VERITY & BEVERLEY
ARCHITECTS DESIGNERS

The Coach House | 4 The Chipping | Tetbury | Gloucestershire | GL8 8ET
Telephone 01666 503516 | www.verity-beverley.co.uk

ADDENDUM TO HERITAGE REPORT, DESIGN & ACCESS STATEMENT – Rev B

Proposed Development at
Ogbourne Maizey Manor
Ogbourne Maizey
22.1515

Prepared by
Verity & Beverley
Architects and Designers

GENERAL

Planning Permission (PL/2022/06945) and Listed Building Consent (PL/2022/07277) was granted on the 27th February 2023 for internal and external alterations, demolition of lean-to structures and a new extension to Ogbourne Maizey Manor. This application is for further minor works and alterations.

Ogbourne Maizey Manor is a Grade II* Listed Building. A Statement of Significance and Heritage Report by JME Conservation Ltd is included with this application and provides a more detailed description of the property and its history. This addendum has been prepared as an accompaniment to the Heritage Report, to cover the additional alterations and minor works for this application.

DESCRIPTION

The proposals are for further minor internal and external alterations to the house, the key elements include:

Internal and External Alterations to the House

- Removal of existing oil tank and boiler. New air source heat pumps, above ground LPG tank and new gas boiler with flue.
    - A new heating system will replace the existing one to ensure the property is adequately heated.
    - The removal of the oil heating system for a combined system of Air Source Heat Pumps and gas boiler will reduce the carbon emissions of the property.
    - The ASHP and LPG tank are positioned away from the main house, within the courtyard amongst utility buildings, and will be concealed behind hedging. This hedging will act as a sound buffer to reduce any noise travel.
- Replacing the section of roof over the proposed plant room/wc and replace the roof covering to the boiler house roof.
    - The existing roof has no roofing membrane below the slates, so the proposals are to remove the roof covering, install a roofing membrane and the slates re-laid. Any shortfall of slates will match existing. This will ensure the continued use of these buildings and will make the roof watertight.
- Replacing the asbestos roof tiles over the brick part of the house.
    - The asbestos roof tiles will be replaced with blue/black slates which will enhance the character of the listed building. It will replace unsympathetic modern materials for traditional materials.
- Replacing the roof light over the ground floor WC and replacing this part of the roof covering, including new roof insulation.
    - The existing roof light is of poor quality. Replacing it with a new conservation roof light will reduce heat loss and reduce the risk of water ingress.

  - The existing roof covering will be removed to allow for the installation of a new roofing membrane and the tiles will be re-laid. New insulation will be fitted between the rafters which will improve the thermal performance of this part of the building.
- New landscaping – generally around the new entrance door and boiler house.
  - With the proposed alterations on the courtyard side of the house, the side door will be used as the everyday entrance to the house. Currently, this is concealed so the proposed landscaping will be used to direct visitors to the door.
  - The proposals are for the brick drainage channels and cobbles to be re-laid which will restore the original features.
  - These alterations will improve the setting of the listed building.
- Removing part of the garden wall to allow for temporary access to build the extension.
  - Currently, the rear garden can only be accessed through the house or a pedestrian side gate. Access through the house is very tight so it is proposed to enlarge the opening of the pedestrian side gate to allow space for construction machinery, materials, and personnel. This will allow direct access to the garden for the construction of the approved extension at the rear of the property.
  - The proposals are to take a photographic record of the wall, numbering/recording the brickwork/copings with chalk, carefully dismantle to ground level allowing for ground protection, stack and store the materials on site. Once the extension is built, the wall will be reinstated like for like and will line through with the existing. Lime mortar will match existing.
- New secondary glazing to various windows.
  - This will reduce the heat loss through the single glazed windows.
- Replacing cellar windows to allow for additional cross ventilation.
  - The cellar is prone to flooding and the glazed fixed metal casement windows don't allow for any natural ventilation. Replacing these with new fixed metal casement windows with top sections of open vents will allow for natural ventilation to aid the drying out of the cellar. This will reduce the amount of moisture and will protect timbers from further decay.
- Altering the ground floor WC wall.
  - The modern partition wall to the WC cuts through an old (now internalized) window and roof light. The proposal is to remove this wall and reposition it so the roof light and internalized window and fully within the WC. This will enable the old window to be restored and for a larger WC.
- Altering the service stair wall.
  - The existing service stair is tight and has an awkward arrangement at ground floor level. The proposal is to remove the wall infill up to ceiling level to fully expose the existing newel post and reinstate the balustrading and handrail. This will provide additional space and allow more natural light in this area.
- New insulated concrete floor in the Boot Room.
  - This will be a continuation of the previously approved floor construction in the kitchen and will allow for new services to be routed below the floor from the plant room to the rest of the house.
- Additional works to the proposed WC and Plant Room.
  - Including a new insulated flat ceiling, altering the external wall of the plant room so its set back from the staddle stone and post, insulated with a new wider door to allow access for heating equipment.
- Replacing the external door to the boot room.
  - The current door is modern and showing signs of decay at the base. This door will be replaced with a good quality hardwood door, with detailing to match the other external doors.
- Replacing the direct glazed windows in the stone mullions on the north elevation.
  - The existing opening metal casement windows, the central window in the stone The outer windows in the stone mullions are directly glazed and a number of these glass panes are modern, broken, have slipped out of place, or have applied leadwork that has degraded to give them the look of genuine leaded windows. The proposal is to replace these with new fixed metal casement lead windows. This will allow for the removal of inappropriate, poor-quality detailing/materials for good quality windows that will enhance the character of the listed building.
- Altering/forming new ceiling hatches
  - This will enable access to the roof spaces for inspection and identify any necessary repairs.
  - Above the flat ceilings, new roof insulation will be installed between and above ceiling joists to reduce heat loss.
- Unblock existing blocked window in the end gable (West Elevation - Second floor Shower Room)
  - This will reinstate an original feature and will allow natural light and ventilation.

- To the previously approved roof light on the second floor - lower the proposed height so it's roughly the same height as the roof light at the other end of the house.
    - This is to avoid disturbing the flat ceiling internally.
- Replace modern timber floor in Drawing Room for new timber floor.
    - The existing floor has been exposed (carpet removed) and exposed the modern timber floor below.
    - The boards have very tight joints which has resulted in some of the boards splitting and caused a ridge in the floor.
    - The proposal is to remove this floor finish and replace it with new timber flooring, allowing for adequate spacing between the board joints.



Drawing Room: Existing timber floor.

- Reroof main plain tile roof above the Second Floor.
    - The main roof is reaching the end of its design life as is starting to fail. The works will help ensure the long-term viability of the heritage asset.
    - We are proposing to remove the existing plan tile roof covering and set aside for reuse.
    - We are proposing that the old failing roof membrane be removed, and a new roofing membrane installed over the existing rafters.
    - We are proposing new roof insulation on the sloped roof slopes below ceiling joist level to help improve the thermal performance of the Second-Floor rooms.
    - We will reuse the set aside plain tiles on the principle North elevation, and roof dormers.
    - If possible, we will use the set aside plain tiles on the other roof elevations if quantities allow, where this is not possible, we will use new plain tiles to match existing.
    - The roofing works will make a positive contribution to the environmental sustainability of the property and help reduce the carbon footprint of the heritage asset.
- Rebuild central chimney stack to chimney CH01.
    - Due to the poor condition of the existing chimney stack, we are proposing to carefully take down the existing chimney stack and rebuild, all details to match existing.

PRE-APPLICATION ADVICE

For previous applications -
Applications for pre-application advice were made to Wiltshire Council (ENQ/2022/0124) and Historic England (PA01186005). A meeting was held on site with Pippa Card (Wiltshire Conservation Officer) and Jacqueline Smith of Historic England.

ACCESS

Pedestrian and vehicular access will remain unchanged.

To be read in conjunction with the Statement of Significance and Heritage Report by JME Conservation Ltd.

October 2023
December 2023 Rev A
January 2024 Rev B