



Standing Building Recording 3 Link Lodge,
Pickersleigh Road, Malvern Link WR14 2RP
WSM20391



INSTITUTE · OF · HISTORIC ·
BUILDING · CONSERVATION

WORCESTERSHIRE HISTORIC ENVIRONMENT EVENT NUMBER
WSM78248

NGR SO 7841647518

Planning References: 21/01865/HP 21/01866/LB

Malvern Hills District Council

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Summary

The current report outlines the results of a programme of archival research and historic building recording of 3 Link Lodge, Pickersleigh Road, Malvern Link WR14 2RP, and has been prepared to provide a record of the site. MHDC LPA Planning Application No: 21/01865/HP and LBC 21/01866/LB *Demolition of non-original timber extension (south facade) and replace with new lobby and kitchen extension, internal alterations to kitchen area, new French door openings to east facade and other minor alterations*. Planning applications were approved on March 11th 2022 for the proposed works and are limited to the southeast part of the dwelling house, Externally, new openings proposed are located where historic openings were, removing unsympathetic twentieth century alterations. The proposed extension would replace a modern extension constructed from modern materials. The proposed interior changes are limited to the ground floor and involve the removal of some areas of wall.

Link Lodge is a classical Regency style Link Lodge 3 Pickersleigh Road, Malvern WR14 2RP designation Grade II 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 x2 two storey semicircular 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

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1. Background

In order to comply with National Planning Policy Framework section 12 paragraphs 194 and 205, and SWDP 6 and SWDP 24 Planning Reference no 21/01865/HP Condition (A) *No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and: 1) The programme and methodology of site investigation and recording. 2) The programme for post investigation assessment. 3) Provision to be made for analysis of the site investigation and recording. 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation. 5) Provision to be made for archive deposition of the analysis and records of the site investigation. 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.* (B) *The development shall not be occupied/commenced until a Level 2 Historic Building Recording (as defined by Historic England) has been completed in accordance with Part A of the condition and with the requirements laid out in the Standards and Guidelines for Archaeological Projects in Worcestershire. This shall include a photographic record during the removal of the later extensions and removal of historic fabric. Reason: In accordance with the requirements of paragraphs 194 and 205 of the National Planning Policy Framework 2012 (as amended) and SWDP 6 & 24 of the South Worcestershire Development Plan 2016.*

Correspondence with , Archeological Advisor MHDC stated above that a Level 2 Building recording should be a condition and be followed by a Watching Brief Post Investigation for removal of historic fabric . RDA submitted a *Written Scheme of Investigation* in June 2022 that was approved. This would be carried out in two phases. For phase one a site visit to record elevations as existing and the interior shaded red was carried out on July 5th 2022



Fig 1 Location Map HE Map Ordnance Survey Licence number 100024900

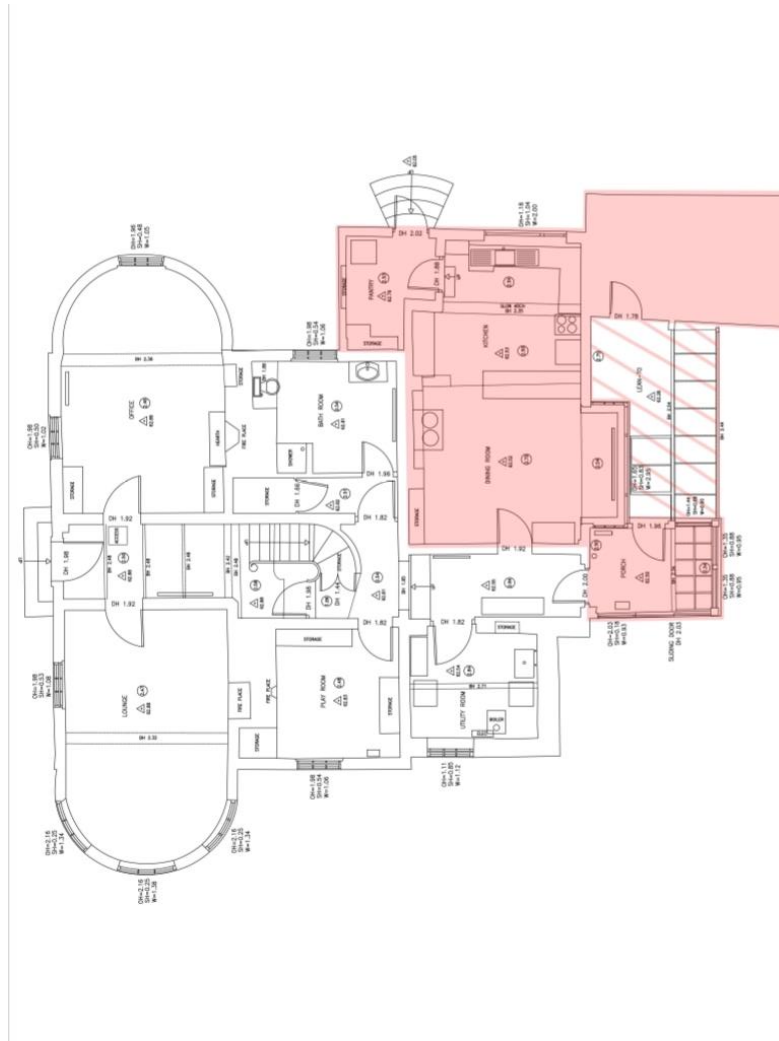


Fig 2 Plan showing existing house and the interior shaded red to be recorded.

2. Aims

The completion to a **Level 2** of a historic building recording survey of as defined within *Understanding Historic Buildings - A guide to good recording practice* (Historic England, 2016) of the areas affected by the approved planning application 21/01865/HP. An assessment of significance providing a descriptive and illustrative account and interpretation of the building, including discussion of its local, regional and national significance has already been undertaken by RDA Reference Davidson, L. and Rock, J. (2020). *RDA Heritage Assessment Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP*. Rock Davidson Associates. <https://doi.org/10.5284/1082941> and this report Ref SWR26104 is on the WAAS HER WSM73804 and Ads Library Database so this Level 2 building recording will not repeat this information

To fulfil the planning conditions reference RDA WSI there will be TWO phases and this will comprise a programme of historic building recording Level 2 Historic England, 2016. *Understanding Historic Buildings A Guide to Good Recording Practice*, to be undertaken prior to the commencement of building works [Phase 1] as existing, in order to record the building "as is" to include all the buildings elevations, and interior shown ONLY by the plan shaded red [as above] followed by a separate Post Investigation when works commence.

3. Methodology

Documentary Research

A search was made of all relevant published and unpublished documentary sources including historic maps, title deeds, written descriptions with primary and secondary sources at County and Local archives such as trade directories and local history books in RDA Heritage Assessment Link Lodge June 2020. This was a desk and web based assessment using current books and written sources and appropriate websites. Reference Davidson, L. and Rock, J. (2020). RDA Heritage Assessment Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP. Rock Davidson Associates.

<https://doi.org/10.5284/1082941>

A site visit to record as a condition for PHASE 1 as existing was made on July 5th 2022

Historic Building Record

The historic building record comprised a detailed visual examination of the exterior and interior of the building [Shaded RED] and the compilation of a photographic and written record to a level equal to a level 2 record as defined by Historic England A guide to good recording practice (Historic England, 2016) as follows

The Drawn/Visual Record

Pre-existing measured architects plan of principle levels was supplied by the client and checked onsite and annotated to indicate photo locations.

The Photographic Record

The photographic record comprised of digital photography using a Canon EOS 700D was used to record both general and detailed shots and exterior elevations, visible structural and decorative details (interior [shaded RED] and exterior) and interior view of Outbuilding, Veranda, Porch, Hallway, Kitchen Dining Room, Pantry rooms.. All photographs were recorded on pro- forma recording sheets with details of subject, orientation, photographer and date photo number. A record of project photographs is included (See Figure and Plates: Register of Photographs)

The Written Record

To accompany the drawn and photographic records, an organised written account of the building was made as free text this forms the basis of the following description.

(See Section

Heritage Assessment report

The RDA Heritage Assessment Link Lodge includes A Map regression [Section 4, 4.2], Historical research Chronology of owners [Section 4, 4.3], Historical Photographs/Plans & Analysis [Section 4 4.4], Phasing of the Main Buildings [Section 4, 4.5], This report also includes an Assessment of Significance and Statement of Significance Reference Davidson, L. and Rock, J. (2020). RDA Heritage Assessment Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP. Rock Davidson Associates.

<https://doi.org/10.5284/1082941> WAAS ref SWR26104 and WSM73804

As per the RDA Approved Written Scheme of Investigation June 2022 for this current Building recording this information will not be repeated from the RDA Heritage Assessment in this Building recording exercise [Ref 3.1 3.4 3.7 RDA WSI]

4. Site Location and Description

4.1

Link Lodge 3 Pickersleigh Road, Malvern WR14 2RP [HER: WSM73804] designation Grade II 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 x2 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

4.2

Site Grid Reference OS National Grid Reference NGR SO 7841647518: 378410, 247526 (Easting, Northing)

4.3

Designations : GD II Listed Building

Listing Text

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/listentry/1082740>

4.4

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

5 Exterior Elevations Photographic Record

5.1. Written Descriptions

North Elevations { Drawing Fig 3 Location Plan Fig 7, PLATE 1. }

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

East Elevations [Drawing Fig 4 ,Location Plan Fig 7, PLATE 2, PLATE 3, PLATE 4, PLATE 5.]

The East Elevations would appear to show a joining of two buildings; [PLATE 2. PLATE 3]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. GF modern C20 window ; maybe the original timber lintel; C20 8 pane glazed door. The door is approached by four semi-circular brick steps. 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 [PLATE 4. East elevation detail] [PLATE 5. Detail rear outbuilding]

South Elevations [Drawing Fig 5 ,Location Plan Fig7, PLATE 6. PLATE 7. PLATE 8. PLATE 9.]

Principal elevation [PLATE 7, PLATE 9]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 that probably was the stone and tiled stables or cowhouse [Ref RDA Heritage Assessment 2020] 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/lean-to continues with flat felted roof. GF window has been enlarged and inserted with a C20 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 [PLATE 6. Oblique view outbuildings,PLATE 8.]

West Elevations [Drawing Fig 6 Location Plan fig 7 [PLATE 10. PLATE 11. PLATE 12.]

Principal larger elevation [PLATE 10. PLATE 11] 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 [PLATE 12] 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 between 19th century brick pillars and low brick walling with hedges.

6. Interior

6.1 Written Descriptions

Outbuilding [Drawing Fig 5, Location Plan Photo Positions Fig 8 [PLATE 8, 13,14,15,16,17]

One of Two single storey painted brick outbuildings over clay tiled gabled roofs; formerly part of stable yard; one building [PLATE 8] attached to the main building incorporating a chimney stack; external C19 timber plank entrance door[Plate 16]; 2/2 pane C19 casement window with original latch.[Plate 16] ; tiled floor; dividing wall with a timber door/hatch [Plate 17] where modern water tanks have probably replaced older water tanks [still evident and visible] that would have been housed here[Reference RDA Heritage Assessment 1933 Auction description p20]

Veranda/Lean-to [Drawing Fig 5 Location Plan Photo Positions Fig 8,PLATE 18,19,20,21

Flat felted roof; C20 open porch/veranda/lean-to .GF window of house has been enlarged and inserted with a C20 bay window[PLATE,18 19]

Porch [Drawing Fig 5, Location Plan Photo Positions Fig 8, PLATE 22,23,24,25]

C20 timber boarded enclosed porch with side timber door[PLATE 23]; fixed two panelled glazing[PLATE 24,25]; to the west C20 patio style sliding doors[PLATE 24, ExteriorPLATE 9]

Hallway [Drawing Fig 5, Location Plan Photo Positions Fig 8,PLATE 26,27]

The lower entrance hall approached via timber C20 door [PLATE 27] from C20 porch within the possibly earlier brick farmhouse; wide doorway to Regency part of house; no door; simple timber architraves. [PLATE 26]Wide planked timber door leads to former scullery/laundry now Utility Room to the west and to the east central door opening leading to Dining Room Kitchen [PLATE 26]

Dining Room Kitchen[Drawing Fig 4 ,5, Location Plan Photo Positions Fig 8, PLATE 28, 29,30,31,32]

This room has undergone the most changes. It appears to have been opened up [PLATE 28]. Entrance door from corridor; x 4 panelled raised and fielded mid C19 door; heavy architrave maybe late C19 or reproduction. [PLATE 31]. Door to lobby and pantry also x4 panelled mid/late C19 door with bolection type mouldings. [PLATE 32]. Fireplace undergone alterations and its recess is not deep. [PLATE 31]. Floor; timber pine boards; C19 recess stripped fitted pine cupboard. [PLATE 31]. To the east is the inserted Upvc window [PLATE 29] and to the south the C20 Porch with C20 timber casement bay window and outside Lean-to. [PLATE 30]

Pantry [Drawing Fig 4 ,5, Location Plan Photo Positions Fig 8, PLATE,4 33,34

Entered by an exterior C20 8 pane glazed door[PLATE 34]; approached by four semi-circular brick steps [PLATE 4]The door opening appears to have been narrowed as the door lintel is wider than the current door opening. Pantry on a higher level than the Kitchen Dining Room and is approached by steps from the Kitchen.



Figure 3



Figure 4



Figure 5



Figure 6

Register of photographs Exterior

Plate no Position	Direction orientation	Photo ID	Description [photographs with 2 m poles as scale unless otherwise stated]
1	S	5298	Front elevation
2	SW	5299	Oblique view
3	W	5300	East elevation
4	W	5301	East elevation detail
5	S	5302	Detail rear outbuilding
6	W	5303	Oblique view
7	N	5306	South elevation
8	NE	5304	South elevation
9	NE	5305	Oblique view south elevation rear porch
10	NE	5307	Oblique view west elevation
11	E	5308	West elevation
12	SE	5309	Oblique view front elevation

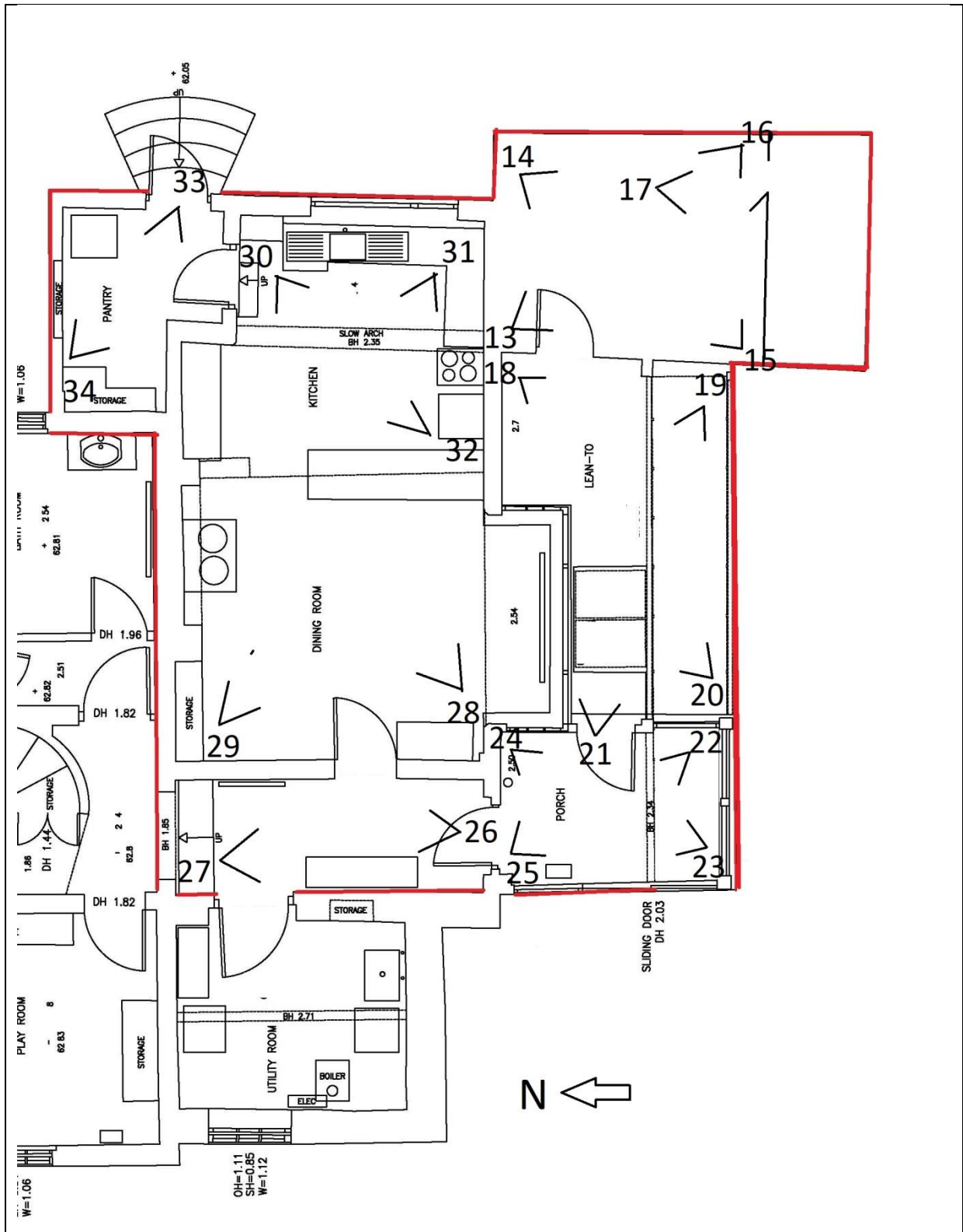


Figure 8 Plan of Recorded Building Interior with Photo Locations Annotated Location Plan Not to Scale do not scale off drawing

Register of photographs Interior

Plate no Position	Photo ID	Direction Orientation	Description [photographs with 2 m poles as scale unless otherwise stated]
13	5311	SE	Outbuilding
14	5312	SW	Outbuilding
15	5313	NE	Outbuilding
16	5314	NW	Outbuilding
17	5317	S	Outbuilding hatch into water tank. 50cm pole.
18	5318/9	SW	Lean-to. 1 metre pole.
19	5321	NW	Lean-to
20	5322	NE	Lean-to
21	5320	E	Lean-to to looking toward outbuilding
22	5323	NW	Porch
23	5424	NE	Porch
24	5325	SW	Porch. 2 metre and 1 metre poles.
25	5326	SE	Porch. 2 metre and 1 metre poles.
26	5327	N	Hallway
27	5329	S	Hallway
28	5330	NE	Kitchen/dining room
29	5331	SE	Kitchen/dining room. 2 metre and 1 metre poles.
30	5333	SW	Kitchen/dining room. 2 metre and 1 metre poles.
31	5334	NW	Kitchen/dining room
32	5335	NE	Kitchen/dining room. 2 metre and 1 metre poles.
33	5336	NW	Pantry
34	5337	SE	Pantry

7. References

Davidson, L. and Rock, J. (2020). *RDA Heritage Assessment Link Lodge, 3 Pickersleigh Road, Malvern WR14 2RP*. Rock Davidson Associates. <https://doi.org/10.5284/1082941>

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Worcester Historic Environment records

WSM20391

Heritage statement for Link Lodge, 3 Pickersleigh Road, Malvern (Desk Based Assessment.

Ref: WSM73804) SWR26104

8. PLATES



PLATE 1. Front elevation



PLATE 2. Oblique view



PLATE 3. East elevation



PLATE 4. East elevation detail



PLATE 5. Detail rear outbuilding



PLATE 6. Oblique view outbuildings



PLATE 7. South elevation



PLATE 8. Outbuildings south elevation



PLATE 9. Oblique view south elevation rear porch



PLATE 10. Oblique view west elevation



PLATE 11. West elevation



PLATE 12. Oblique view front elevation



PLATE 13. Outbuilding



PLATE 14. Outbuilding



PLATE 15. Outbuilding



PLATE 16. Outbuilding



PLATE 17. Outbuilding hatch into water tank



PLATE 18. Lean-to



PLATE 19. Lean-to towards porch



PLATE 20. Lean-to



PLATE 21. Lean-to looking toward outbuilding



PLATE 22. Porch



PLATE 23. Porch



PLATE 24. Porch



PLATE 25. Porch



PLATE 26. Hallway

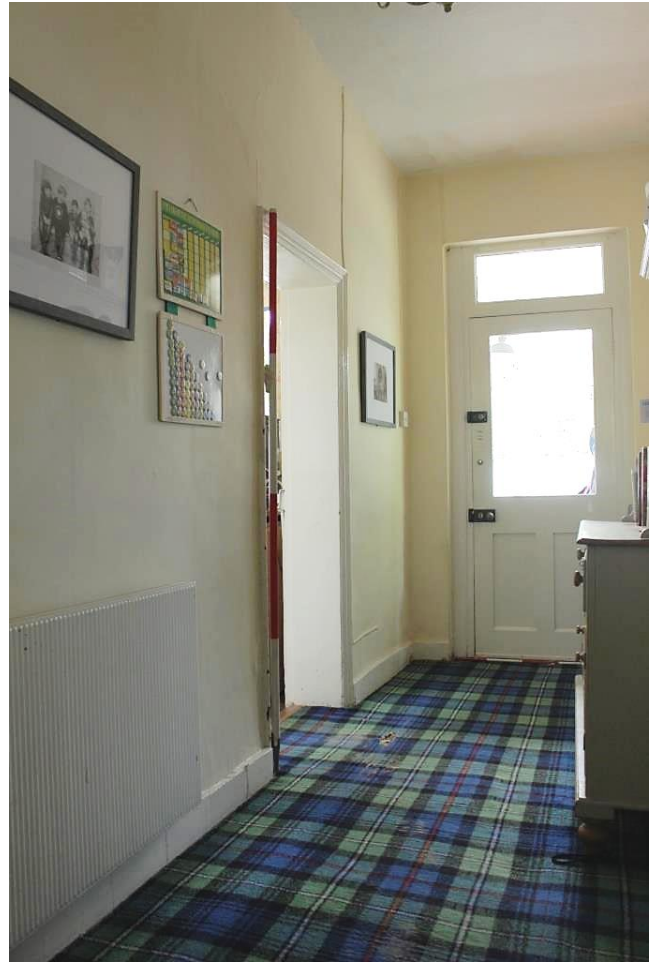


PLATE 27. Hallway



PLATE 28. Kitchen/dining room



PLATE 29. Kitchen/dining room



PLATE 30. Kitchen/dining room

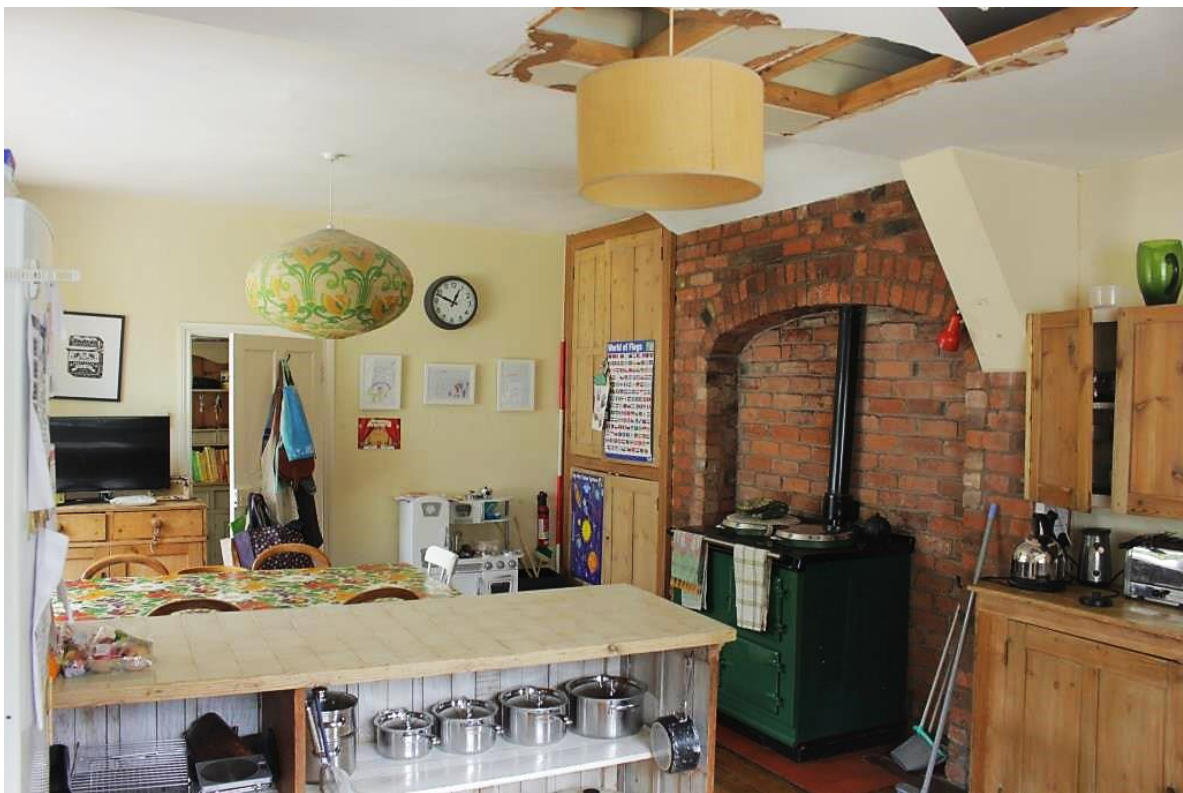


PLATE 31. Kitchen/dining room



PLATE 32. Pantry door



PLATE 33. Pantry



PLATE 34. Pantry