

Heritage Assessment Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP



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1 Introduction

1.1 The Consultants

Rock Davidson Associates.

Consultants: **Louisa Davidson** MA [Dist] HistEnvCons BA(Hons) **IHBC** and **Jacob Rock** MA PGDip[Dist] HistEnvCons PGCE

1.2 The Client

1.3 Background Heritage Statements and Assessments of Significance

Heritage statements/assessments should ideally be prepared by an appropriate professional with the necessary expertise to properly assess the heritage asset and its significance. For buildings or sites of high significance [e.g. for nationally designated heritage assets/listed buildings] it is recommended that the statement be prepared by an architectural historian, an accredited conservation architect, accredited heritage consultants or qualified archaeologist. It is required under legislation National Planning Policy Framework 2018 [NPPF] in England that an understanding of the history and fabric of a building, and what makes it special architecturally, historically, its exterior elevations and its setting, this includes the interiors, including historic fixtures and fittings, is necessary when making changes. NPPF 2018 policy paragraph 189 states “assets assessed using appropriate expertise”

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The British Standards BS 7913 guide to ‘The Conservation of Historic Buildings’ recommends “using competent qualified experts in the field of conservation when assessing significance” IHBC credentials and post-nominal letters are recognised as appropriate validation. This report will enable the LPA to fully understand how any proposed changes will impact on the significance of this listed building.

“Analysis would generally be undertaken by a suitably qualified specialist, expert in an appropriate branch of conservation, architectural history, garden history and/or archaeology, or, in more complex circumstances, group of specialists, who can describe significance in a way which is acceptable to the local planning authority and which therefore assists a successful application.” Ref HE Statements of Heritage Significance: Analysing Significance in Heritage Assets [October 2019]

1.4 Methodology

This is a desk and web based assessment using books, and appropriate websites. Worcestershire Archaeology HER was consulted and the HER report on Link Lodge is in the Appendix. This assessment has been commissioned to help inform the LPA on a proposal but is not an analysis of any proposed new works or the impact. A Schedule of works and Impact Assessment should be carried out taking into account the findings from this heritage report. This report does include some assessment of significance of the heritage asset and its surroundings and analysis of the historic fabric as found and could be seen on 12th June although time was curtailed due to Covid 19 crisis and regulations. There was one site visit made on 12th June to access and take photographs, equivalent to a Level 1-2 Building Recording, [Ref *Understanding Historic Buildings A Guide to Good Recording Practice Historic England May 2016*]

KEY to Significance Levels- With reference to Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets October 2019 AND A significance level has been added for guidance based on Conservation Principles, English Heritage, 2008 p72

HIGH	Elements and elevations are historically and architecturally significant
MEDIUM	Elements and elevations are later additions but some may have historical, architectural, community significance
UNKNOWN	Further Analysis may be needed
LOW	These elements /elevations are low and or have a negative impact to the historic fabric.

1.5 Limitations

Limited access to the roof of the main house. No lifting of floor coverings was undertaken. Time to survey was curtailed due to Covid 19 crisis and regulations

1.6 Copyright

Rock Davidson Associates shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it hereby provides permission to the client and the Council for the use of the report by the client and the Council relating to any planning matters and to use the documentation for their statutory functions and to provide copies of it to third parties as an incidental to such functions. This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of RDA. No Liability to third parties is accepted for advice and statements made in this report. The facts contained within are written to the best of our knowledge with resources available

All photographs by RDA unless otherwise stated.

1.7 Acknowledgements

Courtesy Monument Geomatics Ltd, Brian Iles, George Demidowicz

2 The Site & Constraints

Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP



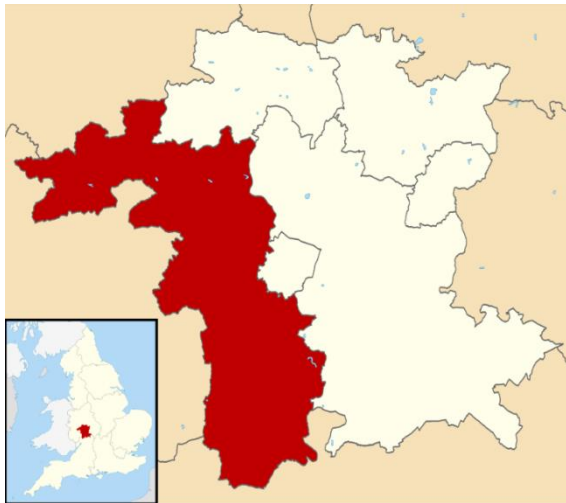
2.1 Location

Name: Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP

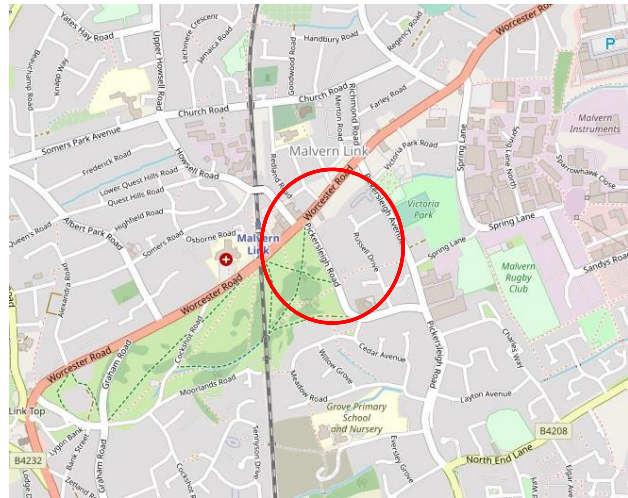
Designation: Grade II Listed

Great Malvern Conservation Area

LPA : Malvern Hills District Council Worcestershire



Malvern Hills District



Location Malvern Link :Open Street map

Malvern is a spa town and civil parish in Worcestershire, England. The town lies at the foot of the Malvern Hills, a designated Area of Outstanding Natural Beauty. The base of the Malvern Hills, the contours, of which, define the linear development of the town. Malvern Link, is a historic conservation area, which grew dramatically in Victorian times due to the natural mineral water springs in the vicinity, including Malvern Water and Hydropathy, the C19 'Water Cure'. The contours of the hills have defined the plan form of the town and the quarried stone is very much integral to the character of the subsequent phases of development in the town throughout the Victorian and Edwardian Periods. The Malvern Hills, part of an Area of Outstanding Natural Beauty, has scenic views over both Herefordshire and Worcestershire. The highest point of the hills is the Worcestershire Beacon at 425 metres (1,394 ft) above sea level (OS Grid reference SO768452).

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2.2 Planning Search

Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP

RDA carried out an online planning search for Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP and no records were found.

2.3 Background to Listed Building Consent and the NPPF

Since the introduction of Planning Policy Statement 5 (PPS5): Planning and the Historic Environment in March 2010, any application affecting heritage assets needs to include an assessment of the significance of the asset and its setting. This is now outlined in the National Planning Policy Framework with para.189 of particular relevance.

Listed building consent is required for all alterations to listed buildings and their interiors irrespective of their grade or category of listing. It is also required for alterations to any object or structures which lies within the grounds of curtilage of a listed building and which was constructed before 1 July 1948. This may be taken to include Garden walls, sundials, dovecotes and other such objects and structures as well as buildings, which are ancillary to the principal building, not separated from it, and were so at the time of listing. Listing celebrates a building's special architectural and historic interest, it is under the consideration of the planning system, so that it can be protected for future generations. The older a building is, the more likely it is to be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Particularly careful selection is required for buildings from the period after 1945. Usually a building must be over 30 years old to be eligible for listing.

Categories of listed buildings:

Grade I buildings are of exceptional interest, (2.5% of listed buildings)

Grade II* buildings are particularly important buildings of more than special interest; (*5.5% of listed buildings)

Grade II buildings are of special interest; (92% of all listed buildings), the most likely grade of listing for a home owner.

Listing covers a whole building, including the interior, unless parts of it are specifically excluded in the list description. It can also cover other attached structures and fixtures, later extensions or additions and Pre-1948 buildings on land attached to the building. (In the planning system, the term 'curtilage' is used to describe this attached land.)

Because all listed buildings are different and unique, what is actually covered by a listing can vary quite widely. [Historic England]

It is a common misconception that only the exterior of a building is protected; the protection extends to both the interior and exterior of the property. Protection also extends to curtilage-listed buildings or structures. The List description itself is only a guide. "The entry in the statutory list contains a description of each building to aid identification. This can be just a description of the building and its features, but more modern entries will set out a summary of the assessment of

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special interest in the building at the time of designation. However, descriptions are not a comprehensive or exclusive record of the special interest or significance of the building and the amount of information in the description varies considerably.”

[Reference <https://historicengland.org.uk/advice/hpg/has/listed-buildings/>]

Section 66 Planning Listed Buildings and Conservation Areas Act 1990 England imposes “ a general duty as respects listed buildings in exercise of planning functions” and “ in considering whether to grant permission for development which affects a listed building or its setting, the LPA or, as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” It is against the law to make changes to a listed building without listed building consent .

2.4 The Sites Listed Building Description

Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP

PICKERSLEIGH ROAD 1. 5245 No 3 (Link Lodge) SO 7847 17/19 30.11.49. II 2. Early C19. Two storeys, rendered, with rusticated quoins and hipped slate roof. Four windows. Three-light angular bay to the right. Moulded wood doorcase. Side elevation of 3 windows. Gabled hood over door, on brackets. The right-hand build has a dentil eaves cornice. Painted brick. Casement windows. Modern glazed extension. Listing NGR: SO7841647518 <https://historicengland.org.uk/listing/the-list/list-entry/1082740>



HE Map Ordnance Survey Licence number 100024900

2.5 Neighbouring Listed Buildings

There are no very near neighbouring listed buildings. The nearest are the following:-

Name: BEAUCHAMP ARMS PUBLIC HOUSE

Designation Type: Listing

Grade: II

List UID: 1082729

BEAUCHAMP ARMS PUBLIC HOUSE, 142, WORCESTER ROAD

WORCESTER ROAD 1. 5245 (South-East Side) No 142 (Beauchamp Arms Public House) SO 7847

17/177 II 2. Mid C19 Gothic public house of 2 storeys, rendered, with slate roof with 3 gables with carved bargeboards and finials. Three windows with rectangular dripmoulds, the 2 outer with hung sashes with glazing bars. Two shallow canted bays on ground floor, glazing bars, paterae to cornices. Door with cornice on carved brackets. Iron supports to lamp holder.

Listing NGR: SO7852147715

Name: No 74, Cedar Avenue

Designation Type: Listing

Grade: II

List UID: 1082738

Formerly listed as No 62 (The Cedars), PICKERSLEIGH ROAD

C18. Front elevation rough rendered. Two storeys and attics. Dentil brick eaves cornice. Two windows, slightly segmental arches, and two-storey C19 rectangular bay with penticed roof. Ground floor has one window and glazed porch. Modern stone wing at right angles. Rear elevation in brick with dentil brick eaves cornice and two gabled dormers. External stacks. Replaced tile roof. C19 glazing bars.

Attached to the building is a C17 former cottage of one storey, square panel timber-framing with brick infill. One small dormer and a four-light window and plain door.

Listing NGR: SO7855647227

Name: THE HERMITAGE

Designation Type: Listing

Grade: II

List UID: 1082739

PICKERSLEIGH ROAD 1. 5245 The Hermitage SO 7847 17/90 12.5.77. II 2. Square timber-framing and thatched roof. The 2 end bays to the east of one storey and attic with lower roof line has more substantial roof timbers and may be of the late C16 or early C17. The attic storey, with 3 dormers cut into the thatch, was probably inserted when the 2-storey 3-bay main part of the cottage was added in the later part of the C17. Painted brick infill to panels. Brick and stone mix plinth. External chimney stacks, that to the east end abutting on thatched outshut bread oven. C19 and recent alterations to rear. Majority of windows are 2-light wood casements. Small shaped attic lights abutting chimney stacks in gable ends. Gabled tiled porch on slender column supports.

Listing NGR: SO7839147245

2.6 Conservation Area

The Malvern Link Conservation Area was designated in 2000 by the Local Authority in recognition of the special architectural and historic interest of the area. The conservation area is largely linear in form, following the busy thoroughfare and principal shopping street of Worcester Road and the perpendicular residential streets of terraced properties. The area is largely 19th century in character **with isolated surviving examples of its pre-19th century rural development.** Malvern Link Conservation Area It was designated following a review of the adjacent Malvern Trinity Conservation Area

Archaeology

There is little evidence of Roman activity in the area with main settlements and roads located some distance away. However, some Roman pottery has been found in Malvern Link, which may indicate a Roman settlement in the immediate vicinity... By the 10th century the area of Malvern Link, together with Great Malvern, Newland and Madresfield, were all part of a large parish centred at Powick.. Certainly the name Link, which appears by the 13th century, is probably Saxon in origin deriving from 'hvinc' meaning slope (Mawer and Stenton 1927)

Historic Development

In 1074 William I defined the whole of the area of Malvern Forest as a chase, reserving it for hunting and subjecting the area to Forest Law (LDA 1993, 10). Administration of this large area was centred at Hanley Castle to the southeast. The chase was divided into 'walks' artificial boundaries which served to aid control of the area. The Link formed the most northerly of these and it continued to be administered as such until the 17th century. In 1584 a 'perambulation' or survey of the chase was undertaken and the surviving description includes reference to the southern boundary of the link area 'in the linke greene Buckwall brought us unto a greate stone in a tufte and said here endethe my walke of the lynke' (Dingley quoted in Hurle 2007, 65). This stone apparently stood on Link Common; but was moved to the churchyard of St Matthias' in the 19th century where it can still be found (Hurle 2007, 65). In the early 17th century the chase was surveyed by Charles I to assess its value prior to the sale of some of the forest rights. The link walk was still defined as the 14 acres of land to the north of the chase under the control of Sir Walter Devereaux. Despite local opposition a third of the land was sold off; the remaining two-thirds being retained for common use. This split gives the Link, and indeed much of Malvern its characteristic layout, with areas of common land remaining open, including the large Link Common.

The First Edition Ordnance Survey map shows the significant expansion of the town since the Tithe map. Near the old village centre a number of new roads and terraces have been built to the north of the Worcester Road Further to the west the new railway line runs north – south through the village and across the Link Common

The earlier nonconformist chapel was also reconstructed in 1904. Further estate land was sold in the early 20th century leading to more development north of the church [*North of Link Lodge on Pickersleigh Road*] Ref [Malvern Link Conservation Area Appraisal and Management Strategy 2009]

3 Setting and Vistas

3.1 Historical Background –Malvern Link/Common

‘The Buildings of England’ the updated Pevsner series Worcestershire 2007 describes Malvern Link around Link Lodge as:-

“Malvern Link was once a smaller, more plebeian version of Great Malvern, with its own station of 1860-1. The contemporary Link Hotel, by Elmslie Franey and Haddon rose above it NW [demolished 1967]. Along Worcester Road to the SWS, a few early 19th century stuccoed villas face the Link Common later 19th century development of limited success, was stimulated by the station hotel. Large single or semi-detached houses were the favoured types. In Worcester Road E of the station the Common ends at the corner of Pickersleigh Road, overlooked by a neat early 19th century villa, LINK LODGE, with full height angle bow.” [Pevsner, A. B. & N., 2007. *The buildings of Worcestershire*]

Malvern link Common in the 17th century

“In the 1630s, three Kings Thirds were carved out of this area in the parish of Leigh, the nearest being ‘Stewards Moor’. The rear boundary of the Lodge and all the properties here on Pickersleigh Rd is the southern boundary of this Kings Third. In 1777 the remainder of the Chase in Leigh was enclosed and a Mr Thomas Symonds was allocated a strip of land at the northern end of the Chase, the remaining bit of Leigh parish, abutting on the existing ‘Moor’ Kings Third in Leigh. This is the strip of land on which the Lodge and the later houses were built. Pickersleigh Road was laid out on the common in front of the Lodge” [Ref email George Demidowicz June 2020]

3.2 Current Setting Photographic Views



Link Lodge View from Malvern Link Common



Malvern Link Common View form Gateway of Link Lodge



The Boundary and Verge Pickersleigh Road / Link Lodge

4 Building Assessment Link Lodge

4.1 Scope of Assessment

This report contains an analysis of the significance of the history and character of the building known as Link Lodge 3 Pickersleigh Road, Malvern WR14 2RP

Any justification for proposed works and their impact on the special character of this listed building or structure and its setting could be issued as a separate document but should be read in conjunction and always with reference to this Assessment.

4.2 Map Regression

An analysis of historic mapping and available historical photographs [See Section 4.4] was carried out by RDA. **In 1777** the Chase in Leigh was enclosed and a Mr Thomas Symonds was allocated a strip of land at the northern end of the Chase, the remaining bit of Leigh parish, abutting on the existing 'Moor' Kings Third in Leigh. This is the strip of land on which the Lodge and the later houses were built. Pickersleigh Road was laid out on the common in front of the Lodge **A 1828 Foley Estate Map** A house looking like Link Lodge appears on the 1828 Foley map but it is on the edge as it was not by definition in Foley ownership. Link Lodge has name Jackson beside it. **B 1831 Foley Map** Link Lodge appears on the 1831 Foley map but it is on the edge as it was not by definition in their ownership **C 1839 Tithe Map** Link Lodge and land are in the ownership of William Rance in 1839, but the house is void (Tithe map, nos 1264, 1265 and 1266) The Retreat depicted at south End. It is possible to see

that maybe the circular bays are not built yet but this shape may not be entirely accurate. Certainly there is a forward projecting building towards the west boundary that is later demolished. **D 1886 Town Plan** depicts Link lodge in more detail and this town plan is generally very accurate. Here the circular bays W and E are clearly shown along with the projecting part of the house towards Pickersleigh road clearly visible in the Stable yard. The other smaller outbuildings adjoining to the south are still largely as they are today. Other buildings that do not adjoin to the east and south have gone or been replaced with a garage. There is a large Garden and Orchards including at south end a property known as The Retreat {See Deeds} **E 1880s 1st Edition OS map** shows the same as the 1886 town plan **F 1905 2nd Edition OS Map Worcestershire XL.nw** By 1905 seven detached speculative town houses have been built in the gardens/orchards to the south of Link Lodge and the Free Church built in 1903-4 [Art Deco Hall added 1932] is then seen on the **G 1926 Revised 1930 Worcestershire XL.NW** map. By **H Extract 1938** little has changed but sometime between 1938 and **I 1965 Extract** the building attached to the west end in the Stable Yard has gone and there is a hint of the present veranda, the smaller adjoining outbuildings survive to the east, A garage replaces the outbuildings to the south. **J 2017 Plan** shows the present plan form with the two semi-circular bays to W and E, the porch with veranda to the south. The adjoining out buildings to the east still evident. A garage to the south perimeter. **K 2020 Satellite Map** present day satellite image showing plan form and roof configuration. Earlier [possibly] tiled roof gabled building wraps around the slightly later build [or altered building] with flat roof bays of Regency period. The clay tiled gabled outbuildings adjoining are also visible.

Extracts from Maps

A 1828 Foley Estate Map



A house appears on the 1828 Foley map but it is on the edge as it was not by definition in their ownership. The House has the name Jackson beside it.

B 1831 Foley Map



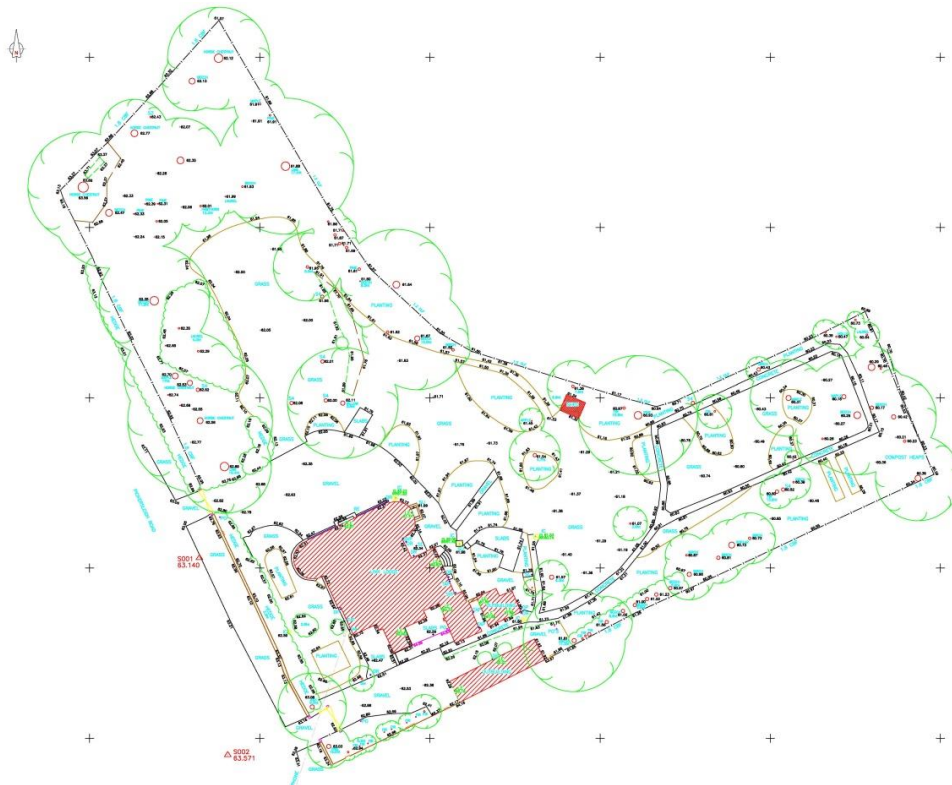
A house appears on the 1831 Foley map but it is on the edge as it was not by definition in their ownership

C 1839 Tithe Map

C 1839 Link Lodge and land are in the ownership of William Rance in 1839, but the house is void (Tithe map, nos 1264, 1265 and 1266)
The Retreat depicted at south end

D 1886 Town Plan Link Lodge Sheet XL.5**D 1886 Town Plan**

The House seen with its bow bay windows, Stable Yard and Outbuildings/ Large Garden and Orchards including at south end a property known as The Retreat {See Deeds}



J 2017 Plan Courtesy Monument Geomatics Ltd July 2017



K 2020 Satellite Map [N.B. Link Lodge is no longer Bed & Breakfast]

4.3 Historical research

An historical analysis of past owners and events was carried out by RDA via a desk based internet search. RDA also carried out a National Archive of Historical Newspapers search. [BNA] and by examining the current owners original deeds dating back to 1894, and a letter passed on by the previous owners.

1830 Jackson's in 1830s? 1838 Map

1839 William Rance in 1839,

1839 BN Worcester Journal – Advert - Link Lodge Married Clergyman of considerable experience as a Tutor receives into his family at the above residence a few PUPILS to prepare for Universities and Learned Professions. Testimonials may be held at Journal Office Worcester or at Lambs Library Malvern Worcs Journal 14th Nov 1839

1855 JB Hyde 1855

1855 20th October J B Hyde Death at Link Lodge his residence. He was the City Coroner and Clerk to the Worcester Turnpike Trustees. He has long practised as a solicitor and his firm was Messrs Hydes and Tymbs.

1860 Baskerville 1860

1860 Auction of Household Furniture property of Miss Baskerville

1865 Hartleys Directory shows Dr Weir living at Link Lodge

{“He died 1894 at Elmslie House was Lawnside, St Mungoes Avenue Road] He married Fanny Munday his second wife and they had two sons born at Link Lodge John Weir b 1863 d 1913 and Archie Weir b1865 d.1910. Fanny died at Elmslie House and Dr Archibald Weir married for a 3rd time Anna Maria Bright. They had three more sons one of them was General Sir George Weir who bought Link Lodge in 1947”] Ref [Letter Paul Taylor to Roberts Family date c1980s in possession of current owners]

1867 6th April 1867 Advert for A Groom Hereford Times

1867 28th August Worcs Chronicle Young Man as House Servant Wanted One who has been under a Butler preferred Apply Link Lodge Malvern

1885 17th August K Bentley Link Lodge passed Higher Education Exam with many other names Western Daily Press

1894 Edward James Morton sells to Williams’ Family including buildings and land adjoining in occupation of testators brother Thomas Rance

1896 Henry William and Family to G H T Foster all freehold messuage/dwellhouse with the lawn plantation gardens, stable cowhouse buildings & pasture orchards called or known as ‘Link Lodge’ and the land etc containing 3 acres 3 roods 1 Perch many years in the occupation of William Handy Bentley and secondly all freehold messuage/dwelling house with garden stables buildings and

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paddock adjoining called 'The Retreat' and the land in the occupation of Henry Tanner

1899 No 15 Pickersleigh Road built. Local Builders Hayes {ref owner at No 15 and house deeds}

1903-4 Countess of Huntington Free Church built on land that belonged to Link Lodge. Architect HE Lavender Walsall

1905 / 1908 Littlebury's directories - G H T Foster, solicitor resident Link Lodge

1909 George Foster must have developed the land adjoining building 7 houses along Pickersleigh Road. We know they are there on the 1905 2nd Edition OS mapping, revised 1908. 1909 Sells to Rt Hon William Earl of Beauchamp

1933 Auction of Link Lodge by Madresfield Estate

1933 Conveyance between Rt Hon William Earl of Beauchamp of Madresfield Court and Hon William Lygon Viscount Elmley sold Link Lodge to Alfred Leonard Hawkins and William Edward Bolt

1936 / 1938 / 1940 / 1942 Kelly's directories - Mrs D M Burgess NFU, LLA, MRST principal - Queen Anne House (Queen Anne School).

1947 Emma Burgess at Springville Lodge Albert Park Road sold to Lady Margaret Irene Weir wife of Sir George Alexander Weir [Weir was also awarded Croix de Guerre and was deputy Lord Lieutenant of Worcs. He was the son of Dr Archibald Weir of Elmslie House] all freehold messuage/dwelling house lawn plantation garden stable cow-house buildings and pasture orchards formerly known as 'Link Lodge' but now known as 'Queen Anne House' from plan 1909 GHT Foster one part and Wm Earl of Beauchamp of other part coloured pink.

1950 Kelly's Directory - General Sir George Weir KCB, CMG, DSO.

1951 General Sir George Weir KCB, CMG, DSO. Dies at Link Lodge

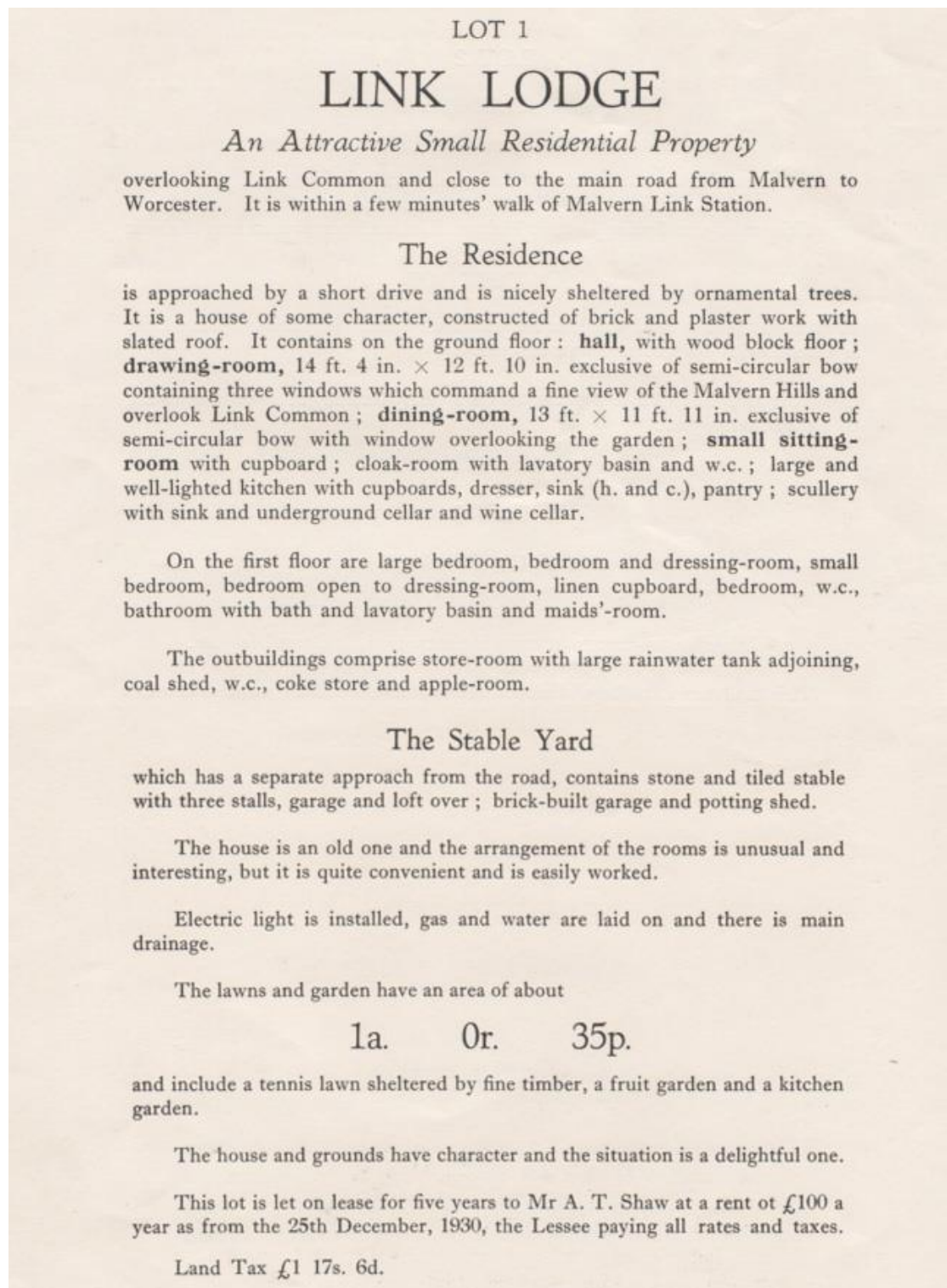
["Sir George Weirs grandson Nik Powell who in his younger days lived at Link Lodge started Virgin records with Richard Branson and his second wife was Sandie Shaw the 1960s singer".] Ref Letter Paul Taylor to Roberts Family date 1980s

1953 Auction Link Lodge attractive Queen Anne Residence LINK LODGE in its own well laid out grounds of approx. 1 ¼ acres in a secluded position 2 min walk to the station and omnibus services. Accommodation 3 receptions, 6 bedrooms, 2 dressing rooms, 2 bathrooms, usual domestic offices, garages, outbuildings and all main services *Yorkshire Post* 1953[Obviously J R Allen [Builder] bought the property in this Auction]

1961 Joseph Reginald Allen Link Lodge [Builder] sold to Raymond Orr Pullar Wynne a medical Practitioner

1983 Mr Wynne sold to Peter and Barbara Roberts

2013 Roberts sold to current owners



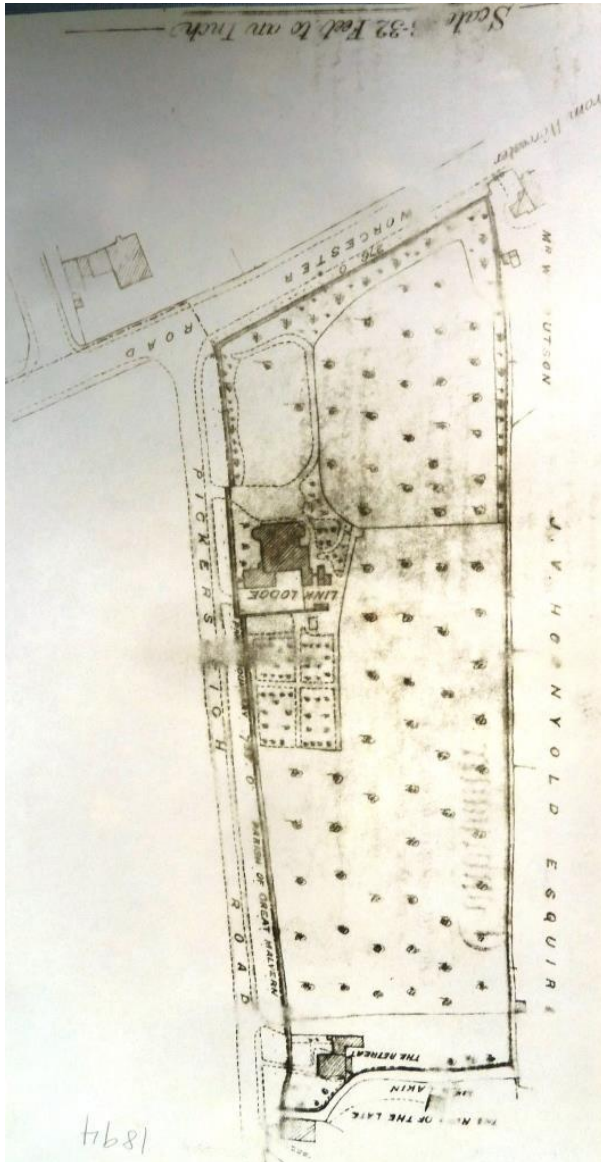
Auction Catalogue of Madresfield Estate dated 19th June 1933 Courtesy Brian Iles Collection



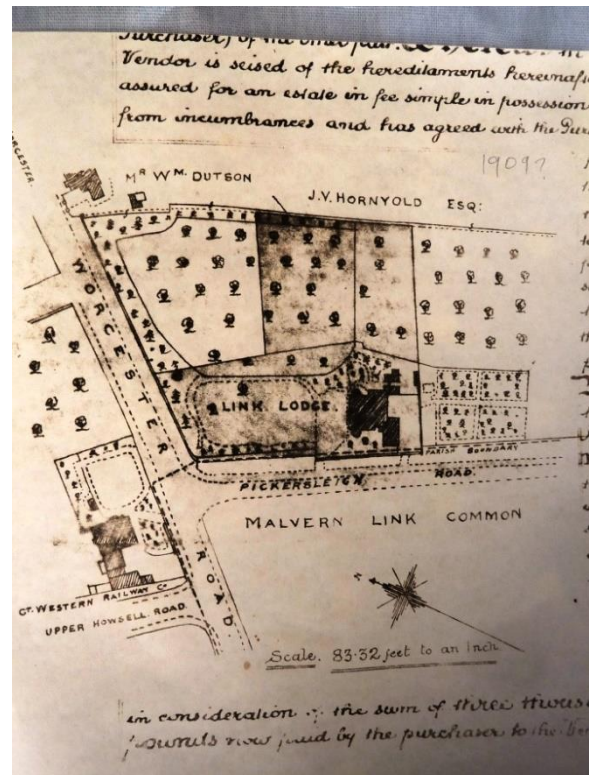
Sign found on premises ;evidence of former school Queen Anne School for Girls; Preparatory for Boys principal DM Burgess

4.4 Historical Photographs/Plans & Analysis

A search for historical photographs was made within the timescale and scope of this report. Although a very attractive distinct property on the Link Common, Link Lodge does not appear in any of the photographs in local history books. The only old photographs found are in the possession of the current owners. Two Deed Plans were found one dating from 1894 before the building of the houses along Pickersleigh Road and another dating before the Free Church was built although it would appear the land the Free Church was built on was not included in this sale in the Conveyance. By 1909 presumably the land does not include the gardens/ pasture/ orchard to the South as the houses on Pickersleigh Road were starting to be built starting in 1899 with number 15.



1894 before the building of the houses along Pickersleigh Road



1909 Conveyance Henry Foster To Lord Beauchamp



Old photo Source: The current owners. A lovely view showing both bay windows Date TBC



Old photo Source: The current owners. View from Link Common Date TBC

4.5 Phasing of Main Buildings

Background Villa Georgian and Regency Plans

'Double pile House Plans came into use late in the 17th century and were universally used in the 18th century and lasted much of the 19th Century in a Greek, Gothic, Italianate dress. Brick was the most favoured material. Double pile large houses had a central lobby leading to double flight fully exposed staircase mostly at the rear, the two principal living rooms were at the front, one on each side of the entrance lobby, the two principal service rooms at the rear, one on each side of the staircase. The principal bedrooms were on the first floor, sometimes subsidiary bedrooms were above partly in the roof space and subsidiary service rooms were below the entrance level and partly underground. There were varieties in the position of the main staircase. Fireplaces usually were on side walls but might have been placed back to back on spine walls. Deep plans were solved by having two parallel roofs with a vulnerable gutter in-between by having a hipped or gabled roof at the front.... deep overall roof of shallow pitch making use of good quality slates'. (Ref Brunskill: Houses and Cottages of Britain,2000)

“Be they suburban or rural, country houses, villas, and semi-detached houses share certain characteristics. Principally they are defined by the space around them. They take advantage of more generous ground plots and are laid out with more freedom than their urban equivalent. Being set in substantial gardens or forming part of a larger estate, they have a different relationship with nature and can be part of distinct individual landscapes. Additionally, being located sometimes some distance away from normal places of work, for their owners they can possess a repose and a detachment that makes for special architectural interest, and has led to some of the finest houses in England.

England only accepted the baroque style for houses such as Blenheim (Oxfordshire), Castle Howard (North Yorkshire), and Seaton Delaval (Northumberland) with difficulty, and was relieved to finally fully adopt the Italian classicism of Andrea Palladio. Classicism became the Georgian style in English and the beau ideal of the English country seat. That has pertained to such an extent that Gothic Revival country houses, of which harbingers can be seen in the later eighteenth century and which had a brief and powerful flowering during the mid-nineteenth century,

The Georgian Villa Renewed interest in classical precedents led to the study of Roman houses (Robert Castell's *The Villas of the Ancients Illustrated* was published in 1728). Palladian (more strictly neo-Palladian) villas were compact in form and relatively modest in size, set within private grounds, and often containing very fine interiors. Eighteenth-century suburban houses were normally built of brick or local stone with tiled roof coverings, but Roman cement was patented in 1796 and increasingly stuccoes and hydraulic limes were applied as a facing, often over poor quality brick or rubble stone and lined to make it resemble fine ashlar.

As the housing market expanded from the late eighteenth century onwards so the appetite for substitute materials and mass-produced building components (such as artificial (Coade) stone and iron balconies) increased. In the same period the use of Welsh slate for roof coverings became almost universal, partly because it was well-suited to the wide shallow-pitched roofs that were then fashionable, but principally because canal transport greatly reduced its cost. Towards the end of the eighteenth century there was an explosion in the number of architectural pattern books exhibiting

designs for villas and cottages. Typical of the type were John Plaw's Rural Architecture of 1784, Charles Middleton's Country Villas of 1795 and Robert Lugar's Architectural Sketches in the Grecian, Gothic and Fancy Styles of 1805. At least 60 such books were published between 1780 and 1840. The designs they contained became steadily more eclectic from the 1820s, and eroded the virtual monopoly of neoclassicism...

Early nineteenth-century picturesque villas [such as Link Lodge] saw The Regency villa emerge from two directions. Country houses grew smaller and less complex as they became more a retreat from urban rural life than the centre of a working agricultural estate; likewise business and professional families in the cities eschewed the cramped and unhealthy conditions of a terraced house for a detached house in its own grounds, set (thanks to transport improvements) within easy reach of town. The smaller detached house is a peculiarly English model and was expressed in a variety of styles. Although the Georgian love of classical styles – Greek and Roman – survived well into the Victorian period (and were the ones best understood by builders), the first half of the nineteenth century saw Italianate or picturesque The principles of picturesque design and layout were taken up by architects and builders directly from published collections such as J B Papworth's Rural Residences (1818), Charles Parker's Villa Rustica (1832) and J C Loudon's Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture(1833). Loudon's publication included numerous designs for cottages and small houses and provided a pattern book for suburban and country builders for many years." REF Domestic 3: Suburban and Country Houses - Listing Selection Guide

<https://historicengland.org.uk/images-books/publications/dlsg-suburban-country-houses/>

LINK LODGE

Link Lodge is a country Villa residence and is principally an early 19th century picturesque villa, [see pg 39 Illustration from Encyclopaedia of Cottage, Farm and Villa Architecture] of brick and stucco render to one half being of stuccoes and hydraulic limes applied as a facing, and has changed little from its original plan form. It may however date from the late 18th century with alterations undertaken in the early 19th century 1800 to 1820 to make it the height of fashion.[See pg 32 Written Description. EAST ELEVATIONS] There is no evidence of a second staircase although there must have been a back stairs. The principal staircase dates in style from the late Georgian/ Regency period. The house has many 6-panel doors, simple door cases, original skirting boards and joinery and possibly later 19th century picture rails. The principal elevation would have been seen from Worcester Road and the side elevations overlooked the rural idyll of Link Common and the Lodges rear gardens. The south, the service side, created a rather pastoral rural scene, with adjoining pastures and orchards.[Now late C19 /early C20 detached houses] There is evidence of a former stable yard which would have had a coach house and stabling and a cow house now since demolished. Outbuildings remain attached to the south service wing including original brick storage buildings that housed water tanks, coal, wood store, outside WC. The wood store may have been once the 'Apple Store' mentioned in the auction of 1933.[See pg 20] By the mid-20th century with the favoured motor car a 20th century garage was built dating probably from the 1930s 40s. The mid-20th century also saw the construction of flat roof porch with mono-pitch veranda attached to the original house that is not really in keeping, the fenestration to this elevation and porch, is of a mix of 19th century and 20th century.

5. Current Photographic Record and Descriptions Building Recording Level 1-2

RDA assessed Link Lodge to an equivalent of a Level 1-2 Building Recording Photographic Survey with some analysis of the phasing and significant interior details by surveying and using appropriate books and websites. [Ref Understanding Historic *Buildings A Guide to Good Recording Practice Historic England* May 2016]

A Level 1 Building Recording, [Ref Understanding Historic *Buildings A Guide to Good Recording Practice Historic England* May 2016]

A Level 1 is essentially a basic visual record, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, and it will not normally be an end in itself, but will be contributory to a wider study. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments to identify buildings for planning purposes, and whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. Level 1 surveys will generally be of exteriors only, though the interior of a building may sometimes be seen in order to make a superficial inspection and to note significant features.

As any future proposals may affect the interior RDA assessed the Building for significance at an equivalent of a Level 1-2

LEVEL 2

This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project [Ref Understanding Historic *Buildings A Guide to Good Recording Practice Historic England* May 2016]

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values. [Ref Conservation Principles English Heritage/Historic England p21]

A significance level has been added for guidance based on [Conservation Principles](https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/), English Heritage, 2008 p72 <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

KEY to Significance Levels

HIGH	Elements and elevations are historically and architecturally significant
MEDIUM	Elements and elevations are later additions but some may have historical, architectural, community significance
UNKNOWN	Further Analysis may be needed
LOW	These elements /elevations are low and or have a negative impact to the historic fabric.

5.1 Exterior Main Building

PHOTO NORTH FRONT ELEVATIONS.



Photo Front North Elevation; Not able to get bays in the photo due to trees



Front North Elevation Courtesy Monument Geomatics Ltd

Written Description. NORTH ELEVATIONS

Slate hipped roof with central valley incorporating two two storey semi-circular bays; painted ashlar effect stucco render; flat leaded roofs with window openings flanking either side of main building. Bay to the west with six full heights 6/6 curved sliding sash windows; bay to the east with its north windows blind but defined by mouldings and two further full height 6/6 sliding sash windows. Main elevation; symmetrical with painted plaster quoins; painted ashlar effect stucco render; five 6/6 sliding sash window; one above the central door opening; approached by symmetrical 3 steps. Typical late 18th century early 19th century door case with triangular shallow pediment hood; simple decorative timber fanlight more reminiscent of Georgian period; door original six panels ;two panels raised, with four panels now with fixed glazing; probably inserted at a later date.

Stucco

The term 'stucco' is of Germanic origin and its use has had many applications since the Middle Ages. These range from a coarse plaster or cement used chiefly for covering rough exterior surface of walls in imitation of stone, to a fine plaster, especially one composed of gypsum and pulverised marble, used for covering walls, ceilings and floors, and for making cornices, mouldings and other decorations. Consequently, the materials used in producing stucco vary considerably. Binders have included fully burnt gypsum; limes, sometimes with pozzolanic additives such as brick powder; cements; and linseed oil (mastic). Aggregates have included marble dust, crushed stone and sand. All have been used in varying mixes and hydraulic strengths with a wide range of colorants and other additives.

Trowelled stucco a fat lime render applied as a normal finishing coat, scoured, polished and painted.

LIME-BASED STUCCO -Generally, a pure or fat lime would have been prepared by slaking quicklime (calcium oxide) made from a pure limestone or chalk. Dry hydrated lime is sometimes used today for repair work, although mature fat lime is generally preferred.

ASHLAR EFFECTS AND FINISHES

The topcoat of stucco was often given a smooth, trowelled finish, and scored or lined in imitation of ashlar. This effect could be achieved in three ways: joint lines could be marked on while the top coat is still green using a tool called a jointer; the joints may be formed by sunken, slightly chamfered battens fixed to the second coat and then removed after the top coat stucco has set firm; or they may be run by a double horsed running mould. Special care must be taken to match to the existing work in position, spacing and style. Generally, traditional renders of any period were painted,

Ref <https://www.buildingconservation.com/articles/stucco/stucco.htm>

18th century Doors “By the early eighteenth century, however, the panelled door had become standard for all houses of note. These consisted of a combination of panels, rails and stiles. The panels were either recessed or raised, generally with chamfered edges, and were "fielded" - flat, and with a surface on a similar plane to that of the door frame. The number of panels in a door varied - occasionally there were five or seven, one large panel stretching across the door below the lower rail - but the most common arrangement was six panels.” “By the middle of the nineteenth century glass was being inserted into the top two panels of the door itself, in order to provide the hall with more light.” Ref [The Georgian Group Guides]

Doorcases “During the 1720s these began to give way to the orthodox Palladian temple-front ("aedicular") doorcase which became the standard pattern for the remainder of the Georgian period.” “Baroque hoods, Palladian pediments or simple lintel-entablatures were all invariably hollow, and were protected from rain penetration by simple lead flashings.” [Ref The Georgian Group Guides]

Fanlights Fanlights first began to appear during the 1720s, By the early 1800s, however, plainer fanlights, based on simple circular motifs, had begun to replace the more fanciful Adam examples. By the 1840s leaded fanlights had become much less fashionable as glass began to be inserted into the door with greater frequency, and single-sheet fanlights replaced the structurally weak leaded examples. Ref [The Georgian Group Guides]

Elevation Significance : HIGH

Reason: GDII listed building and original historic elements should be retained

A few Photo Details of North Exterior Elevations



Bay to the west with six full height 6/6 curved sliding sash windows



Bay to the east with its north windows blind but defined by mouldings and two further full height 6/6 sliding sash windows

PHOTO EAST GARDEN ELEVATIONS.



East Garden Elevations



East Garden Elevations **Courtesy Monument Geomatics Ltd**

Written Description. EAST ELEVATIONS

The East Elevations would appear to show a joining of two buildings; a Regency early 19th century portion; painted ashlar effect stucco render with slate hipped roof flanked by an earlier building; or an adaptation of the frontage to the north of an earlier building to keep up with the current style in Malvern in the early 19th century. The east to the north; bow bay ;painted ashlar effect stucco; flat lead roof with two full height 6/6 sliding sash windows; beneath semi basement window to cellar underneath. Adjoining is a continuation of the main building ;painted ashlar effect stucco render with further two window openings GF with 6/6 sliding sash windows, and FF 4/4 sliding sash windows

The adjoining building under a separate clay tile hipped roof with dentil brick eaves is more farmhouse in character. Bricks; English Bond; unpainted with inappropriate hard cement pointing and patching that rather mars the aesthetics of this elevation as does the GF modern C20 window ; maybe the original timber lintel; [needs further investigation] ; C20 8 pane glazed door. The door is approached by four semi-circular brick steps that appear to be constructed of the same brick so are probably original. The door opening appears to have been narrowed as the door lintel is wider than the current door opening. Two FF 19th century windows one casement and the other 3/3 sliding sash window.

Adjoining this building are the brick outbuildings appear to be of the same period that are discussed separately {See 5.2.3}

Elevations Significance: HIGH GF C20 windows/C20 door /poor repairs **Significance: LOW**

Reason: GDII listed building and original historic elements should be retained

C20 Window and door detract and are not sympathetic to the historic fabric; repairs not sympathetic

A few Photo Details of East Exterior Elevations



The East Elevations would appear to show a joining of two buildings. Separate clay tile hipped roof with dentil brick eaves



Bow bay ;painted ashlar effect stucco; flat lead roof with two full height 6/6 sliding sash windows; beneath semi basement window to cellar



The door is approached by four semi-circular brick steps that appear to be constructed of the same brick. Adjoining this part of the building are the brick outbuildings



Two FF 19th century windows one casement and the other 3/3 sliding sash window

PHOTO SOUTH YARD ELEVATIONS.



South Yard Elevations



South Yard Elevations **Courtesy Monument Geomatics Ltd**

Written Description. SOUTH ELEVATIONS

Principal elevation painted brick over clay tiled gabled roof with skylight; dentil eaves. To the left, set back, painted ashlar effect stucco where there once was another wing since demolished, [Historic mapping 4.2] that probably was the stone and tiled stables or cowhouse [Reference 1933 Auction details pg 20] Early 19th century alterations have attempted to disguise this wall with stucco; however dentil brick eaves are evident; internally this is the stoned walled Utility Room; former scullery; one face of the clay tiled hipped roof has been covered in slate to match the west elevations. FF windows central landing window Crittall probably dating from the 1930s; either side one fixed light single casements. Left hand with possibly original lintel and window surround. Right hand looks more a later insertion. GF inserted C20 timber boarded enclosed porch; flat felted roof; fixed two panelled glazing; to the west C20 patio style sliding doors; C20 open porch/veranda continues with flat felted roof. GF window has been enlarged and inserted with a Upvc window. External chimney stack to the right associated with the service end of the house. Brick outbuilding store adjoins main building to the right that houses a water tank that is discussed separately {See 5.2.3}

Elevations Significance: HIGH 1930s Crittall Window MODERATE

C20 Porch/ C20 Upvc Window Significance: LOW

Reason: GDII listed building and original historic elements should be retained

C20 Porch/veranda and Upvc window detract and are not sympathetic to the historic fabric

A few Photo Details of South Exterior Elevations



To the left set back painted ashlar effect stucco where there once was another wing since demolished....Early 19th century alterations have attempted to disguise this wall with stucco; however dentil brick eaves are evident... to the west C20 patio style sliding doors

PHOTO WEST ELEVATIONS Pickersleigh Road.



West Elevations fronting Pickersleigh Road overlooking Link Common



West Elevations from Pickersleigh Road **Courtesy Monument Geomatics Ltd**

Written Description. WEST ELEVATIONS : Principal larger elevation painted ashlar effect stucco render with slate hipped roof with central valley ; brick chimney stacks adjoining brick clay tiled building that has been faced with ashlar effect stucco render and has one hipped roof covered in slates facing Pickersleigh Road. The principal larger side has a two storey Bay to the north with six full height 6/6 curved sliding sash windows; further two 6/6 sliding sash windows to GF and FF. A brick wing with clay tiled roof; brick chimney stack to front elevation ;slightly set back faced with ashlar effect stucco render; FF 6/6 sliding sash windows; GF 3/3 sash window to Utility Room; room set partly underground with external solid stone walling faced with ashlar effect stucco render to match the principal building. Boundary has character criss cross pattern fence panels in a Regency style [probably not 200 years old] between 19th century brick pillars and low brick walling with hedges as seen in historic photos { see Section 4.4}

Elevations Significance: HIGH Boundary walling and Fence HIGH

Reason: GDII listed building and original historic elements should be retained

A few Photo Details of South Exterior Elevations



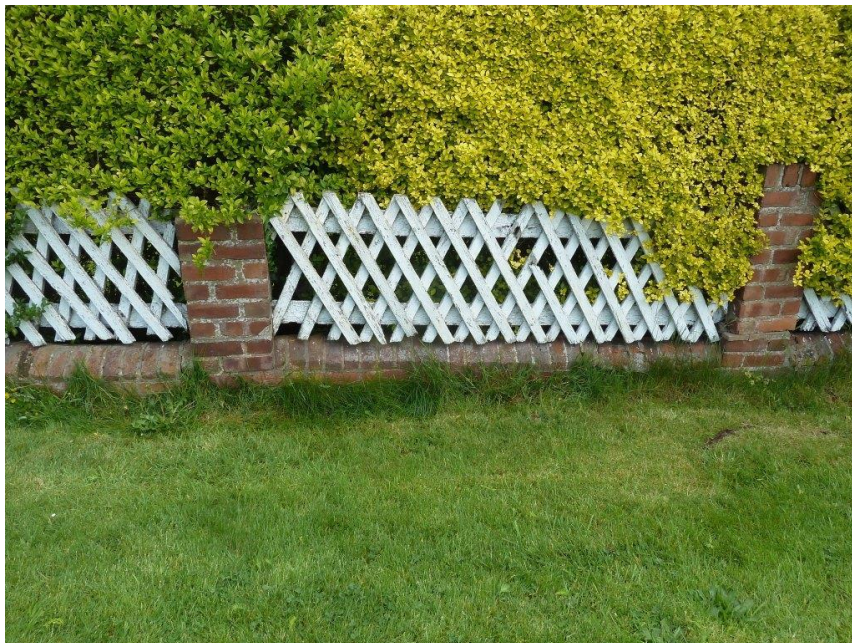
Further two 6/6 sliding sash windows to GF and FF



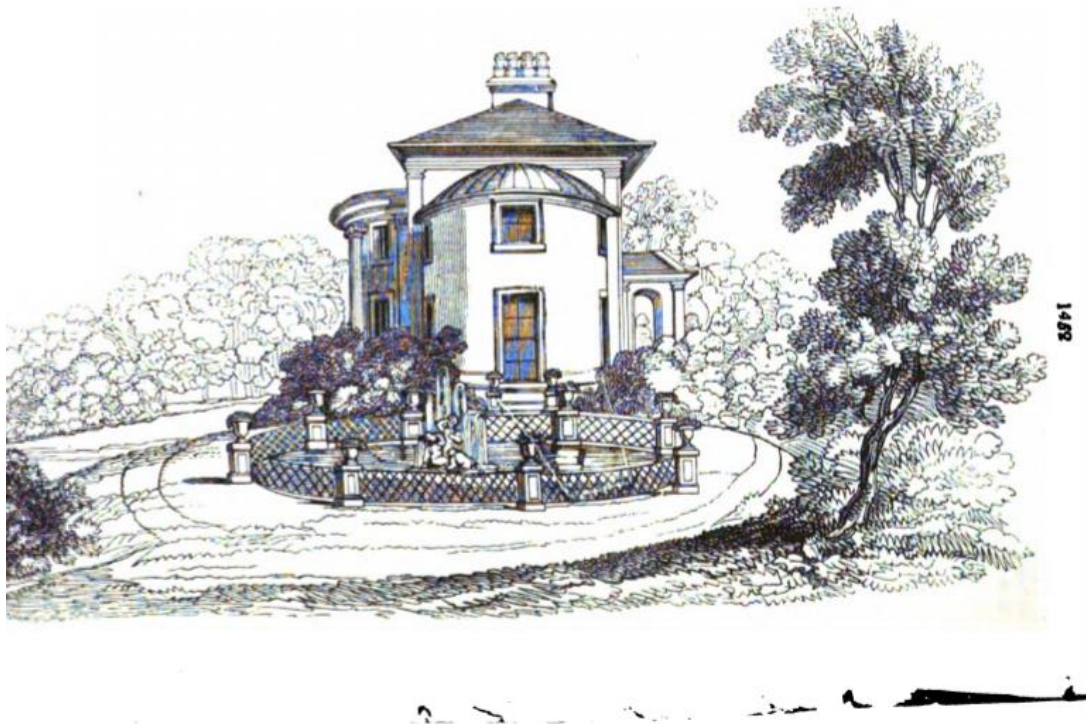
Brick clay tiled building that has been faced with ashlar effect stucco render and has one hipped roof covered in slates



Two storey Bay to the north with six full height 6/6 curved sliding sash windows



Boundary has character criss cross Regency style pattern fence panels [probably not 200 years old] between 19th century brick pillars WOODWORK 1811-1837 "Pretty woodwork fences, gates and cottage details such as porches twig or fretwork....trellis work" *The Elements of Style*; Calloway



For Reference an Illustration from Encyclopaedia of Cottage, Farm and Villa Architecture and Furniture by John Claudius Loudon 1833

5.2 Interior: Main Building and Note of Significant Features

5.2.1 BASEMENT Cellar:

Written descriptions of Cellar

A very good preserved example of an early C19 cellar with shelving, ceiling hooks and a possible well

A few Photo Details of significant historic features

NB Internal inspection limited due to Covid 19 pandemic and Government Guidelines

Cellar



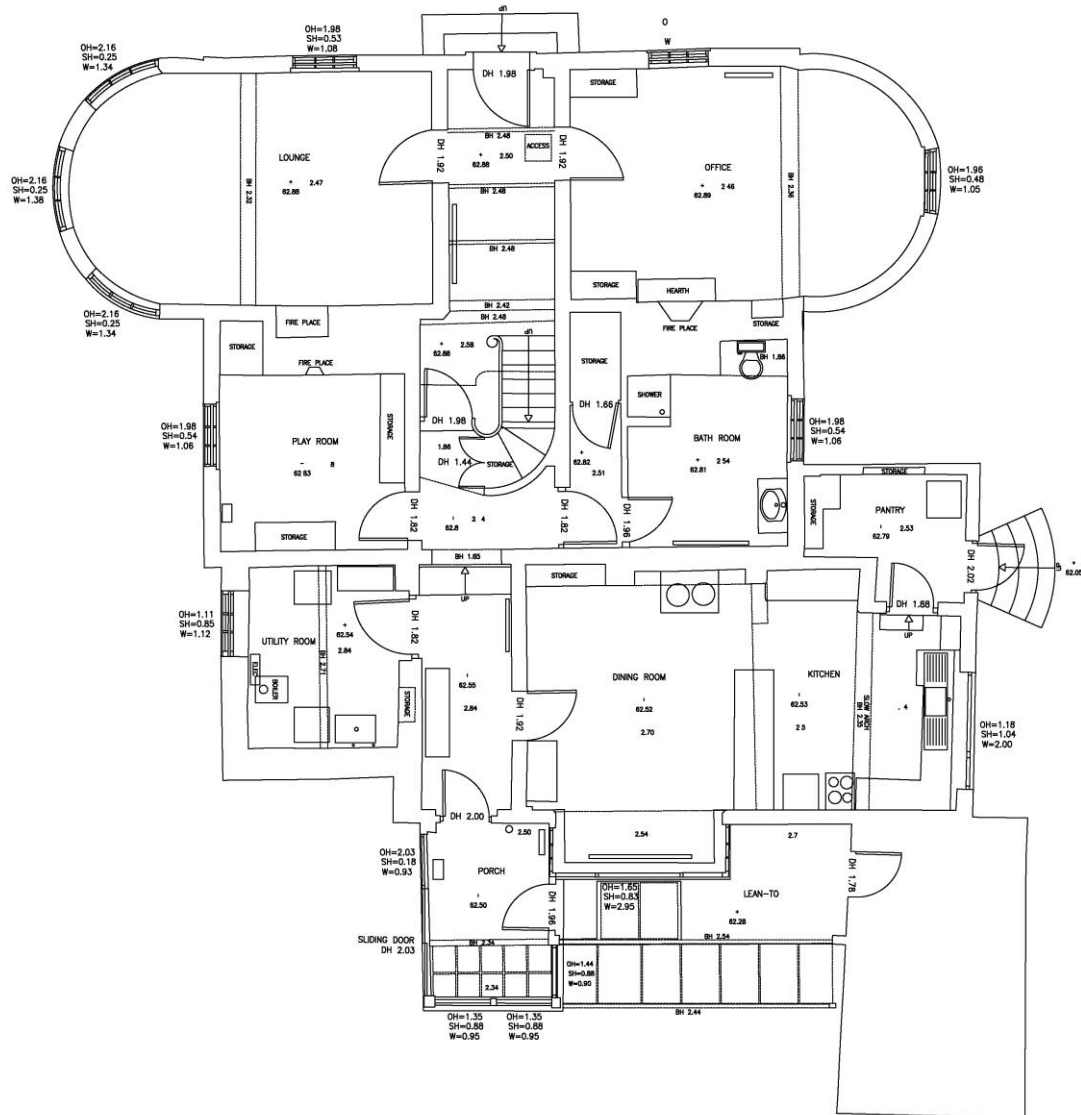
Large brick lined cellar under east side and bow bay; original C19 walling; plan form and C19 plaster ceilings; sundry metal hooks may have been for all manner of things from sides of meat to bunches of herbs ; C19 timber ledge door to window in bow bay; lever for possible internal well. Brick compartments for wine storage. " Wine cellar shelving one of several service areas which changed very little from C18 until late C19" Ref [The Elements of Style Calloway]

Significance level: Original elements HIGH

Reason: GDII listed building and original historic elements should be retained

5.2.2 GROUND FLOOR

Annotated Surveyors Floor Plan; do not scale off this drawing

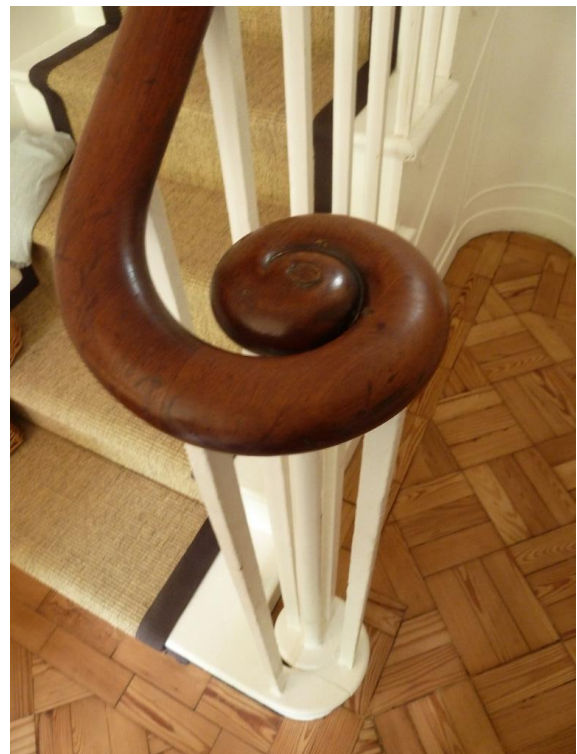
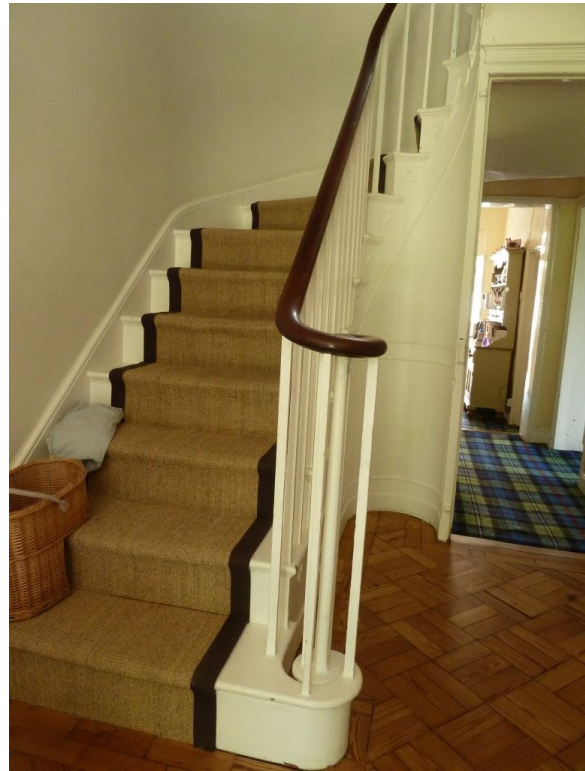


Surveyors ground Floor Plan **Courtesy Monument Geomatics Ltd** [FF plan was not available]

Written descriptions of Ground floor

Generally on the Ground Floor all joinery appears original; a fine staircase; six and four panelled doors; dado rails; architraves, some with reeded moulding; skirtings. There have been some C20 C21 interventions that are described in the following pages along with more details of historic significant features. No original fire surrounds, apart from a possible C19 small cast iron grate in the Play Room.

A few Photo Details of significant historic features Entrance Hall



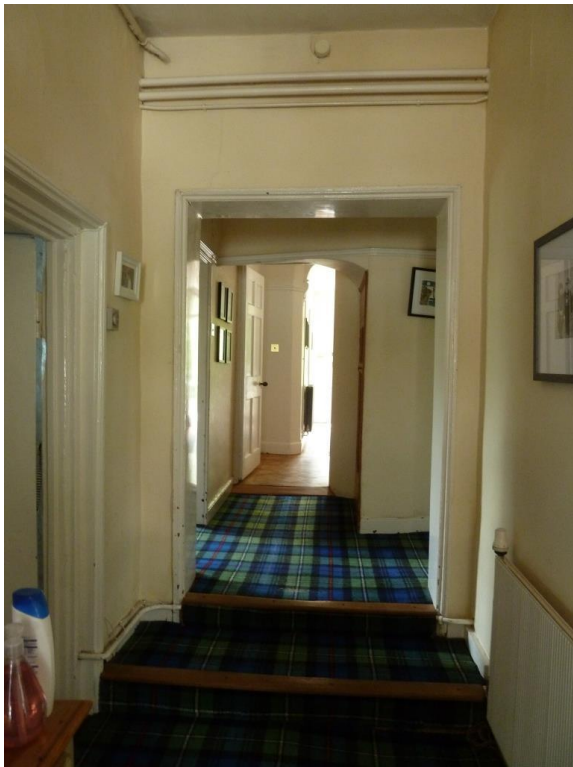
Entrance Hall with typical Regency features; curved early C19 open string winder staircase with original timber stick ballusters; x2 per tread; staircase with mahogany handrail and scroll; 6 panelled doors and simple arcitrave doorcases to principal rooms; woodblock floor probably 1930s or later. Original C19 Plaster cornice archway; C19 skirtings; picture rails

“Georgian and Regency staircases had open strings. They were commonly fitted with wood plain stick balusters and rail. The handrail was sometimes the only piece of precious mahogany or oak in the entire house and proudly left unpainted.] 1800 -1810 it was common to have a flight of stairs with three stick ballusters to each tread. It was also common to have two stick ballusters to each tread in a secondary staircase. At the bottom of the stair the scrolled rail is often supported by a thin iron rod, almost concealed by timber ballusters.”[Ref Georgian Stairs Georgian Society]

Significance level : Original elements HIGH 1930s Floor MODERATE

Reason: GDII listed building and original historic elements should be retained. **1930s** element is still of moderate significance in association with the evolution of the buildings phasing and history.

A few Photo Details of significant historic features Lower Entrance Hall



The lower entrance hall approached via x3 carpeted steps leads to the service end of the house within the possibly earlier brick farmhouse; wide doorway; no door; simple timber architraves. Wide planked timber door leads to former scullery/laundry now Utility Room with original terracotta clay tiles to floor; external stone walls; internal painted brick wall; sink with pump. The service end of the house must have had a service staircase that has been removed; more investigation may be needed to establish where this may have been.

Significance level: Original elements HIGH

Reason: GDII listed building and original historic elements should be retained

Kitchen/Dining Room leading to pantry external Porch and lean-to

Kitchen and Dining Area



This room has undergone the most changes. It appears to have been opened up. Entrance door from corridor; x 4 panelled raised and fielded mid C19 door; heavy architrave maybe late C19 or reproduction. Door to lobby and pantry [still in existence] also x4 panelled mid/late C19 door with bolection type mouldings. Fireplace undergone alterations and its recess is not deep. Floor; timber pine boards; C19 recess stripped fitted pine cupboard. To the east is the inserted Upvc window and to the south the C20 Porch with C20 timber casement bay window and outside Lean-to.



To the south the C20 Porch with C20 timber casement bay window and outside Lean-to.



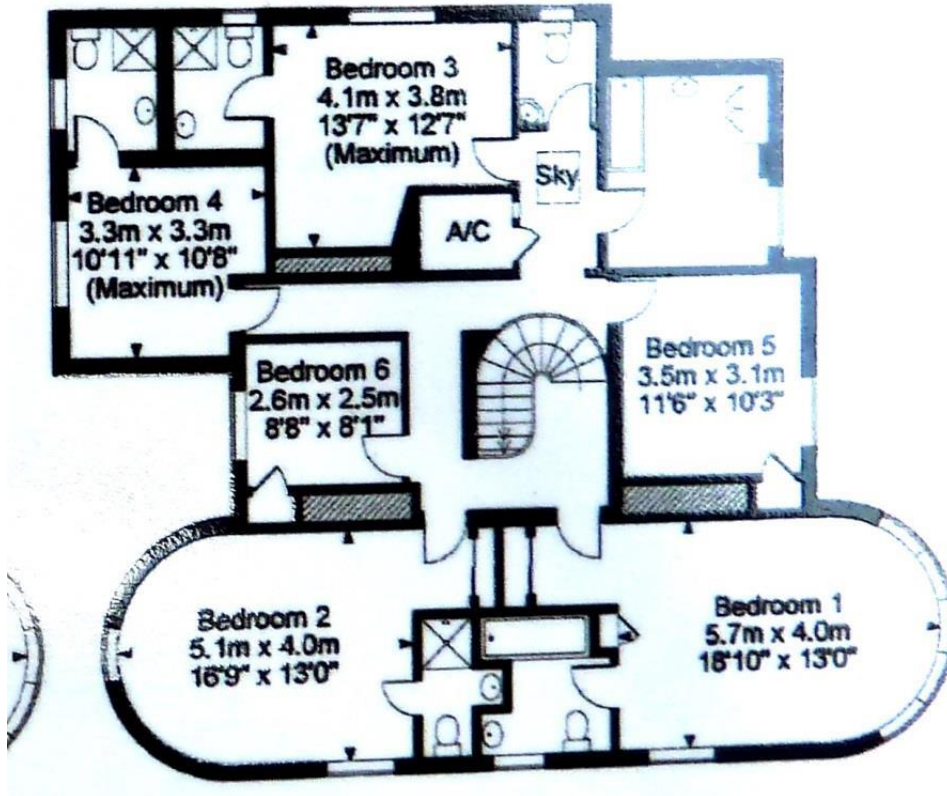
To the east is the inserted Upvc window

Significance level : C19 elements **MODERATE** C20 elements **LOW**

Reason: C19 elements may have been introduced or are reproduction. C20 elements are not in keeping with this listed building and do not enhance original fabric.

5.2.3 FIRST FLOOR

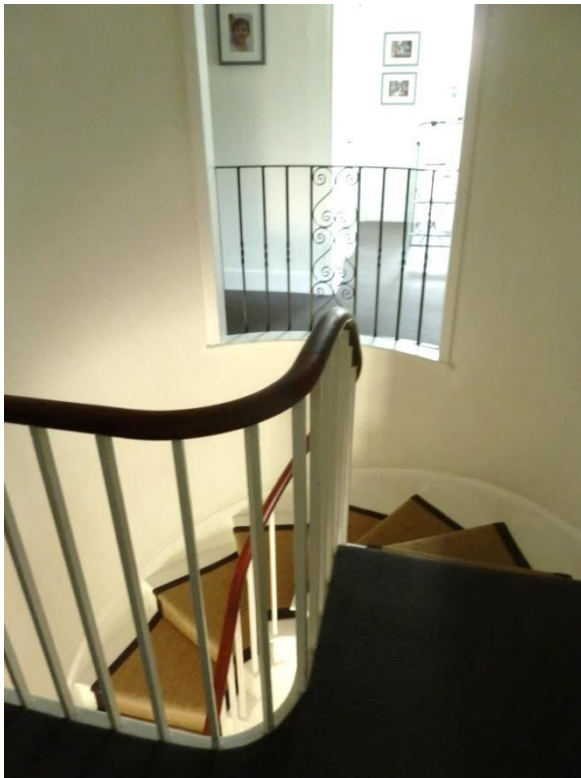
For Reference Estate Agent Plan; do not scale off this drawing



Written descriptions of First floor

The first floor is approached by the fine early C19 open string winder staircase with balcony; C20 iron balustrade probably replacing a timber one to a landing leading to 3 bedrooms, once would have been the master bedrooms with dressing rooms off. The landing corridor with decorative plaster archways snakes round to further bedrooms. There is no second staircase which is surprising in a house this size. We must assume there was one for the service end of the house and this has been removed. It most likely would have descended off the landing where there is a WC, or another possibility is where there is now an airing cupboard. Further investigation would be needed, this survey was limited. This Airing Cupboard has a 2 panelled door of late C18 origins with L hinges and a rare surviving C18 latch circa 1774-1808 with a more contemporary C19 brass knob attached replacing a handle. [Fixtures & Fittings 1300-1900 Linda Hall pg 59] Rear landing is lit by a skylight that is pierced through the gable of the clay tiled roof, one side of the attic space having access via a timber door with L hinges. There is a fixed 4 light timber glazed trap door acting as borrowed light. All joinery appears original; four and two panelled doors; dado rails; architraves, some with reeded moulding; skirting boards. No original fire surrounds.

A few Photo Details of significant historic features



Fine early C19 open string winder staircase



Rear landing is lit by a skylight; two panelled doors



Fixed 4 light timber glazed trap door; attic space having access via a timber door with L hinges



Open string winder staircase with balcony; C20 iron balustrade



Decorative plaster archways



Decorative plaster archways



2 panelled door of late C18 origins with L hinges and a rare surviving C18 latch 1774-1808 [ref Linda hall Fixtures & Fittings 1300-1900 pg 59]

Significance level: Original elements HIGH

Reason: GDII listed building and original historic elements should be retained

5.2.4 OUTBUILDINGS

Note: Only one outbuilding, the one attached to the main building is shown on the survey plans.

EXTERIOR PHOTOS OUTBUILDINGS



West side elevations Outbuildings



South Side Outbuildings



East Side Elevations Outbuildings



North Side Elevations Outbuildings

Written descriptions of OUTBUILDINGS

Two single storey painted brick outbuildings over clay tiled gabled roofs; formerly part of stable yard; one building attached to the main building incorporating a chimney stack; external C19 timber plank entrance door; 2/2 pane C19 casement window with original latch. Internally this outbuilding has a tiled floor; dividing wall with a timber door/hatch where modern water tanks have probably replaced older water tanks [still evident and visible] that would have been housed here[See 1933 Auction description p20] Gable end with blocked window opening. Second outbuilding; similar design to the first, joined together by original brick walling to the North side; external passage area with outside tap to left hand wall. Second outbuilding; painted brick outbuilding over clay tiled gabled roofs divided into two with brick partition walling, also has an off shot monopitch clay tiled store to the side. Consists of former Outside WC; quarry tile floor with timber C19 plank door and ironmongery with decorative wooden fanlight; no WC; wood store with timber C19 plank door, may have been former Coke store or 'Apple Store' [See 1933 Auction description p20] as there are diamond brick ventilation slits to gable end wall. No access to storage building attached to side with monopitch roof. To the right hand side is a C20 single storey brick garage; possibly dating from the 1930s/40s with monopitch corrugated iron roof; C20 metal casements window; side timber plank door with possible 1930s doorknob; two timber garage doors to west end.

A few Photo Details of significant historic features



2/2 pane C19 casement window with original latch



A timber door/hatch to where modern water tanks are housed



Modern water tanks replacing older water tanks that are still evident and visible



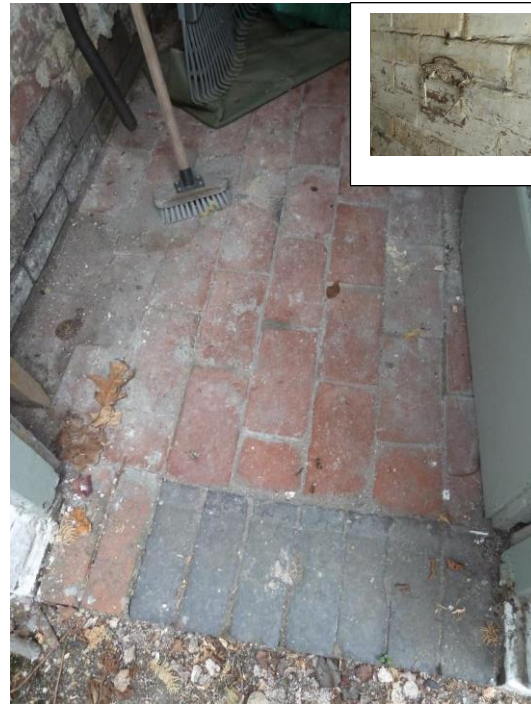
Wood store with timber C19 plank door



Timber C19 plank door and ironmongery with decorative wooden fanlight to former WC



Interior Wood store



Interior former WC; toilet roll holder remains

Significance level: Original C19 elements **MODERATE/ HIGH**

Reason These outbuildings could be adapted for modern use but the C19 elements should be incorporated/ recorded

GARAGE





Significance level: MODERATE/ LOW

Reason: There are some significant values to this possible 1930s/40s garage in the association with the evolution of the house and its history and the adaptation to the stable yard but there are better examples of garages from this date.

6 Summary Assessment of Significance Link Lodge

6.1 Background to Assessments of Significance

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Definition of Significance

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. Annex 2 Glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

2) "The sum of the cultural and natural heritage values of a place, often set out in a statement of significance." p72 [Conservation Principles](#), English Heritage, 2008

<https://historicengland.org.uk/advice/hpg/hpr-definitions/#s>

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; how the place compares with others sharing similar values. [Ref Conservation Principles English Heritage/Historic England p21]

The English Heritage [now Historic England] Guidance Conservation Principles 2008 on assessing significance sets out the following four areas for consideration:

- **Evidential value:** *the potential of a place to yield evidence about past human activity. Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*
- **Historical value:** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative. The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value.*

• **Aesthetic value:** *the ways in which people draw sensory and intellectual stimulation from a place. Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management.....Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces.*

• **Communal value:** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memoryCommunal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

[Conservation Principles English Heritage 2008]

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

The Summary of Significance of LINK LODGE gained from this Report

NB The four principle Significance Values for Link Lodge have only been based on the scope and limitations of this report and further evidential and historical evidence of value may yet to be found.

6.1.2 Evidential Value/Architectural Value

The evidential value lies primarily in the fine architecture of the Link Lodge that dates from the late 18th century /early 19th century. Link Lodge is recognised as a nationally designated heritage asset graded at Grade II. It is a very good typical example of a picturesque villa of brick and stucco render to one half being of stuccoes and hydraulic limes applied as a facing, and has changed little from its original plan form. The brick portion however possibly dates from the late 18th century with alterations undertaken in the early 19th century [1800 to 1820] to make Link Lodge the height of fashion. The architectural layout and phasing has changed little in its overall plan form since then. Most external features remain intact although in the mid C20 an outbuilding was demolished and a porch with veranda added to the stable yard to the south. Internally the house has many 6-panel timber doors, simple door cases, simpler 2 panel doors, original skirting boards and original joinery including a fine example of a Regency open string winder staircase. A very good preserved example of an early C19 cellar with shelving, ceiling hooks and a possible well survives.

6.1.3 Historical Value-

Historical value lies from the architectural phasing, early 18th century and early 19th centuries, and this is largely of Illustrative value as a villa during the Regency era. Associative value lies with the historical connection with the Weir family in 1860s, and later in the 1940s when they bought back the family home, connection with the Madresfield Estate and Rt Hon William Earl of Beauchamp of Madresfield Court and Hon William Lygon Viscount Elmley. During the 1930s and 40s the building appears to have been used as a small school, Queen Anne School for Girls and a Preparatory School for boys and further research may be able to found about this period in the houses history.

6.1.4 Aesthetic /Setting/Group Value

[See 2.5 and 3.2 Setting and Vistas Photographic Building Recording & Analysis Level 1-2 Section 5]

Link Lodge, a GDII listed building, makes a valuable contribution to the villas along Pickersleigh Road and is a reminder of the past rural location of this position on Link Common in the 18th and 19th centuries before the building of the later villas on Link Lodges land. Link Lodge has many very pleasing aesthetic qualities however Link Lodge has had some negative alterations and additions in the form of the porch/veranda carried out to its south elevations in the 20th century, along with a Upvc window insertion to the east brick elevation and some inappropriate repairs to the brick facings that have diminished its aesthetic qualities in these areas.

6.1.5 Community Value

Community value lies within the collective experience or memory of the past owners/and townspeople who may remember Link Lodge and the time when Link Lodge was Queen Anne School for Girls and a Preparatory School for boys.

6.2 Statement of Significance

Link Lodge [GDII listed], number 3 Pickersleigh Road, in the town of Malvern Worcestershire is important architecturally and has original early 19th century features. The elevations of brick and stucco render, one half being of stuccoes and hydraulic limes applied as a facing, has changed little from its original plan form, it may however date from the late 18th century with alterations undertaken in the early 19th century [1800 to 1820] to make it the height of fashion. There are two two storey semi-circular bays of painted ashlar effect stucco render with flat leaded roofs with fine window openings including semi-circular full height 6/6 sliding sash windows flanking either side of main building. This principal elevation would have been seen from Worcester Road and the west side elevations overlooked the rural idyll of Link Common as it does today. The south, the service side, once with adjoining pastures and orchards is now built on with late 19th century /early 20th century detached houses. There is evidence of the former stable yard which would have had a coach house and stabling and a cow house now since demolished. Outbuildings remain however attached to the south service wing including the original brick storage buildings that housed water tanks, coal, wood store, outside WC. The wood store may have been once the Apple Store mentioned in an auction of 1933. Interior ;the house has many 6-panel timber doors, simple door cases, simpler 2 panelled doors that could be late 18th century; original skirting boards and original joinery including a fine example of a Regency open string winder staircase. A very good preserved example of an early C19 cellar with shelving, ceiling hooks and a possible well survives. Later alterations have involved the removal of a projecting wing/outbuilding sometime in the Mid-20th century judging by historic mapping and small additions have been made in the form of the porch/veranda carried out to its south elevations in the 20th century. Not a lot was previously

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known about the history of this house in local history books but investigations and research carried out in this report has found connections to the Weir family in 1860s, and later in the 1940s when they bought back the family home, the Madresfield Estate and Rt Hon William Earl of Beauchamp of Madresfield Court and Hon William Lygon Viscount Elmley. During the 1930s and 40s the building appears to have been used as a small school, Queen Anne School for Girls and a Preparatory School for boys.

Bibliography

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Appendix HER WSM20391

Monument Full Report



Report prepared by Worcestershire HER. Tel 01905 845618 or email HErecord@worcestershire.gov.uk. Information valid for three months from date of production.

05/05/2020

HER Number	Site Name	Record Type
WSM20391	3 Link Lodge, Pickersleigh Road, Malvern Link	Building

Monument Types and Dates

DWELLING (19TH CENTURY AD to 21ST CENTURY AD - 1801 AD to 2050 AD)

Evidence	BUILDING
Main building material	BRICK
Main building material	RENDER

Description

Early 19th century building of two storeys. Rendered with rusticated quoins and hipped slate roof. Four windows. Three-light angular bay to the right. Moulded wood doorcase. Side elevation of three windows. Gabled hood over door, on brackets. Right-hand build has dentil eaves cornice. Painted brick. Casement windows. Modern glazed extension [1] [3] [4]

Shown on 1966 general aerial view of area [2]

Sources

- (1) List: Department of the Environment. 1987. List of Buildings of Special Architectural and Historical Interest.. Malvern Hill District Council. p.40 SWR7812
- (2) Aerial Photograph: Various. 1998. Aerial photographs. WHEAS. AS1003 SWR1683
- (2) Aerial Photograph: Aerofilms Ltd. 1966. Oblique general view of Malvern Town. Worcestershire Archaeological Service. SWR13991
- (3) Digital archive: English Heritage. 2000. Images of England. English Heritage website of Listed buildings. English Heritage. SWR9341
- (4) Digital archive: English Heritage. Reg updates. THE NATIONAL HERITAGE LIST FOR ENGLAND. English Heritage. SWR2380

Location

National Grid Reference

SO 7841 4752 Sheet No. SO74NE

Administrative Areas

Civil Parish Malvern, Malvern Hills, Worcestershire

Associated Designations

Listed Building (II) - 1082740 LINK LODGE Active DWR2552

Associated Historic Landscape Character Records - None Recorded

Related Monuments - None Recorded

Finds recorded in associated Event records

Associated Events/Activities - None Recorded

