Andreou Architecture

100 - 102 Gloucester Road, Malmesbury
Design, Access and Heritage Statement

Application for minor amendments to 100 - 102 Gloucester Road, to create a more usable family home.

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1.0 Introduction

This document supports a Listed Building Application for works to 100-102 Gloucester Road, Malmesbury. The application seeks to make the house much more usable for the family that have recently moved there, whilst removing some previous interventions at the rear of the house.

2.0 Site Description

The three storey, 18th C Grade II listed building is located in the Malmesbury Conservation Area, to the North West of the town centre. The house is located on the west side of Gloucester Road and has a raised garden to the rear. There is a basement to the northern half of the house.

The listing notes the building as previously being 2 houses, now one. The primary frontage of the house is rendered and the rear of the house has a late 19th Century brick addition, which has had a good deal of minor amendment and addition over the years of cluttered pipework and canopies. The roofs are concrete tile and there are rooflights to the rear slope.

The interior of the 18th C section of house has not had any works carried out for some time and the building has no central heating system, relying on fires and a very small area of electric heating. A combination boiler exists and creates hot water for the house.

The main body of the house has a living room and lounge to the ground floor, 2 bedrooms on the first floor and a bedroom within the roof space. The rear extension has a kitchen on the ground floor, within a space that was created under a Listed Building Consent to remove an internal wall (15/06103/LBC). It has a bathroom, a shower room and a bedroom to the first floor.

3.0 Heritage Statement

The building is a grade II listed house on the Gloucester road, and is within the Malmesbury conservation area.

The house has both historic and aesthetic significance in the main, derived from its intrinsic value as a listed building and its cumulative importance within a historic grouping of houses on the Gloucester Road and within the streetscape of this part of the conservation area.

The principal significance of the building itself lies within the older part of the house, and the more recent, 19th century extension to the rear is of limited significance and has no detailing of value. This extension has varying floor levels and a different roof pitch to the main house.

The street elevation of the property is of clear importance and there are no proposals to alter this frontage or aspect.

4.0 Proposals

The application seeks consent for a number of small amendments and interventions in order that the property can function properly as a family home.

4.1 First Floor – There are presently 2 very small bathrooms on the first floor. The proposal looks to combine these into one, using the same entrance door as the first bathroom and keeping a section of existing wall. A new airing cupboard would then be created in the hallway. Within the bathroom, it is proposed to create a new 'false wall' that can act as a service zone for the running of new heating pipework and additional waste pipework. This would mean less intrusive work into the existing fabric and a sensible route for waste pipework from above.

An existing built in wardrobe is proposed to be re-modelled, and together with an existing, blocked-in opening, provide an non-invasive route for waste pipework to reach the existing external SVP. This can also act as a service riser for heating flow and return pipework to reach the upper floor.

4.2 Second Floor – There is an existing 'inner' room adjoining the second floor bedroom. It is proposed to create a small en-suite bathroom in here, with a bath, basin and WC. A half height wall is proposed here, both to push the WC and Basin into areas of usable headroom, and to create a space for new water and waste pipes that does not require new routes within the floor joists.

The floors on this level are very uneven. The proposal is not to try to relay all floors, but to lay a new plywood deck over the floor in the proposed en-suite bathroom only. This floor slopes dramatically from the door to the wall and a new deck would be laid low on timber firings, maintaining the existing floor below. This would greatly improve the usability of this space.

In the bedroom area, the existing vertical short walls are of a modern construction and are in poor condition. The proposal is to replace these with new, low stud walls in the same position, which will also house new electrical sockets and switches as outlined below.

4.3 Heating - It is presently drafty and cold as there is no central heating. Although it does have an existing boiler, this only serves hot water use. The proposal is to install a new boiler and central heating system for the house. Floorboards will be lifted carefully for installation of the system. Radiators will be located sensitvely and can be seen on the plan drawings.

4.4 Electrical – The majority of the existing electrics are over 50 years old. Some small amendments and additions have been completed over the years. Aside from the rear extension ground floor, which has more recent electrical cabling, the proposal is to re-wire the existing system. The layout is proposed to remain the same, other than the small changes shown on the plan drawings, such as removing switches or light fittings that have been surface mounted to beams. All cabling will be pulled through existing routes where possible and floor boards will be carefully lifted and replaced. On the second floor, new electrical fittings will be set within the new low walls proposed.

4.5 External – To the rear of the house, an existing timber frame and corrugated plastic canopy is proposed to be removed. This will greatly enhance this view of the rear. The new works outlined above will be accompanied by a tidying of the pipework on this rear elevation.

4.6 Windows – First floor windows to the rear are proposed to be re-decorated.

The seven sash windows to the front of the house are in reasonable condition but have not been looked after. They are very leaky, one has a broken pane and they have, in the main, been painted shut. The proposal is to carry out a refurbishment of these sashes and boxes to bring them back into use and to upgrade them with brushes and seals to greatly reduce drafts.

Together with upgrades to the heating system, where the window recesses allow, it is proposed to provide a layer of woodfibre insulation board directly onto the plaster on the wall below the window. These areas are the coldest sections of wall and a small 40mm woodfibre board, with lime plaster over, will create a more comfortable environment and assist in the prevention of heat loss. Window boards will be extended as part of the window overhaul, and skirting will be carefully removed and replaced over the woodfibre board.

5.0 Access

The access to, into and around the property will remain unchanged.

6.0 Heritage impact and Conclusion

The proposals seek to bring the building, in a small way, towards a more modern standard of living, with the introduction of central heating and some internal layout amendments to create a more usable space for the family.

The brick extension to the rear of the property, does not contribute to the significance of the conservation area and the removal of a poorly constructed, corrugated plastic canopy, will greatly enhance the views of the listed building. This, together with the removal of a good deal of accumulated waste pipework, will contribute to the improvement of the listed building and its longevity.

Proposed internal layout alterations are minimal and kept within the rear extension of the building. As such they will have no negative impact on the heritage asset. The inclusion of a new en-suite bathroom on the second floor requires no historic fabric removal. The route for new pipework is kept within re-modelled modern walls and new ‘false’ walls. The only wall penetration is proposed through an existing opening that was blocked in when the rear extension was created.

The electrical system has had many years of degradation, and the house currently has no central heating system. Works to improve this will be completed sensitively, removing floorboards carefully and pulling cables through existing routes where possible to limit damage to the existing fabric. These works will have no negative impact on the heritage asset.

The overhaul of the sash windows will ensure these existing windows can be retained into the future. By completing any minor repairs and adding seals and brushes, they will be maintained, whilst also reducing drafts and therefore heat loss through the windows.

The proposals have no negative impact on the heritage asset. They will ensure the Grade II listed dwelling will be conserved in an appropriate manner and will contribute to the quality of life of existing and future generations who live in the dwelling. The amendments will help to secure the longevity of the listed building and enhance the asset’s conservation.

7.0 Photographs



View of the front of100-102 Gloucester Road -
Source - Heritage England Listing (David Craig)





Views of existing canopy proposed to be removed and pipework

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Internal view of ground floor windows



View of First floor in-built furniture to be remodelled. The doors to the right are in place of a previous window. The proposal seeks to use this route to run waste pipes to the existing SVP



Example of historic cabling fixed to truss



Second floor. The low walls are modern and proposed for replacement.

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