HERITAGE ASSET STATEMENT

In respect of:
REPAIRS AND IMPROVEMENTS
OF THE ROOF COVERING
AT
PRIORY LODGE
93 BROWN STREET
SALISBURY SP1 2BX



Fig. 1 The west elevation



Fig. 2 Aerial view

1 INTRODUCTION

Directors of the flats requested a visit to comment on the reason why sections of one the keystones and a quoin block had fallen onto the pavement. As there is no private area in front of the building there was a clear and dangerous risk to members of the public.

A request by the directors to look at the roof made it clear that the building fabric needed a significant amount of maintenance. Areas of the various roof structures, the condition of the parapet and pointing to brickwork and chimney stacks needed immediate maintenance to prevent ingress of water.

After some exploratory work, it was found that some of the small hipped roofs needed re-tiling, some valleys needed re-laying and that the parapet structure needed removal and re-construction. In addition, the face brickwork was found to have a significant number of spalled bricks, hard sand-cement mortar pairs and flashings to chimney stacks needed replacement.

The purpose of this document is to outline the areas of work required to ensure the structural stability of the identified elements and the weather-proofing of walls and roof are undertaken in accordance with good conservation practice.

2 INSTRUCTIONS

In accordance with an instruction by Priory Lodge Ltd, a short historical appraisal of Priory Lodge, Salisbury was undertaken in September 2022 by Gerald Steer RIBA. The results, incorporated in the following report, present a photographic and textual record of the building as it now stands, supported by survey drawings, map and documentary evidence where relevant.

3 DESIGNATIONS

Location
Statutory Address: PRIORY LODGE, 93, BROWN STREET
The building or site itself may lie within the boundary of more than one authority.

District: Wiltshire (Unitary Authority)
Parish: Salisbury
National Grid Reference: SU 14658 29672
Details
BROWN STREET 1. 1594 (East Side) No 93 (Priory Lodge) SU 1429 NE 4/147 28.2.52. II GV 2. C17 altered C18 and early C19. 3 storeys, red brick on projecting plinth. Rusticated quoins. Rendered cornice and parapet. Trace of C17 masonry to rear next to No 95 (The Priory) qv. Symmetrical front. 6 windows to upper floor, sill courses and leaf carved consoles. Ground floor has yard entry to left, one window-door-and 2 windows to right. All windows have keystones, sashes, no glazing bars. Door of 6 fielded panels with C18 knocker. Plain arched fanlight. Doorcase of Doric pilasters, broken entablature and open moulded dentil pediment. Diamond medallions on frieze over pilasters. Rope swag and medallion ornament in low relief over arch. The side wall of Priory Lodge adjoining No 95 (The Priory) qv has blocked mullioned windows, probably part of No 95 (The Priory) originally.

Nos 87 to 97A (odd) form a group.

The property falls within the City of Salisbury Conservation Area as designated on 7th February 1990.

4 DESCRIPTION OF THE BUILDING

As can be seen in the listing description, only the external appearance of the building was described.

In the publication, ‘Ancient and Historical Monuments in the City of Salisbury’ originally published in 1977 by Her Majesty’s Stationery Office, London, details are provided on parts of the City of historic note. Number 93 Brown Street is included, as follows:

Number 93, Brown Street is three-storeyed with brick walls and tiled roofs. Although mainly of the 18th century date, the south wall is of the 17th century and contains blocked windows which correspond in level and size with those of ‘The Priory’ (264). Presumably, this wall originally fronted a wing of ‘The Priory’ on the N. of the forecourt. Inside is of class U.

The house sits at the south end of a row of, largely, C18th town houses and to the north of an early C17th house known as The Priory. The south, flank wall of number 93, forms the side of the entrance courtyard to The Priory.

In the C19th, the building was altered, on the east side, to add further accommodation, as was The Priory. In the 1980's both buildings were the subjects of applications to convert them to a collection of flats, along with alterations and new build structures in the garden, to the east.



Fig.3. Photo from 1904 showing the north wall and The Priory covered with creepers.

On the north side, at ground floor level, a wide gated entrance allows access to the north facing entrance door to the flats and to the east garden.

When the property was first constructed, the façade would have been plain brickwork with no added dressings, perhaps with a dentilled, brick cornice. Small areas of original brickwork show that the bricks had been colour washed, including the mortar joints, and a flat, or penny, joint added with lime brushed into the narrow joint, to simulate fine quality brickwork. Window heads are mostly rubbed brick arches over 4 courses. There is a cement-based, rendered plinth, over 5 courses.

Sometime in the late C19th or early C20th the west front was altered to include false keystones and quoin blocks. These were moulded in a hard sand-cement mortar with a cement or lime colour wash, to simulate stone work. The blocks have been applied directly to the brickwork and no, obvious, mechanical fixings have been found, to date.



Fig.5 View showing part of the west wall with evidence of the falling of one of the keystones.



Fig. 4 View of a quoin block.
Note the remains of the colour wash treatment to the right.



Fig. 6. The back of the fallen quoin. Note the way the material has pulled the face off the soft stock brick material.

At the time of the application of the small architectural features, the cornice to the underside of the parapet was removed and rendered over, plus the rendering to both sides of the parapet, in a different sand-cement mix. Only a short and damaged section of the cornice remains on the short, north flank wall. It is a run mould using a concrete mix with a coloured cement wash, to simulate stone.



Fig. 8 View of the north-facing cornice with lead flashing.

As can be seen, the cornice is in poor structural condition.

The roof, behind the parapet is formed from a series of 7 number, hipped-roof structures covered with plain tiles and half round ridges and hips. The flat valleys are made from a bituminous felt, dressed up under the tiling.

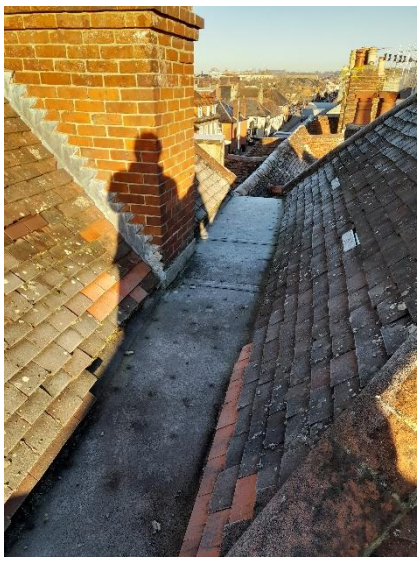


Fig. 7. View of roof looking north

Plans from 1983

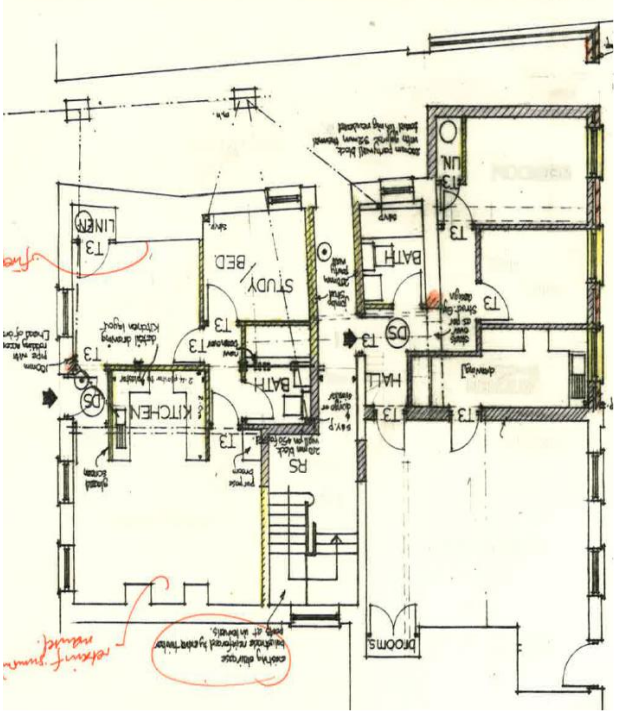


Fig.8. Ground floor plan

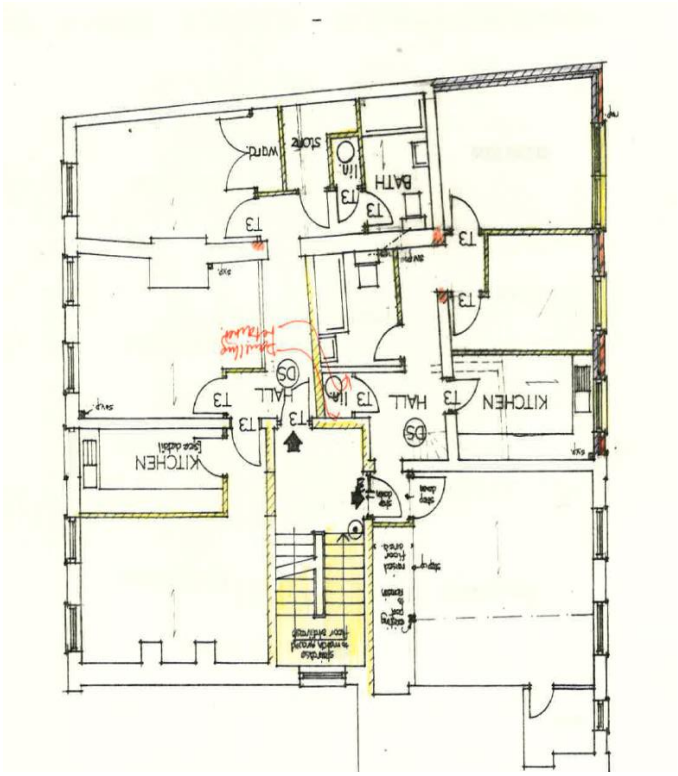
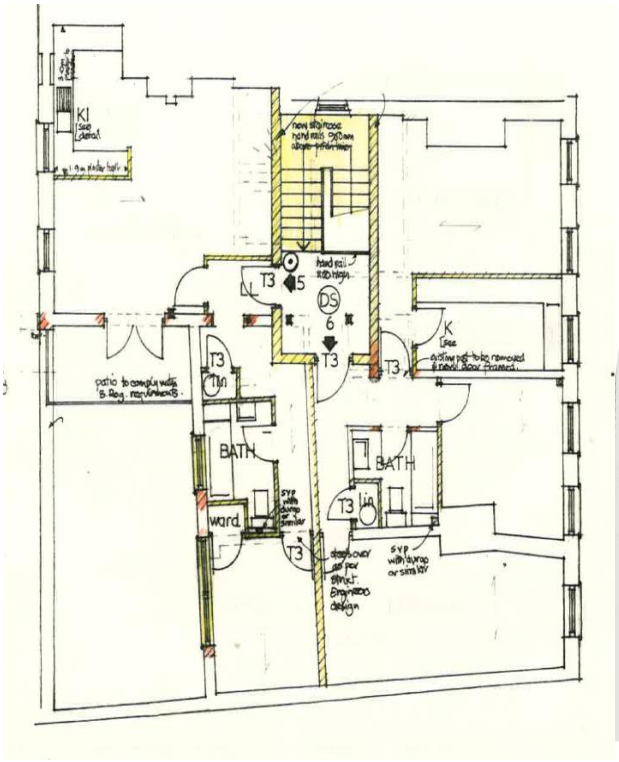


Fig. 9 First floor plan



NORTH

Fig. 10 Second floor plan

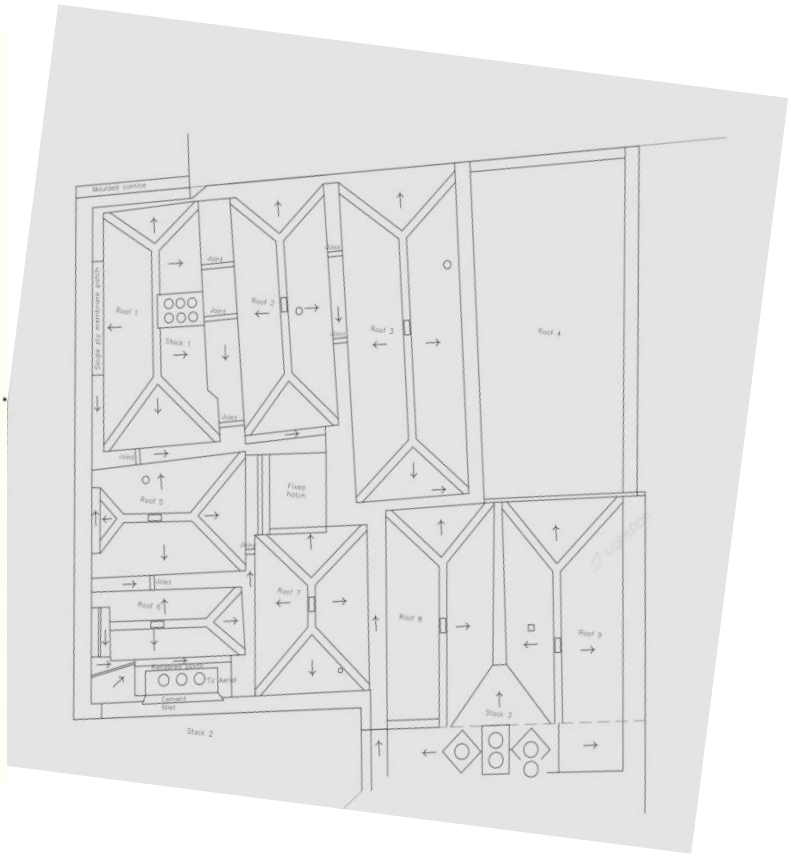


Fig.11. Roof Plan. Not to scale. Gerald Steer RIBA

Coloured elements were all insertions in 1983.



Fig.12. View of roof under repair showing old, re-used timbers
Before minor repairs and re-covering.

There are 3 no. chimney stacks – one is shared with The Prior, to the south. They are constructed of bricks, as per the west elevation. They have 2 sections of oversailing courses with dentilling in 2 layers to the upper stack. Pots are louvred, white clay with cement flaunching.



Fig.13. View of south stack.

PLANNING HISTORY

The following record of planning and listed building submissions has been gleaned from the Wiltshire Council website.

S/1979/0365 Use of ground floor rooms for tutorial purposes, remainder of rooms for residential purposes.

S/1982/0295 Conversion to 6 flats plus extension at rear of 5 flats plus additional houses plus parking.

S/1982/0519 Conversion & extension to 6 flats & conversion of stable at rear to 2 houses & 2 No. additional houses and parking & construction & alteration of access.

S/1982/0031LB Refurbishment of front elevation, conversion of interior to 6 private flats & extension (5 flats) to rear, 2 further houses and parking.

S/1982/0118LB Demolition of walls & adjacent stable building to facilitate extension & conversion to flats & demolition of greenhouse.

S/1983/0964 L/B APPLICATION - Demolish and cart away dilapidated timber summer-house. deletion of 2 windows in return

S/1983/0546 L/B APPLICATION - Construction of doorway in boundary wall between 91-93 brown street

S/1983/1157 L/B APPLICATION - Rearrangement of floor plans to each of the three floors.

In addition to the above applications there have been a significant number of applications, within the curtilage, for works to various trees.

STRUCTURAL PROBLEMS AND WATER INGRESS

A. Chimneys
   Starting from the top, the chimney stacks have cracked flaunchings, missing pieces of leadwork, open joints in the brickwork and some missing bricks. Structurally, the stacks are in poor condition.



Fig.14 View of the stacks shared with The Priory

B. Parapet

Investigation into the water ingress, by removing a section of internal render, the parapet has shown to be constructed of soft red bricks in a lime mortar. The coping is concrete slabs with open joints and some cracked right through

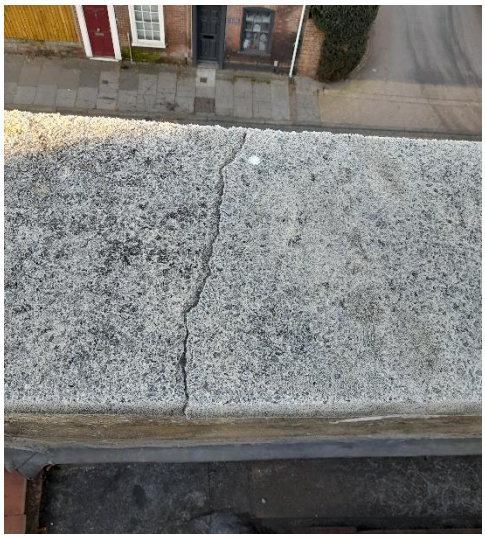


Fig.15 Looking don onto a cracked coping stone.



Fig. 16. View of the east face of the parapet.

Over years the softer bricks have been damaged by excess water ingress and frost. Many of the bricks have turned to dust, resulting in the parapet structure becoming unsafe.

C. West elevation brickwork

Previous repairs to most of the mortar joints have been made using a sand-cement mix. In some areas, where the brick face had deteriorated, a thin render of coloured sand-cement has been applied over the brick. At the moment, these repairs are adequate, though unfortunate, will last for a few more years. So, to avoid further damage, they can be left for the time being.

The rubbed brick arches are deteriorating due to a number of forces:

a. movement in the basic structure,
b. washing out of the lime putty pointing resulting in deflection,
c. damage caused by the application of false keystones,
d. General water ingress from the poor condition of the parapet, above, letting in water, exacerbated by the freeze/thaw cycle.

e.



f. Figs. 17 to 18 inc. Images of a number of the rubbed brick arches showing typical issues with movement and settlement. Note the repair to the keystone and its relatively thin depth.





Fig. 19. View of the east face of the modern extension



Fig.20. View of the south elevation. Note the areas of relatively modern brickwork infill to former stone mullioned windows and door. The main body consists of C17th bricks.

South elevation brickwork

The south elevation shows a wall which preceded the construction of Priory Lodge. It is built in the narrow coursing bricks, typical of the early C17th, in Salisbury. Contained in the panel are several openings, now blocked with later brickwork. They are the remains of stone mullioned windows and a door that formed part of a wing to the adjacent C17th Priory.

There are over 100 frost-damaged bricks in this wall, which have been slurried over with a coloured sand/cement mortar. Also, most of the original pointing has been lost and replaced with a thin coating of a cement-based mortar. This had largely fallen out or become proud of the brick faces, due to the action of frost, thus allowing more water to enter the façade.

The left-hand quoin blocks are attached to a brick pier return. This has not been keyed into the main body of the building resulting in a vertical joint open to the elements. A section of render at the top of the quoins, was the location of the return of the original cornice.

PROPOSALS

A. Chimney Stacks

a. Works will involve some minor repointing, using a mix of NHL 5 (natural hydraulic lime) and a coarse sand in the ration of 1:3. The joints will be flush pointed.
b. Flaunchings will be removed and replaced using the same mix as in a. above.
c. New code 5 stepped flashings and will be installed to replace those that are damaged or where there are cement flashings.
d. 2 of the stacks, on the party wall with The Priory, are now in a dangerous condition and will be taken down and re-built to match existing. The bricks will be the best of the existing stock with missing bricks being replaced with the best from the removal of the parapet. Mortar will be NHL 5 (natural hydraulic lime) and a coarse sand in the ration of 1:3. Pointing will be flush.

B. Parapet
The parapet will be taken down to the level of the underside of the original cornice.
Re-building will include the use of Imperial soft orange bricks set in a NHL 3.5 :sand (1:3) mortar using a Flemish bond with struck joints.



Fig. 21 Sample of the bricks to be used.

The 3 lowest courses of the re-build will start 2 courses above the top of the rubbed brick arches and will begin with a 3 course platt band. This will match the platt band currently found on the east elevation. See fig. 19, above.

Concrete coping stones will be entirely replaced using a pre-cast, reconstituted stone pattern, once weathered, with a drip. Joints will be bedded on a code 4 lead strip to prevent seepage through abutments.

C. West Elevation

Quoin blocks and keystones will be retained, in-situ. At the rate of 5 locations per moulding 6mm dia. fixing holes will be drilled through the mouldings into the brickwork. The second hole will be through the first third of the depth of the moulding, with a diameter to allow the head of the fixing to be hidden.
Zinc alloy, hammer-in RS PRO Masonry Anchors, 50mm long, will be inserted to retain the mouldings. A colour matched sand-cement pointing is to be used to fill the holes flush. On completion each moulding will be cleaned to a fresh surface and shelter coated with a lime-based masonry paint. For the anchors Contact 03457 201201.

Cracked, dropped, and broken rubbed brick arches will be consolidated using stainless, austenitic, steel, helical bars resin-anchored into holes drilled from the soffit, through the rubbed bricks and into sound brickwork above. The steel to be supplied in 6mm diameters and 1000mm lengths, cut on site to fit. After the insertion of the bars they are to recessed below the surface of the brickwork and pointed with lime putty:kiln-dried sand with a red pigment to match the bricks.



Fig. 22 The image marked-up to show the insertion of resin anchored helical bars.

Open mortar joints will be raked back carefully and re-pointed using a ready mixed lime sand with some yellow pit sand added for colour. The new joints to match existing. Any spalled bricks will be replaced to match existing.

In order to demonstrate the common treatment of the parapet and cornice or platt band, the following images are all late C18th examples.







Figs. 23 to 25 inc. Views of similar buildings in Salisbury and Chichester

As can be seen, the there is a wide variation from painted wooden with lead cappings to simple brickwork examples.

D. South Elevation Brick Repairs
Damaged and spalled bricks will be carefully removed. They are to be replaced with matching bricks, set in a lime putty-based mortar with yellow pit sand added for colour.

The whole of the wall is to have all joints carefully raked out to a depth of a minimum of 25mm. The joints to be dampened and re-pointed in a lime putty-based mortar with yellow pit sand added for colour. On completion, the face of the pointing to be brushed or lightly scraped to expose the aggregate.

IMPACT AND MITIGATION MEASURES

Having considered the historic fabric and significances of the heritage asset, the following notes confirm the mitigation measures designed to keep any impacts to an acceptable level.

Exterior:

Works for the general repair of brickwork facades and chimney stacks seek to maintain the faces and patina of the bricks, whilst carrying out re-pointing using lime-based, traditional mortar.

Works to re-build the parapet will use as close a match to the hand-made, orange-multi stock bricks also set in lime mortar.
Replacement brickwork will be sought from the best of the bricks from the removal of the parapet.

Sash windows will be repaired like-for-like and re-painted whilst the scaffolding is in-situ.

Collectively, these inputs will produce a proposal which protects the key characteristics of the asset. The type of the repairs has been acceptable to Wiltshire Council in the recent past; and supports the character of this heritage asset in the way it relates to both the Salisbury conservation area without compromise.

DEFINING THE ASSET AND CONCLUSION

The asset is an important, listed building, associated with the history and development of the city centre, conservation area and the relationship with other listed buildings in Brown Street and St Anns Street.

Despite modern interventions, the character of the building and its contribution to the cityscape remains important. The proposed works will help maintain the remaining structure and enhance its appearance within the context of the city centre.