

Design and Heritage Statement

Roof repairs, window repairs, replacing the front doors, and
foundational works

2-4 Pewsey Road

Marlborough

Wiltshire

SN8 1NQ



1.0 Existing Site

Adjacent to Pewsey Road stands a group of three early 19th-century cottages. These cottages are under the ownership of Marlborough College and are used as residential properties to house teaching staff. The cottages in question have Grade II listed status, which they gained in 1974. (List entry No. 1243099). Referencing Historic England.

The buildings are constructed from nodular flint and red-brick dressings. The roof structures are a combination of hipped, pitched and valleyed, finished in natural slate with overhanging eaves. Two storeys. Six ranges of cased sashes with glazing bars. Three modern doors, all within porch structures.

A distinctive lozenge-shaped trompe l'oeuil clock that has been painted onto the flintwork between Nos. 3 & 4.

On the north elevations of 2 & 4 Pewsey Road, there are flat-roofed single-storey extensions. Comprised of red brick, felt roofing, casement windows and glazed panelled wooden doors. There are casements on the north and east elevations.

Situated in the historic market town of Marlborough, the properties contribute to the established character and appearance of the surrounding streetscape. Located within the conservation area of Marlborough, the cottages are in proximity to many other buildings with listed status, notably the 15th-century Church of St Peter and St Paul.

2.0 Proposed Works

On surveying the properties, it has been observed that the roof coverings and chimney stack on 2 Pewsey Road are deteriorating, and we are looking to carry out maintenance repairs in a sympathetic manner, replacing like for like, using traditional methods and materials. Refer to drawing MC/PR/RD/01.

At 2, 3 and 4 Pewsey Road, there are several sash and casement windows that require localised timber repairs and redecoration; some of the window sills are in poor condition and require remedial works and redecoration. Refer to image 1(below), drawing MC/PR/NSED/01 Pewsey Road North & South Elevations and drawing MC/PR/EWED/01 Pewsey Road West & East Elevations.

2.1 Sash Window Replacement

Though the majority of the windows require straightforward remedial action, one sash window requires replacement as it has gone past the point of economical repair.

The sash window that is located top left of the southern elevation on 2 Pewsey Road is considered irreparable due to the extent of timber decay. It is proposed that this window be replaced on a like-for-like basis, replicating the existing glazing pattern, moulding profiles, sections and detailing. Refer to Image 2(below). Please refer to drawings MC/2PR/SWD/01 & MC/2PR/SWD/02. Sash Window Detail & Sash Window Section Detail.

Windows form a key element of the façade. Undertaking the works on a like-for-like basis will ensure that the existing proportions, glazing bar profiles, and the overall appearance described within the listing are retained. These repairs will support the continued preservation of the building's architectural character.



Image 2: Sash window to be replaced.



2.2 Replacement of Modern Entrance Doors – Nos. 2 and 3 Pewsey Road

As mentioned on the Historic England listing, 2 and 3 Pewsey Road have modern doors set inside porch structures. Refer to Images 3 and 4(below).

It is proposed to replace the existing modern-style entrance doors at Nos. 2 and 3 Pewsey Road with cottage-style six-panel glazed timber doors. The proposed doors will be of traditional design, constructed in painted timber, and detailed to reflect the character and appearance of the historic cottages. Refer to images 5 & 6. Please refer to drawing MC/PR/FDD/01 Pewsey Road Front Doors.

We will carry out minor repairs to the frame of 3 Pewsey Road, but not 2 Pewsey Road, as it seems to be in good condition. Ironmongery will be upgraded. Hinges to polished brass, handles will be antique black Tudor euro lock; these match the existing style that is on 4 Pewsey Road. We will reuse the existing night latches that are already in place. Refer to image 5.

The proposed doors will bolster security, the glass will be toughened, and the weather tightness will be improved. Conforming to building regulations and BS 6375.

As the existing doors are modern and not of heritage value, replacing them with sympathetic, traditional-style alternatives enhances the architectural integrity of the listed terrace.



Image 3: Front door of 3 Pewsey Rd



Image 4: Front door of 2 Pewsey Rd



Image 5: Proposed Ironmongery. Antique Black Tudor Euro Lock, Bronze Washered Butt Door Hinge, Euro Profile Sashlock

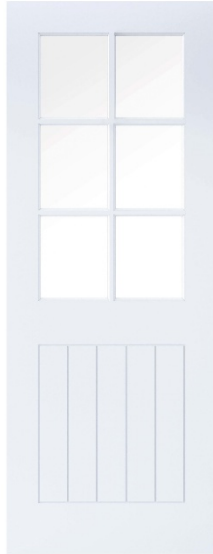


Image 6: Proposed Cottage 6 Panel Glazed Door

2.3 Foundational Works

In 2024, a survey was carried out by Perega, an independent civil and structural engineering consultant, as signs of subsidence were quite visible on the Pewsey Road cottages. There are historic cracks on the walls of 2 and 4 Pewsey Road, which have been infilled with mortar in the past. Refer to images 7 & 8(below). Internally, these cracks are also visible. As identified in image 9.

The historic cracks have further developed in recent years. The structural engineer who carried out the survey suggested the use of underpinning. The method suggested was traditional hit-and-miss concrete. This is quite a labour-intensive method, which also presents risks as significant excavation is required. It can potentially damage the properties even more, affect landscaping, and create noise pollution.

Additionally, a recommendation to re-stitch the walls internally was suggested. Please refer to the full report submitted by Perega.

In 2025, a second opinion was sourced from a specialist consultant. The company in question specialises in resin injection, and they suggested the use of a Geopolymer treatment. Resin injection or resin underpinning is a non-invasive, fast-acting method to stabilise sinking foundations by injecting expanding polyurethane resin into the ground. This method fills voids, compacts weak soil, and raises sunken concrete, offering a cleaner, less disruptive alternative to traditional methods.

To administer this method, they would drill a series of holes, and resin would be injected into these. In order to get maximum results, it is suggested that hatches will be cut into the suspended flooring internally, so that the technician can monitor the injected areas. The hatches will be cut in a sympathetic manner and repaired/replaced like-for-like. Please see the hatch and injection locations in the Geobear report.

After some consideration, we feel that the non-invasive solution of resin injection would be a better option to pursue, rather than the traditional concrete underpinning. Major excavation will be eliminated, which in turn minimises risk to the properties, residents, general public and the landscape.

We haven't completely dismissed the first report; we feel the wall stitching aspect suggested could be beneficial. We propose to install helifix stitching bars. This is done by cutting 10mm

wide slots into the base masonry, via the mortar bedjoints of the brick courses, fitting the steel bars at a spacing of 300-450mm(4-6 brick courses) from the base of the wall to the top, mortaring the bars in place and then re-plastering.

The external cracks can be repaired using a sand lime mortar.



Image 7: Crack on 2 Pewsey Road flank return



Image: 8 External crack on 4 Pewsey Road



Image 9: Internal crack on 2 Pewsey Road