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STATEMENT IN SUPPORT OF
APPLICATION FOR LISTED BUILDING CONSENT
1 SCHOOL LANE, DILTON MARSH, WESTBURY, BA13 4FE

REFERENCE: PL/2025/07802

SUMMARY

This is a listed building consent application for minor works to be carried out solely to the front gable elevation of the property, involving the repointing of a concentrated area of approximately 1m² of weathered joints below the trefoil opening, localised areas of repointing where non-matching mortar was used as part of the original conversion works of the school into four dwellings in 2007, restoration work to individual areas of the gable coping and 3- light mullioned and transomed window, where deterioration has occurred over time, and repointing of the vertical joint between porch and gable wall, which has opened up during the dry summer, likely caused by differential movement between the high level footings of the porch and the deeper house foundations.

BACKGROUND

The property comprises the eastern wing of a former Victorian school, which was converted into four dwellings in 2007 and first purchased by the applicant. It is listed grade 2 under Historic England's list entry number 1180679 – the HE's map search misidentifies the listed property as the modern junior school to the rear.

As part of the conversion work approved by the LPA, some localised areas of repointing were carried out on the front elevation of this property with an inappropriate mix that was non-matching to the original stonework. In addition, during the period of ownership, the pointing to a central area of stone wall, approx. 1m², between the head of the window and trefoil opening above, has weathered out and is in need of repointing. Further, localised areas of weathering have affected the dressed bath stone on the central window framing, transoms and

mullions, which need sympathetic restoration. The applicant is applying to carry out all these repairs at the same time, as well as pointing up a vertical joint, some 10mm at its widest point, between the LHS of the front porch and the main gable wall.

SCHEDULE OF WORKS

The above repairs are individually described and identified in the photos below. All repointing will be carried out using a natural hydraulic lime (nhl3.5) to match the original in colour, texture, and strength to ensure mortar is compatible with the existing masonry and prevent further spalling or water ingress. Repointing will only be done to those areas where necessary, leaving the sound mortar intact.

1. Main area of repointing between window and trefoil – this is the area affecting approximately 1m² as shown within the red line on the photo below.



2. localised repointing where inappropriate mortar mix was used at the time of the conversion from school to dwelling. The individual areas have not been highlighted on the photograph below because these are visually obvious to identify.



3. Sympathetic restoration of dressed stone to window and other detailed areas, as necessary, where defective due to spalling and deterioration over time. This will be done by raking

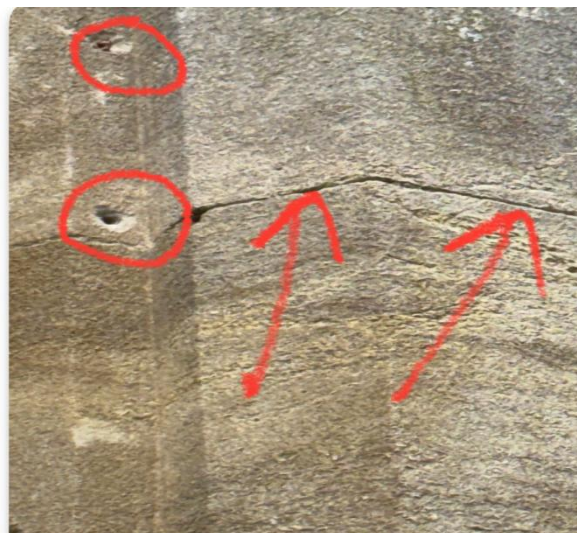


LHS of porch entrance

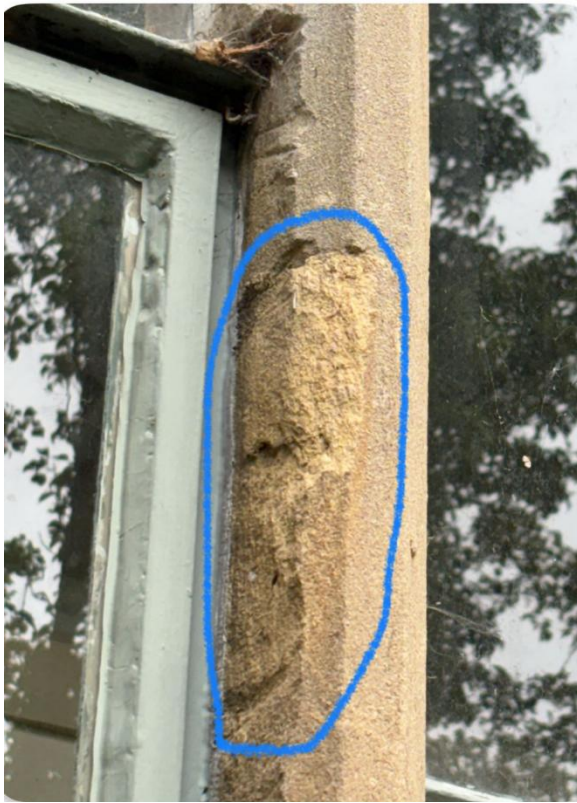
out the soft areas and repair, using an appropriate lime-based bath stone dust restoration mortar, approved by the LPA before work commences. Open joints to be treated with a lime putty. All repair techniques are to follow conservation methods to maintain the building's character and integrity.



LHS of porch entrance



Porch wall



central window mullion





Head of window

LHS above porch roof



porch wall



Porch apex



RHS porch arch



RHS verge coping



4. Pointing up vertical joint between LHS front porch wall and gable wall of house. During this year's long hot dry spell, differential movement has occurred between the left unbonded stone wall of entrance porch, which bears onto high level footings with 225mm projections from face of wall at ground level and being some 150 deep, with the deeper footings of the main dwelling. At its widest, this crack is some 10mm and is not considered significant to affect the stability of the structure. the joint will be raked out and repointed.



HERITAGE STATEMENT

1. The old school, of which the application dwelling forms the eastern wing, is listed grade 2 and has the following description in Historic England entry list numbered 1180679, first registered in 1987 under the name of The Dilton Marsh Junior School (that part of the description which relates specifically to the application property is highlighted in yellow).

‘DILTON MARSH HIGH STREET ST 84 NW (south side) 7/111 Dilton Marsh Junior School 23.3.87 GV II Junior school. 1840s, probably by T.H. Wyatt. Coursed rubble

stone, fishscale tiled roof with coped verges and brick stacks. L- plan. Single storey. Main range has gabled porch with pointed doorway to left with one single and two 3-light chamfered mullioned casements and blocked Tudor-arched doorway to right. Wing projecting to left has 4-light mullioned and transomed window to gable end with gabled porch with pointed doorway to left, gabled bellcote to apex of gable. Parallel wing set back to left has 3- light mullioned and transomed window to gable end with trefoil over, ashlar octagonal stack. Left return has 3-light mullioned and transomed window with gable over. Rear of main range has two 2-light mullioned windows to full dormers, gable end of wing to right has 4-light mullioned and transomed window. C20 additions attached to rear. Interior retains original joinery and open roof trusses, partly visible below inserted ceilings. Good example of village school, built adjacent to the Church of Holy Trinity (q.v.) and sharing similar details, such as roofing.'

2. The proposed works are to protect the front gable wall by carrying out sympathetic repairs and restoration to the stonework by (1) repointing those areas where the existing joints have been eroded back by the weather over time or have been repointed previously with unmatching and unsuitable materials (2) restoring those localised areas to the window and other detailing where the dressed stone has spalled and deteriorated and (3) repointing the vertical movement joint between the porch and gable.
3. All work will be carried out in accordance with the necessary conservation standards applicable to the repair and maintenance of old traditional buildings.

DESIGN AND ACCESS STATEMENT

Because of the nature and extent of the work to be carried out, which is restricted to the repair of the front gable wall, window, and porch only, it is not considered appropriate nor necessary to provide a DAS in this particular application.

APPENDIX

A. PLANS

1. SITE PLAN	BH.25.001.A1	1:250 @ A4
2. LOCATION PLAN	BH.25.001.B1	1:1250 @ A4
3. ELEVATION AFFECTED BY WORKS	BH.25.001 C1	1:250 @ A4

Signed

ANDREW P HALE MA BSc Dip EM

Dated 29.10.25