

# Design, Access and Heritage Statement

November 2025



69 – 70 Silkhouses, Cote Lane, Kilmington,  
Wiltshire, BA12 6QZ

External repairs and redecorations  
Internal structural repairs and refurbishment

# Project Preface

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# **1 Introduction**

## **1.1 Purpose of the Design, Access and Heritage Statement**

This Design, Access and Heritage Statement accompanies an application by the National Trust for listed building consent to undertake repairs and refurbishment works to the two bedroom residential cottage known as 69-70 Silkhouses, Cote Lane, Kilmington, Wiltshire, BA12 6QZ.

This document sets out the background to the proposed works and provides information about the heritage assets of the site and about the impact of the proposed development on the fabric, setting and significance of these assets.

This Statement has been drafted in regard to general Historic England guidance, including Conservation Principles, Policies and Guidance (2008) and the 2017 consultation draft revisions, Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015) and Good Practice Note 3 – The Setting of Heritage Assets, 2nd edition (2017).

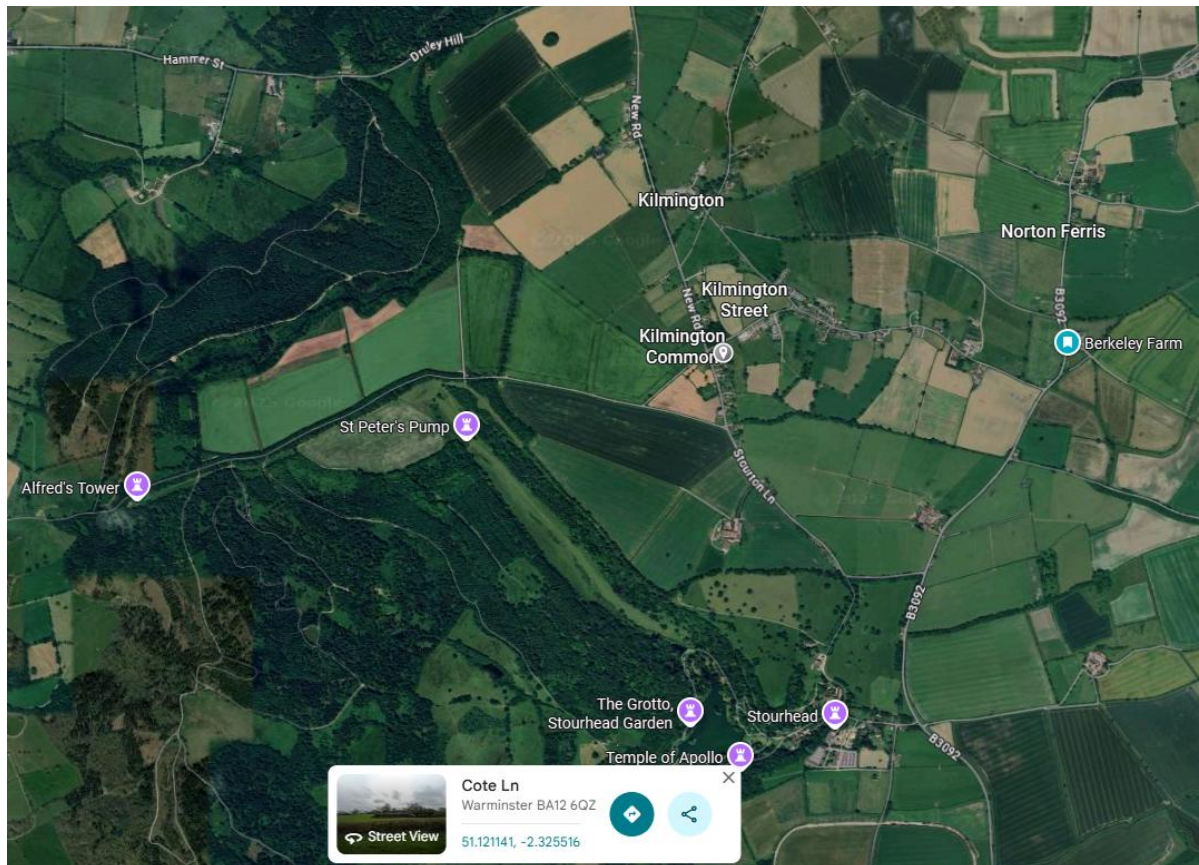
## **1.2 Structure and content of the document**

This document is presented in four main sections. Section 2 provides a description of the heritage assets at 69-70 Silkhouses. Section 3 provides detail of the property and outlines the significance of these assets. In section 4 the design and access issues are addressed and the impact of the proposed project on the property is described. Section 5 details the ecological investigations that have been instructed on site and confirms the client's intention to undertake the works under the necessary bat licence and with guidance from an ecologist.

## 2 Description of the heritage assets

### 2.1 Application site location

Appendix 2 of this document shows the location plan of the application site and Photograph 1, below, is an aerial view of 69-70 Silkhouses, set within the Stourhead Estate. The cottage is marked with a pin.



The application site forms part of Stourhead Estate. The Silkhouses are a terrace of three residential cottage properties located to the north of the Stourhead Estate in the village of Kilminster.

The Silkhouses are Grade II listed properties and are located off Cote Lane in Kilminster. The Silkhouses have been split into three separate dwellings, and they are accessed from a shared driveway off the Stourton Lane, immediately to the south of the Cote Lane and Stourton Lane crossroads.

The site is part of the Stourhead Estate and is approximately 1.5 miles north of the main visitor entrance to Stourhead.

## **2.2 The Silkhouses**

The Silkhouses are a Grade II listed property constructed in the early 18<sup>th</sup> century as a silk workshop. The property was converted into six cottages in 1849. The interior of the property was altered and converted into the current configuration of three cottages in the mid 20<sup>th</sup> century.

The Silkhouses property is constructed with rubblestone walls to the ground floor with a thatched roof over the first floor, incorporating single story attic level and twelve hipped dormers to the north facing front elevation. Internal walls and chimney stacks are brick constructed.

The rear elevation has three single storey wings with thatched roofs. Records show that the middle rear wing was constructed in the late 19<sup>th</sup> century and other two in the mid 20<sup>th</sup> century. The wings are cement rendered.

The building is constructed with the front elevation facing in a north facing direction, parallel to Cote Lane.

## **2.3 69-70 The Silkhouses**

No.69-70 Silkhouses is the end of terrace property to the western end of the Silkhouses.

The ground floor is divided into three separate rooms with central entrance room which contains the staircase to first floor. To the east is a reception room with a latterly installed lightweight partition wall installed to separate the kitchen. To the west is a living room with a large fireplace to the western end wall.

The rear wing to 69-70 Silkhouses is blockwork constructed and with an external cement render finish. This wing contains the ground floor bathroom, storage space and rear entrance lobby.

The first floor is constructed in the thatched roof attic and contains a large central landing and two bedrooms either side to the east and west. The west bedroom has a rear south facing window.

To the west facing gable elevation of no.69-70 Silkhouses there is a rubblestone single storey extension with hipped and plain tiled covered roof. This construction forms storage space and houses the gas boiler serving the property. The external rubblestone walls with red brick quoins to the corners and around the window and door openings.

All windows to the ground and first floors of the property are timber casement windows and have been fitted with secondary aluminium framed glazing.

### **3 Significance of the heritage assets**

The Silkhouses are listed as Grade II, which reflects its national standing as a building which contains some specific architectural and historic interest. Its significance rests on its historic interest and aesthetic quality as well as its association with notable individuals during various periods of its history.

The Silkhouses were constructed in the early 18<sup>th</sup> century as a silk workshop. The property was converted into six cottages in 1849. The interior of the property was altered and converted into the current configuration of three cottages in the mid 20<sup>th</sup> century.

The building retains its original construction of Rubblestone ground floor walls and thatched roof construction with twelve hipped attic level (first floor) dormers.

The windows are timber framed casements. To the first floor, front elevation the casements contain two lights with one opening casements, each are six pane. This is with the exception of the window to the right hand side of the elevation which the casements contain fifteen panes and retains scroll latch fittings.

The listing description of the property for Nos 69 and 70, specifically noted that it contains a late 18<sup>th</sup> century fireplace with moulded surround and dentil cornice, some planked doors.

Despite being much changed over time, the property known as Nos 69-70 is generally in good condition and retains some its original features. The building retains original doors and fireplaces.

## **4 Impact of the proposed works on heritage assets**

### **4.1 Proposed works and design considerations**

The proposed external works to the property involve the elevation stonework and brickwork repairs and the repairs to the tiled roof covering of the lean-to storeroom construction to the western end of the terrace.

The roof repairs will include the installation of the like for like plain tiles onto the existing timber battens, replacing any missing or cracked and spalled tiles. The timber roof construction will require repairing where there are missing and decayed sections of purlin and wall plate.

The elevation repairs will involve the removal of previously installed unsympathetic cementitious mortar to the stonework and its replacement throughout the building with a lime based mortar.

Where stonework has been damaged, individual stones will be cut out and replaced in a like for like manner. Stone will be sourced to match the existing limestone Rubblestone.

Internally it will be necessary to undertake timber repairs to the beam supporting the first floor of the western bedroom. This beam has split and is rotten to the end imbedded in the south facing elevation. This timber floor beam will require a splice repair. It will also be necessary to replace a failed lintel to the dormer window opening to the eastern bedroom.

The ground floor rooms of the property will require replastering in areas where significant damp penetration is noted and the existing plaster finish down to floor slab level is soaking up ground moisture. Damaged plaster coating to internal walls will be replaced with a lime based plaster finish which allows for a 10mm gap to the base of the wall and junction with the floor slab.

Internally the property will be refurbished. This will include the opening up of the ground floor eastern reception room and kitchen. This will require the removal of a stud partition wall and reinstating the room as a single open plan space. A new kitchen including base and wall mounted units will be installed which opens to the dining space.

The existing ground floor bathroom within the rear elevation extended wing will be removed and replaced with new, but retaining the existing configuration.

All internal rooms will be redecorated and have new floor coverings installed. Patch repairs to retained plaster ceilings and wall finishes will be undertaken where necessary.

Appendix 5 of this document contains a copy of the schedule of works and details of the works to be undertaken.

## **4.2 Access**

The proposed development would not involve any alterations to vehicular, cycle or pedestrian access to cottage known as 69-70 Silkhouses.

The removal of an internal studwork wall currently dividing the kitchen and the adjacent reception room / dining room, will improve accessibility of the ground floor space.

## **4.3 Impact on heritage assets**

The intention of the works will be to replace the existing damaged elevation stonework and brickwork with like for like materials and re-point the elevation with a lime based mortar, to protect the building in the long-term. The repair and redecoration of timber windows and doors will allow for their long-term protection and retention.

Internally, the property requires structural timber repairs in order to prevent the failure of structural timber beams supporting the first floor, and lintels that support the heads of the dormer openings.

It is also necessary to address significant ground floor level dampness and water penetration. This is impacting the plaster wall finishes throughout the ground floor. This will be undertaken by removing the existing damaged plaster and replacing with a new lime based plaster finish. In addition, external drainage to the external perimeter of the building will be undertaken to minimise the impact of ground water and surface run off causing damp penetration through the walls and ground floor slab.

There are no proposed changes to the external elevation and roof of the building. The external appearance of the building will not be changed as a result of this project.

The Contractor will be able to obtain samples of the replacement plain tiles for the lean-to roof over the store room, to be reviewed and approved prior to the installation. Samples of replacement Rubblestone for the elevation can also be obtained for review and approval.

Internally the only change to the layout and configuration of the space is the removal of a studwork wall within the eastern ground floor reception room, which divides the reception room from a narrow galley style kitchen.

The studwork wall is a much later installation of the property and it is not believed will have significant historic value and reinstating the space as a single open plan room will be restoring the original layout, and will provide improved living space for a modern family living.

In summary there would no harm to the property as a result of the works proposed. The replacement with a like for like elevation stonework and roofing tiles will mean that there will be no change to the appearance, configuration, or material changes to impact on the significance 69-70 Silkhouses, and therefore no impact on the appearance of the Silkhouses building as a whole.

Internally, sympathetic refurbishment will not significantly alter the appearance and layout of the building. Historic materials will be used for wall and ceiling finishes and no original features of the building will be removed or altered.

#### **4.4 Summary**

Overall, it is considered that the proposed works would represent a repair and is routine maintenance that would be expected to be undertaken cyclically. The internal refurbishment is necessary to keep the internal space in repair and prepare the building suitably for future residential occupation. The work will not harm the setting and significance of the heritage assets at the Stourhead Estate or the Silkhouses property.

## **5 Ecology**

### **5.1 Bat Survey**

Bat surveys are in the process of being undertaken at the property prior to the commencement of the works. The reports will subsequently be added to this document and submitted with the LBC application. However, appended to this report is a Bat Scoping Report and Preliminary Ecological Appraisal, prepared by the appointed ecologists at Lindsay Carrington Ecological Services. This report is an initial statement from the ecologist confirming the potential of bat roosts and outlining the intention to complete the bat surveys necessary. The report prepared by The Ecologists at Lindsay Carrington Ecological Services are included in appendix 6 of this document.

The National Trust will be appointing Lindsay Carrington Ecological Services to under the bat emergent surveys and to then potentially to submit any application to Natural England prior to the commencement of the project to obtain the necessary bat licence or protected species licence, if this is found to be necessary. All works will be undertaken in accordance with the provisions of a bat licence.

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Site location plan

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Floor plans of 69-70 Silkhouses

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### Bat Scoping Report and Preliminary Ecological Appraisal

