

RIBA STAGE 3 - HERITAGE STATEMENT FOR LISTED BUILDING APPLICATION

Selborne House, 64 Pickwick Road, Corsham, SN13 9BX
May 2026

DESIGN AND ACCESS STATEMENT

SUMMARY

The property has been in the ownership of Mr and Mrs Ormandy, the applicants, since 2012. The existing garage is in a dilapidated state and the adjoining boundary wall is significantly out of plumb, over a length of approximately 6m, with the wall being inclined towards the adjacent property of 66 Pickwick Road and its garage.

This Listed Building application has been prepared to seek consent to remove the dilapidated garage and rebuild the existing wall.

SITE LOCATION & PROPERTY DESCRIPTION

Selborne House is a detached Grade II-listed property located on Pickwick Road in Corsham, with a material palette of Bath stone ashlar, stone slate roof, and stone end stacks, its form is a compact symmetrical block with gabled ends, a lower wing in the plane of the gable, right, and a late 20th Century rear wing with concrete 'slates'. The main house is an example of symmetrical design in the Late Georgian tradition.

To the side sits a single-storey open-ended, non-period timber garage, built up to the boundary wall and supported from timber posts set back from the face of the wall.

The property is thought to be built in the late 18th / early 19th Century, slightly later than 87 Pickwick road, the listed building opposite. Along Pickwick Road, dwellings are typically faced with ashlar (and on some properties red brick walls to the side), and tiled pitched roofs above.

The listing describes Selborne House as: two storeys, 3 windows, all 16-pane sash with very slender glazing-bars, to stooped stone sills. Central 6-panel door with radial fanlight, in deep reveals, and under square portico with slender unfluted Doric columns and responds, on 3+2 stone steps and landing, and with plain architrave and moulded cornice, with shallow blocking-course. Plain end pilasters rise from a slight plinth, and contain a mid plat-band. Coped gables, ashlar stacks with skirts and capping. The return to the right has a small sash, and the wing has various sashes.

The site lies within the Corsham Conservation Area, and sits opposite 87 Pickwick Road, another Grade II Listed building.



Fig 1. Existing principal elevation from Pickwick Road, with existing garage to the side.

Fig 2. Perspective view from South - showing the rear of Selborne House, existing garage / store, and wall.

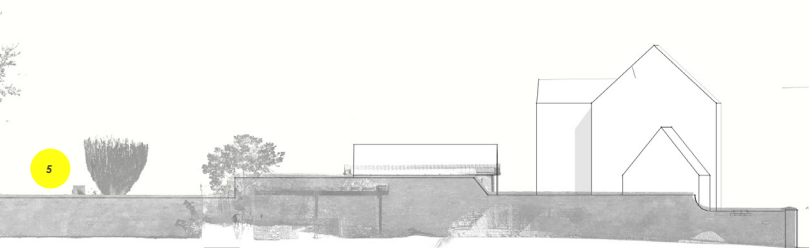


Fig 3. Perspective view from North - showing the existing garage and wall.

Fig 4. Perspective view from North at the driveway entrance - showing the existing garage and wall.

Fig 5. South East Elevation of wall.

HERITAGE ASSESSMENT / STATEMENT OF SIGNIFICANCE

This application sets out the condition of existing boundary wall of the property, and reasoning for the proposed renewal.

The existing boundary wall would be carefully dismantled Stone by Stone, and rebuilt straight and true. Each Stone would be cleaned, retained and stored for reuse. The extent of this work had been detailed below.

Listed below are the various aspects of the existing building that will be affected by the works, with justification for carrying out the work.

DESCRIPTION / PROPOSED WORK

Localised demolition of wall to a height that is true and straight, then rebuild the wall to its original height. Freestanding wall to be rebuilt of retained lower section of wall using traditional construction methods. Original stones are to be reused wherever feasible and bedded using a traditional mix lime mortar to match the original construction. Foundation levels of adjacent garage at No. 66 P.Rd are to be checked to ensure this building is not surcharging base of garden wall.

The existing dilapidated non-period timber garage structure is to be taken down entirely.

HERITAGE SIGNIFICANCE

The garden wall forms a significant feature between Selborne House and the adjacent property. The masonry itself contains no remarkable features although it will be rebuilt as an exact match in terms of height, coursing and coping detail.

JUSTIFICATION AND ASSESSMENT OF IMPACT

The works are intended to prevent the wall's collapse and consequent damage to the neighbouring garage at No 66 P.Rd. There will be no altered impact on the period property or its setting once the wall has been rebuilt.

The demolition of the timber garage structure will considerably enhance the property's setting by removing an unsightly and dilapidated non-period feature.

ASSESSMENT FROM STRUCTURAL ENGINEER (GIRAFFE ENGINEERING) SEE APPENDIX 1 FOR FULL REPORT

Total stability is achieved when the load path is within the middle 1/3 of the wall thickness.

The distortion of the garden wall along the length of the Neighbouring garage is significantly beyond the allowable out of alignment tolerances of a free-standing wall. With half of the wall sitting outside of the footprint.

Stability of walls can be assessed by determining where the load path acts within the thickness of the wall.

In the case of the wall at Selborne House, the eccentricity of the load sits significantly outside this middle third, leaving it more susceptible to collapse in the short term. This is due to tensile forces being created on the rear of the wall, which are also exacerbated as it is retaining.

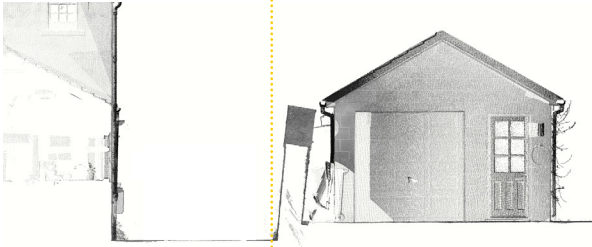
Whilst currently not showing large horizontal cracks to indicate a flexural failure is about to occur, the recent movement identified by the neighbour is likely to be ongoing, leading to an inevitable collapse.

Based on the current geometry of the wall this is potentially a short term risk and should be addressed.

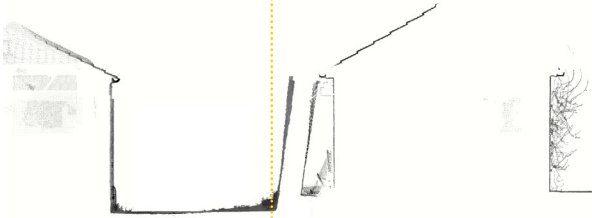
SECTIONS THROUGH EXISTING WALL

The following sections show the amount of deviation at varying points of the existing wall.

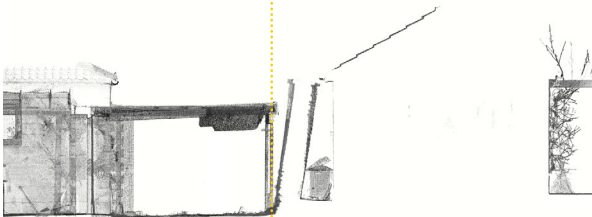
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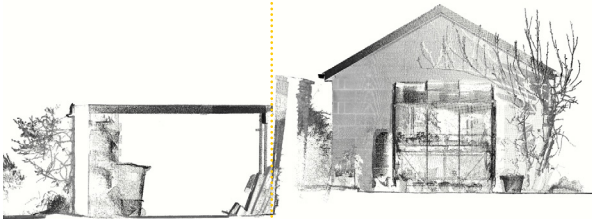
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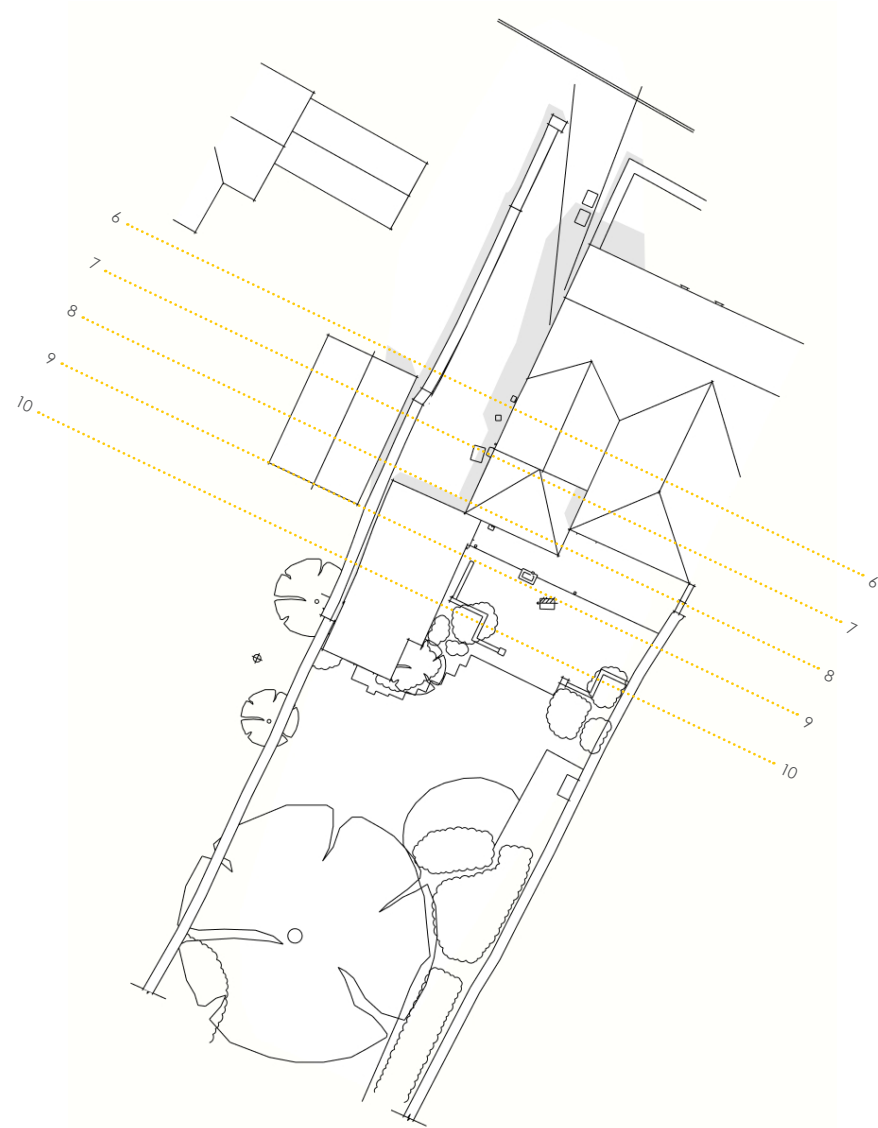
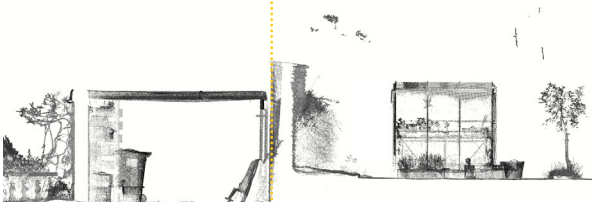
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Selbourne House, 64 Pickwick Road, Corsham, SN13 9BX

STRUCTURAL REPORT

[1772GE]

November 2025

Document

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Document author	Cath Parsons BEng (Hons) PgDip CEng MStructE
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1	24/11/25	Cath Parsons	First issue.
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1 Introduction

Giraffe Engineering was appointed by Lynda and Chris Ormandy to carry out a structural inspection of the garden wall at the domestic property at the above address.

The aims of this report are:

- To describe the condition of the existing structure
- To discuss the likely causes of any observed defects
- To give recommendations for any remedial works required to ensure the ongoing safety and serviceability of the structure.

1.1 Inspections

Giraffe Engineering carried out a visual inspection of the property on Monday 20th October 2025.

Where given, descriptions of left/right hand side are as viewed from the front elevation.

1.1.1 Previous Inspections

No previous surveys have been provided to Giraffe Engineering.

2 Observations

2.1 General Description

The property is a detached, listed, two-storey domestic property of traditional bath stone construction.

A boundary wall is present on the property line between 64 and 66 Pickwick Road. The wall geometry on plan at ground level follows a gentle S curve shape, with a deviation of maximum 100mm over a 5 metre length . On initial inspection of the wall, it is obvious that the wall is significantly out of plumb, over a length of approximately 6m, with the wall being inclined towards the garage on the higher property of 66 Pickwick Road.

The boundary garden wall, which is the subject of this report, is approximately 450mm thick, with a 500mm wide capping stone. The height of the wall which is suffering movement is approximately 2.6 to 2.75 metres tall, measured from the Lower ground level and is believed to be constructed of traditional rubblestone walling methods. The two faces are lime bedded rubble stone with an assumed loose fill core.

The ground level to the right hand side of the wall (no 66) when viewed from the road is approximately 5-600mm higher than the ground level of the driveway at Selborne House, 64 Pickwick Road. The base of the garden wall is therefore retaining. The section of wall which retains is generally straight and true, with the wall movement occurring above the higher ground level.

Above the higher ground level there is notable and significant deviations in the line of the garden wall, both vertically and horizontally.



Historically a tie had been installed between Selborne House and the retaining wall, but this had been cut by previous owners. The removed tie is thought likely to have provided restraint to the head of the garden wall, tying it back to the main house, before the removal of the tie lost this wall restraint.

It is also possible to see scarring in the wall face where a buttressing wall has been removed to allow the construction of the carport.

The foundation levels for the adjacent garage are not known. Due to the proximity of the garage to the wall, the formation of the foundation to the garage should be at a similar level to the base of the retaining wall to ensure that it does not surcharge the wall. Surcharging could cause low level rotation of the wall.

2.2 Condition

The schedule of observations is given in Appendix A.

The section of the wall alongside the neighbouring garage has a significant and clearly visible incline, in addition to the curved geometry. Review of historic Google Street View images provides record photos that the wall has not been vertical in over 20 years.

The overall geometry of the wall, relative to the neighbouring garage, shows that the base of the wall is constructed 600mm away from the garage. Whereas the head of the wall is only 300mm from the garage wall at eaves level. This indicates that the wall is 300mm out of plumb,

There are no indications of significant cracking within the wall that would indicate a recent significant movement. However, the mortar beds are not uniform, and the lime-based mortar allows for more deflection than a modern cement-based mortar. There are also significant areas of lime mortar which have been washed out resulting in loose stones and less obvious indicators of movement in the wall panel.

The rear section of the wall in the garden appears to be straight true and in good condition. Maintenance with materials and techniques appropriate to its historic nature have been used.

3 Discussion

3.1 Movement in masonry wall

Stability of walls can be assessed by determining where the load path acts within the thickness of the wall. Total stability is achieved when the load path is within the middle 1/3 of the wall thickness.

The distortion of the garden wall along the length of the Neighbouring garage is significantly beyond the allowable out of alignment tolerances of a free-standing wall. With half of the wall sitting outside of the footprint.

In the case of the wall at Selbourne House, the eccentricity of the load sits significantly outside this middle third, leaving it more susceptible to collapse in the short term. This is due to tensile forces being created on the rear of the wall, which are also exacerbated as it is retaining.

Whilst currently not showing large horizontal cracks to indicate a flexural failure is about to occur, the recent movement identified by the neighbour is likely to be ongoing, leading to an inevitable collapse.



Based on the current geometry of the wall this is potentially a short term risk and should be addressed.

Through reviewing Google Street View images it is noted the wall has been in this out of plumb condition for a number of years. However, the wall is now believed to be extremely close to its limit of natural stability and highly likely to collapse. This would cause a physical risk to anyone nearby. The likelihood of this collapse, and the associated risk to human life means that the wall should be dismantled and rebuilt as soon as practical.

To achieve access to facilitate these repairs the adjacent 1970s carport may need to be disassembled to ensure care can be taken over the works required to the wall.

4 Conclusion and Recommendations

It is recommended that the wall is taken down to the level at which the wall becomes straight, consolidated and true. The upper section of the wall can then be rebuilt in the original material to retain and reinstate the heritage of the wall.

The schedule of recommended works is shown below. Where a timeframe is given, this is an indication of the period of time during which a measure should be undertaken to avoid further deterioration. The following guide may be used:

Immediate	Safety critical, prior to occupation
Short term	0-1 year
Medium term	1-5 years
Long term	5-20 years

4.1.1 Required Works

Carefully dismantle original wall Stone by Stone, cleaning, retaining and storing stones for reuse. Wall to be dismantled down to level where wall becomes consolidated, straight and true.	Short term
Anticipated level of rebuild to be approximately at the ground level of the neighbouring property. Foundation levels of adjacent garage to be checked with localised trial pit to ensure foundation depth matches that of retaining wall base and is not surcharging base of wall.	
Freestanding wall to be rebuilt of retained lower section of wall using traditional construction methods.	Short term
Original stones to be reused embedded using a traditional mix lime mortar to match the original construction.	Short term
Foundation levels of adjacent garage at Number 66 to be checked to ensure this building is not surcharging base of garden wall.	Short term

5 Appendix A: Schedule of Observations

Photographs of observations are listed below. The figure reference is referred to when the items listed in the schedule of recommended actions in the subsequent section.

		
Figure 1; The wall is constructed in a slight S shape on plan, which can be seen in the way it deviates from the line of the single Storey carport.	Figure 2; The wall to the rear of the garage can be seen to curve on plan, but does not appear to lean out of plumb at this time.	Figure 3; to the rear of the neighbouring garage there is significant loss of mortar to the structure and signs of water ingress and abrasion causing degrading of the wall face.



Figure 4: View From rear Garden side, the head of the wall has moved and can be seen to be leaning significantly towards the neighbouring garage. When measured, at lower level the wall is circa 600 millimetres from the garage wall and at eaves level it is circa 300 millimetres from the garage wall. This shows that the wall head has moved approximately 300mm over the years.



Figure 5; View from front of garage . wall visibly deviates out of Plumb and becomes significantly closer to the garage at its central point.



Figure 6; The front section of the wall is only 1.5 metres tall, This front section does not appear to suffer from the same out of plum characteristics as the taller section of wall alongside the garage.



Figure 7: Alongside the driveway at 64 Pickwick Road the wall is low level height of 1.5 metres before it rises to a maximum of 2.75 metres. The out of plum nature only starts approximately in line with the garage, and only rises from the higher ground level.



Figure 8; The wall can be seen to follow an S shaped geometry at the base of the wall, however at the head of the wall this geometry is exacerbated as the wall becomes out of plumb.



Figure 9; The out of plum geometry of the wall is more significant above 1 metre.



Figure 10; The wall in an S shape on plan and the curvature can be clearly seen. The head of the wall is inclined out of plumb towards the higher ground.



Figure 11; The front section of the wall appears to have been built straight in plan, but has moved to be out of plumb vertically.



Figure 12; Visible scarring in the wall within the carport shows where a previous buttressing wall has been removed. This has left the rubble exposed and unconsolidated. The out of plumb movement of the wall occurs forwards of this point



Figure 13; the rear section of the garden wall has recently been consolidated and repointed to the side of Selbourne House



Figure 14; the Garden store does not provide any support to the garden wall

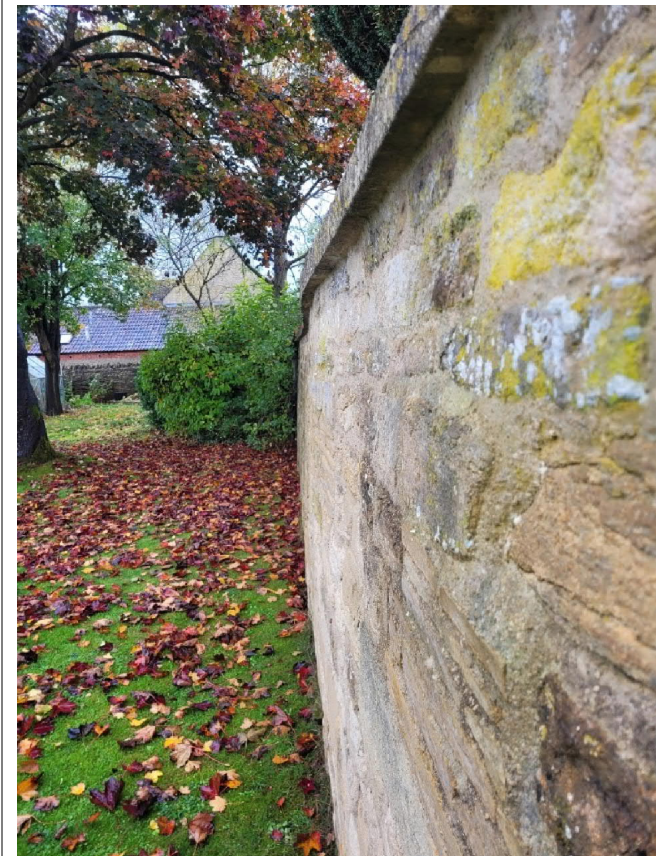


Figure 15; the rear garden wall also follows the gentle S curve shape on plan.

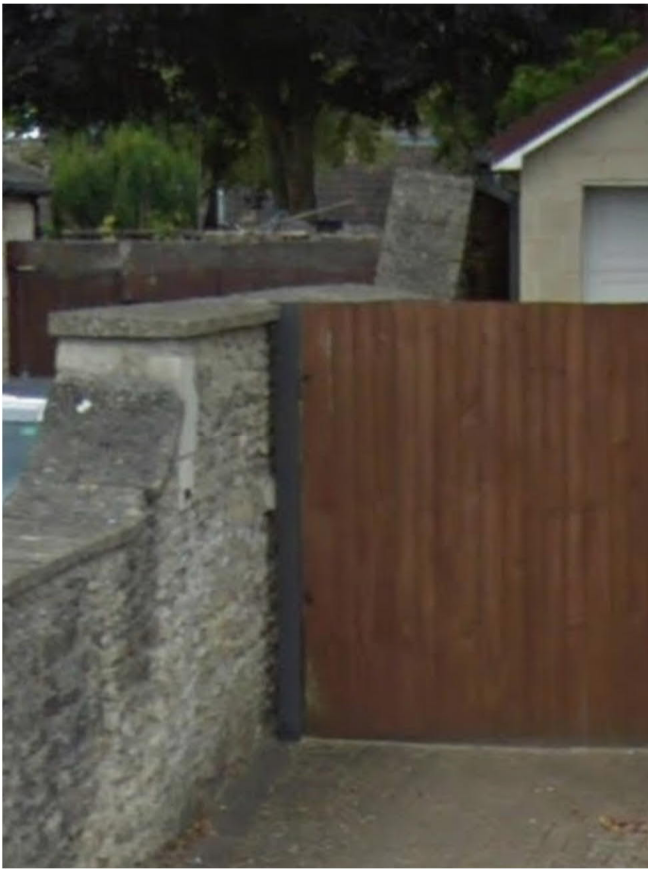


Figure 16; 2016 Google Streetview image showing wall on incline.



Figure 17; 2024 recent google Street View image showing increased wall incline.



Figure 18: photograph taken to provide matching angle as Google Street View December 2025 This shows the wall is appearing closer to the garage than previously. Confirming recent, ongoing movement.