

HERITAGE STATEMENT

SMALLBROOK HOUSE, EDWARD ST. WESTBURY
CONVERSION OF OFFICE SPACE TO RESIDENTIAL
JOB NO: 2505
DOCUMENT: 2505-3 611 B

Smallbrook House is a two storey building located to the west side of Edward Street, immediately to the south of a supermarket and opposite the entrance to Church Street.

The building was listed in 1976 as grade II. The citation for the listing reads as follows:
C17altered. 2 storeys, pebbledash with stone dressing and pantile roof. Gable end brick chimney to left. 3 windows on 1st floor and 2 on ground floor, C20 metal casements. Central late C19 shop front with 3 pilasters to fascia, pilasters have annuli below imposts. Gable lit attic. Extension at rear for former bakery with large slate slabs. Formernly one house with No. 48. Good double purlin roof of stout oak timber.

Restoration and conversion works were carried out to the property in 1998/99 to create the current configuration of a commercial unit at ground floor with residential flat above. Record drawings of this work show that much of the rear extension was rebuilt, including the monopitch roof, using a pantile roof finish with a double felt finish below. Windows were also replaced with painted timber items.

The building exterior currently comprises predominantly render finished walls. The only divergence from this is the gable end of the north elevation, which features an exposed truss (believed to be a remnant of an attached building which was demolished to make way for the access ramp to the supermarket), which also features a brick infill to its upper parts.

The twentieth century metal casement windows were replaced with painted timber sash windows as part of the 1990s refurbishment; doors are a similar construction and finish.

The main pitched roof and rear lean-to roof (facing west) are finished in clay pantiles. These pantiles are not the original finish: it is not known whether the large slate slabs mentioned in the 1976 listing citation were replaced with pantiles during the 1990s refurbishment or at an earlier date; or indeed if the slate slab reference refers to the copings of the parapet at the north verge of the lean-to roof.

As noted in the separate Design & Access Statement, the use of old/second hand clay pantiles is not compatible with the pitch of the lean-to roof, which is only 12 degrees. The minimum advised pitch for traditional pantiles is 22.5 degrees. This has led to ingress of wind-driven rain and spalling of the tiles; the former because of gaps which exist between adjacent tiles, the latter due to water not running off the relatively porous older tiles, causing spalling after frost events. The client reports that they had to replace over 100 pantiles after one severe cold spell

in early December about 6 years ago. Both these issues are leading to water ingress, staining and damage to the ceilings and walls of the rooms immediately below the roof, despite the use of double felting below the tiling. (see separate photos sheet). It is not possible to increase the pitch of the rear lean-to to the correct pitch without covering over a first floor window and also changing the massing/aesthetic of the rear of the building. The only alternative is therefore to amend the roof finishes. Following granting of permission for interlocking clay pantiles (permission PL/2025/07302), the submitted tiles, which are designed for use at low pitches, were deemed by the conservation officer to be too 'new looking' and the condition relating to materials could therefore not be discharged as no other low pitch pantile is available on the market. An alternative solution using slate, as suggested by the conservation officer, which will retain the existing pitch of roof has therefore been researched and is now proposed. The proposed slate is ArmouredSlate in graphite by Mayan Roofing Systems Ltd. This slate has a hidden weatherproof backing to resist wind-driven rain etc. and allow it to be used at the low pitch required whilst maintaining the traditional look of natural slate.

We believe that because the application seeks only to replace lower roof finish, the water ingress issue can be addressed without any detrimental effect on the character or heritage of the building.

GV 2025-09-02

REV: B 2026-06-16 Details of proposed roof finish amended in last two paragraphs.

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