

Heritage / Design and Access Statement

Property: 1, The Old Schoolhouse, School Lane, Dilton Marsh, BA13 4FE

Listing: Grade II Listed

Applicant: Nichola Hope Hall

Date: 28 September 2025

1. Description of Works

The proposal is to carry out limited remedial works to the front elevation of the property. These include:

- Removal of unsympathetic and poorly executed mortar patches above the window.
- Repointing of open joints using lime-based mortar mixed with stone dust, matched to the original in colour and texture.
- Repair of spalled and weathered Bath Stone to the mullions and associated architectural details, using Bath Stone to match the original.

2. Design Approach

The design intent is conservation-led. All works will be like-for-like repairs using traditional materials and methods appropriate to the age and status of the building. The aim is to prevent further deterioration of the masonry while maintaining the historic and architectural character of the listed façade.

3. Heritage Impact

The works will preserve and enhance the special interest of the Grade II listed building. By removing inappropriate modern mortar and repairing damaged stone sympathetically, the proposal will improve the appearance of the elevation and protect the building's fabric for the future. The proposals do not involve any structural alteration or loss of historic detail.

4. Access

The works do not alter access to or within the property. Existing access arrangements remain unchanged.

5. Conclusion

The proposed remedial works are necessary for the ongoing conservation of the building and will be carried out in a manner fully sympathetic to its listed status. The works will have no negative impact on the building's special architectural or historic character.