

HERITAGE STATEMENT & IMPACT ASSESSMENT – FLAT 5, SILBURY HOUSE

Site Address: Flat 5, Silbury House, 10 The Green, Marlborough, Wiltshire, SN8 1AL

Statutory Listing: Grade II Listed Building (Historic England List Entry No: 1034279)

Conservation Area: Marlborough Conservation Area

Proposal: Proposed new external door (replace window) and associated internal and external alterations.



Figure 1 - Silbury House - Rear Elevation

1. Introduction & Context

This Heritage Statement supports an application for Listed Building Consent at Flat 5, Silbury House, 10 The Green. The property comprises part of Silbury House, a significant three-storey building overlooking The Green in Marlborough. The building features an early 19th-century Ashlar Bath stone front superimposed onto an older core structure, displaying prominent Regency architectural elements. This application concerns a non-principal opening located solely on the rear elevation.

“THE GREEN 1. 5407 (East Side) No 10 SU 1969 1/76 18.7.49 II GV 2. Early C19 front to older building. 3 storey. Ashlar bath stone. Projecting plinth, moulded string at 1st floor cill level. Wide boxed caves. Hipped slate roof. 3 windows to upper floors, with moulded cornices to 1st floor and pediment to central 1st floor window. Two ground floor windows with moulded architrave surrounds set in 4 centred arches, springing from plinth. Tall 8 panel central door with rectangular fanlight of oval and curved diamond pattern in deep recess with double panelled reveal (10 panels to each side and 4 to soffit). Wide stone porch with 4 fluted Greek Doric

columns and 4 fluted pilasters on wall face, with Greek Doric entablature. Later C19 rails on top of porch. Good early C19 lampholder fixed to caps of 2 centre columns, 5 moulded stone steps, and plain bar guard rails. Flanking screen walls with panelled piers. South front has a panel on each floor to lefthand - arched stair window and door under with flat hood, earlier building to righthand with 2 storey segmental bay of 3 windows. Nos 8 to 16 (consec) form a group.

Listing NGR: SU1905969306”¹

2. Assessment of Significance

Silbury House is designated at Grade II for its architectural and historical value. Its principal significance lies in its external group value with neighbouring properties and its formal, high-quality front elevation. The rear elevation is highly subordinate and has undergone evolution over time, including conversion into separate residential apartments.

The specific window subject to this application is a white-painted timber sash window located on the ground floor rear elevation. It is a modern replacement rather than a historic survival and is currently in a structurally sound condition. The window directly overlooks Flat 5's private outdoor amenity space (garden/courtyard).



Figure 2 - Flat 5 Garden/Courtyard and Window

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1034279?section=official-list-entry>

3. Description of Proposed Works

The proposal seeks to convert the existing rear timber sash window opening into a functional 'back door' to establish direct access from the flat to its garden.

- **Opening Width:** The existing masonry width of the original window structural opening will be strictly maintained. No widening of the structural fabric will occur.
- **Structural Lintels:** The existing structural lintel over the window opening is to be fully retained in situ. There will be no disturbance, alteration, or replacement of the historic masonry or structural support above the opening.
- **Masonry Alteration:** The brickwork/masonry directly below the window cill will be carefully unpicked downward to floor level to allow pedestrian passage. This structural change is unavoidable to facilitate the change of use from a window to a door.
- **Proposed Door Specification:** The new door will be a high-quality, bespoke timber door finished in a white painted coat to match the existing joinery.
- **Glazing Specification:** It will feature a 15-panel glazed configuration divided by traditional, slender timber glazing bars. To balance modern thermal comfort with the strict requirements of a listed building, the door will utilise slimline heritage double glazing.

4. Impact Assessment & Justification

The proposed alteration balances modern residential utility with strict heritage preservation guidelines. The impact on the historic fabric is minimised by utilising the exact horizontal boundaries of the existing window opening.

Crucially, the 15-panel multi-glazed timber design explicitly mirrors the established architectural style of the immediately neighbouring flat within the same building. This approach establishes immediate visual continuity, ensuring that the new door will not appear out of place or harm the collective character of the building.

Because the window is a modern replacement situated on a hidden rear elevation overlooking a private garden, its alteration does not result in the loss of original historic fabric. By utilising traditional timber materials, matching profiles, slimline heritage glazing, and replicating existing local joinery styles, the proposal preserves the special architectural interest and character of the Grade II listed asset