



MILLAR+HOWARD
WORKSHOP

Ebley House

Stroud, GL5 4SX
Design and Access Heritage Statement
November 2023

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Introduction.

Establishing the future use of the Conservatory at Ebley House

Purpose of Report

This report is submitted in support of the application for planning permission on behalf of The Novalis Trust. The proposal presented is set within a narrative that aims to illustrate an understanding of the site and evolving design.

Brief

The proposal is for the rebuild of the Conservatory at the following site:

Ebley House, 253 Westward Road, Stroud, GL5 4SX

The brief sets out to explore options for the Conservatory space at Ebley House. The existing house is in a beautiful setting adjacent to the Grade II listed house, however it is in a poor state of repair. The aspirations are for a flexible and comfortable environment that would benefit the use of the main house itself.

Millar + Howard Workshop

We are a dynamic architecture practice based in the heart of the Cotswolds, with a fresh and original approach to design and a passion for making. We work as an office to produce beautifully designed and crafted buildings, working closely with clients, builders and construction professionals. We design high quality contemporary architecture that responds to its surroundings and engages the people who inhabit it.

Our buildings are known for being inventive - rich in materials, craftsmanship and carefully embedded into their landscape. Each project is a unique response to its context - we spend time drawing out what is important and then craft a building that tells this story.

Elmore Court - M+HW



The Mount - M+HW



Old Town Meeting House - M+HW

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Context.

2. Context.

Site Location

Ebley House, 253 Westward Road, Stroud, GL5 4SX

Ebley House is located to the west of Stroud and midway between Stroud and Stonehouse. Ebley was historically its own village, but now part of the urban area of Stroud. Westward Road lies north of the River Frome and is primarily residential in nature. Ebley House is access directly off of Westward Road through a set of wrought iron gates.



Fig 1. Site Location

Site History

Brief History of Ebley House

Ebley House is a large 19th century stone house, which occupies the site of a house built by the clothier Joseph Ellis. Joseph Ellis made a fortune in the trade and died in 1771. The original house was largely rebuilt by Cheltenham architect W.H. Knight, in 1874, in an elaborate 15th century French Gothic style, with bay windows, ornamental gables with lion supporters, and patterned chimneys. In the late 19th century, Ebley House was home of Edwin Gyde, the Painswick benefactor up until his death in 1894.

From 1923, Ebley House became a National Children's Home, fondly remembered by many Ebley residents for its annual fete and firework display. Following in 1943, the property became a nursery with resident children under 5 years old. The nursery additionally provided day-care facilities for children in the local area.

Ebley House later became offices, and in 2007 it was taken over for use as a Steiner School. Today, Ebley House is the home of the Novalis Trust, a charity dedicated to the provision of care, therapy and education for children and adults. The Novalis Trust moved to Ebley House as the charity's headquarters and home to its Clinical Therapy Centre.

Fig 2. National Children's Home, Ebley (Ebley House)



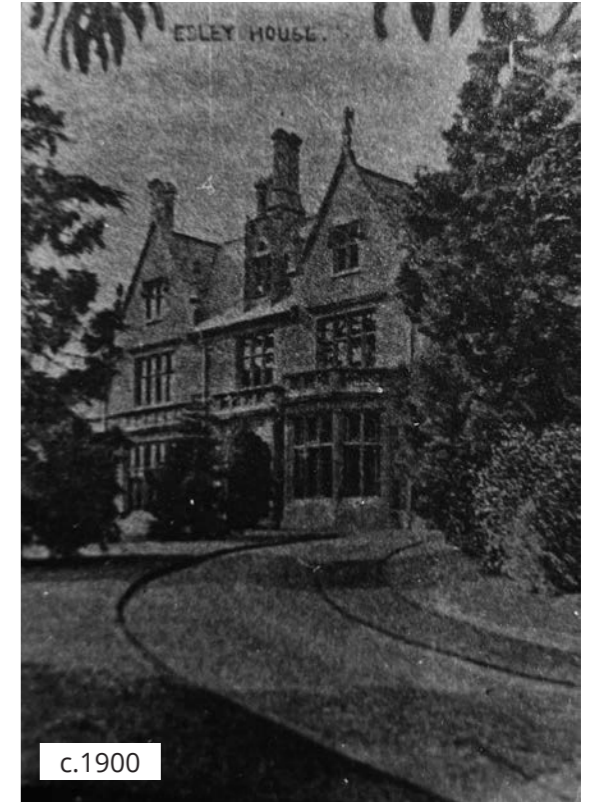
Fig 4. Ebley House Summer Fete c.1940



Fig 3. Ebley House Summer Fete c.1940

2. Context.
Site History

Fig 5. Historic Images of Ebley House



2. Context.

Site and Listing Description

Site and Listing Description, Ebley House

Ebley House was Grade II listed in 1974. The property is built of Cotswold Stone and lies north of the River Frome in grounds which once stretched from the river to Westward Road.

Sales particulars for the property in 1894 describe Ebley House as: *a modern Elizabethan Mansion of stone and highly ornamental character, situate midway between, and a mile and a half from, the Great Western and Midland Railway Stations at Stroud and Stonehouse, whence London is reached in two and a half hours.*

LISTING DESCRIPTION

5227 (South Side) No 235 (Ebley House), including gates SO 8204 NE 16/561 II 2. Mid C19. Vermiculated ashlar. Pitched slate roof. Elaborate grouped ashlar chimneys. 2 storeys and attics. 3 ranges of mullioned and transom windows on south elevation. 1 canted bay on ground floor. Porch with parapet and arched entrance taken on attached columns. 2 gables with 1 mullioned window each. 1 attic dormer with elaborate parapet in manner of C15 French hotel. Heraldic beasts on acroteria and kneelers. 1 storey extension to west, with semi-circular bay window. Massive gatepiers and elaborate iron gates.

Listing NGR: SO8275304757



Fig 6. Ebley House Site Plan

2. Context.

Existing Plan

1 Ebley House

Grade II Listed large Cotswold Stone property. Described in sales particulars of 1894 as a 'modern Elizabethan Mansion of stone and high ornamental character'. No work is proposed to Ebley House.

2 Conservatory

Adjoining Ebley House to the south west of the property lies the Conservatory. The Conservatory sits in a poor state of repair, requiring works to ensure its future use. The Conservatory comprises of two adjoining rooms, one featuring a porch entrance from the driveway. To the rear of the Conservatory there is a room backing onto the adjacent car park which has a half height retaining wall. This space is currently mouldy and in need of remedial work and tanking to make it a habitable and usable space.

3 Garage

South west of the property lies a detached garage. No works are proposed to the garage.

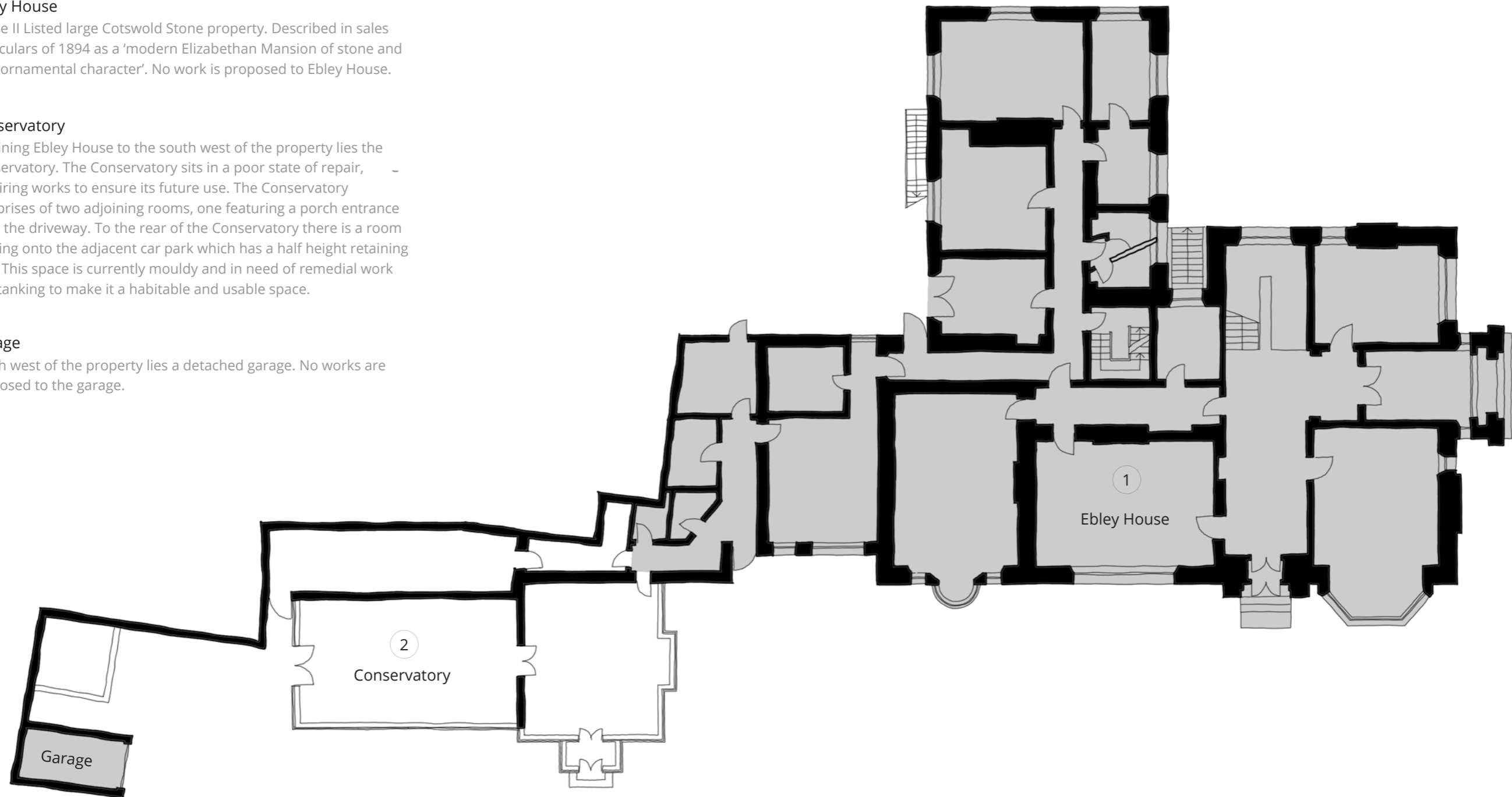
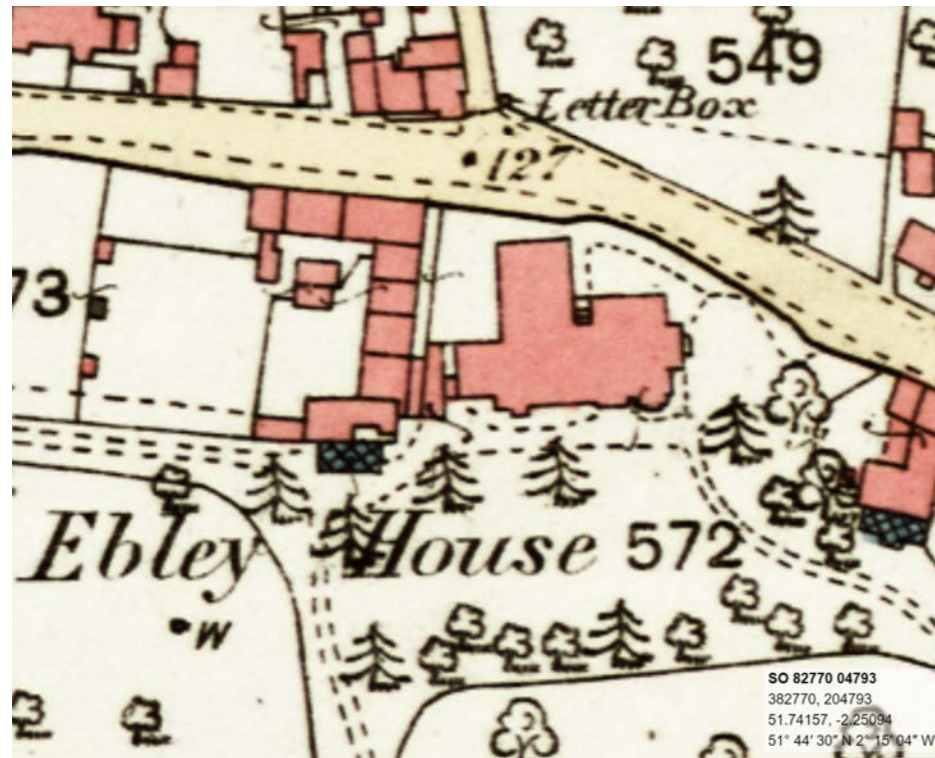


Fig 7. Ebley House Ground Floor Plan

Site History

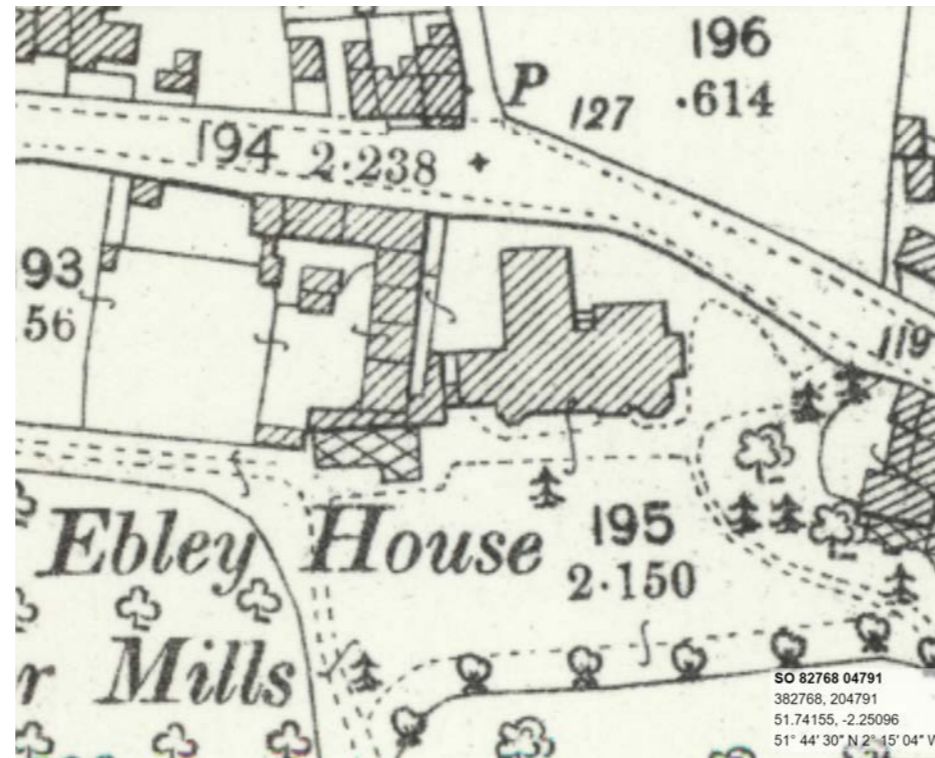
Property Evolution, Ebley House

The history of Ebley House clearly indicates it has been subject to fairly minimal changes since the 19th century. Using a series of OS maps, it is possible to track the changes in the footprint of the building, while images provide some additional information. The following refers to the Conservatory at Ebley House as the focus of this project.



OS 1873 - 1888

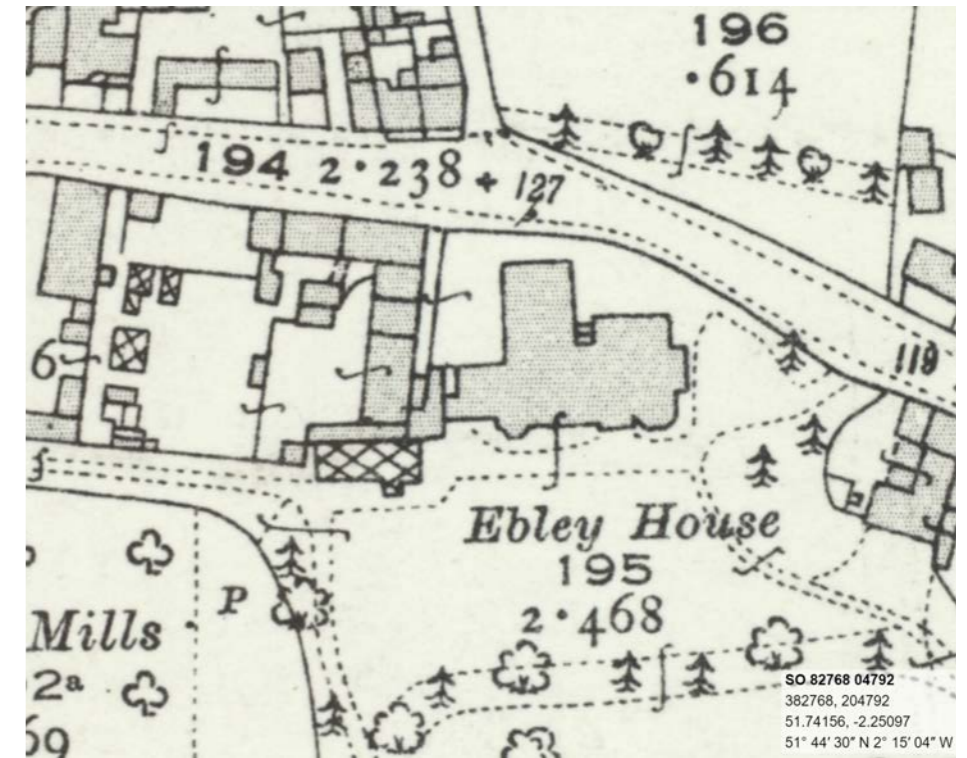
The Ebley House Conservatory appears on the first edition of the OS maps dated 1873 - 1888. The footprint of the conservatory is smaller than that of the Conservatory which stands today. The footprint appears to match the left hand wing of the current Conservatory suggesting that this is an original older wing of the current building, or where a previous structure stood prior to the construction of the existing building. Directly behind the conservatory is a building which no longer exists, alongside a row of cottages which now form the neighbouring sites car park.



OS 1892 - 1914

In the second edition of the OS maps dated 1892 - 1914, the Ebley House Conservatory has an increased footprint. The Conservatory footprint is in very similar resemblance to the footprint today.

Sales particulars for the Ebley House Estate dated 1894 include the Conservatory and Vinery attached to the residence and detail a *Potting Shed and Tool-house (at back of Conservatory)*. These appear to be the current structures sat to the rear of the existing building.



OS 1912 - 1922

A slightly later edition of the OS maps dated between 1912 and 1922 show very little change to Ebley House. The plan appears to illustrate a slight change to the footprint of the Conservatory, with a change to the area of the building, which is currently a porch. The linking structures between the main house and the Conservatory remain as previously shown.

Sales particulars dated 1894, 1899, 1905 and 1913 contain the same content and suggest no changes to the property during this time.

2. Context.

Planning History

Relevant Planning History

The planning history concerning the Conservatory at Ebley House appears to be fairly limited. Pre-application advice with Stroud District Council will confirm any relevant Planning History.

The following applications for Ebley House are presumed to contain works relevant to the Conservatory:

Application ref: Unknown

July 2001
PROPOSED REMEDIAL WORKS TO CONSERVATORY EBLEY HOUSE

Plans dated July 2001 show the proposed structural works required to the Conservatory at Ebley House. Additional steelwork was proposed and the work undertaken to support the existing structure.

Application ref: S.03/1479

February 2003
PROPOSED CATERING FACILITY

Plans dated February 2003 show proposals for the Conservatory as a catering facility. The plans show two proposed openings between the left hand wing of the Conservatory through to the rear building. The plans also show a glazed partition between the left hand and right hand wing of the Conservatory.

It is unclear if the partition between the two wings of the Conservatory was previously glazed, or if this scheme proposed a change from a solid partition to a glazed partition.

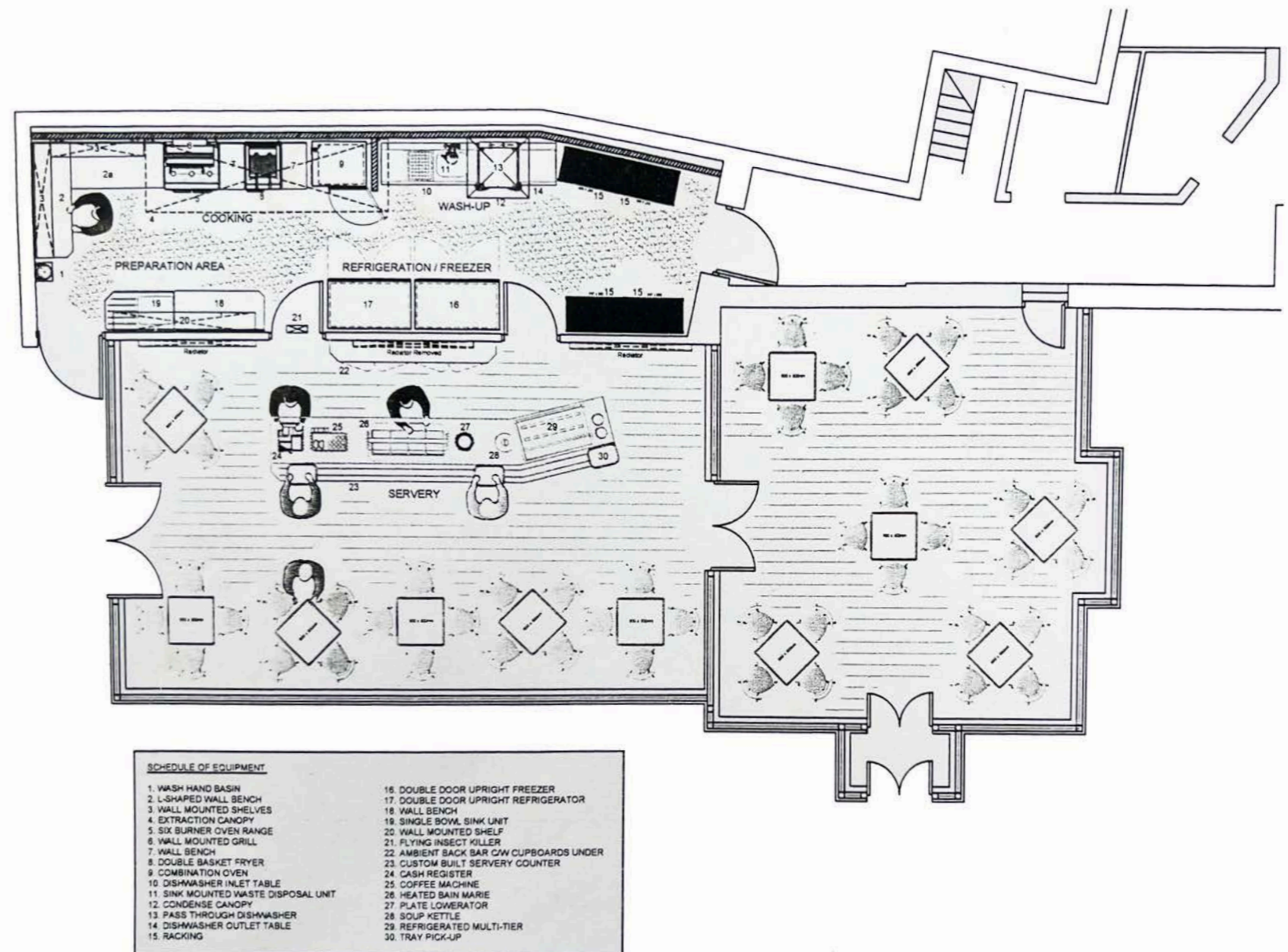


Fig 8. Ebley House - Proposed Conservatory Floor Plan, 2003

Existing Building Condition

The Conservatory

The existing Conservatory is in a beautiful setting adjacent to the Grade II listed house, however in a poor state of repair:

- Deteriorating and rotting structural timber. Structure is now currently supported with acrow props.
- Large amount of single glazing and no insulation. The space requires heating to retain at a comfortable temperature for use, which is currently a significant cost to the charity. In the summer months the spaces have issues with overheating.
- Pitted and deteriorating stone work to plinth of the conservatory.
- Excessive damp and mould growth to the rear where building meets neighbouring garage.
- Additional steelwork to support the roof. Glazing removed from the roof and replaced with heavier tiles which have compromised the structure.
- Concrete screed and laminate flooring covering.

Fig 9. Existing conservatory in the context of Ebley House



Fig 10. Existing conservatory

Fig 11. Existing conservatory



Fig 12. View of garden (looking north)

2. Context.
Existing Building

Fig 13. Existing conservatory west elevation



Fig 15. Deteriorating timber structure



Fig 17. Original roof form replaced with a flat roof over porch



Fig 14. Existing conservatory east elevation



Fig 16. Existing conservatory south elevation with broken glazing



Fig 18. Rear of conservatory where building meets Ebley House

2. Context.
Existing Building

Fig 19. Existing conservatory currently used as for staff dining



Fig 21. Acrow props supporting the existing structure



Fig 23. Additional steelwork to support existing roof structure

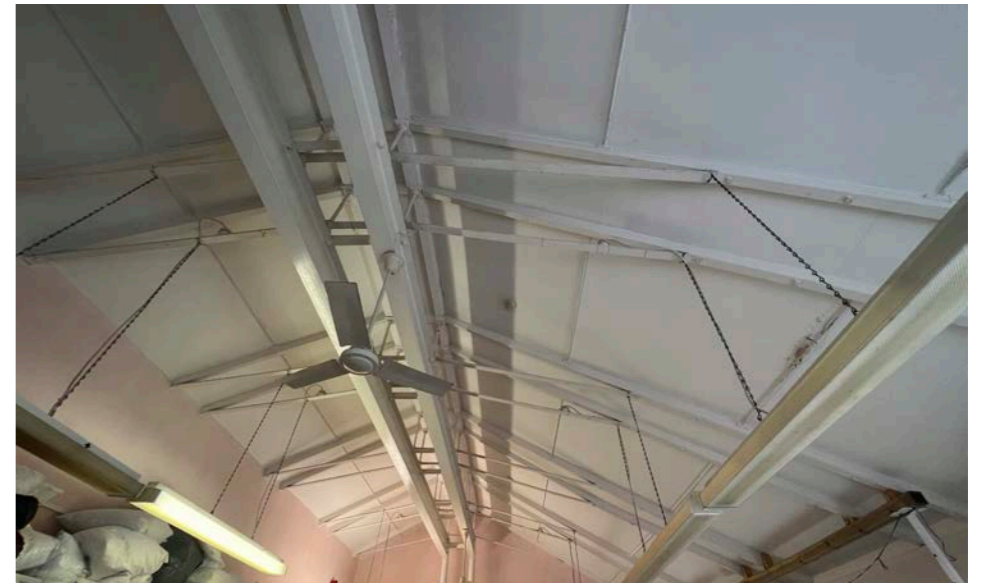


Fig 20. Concrete screed and laminate floor covering

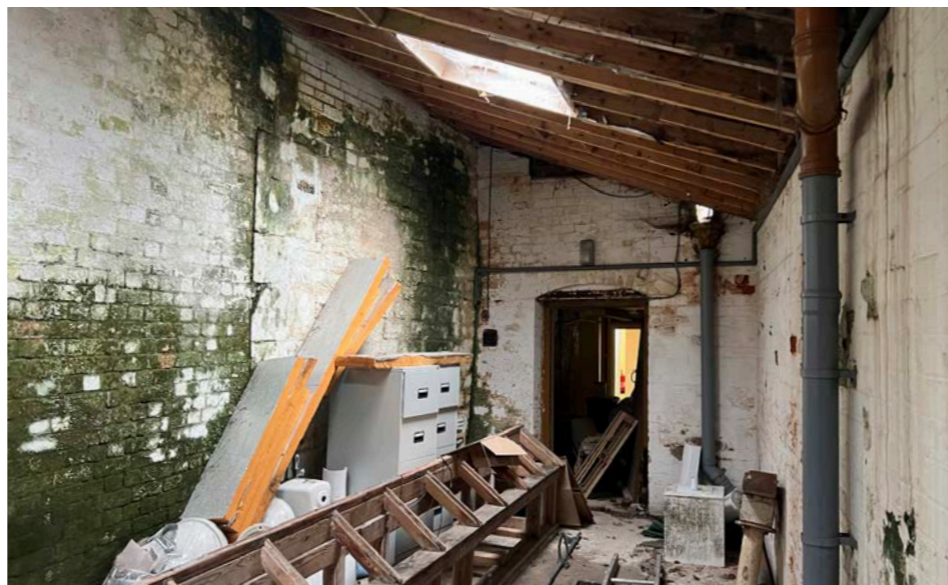


Fig 22. Room to rear where building meets neighbouring garage

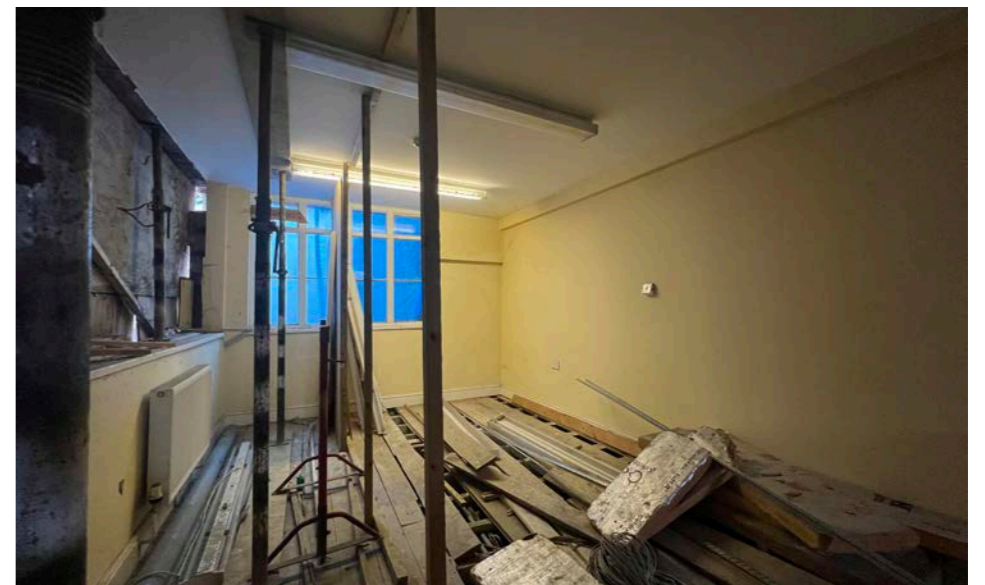


Fig 24. Upper floor to rear of conservatory

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Observations.

Novalis Trust

Introduction to Novalis Trust

Founded in 1954, Gloucestershire-based charity Novalis Trust is dedicated to the provision of care, therapy and education for children and adults.

The charity owns and operates Cotswold Chine School, William Morris School and Paradise House. Whilst each organisation retains its own identity, they all share the same ethos, values and organisational approach.

Novalis Trust is a charity that operates Cotswold Chine School (a residential special school and children's home), William Morris School (an independent day and boarding school for children and young people aged 7-19 with complex learning needs and associated social, emotional and behavioural difficulties).

As well as having the same ethos, values and approach, all three of our organisations share management, finance, administration, maintenance, HR, training and other resources to ensure that consistently high standards are maintained across the charity. Our headquarters are based at Ebley House in Stroud.

<https://novalis-trust.org.uk/>

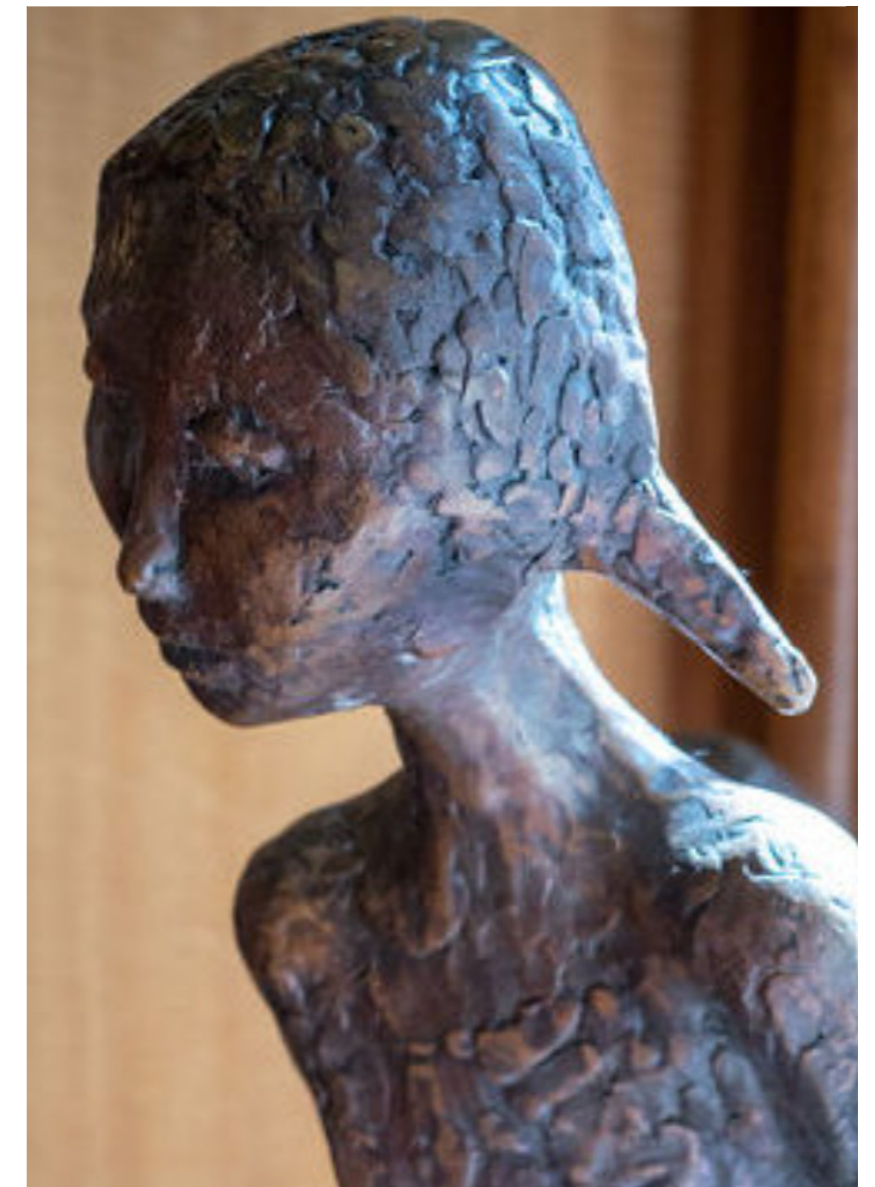


Fig 25. Novalis Trust, <https://novalis-trust.org.uk/>

Fig 27. Novalis Trust, <https://novalis-trust.org.uk/>

Fig 26. Novalis Trust, <https://novalis-trust.org.uk/>

3. Observations

Project Brief

Project Brief, The Conservatory

The Novalis Trust are looking to explore options for the Conservatory at Ebley House. The existing Conservatory is in a beautiful setting adjacent to the Grade II listed house, however in a poor state of repair. The aspirations are for a flexible and comfortable environment that would benefit the use of the main house itself.



1 Structural Condition

The Conservatory is in a poor state of repair with extensive damage and rot to the timber frame. Previous work undertaken to support the roof included the introduction of additional steel work within the Conservatory. Additional support to the roof is currently provided by Acrow props due to the failing timber structure and increase in weight to the roof with a tile covering. The structure is in need of urgent work/ replacement if this heritage asset is to be preserved.

2 Thermal Comfort and Environmental Condition

With an entirely glazed facade, the Conservatory suffers from the extremes of winter cooling and summer heating. During the winter months, in order to maintain a comfortable temperature, heating is required for the full duration of the day. This is at both an environmental and financial cost. During the summer months, the use of blinds is essential to help reduce solar gains.

3 Use and Function

The Conservatory is currently used by the Novalis Trust as a staff lunch and break space. The other half of the Conservatory is used for storage, and the adjoining rooms to the rear are in such a poor condition that they are not habitable and unusable. The Novalis Trust intend on using the refurbished Conservatory space for conferences and staff training.

3. Observations

Existing Plan

Existing Building, Condition and Use

1 Conservatory (West)

Adjoining Ebley House to the south west of the property lies the Conservatory. This half of the Conservatory is believed to be the original Conservatory which stood in the in the late 19th century.

Unfortunately, due to extensive repair work required, the original lantern for this half of the building has been removed. Additional steelwork has been introduced too to support the addition of a solid slated roof. Despite various works, this half of the Conservatory is in a relatively poor state of repair, with failing timber structure, propped with Acrow props. The floor appears to be concrete screed with a laminate covering.

2 Conservatory (Rear)

Sales particulars for the Ebley House Estate dated 1894 include the Conservatory and Vinery attached to the residence and detail a *Potting Shed and Tool-house (at back of Conservatory)*.

This addition to the building appears to have been constructed in c.1910, although various works appear to have been undertaken with relatively recent timber roof structure and rooflights. Despite this, the area is uninhabitable with sever damp and mould from a poorly constructed retaining wall.

3 Conservatory (East)

The east wing of the Conservatory is believed to be an addition in the early 20th century. This half of the Conservatory features a porch and similarly to the western wing, a more recent tiled roof covering.

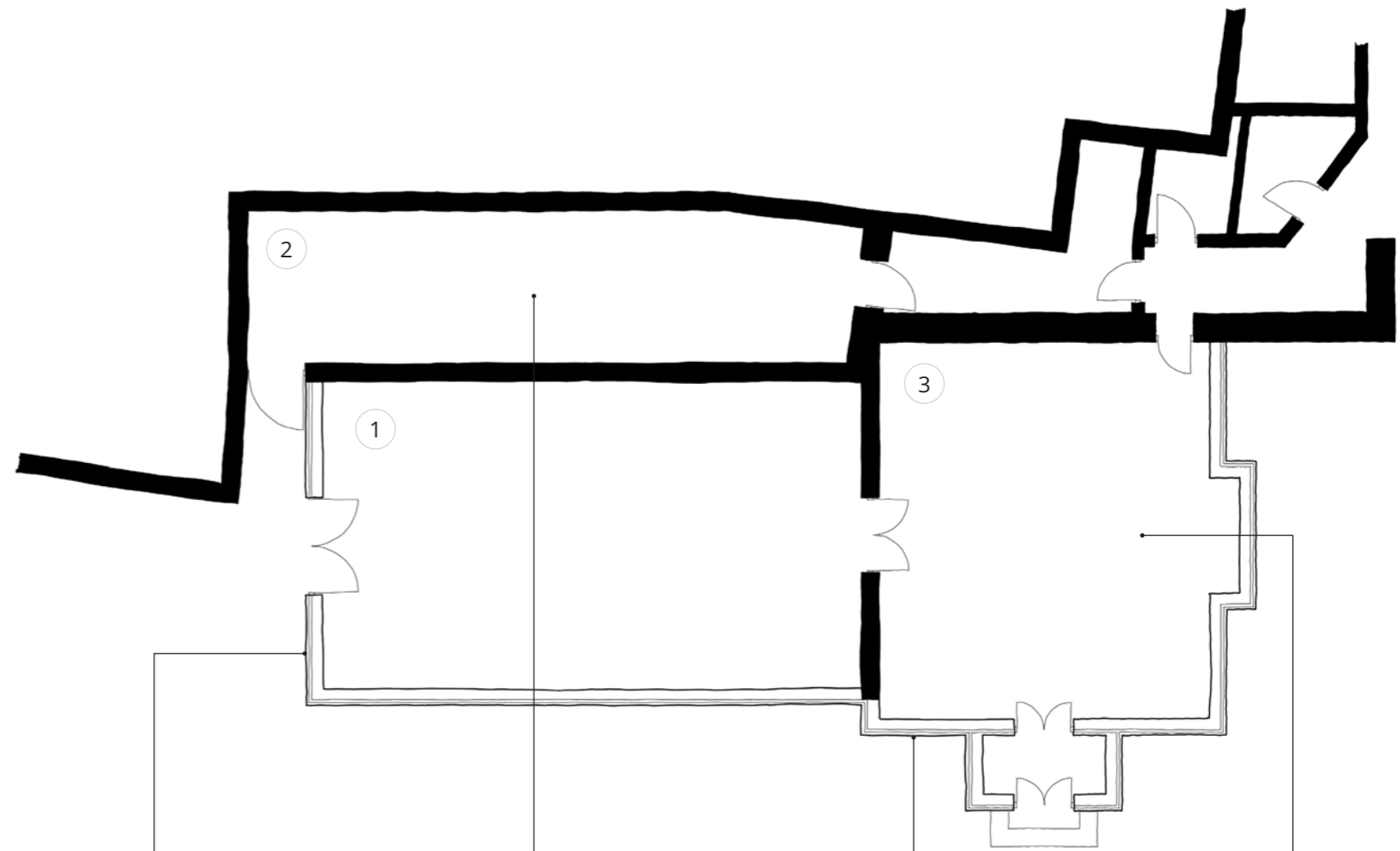


Fig 28. Ebley House Conservatory Ground Floor Plan

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Proposal

The Conservatory, Ebley House

Retaining and Reinstating Historical Features

Ebley House holds significant historical and architectural value within the local context. M+HW have carefully considered the impact of the proposals to the Conservatory on the rest of the building and its setting. By way of preserving the heritage and setting, the following design decisions have been made with a view to preserving and reinstating the buildings heritage. In addition to the following a number of fabric upgrades are also proposed to improve the buildings performance and ensure it remains a viable and usable space.



1 Reinststate the Original Lanterns

The original Conservatory lantern on the west wing was removed in the early 2000s following prolonged deterioration. The lantern was carefully removed in sections and documented with the extent of works required. A number of structural timber members are beyond repair with extensive rot, and will be need replacement. It is proposed that the lanterns are reinstated in their original forms.

2 Reinststate the Original Roof Forms

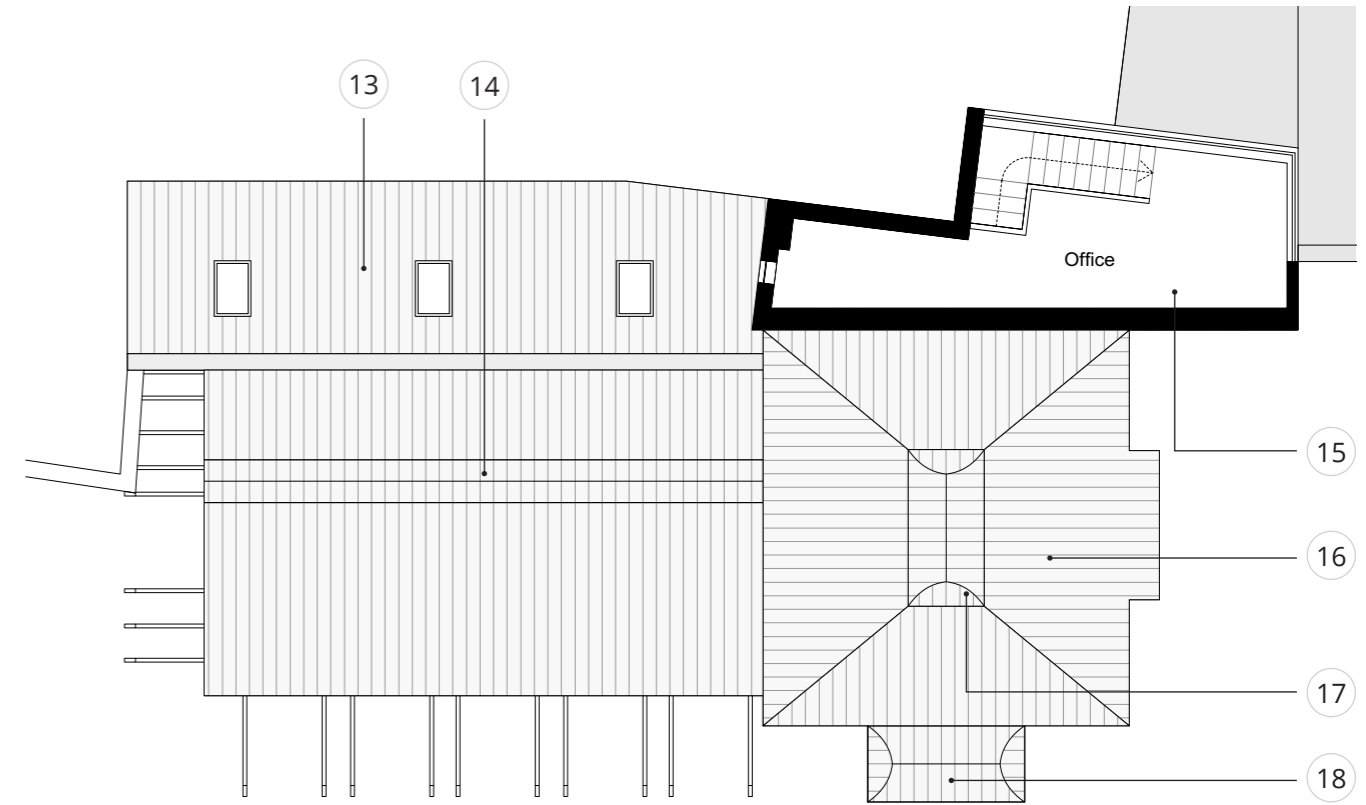
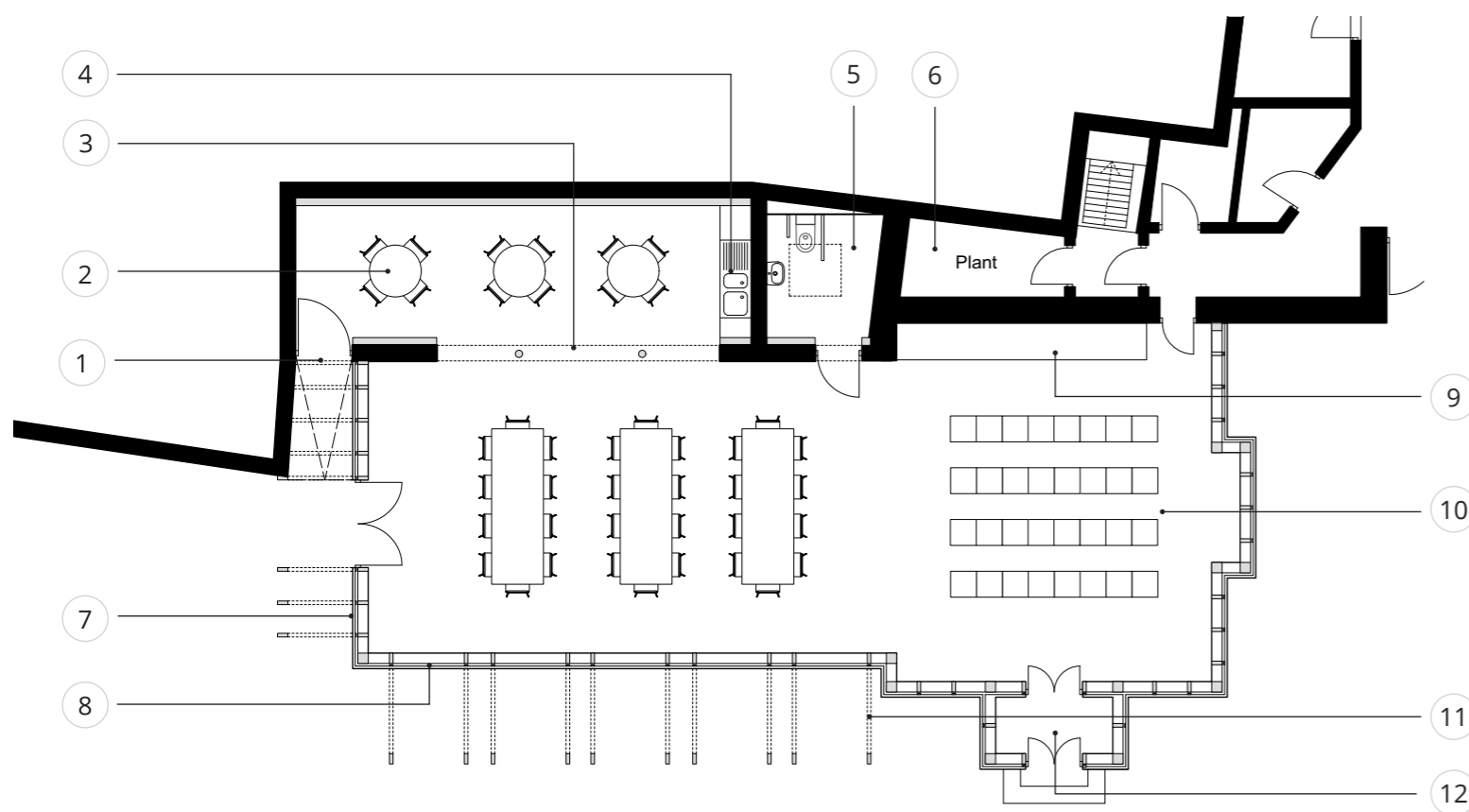
Images from the sales particulars for Ebley House from 1894 show the eastern wing of the Conservatory with curved roof forms. The original glazed roof across both sections of the east wing of the house have been removed and replaced with a flat roof covering. It is proposed that the original roof forms are reinstated.

3 Preserve Historic Fabric and Features

A full assessment of the structural condition of the Conservatory is required in order to establish the extent of which any existing historic fabric can be retained. Historic fabric will be retained where possible. There are however a number of visual signs of deterioration and damage which may be beyond repair.

Proposed Floor Plans

Proposed Plans



- 1 **Level Access into Building**
Provide a level access into the building by raising the floor level to match the Conservatory and ramp up to the doorway.
- 2 **Breakout Space**
- 3 **Create Opening**
New opening created between the Conservatory and rear.
- 4 **Kitchenette**
- 5 **Accessible WC**
- 6 **Plant Room**
Plant room for MHVR handling unit and underfloor heating manifolds as required to service the Conservatory.
- 7 **New Metal Structure**
Replace timber structure across the facades. The timber frame is beyond feasible repair. A new metal structure is proposed to help maintain a slim structural frame that retains the buildings elegance.
- 8 **Double Glazed Windows**
Glazing replaced across the full extent of the facade. Glazing to be replaced with double glazing where acceptable.
- 9 **Storage (Literature and AV)**
Storage for AV equipment (projector, TV, audio) if required and shelving for books and literature.
- 10 **Flexible Space**
- 11 **Pergola**
- 12 **Porch Entrance**
Existing porch to be reinstated as the primary entrance to the Conservatory to allow visitors to enter independently.
- 13 **New Roof**
Replace roof over rear room behind the Conservatory. Replace with new metal standing seam roof.
- 14 **Reinstate Original Lantern**
- 15 **Office**
- 16 **New Roof Covering**
Metal standing seam roof to follow setting out of the original glazing. New roof build up to allow for insulation.
- 17 **Refurbish Original Lantern**
Original lantern to be refurbished if possible and reinstated with original curved form. New roof to be metal standing seam.
- 18 **Reinstate Lantern**
Lantern above porch to be reinstated with original curved form with new metal standing seam roof covering.

Proposed South Elevation



1 Metal Standing Seam Roof
Metal standing seam roof to follow setting out of the original glazing.

2 Refurbished Lantern

3 Stone Plinth (Refurbished/Rebuilt)

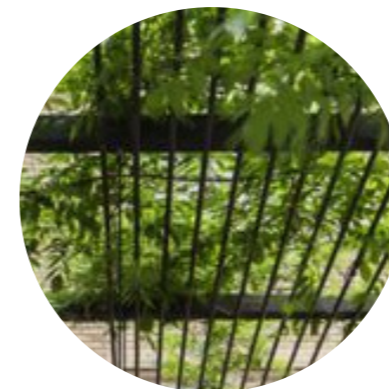
4 Pergola

5 Porch Roof Reinstated
Metal standing seam roof to follow form and setting out of original glazed roof.

6 Metal Structure

7 Double Glazed Windows

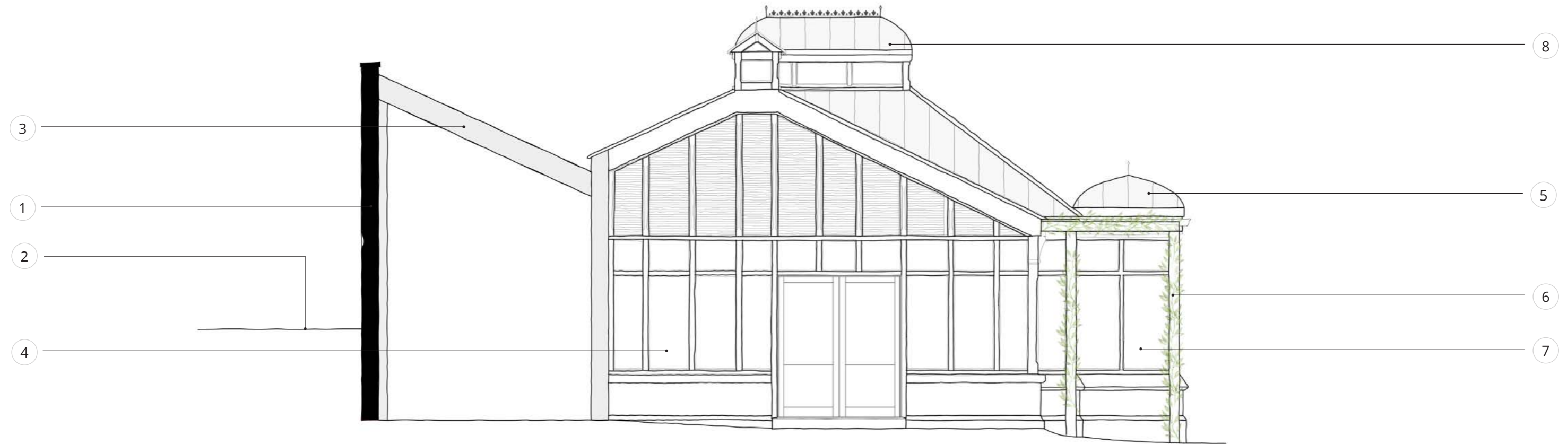
8 Refurbished Lantern Roof



Introducing a Pergola

The introduction of a metal pergola along the south and west facade of the Conservatory with growing creepers will minimise solar gains in the summer months. Whilst the planting will provide seasonal cover, the introduction of a brise soleil will provide year round shading.

Proposed West Elevation



- 1 Existing Retaining Wall
Existing retaining wall to be tanked and relined.
- 2 Indicative Neighbouring Ground Line
- 3 New Roof with Metal Standing Seam
- 4 Double Glazed Windows
- 5 Porch Roof Reinstated
Metal standing seam roof to follow form and setting out of original glazed roof.
- 6 Metal Structure
- 7 Double Glazed Windows
- 8 Refurbished Lantern Roof



Metal Facade Structure

It is proposed that the existing timber structure is rebuilt as a metal facade. It is anticipated that if the facade was retained in timber, the size of timber members would need to be increased to accommodate the additional roof build up. A metal facade would allow structural members to remain slim and help retain the buildings elegance.

4. Proposals
Proposed Materials



Metal Structure and Pergola



Steel Windows

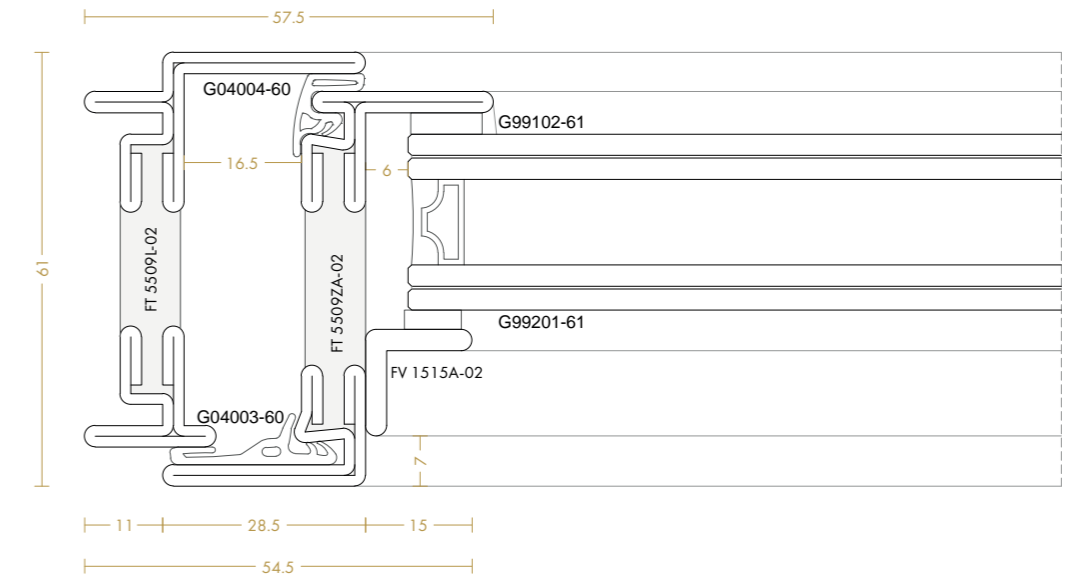


Cotswold Stone Plinth

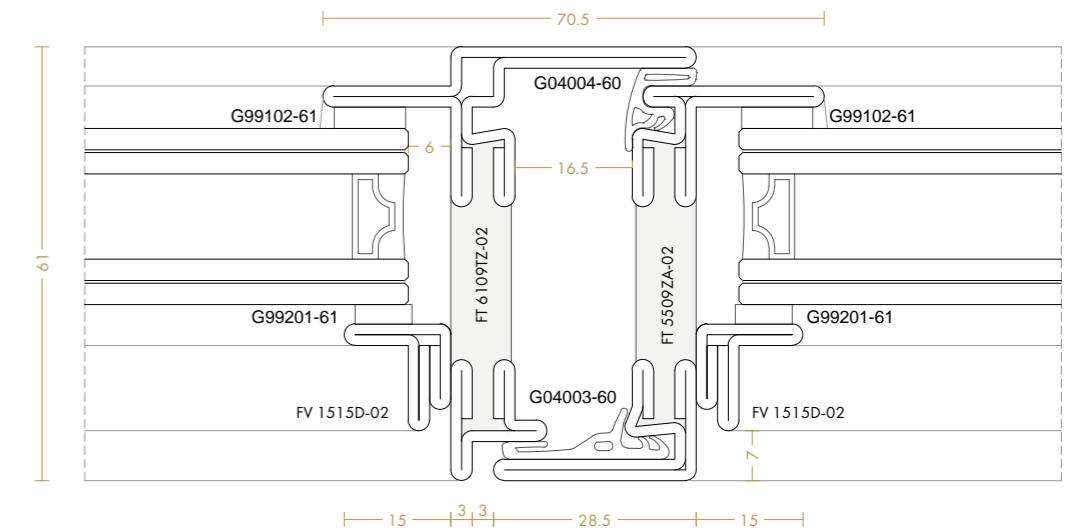


Metal Standing Seam Roof

SECTION 1 EXTERNAL



SECTION 2 EXTERNAL



Steel Windows - Typical Detail

A slimline thermally broken window profile is proposed for the glazing across the proposed conservatory. Thermally broken steel window profiles allow for wide openings with slender sightlines which reflect a contemporary look whilst retaining industrial elegance. After more than 100 years, this timeless window profile is still chosen for a great number of projects in historic settings worldwide.

End of Report

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