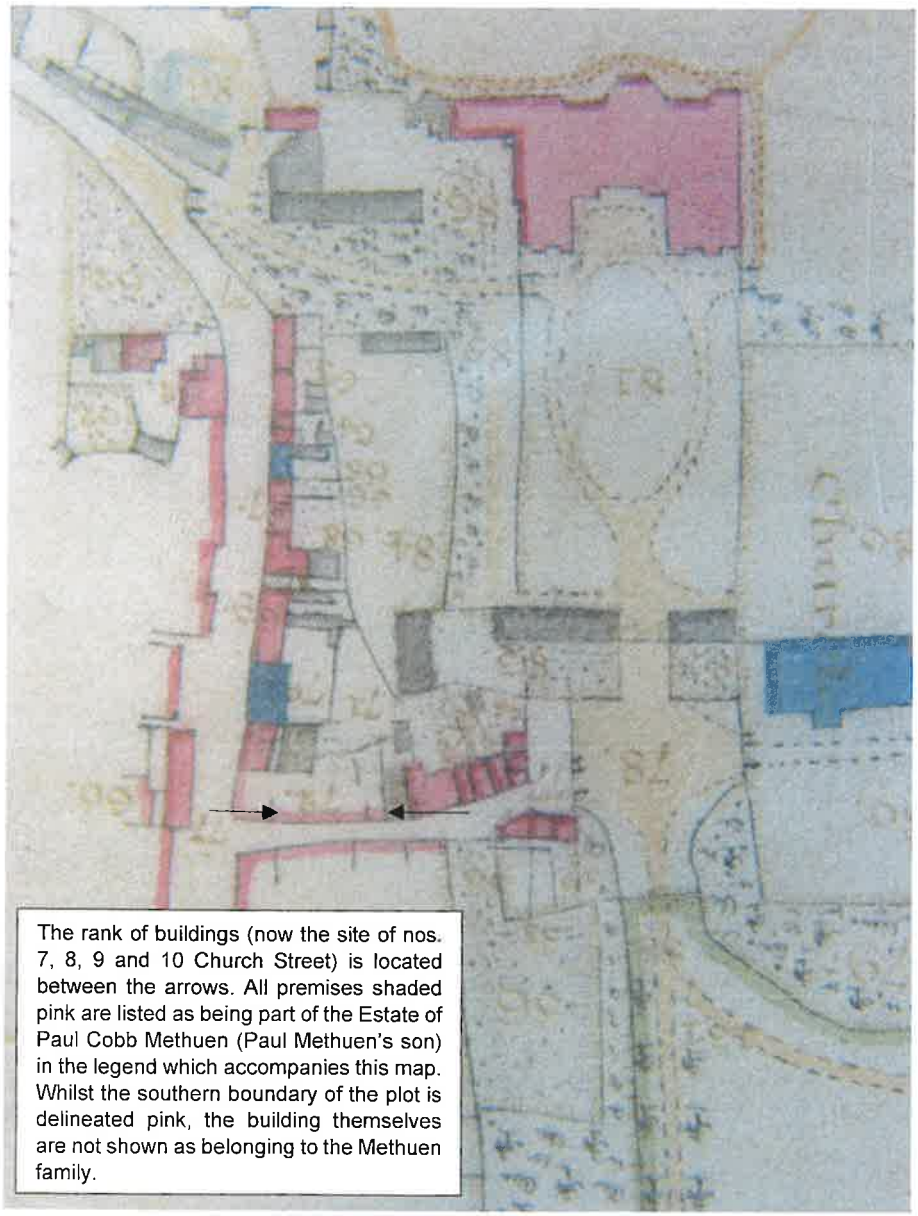


View from west

History:

Whilst there are date marks on the premises of 1733 and 1739, it was not until 1747 that Paul Methuen's Trustees acquired a leasehold interest in nearby Corsham Court. However, it is not until the latter part of the Eighteenth Century and early Nineteenth Century that various plans provide some meaningful account of the ownership of land and property as well as the layout of the wider Corsham settlement.

William Simpson's 1770 map of "roads, lanes, greens, commons and waste lands in the Manor of Corsham", as well as that published in 1773 by Messrs. Andrews and Drury, do not provide sufficient detail to be able to identify individual hereditaments with the village. It is in fact a detailed plan of the Manor of Corsham (produced in 1806), which provides some reasonably comprehensive idea of the ownership and layout of the individual buildings comprising Church Street and its environs.



The rank of buildings (now the site of nos. 7, 8, 9 and 10 Church Street) is located between the arrows. All premises shaded pink are listed as being part of the Estate of Paul Cobb Methuen (Paul Methuen's son) in the legend which accompanies this map. Whilst the southern boundary of the plot is delineated pink, the building themselves are not shown as belonging to the Methuen family.

Extract from a detailed plan of the Manor of Corsham dated 1806.

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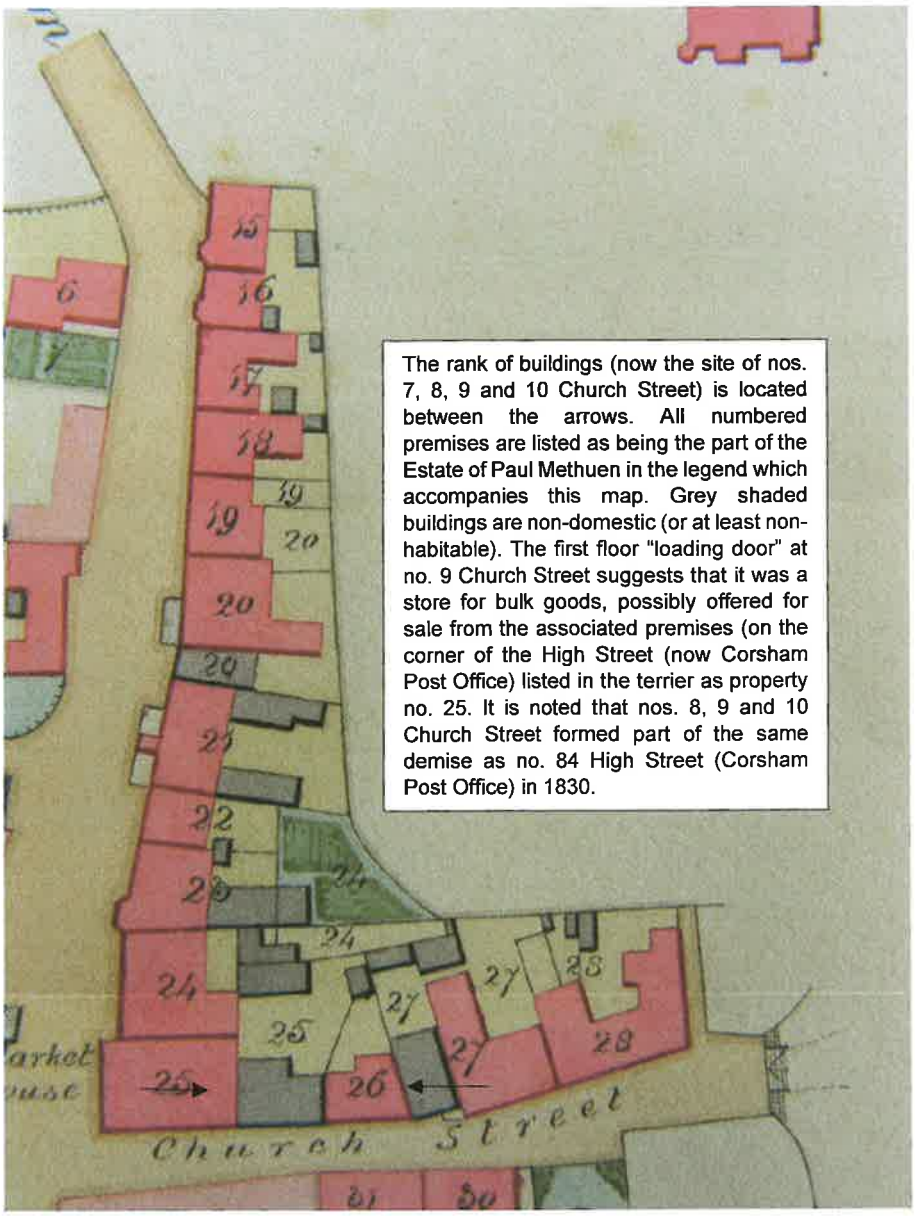
Paul Cobb Methuen died in 1816 and was succeeded by his son, Paul Methuen (later [1838] First Baron Methuen). By 1830, Paul Methuen had commissioned a terrier of his land and property portfolio. This includes a clear plan, drawn to a relatively large scale.



Extract from a detailed plan of the Town of Corsham taken from Paul Methuen's 1830 Estate terrier.

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Although it is only speculation, there must surely have been some historic tie-up with the cottage at no. 7 Church Street on account of the dormer gable in the roof above that property. From drawing 2049/B/7/1, it can be seen that the gables above nos. 7, 9 and 10 Church Street are equidistant and of similar proportions. It is only the central dormer which has arches above its window casements and impost blocks, with a carved pediment over, as if to make some sort of grandiose statement. By 1830, however, all three properties have come into the Methuen's ownership, and 7 Church Street is separately occupied (or most likely separately let) to nos. 8, 9 and 10.

At around the middle of the Twentieth Century, the rear (north facing) roof pitches were stripped and re-covered using clay triple Roman tiles. This most likely occurred when nos. 8 and 9 were converted to studio flats for the Bath Academy of Art when it moved to Corsham in 1947. Celebrated artist Clifford Ellis was Principal of the Academy, and had been charged with finding a suitable campus for its lecturers and students following the damage inflicted by WW II bombing raids on the City of Bath. Over-sized

dormer windows were inserted at the back of nos. 8 and 9 to provide the best possible natural light levels to what must previously have been dark (and slightly oppressive) accommodation.

In 1969, no. 10 Church Street became the Corsham Estate Office, being let to the then agents Messrs Smith and Marshall from St Mary Street in Chippenham. Mr Victor Romer, of that firm, had acted for the Estate since the mid-1930s, with an interval of only six years when he served in the RAF during the Second World War. On Mr Romer's retirement in 1979, the premises were re-amalgamated with 84 High Street to provide extended residential accommodation for the Postmaster and his family.

Justification

Bearing in mind the significant contribution that this rank of properties makes to the very characterful amenity of Church Street, Corsham (set within the Corsham Conservation Area), as well as its historic and architectural merit, it is important that repairs are carried out in a timely and sympathetic manner.

Design

The schedule of works, submitted as part of this application for Listed Building Consent, has been compiled by reference to building industry standards for the re-roofing of historic properties with stone tiled roofs. It incorporates specifications recommended by the Planning Department of the former North Wiltshire District Council as well as Historic England. Line-based mortars will be used exclusively and all details at abutments will be executed in strict accordance with the guidelines set out in the Sheet Lead Association handbook.

Whilst as many of the existing stone tiles will be salvaged as possible, supplementary stone tiles will need to be sourced in consequence of weathering over many years since the properties were last re-roofed. The schedule of works herewith states the following:

"Contractors will be asked to allow to supply supplementary tiles (i.e. additional tiles to those salvaged on stripping the affected roof pitches) sufficient to ensure the ..... specified laps and the provision of an undercloak as described. Supplementary tiles may only be supplied from Gidea Hall Quarry near Chippenham. Deriving from the beds of "cornbrash", extending widely across the Southern Cotswolds and overlying the prevalent Forest Marble geological formation, it cannot be contested that the chosen source is as near compatible with the original tile stocks as possible. The quarry is being worked by an experienced operative to produce a consistent and reliable standard."

By way of providing a sample, the photographs (see annex I below) are provided for the consideration of the Planning Authority:

Access

These proposals encompass the repair of the roofs only on the south facing slop of the rank of properties known as nos. 7, 8, 9 and 10 Church Street, Corsham. They do not prejudice any existing access routes for the future repair of the roofs (or indeed any other parts of the buildings/adjoining properties) and there is no scope to incorporate improvements, either from a health and safety point of view or in consideration of prevailing Disability Discrimination legislation.

Annex I

Photographs supplied, by way of samples, of supplementary tile stocks to be brought in (see narrative above):



