

23 St Martins

Previously Queens Head

Heritage and Design and Access Statement (revised) accompanying application for LBC and PP for stopped up area, lightning conductors and chimney repair

23 St Martins
Marlborough
Wiltshire
SN8 1AR

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1.0 INTRODUCTION

1.1 This relates to an application for Planning Permission and Listed Building Consent for further alterations to the Grade II listed house formerly known as the Queens Head pub in Marlborough.

1.2 The applicant is the owner and will become the occupier.

1.3 On 11th October 2022 at Salisbury Magistrates Court an order was granted stopping up a strip of footway approximately 20 metres long and tapering from 2m to 1m in front of and adjacent to the site. That area ceased to be part of the highway and became part of the property. This application mostly relates to this stopped up area.

1.4 This application also relates to the installation of lightning conductors and the repair of a chimney.

1.5 Sections 2 to 5 below are abbreviated versions of the sections provided as part of LBC application PL/2021/06093.

2.0 HERITAGE STATEMENT

2.1 The statement has been produced with reference to PPS5: Planning for the Historic Environment and Associated Practice Guide. The key consideration has to follow Policy HE12.1 of PPS5 namely:

> *"A documentary record of our past is not as valuable as retaining the heritage asset, therefore the ability to record evidence of our past should not be a factor in deciding whether a proposal that would result in a heritage assets destruction should be given consent."*

2.2 These proposed alterations consider the need to ensure the ongoing future of the site, its sensitivity, its surroundings, context of being within a Conservation Area and its Grade II Listing.

2.3 The Marlborough Conservation Area Statement appraises the area as follows:

> *"The street is part of the ancient east and west route along the Kennet Valley and was a separate settlement in the middle ages. Entering from the Green on the north side there are closely built-up 2/3 storey frontages of early 20th century houses and flats. These are well-modelled large scale buildings rough cast rendered and red tile clad. Opposite on the south side are modern Housing Association flats but No.5 is the historic former Seven Stars Inn of small scale on the back of the pavement and now a house with painted brick front with significant rear boundary walls, two-level garden, coach house and driveway out on to the Green. The British Legion Club No.10 (now a dwelling house) is a chequered brick house of some style with gambrel old tile roof and dormers but a poor entrance. Up to the corner of Blowhorn Street there is a terrace of white painted unusually small cottages of one storey and attic. The south side is closely and impressively built up with more formal of 18th and early 19th century uniform red brick terraces. The principal terrace houses are approached by steps up to ground floor, all have cellars and extend to the end of the Conservation Area.*
>
> *Opposite is the Queens Arms pub closely built into the street frontage, 19th century of chequered brick, sash windows and an arched yard entrance with double doors. Beyond and up to the Conservation Area boundary is a terrace of small scale cottages spoiled somewhat by replacement windows and motley rear extensions."*

3.0 SETTING

3.1 The site is located in the easterly ward of the town and on the northern side of St. Martins and within the Conservation Area that covers Marlborough Town Centre.

3.2 The current configuration of the site is as part of a row of terraced properties in St. Martins, mainly two-storey in height and with their origins in the late 18th century. The frontage sits slightly back from its neighbouring properties' footway line and has access to the cellar set in what until October 2022 was the footway, beneath the westerly frontage. The front entrance sits central and to the east end is a pair of gates giving access to the courtyard and buildings behind.

To the west the houses have black railings in front and to the east there is a small step between the houses and the footway.

4.0 LISTING and STRUCTURE OF THE BUILDING

4.1 The Queens Head Inn, No. 23, Saint Martins, Marlborough.
National grid reference – SU 19157 69415

> *"Saint Martins 1.5407 (North Side) No.23 (The Queens Head Inn) SU1969 1/90 18.7.49 GV II 2. C18. 2 storeys. Vitreous brick with narrow red vertical bonded strips framing windows and doors. Brick dental eaves. Old tile roof. 5 windows on 1st floor, 3 windows on ground floor and C19 door, in early C19 porch of slender wood Doric columns supporting ends of cut wood brackets and flat hood with panelled soffit, this porch encased in C20 woodwork with gabled tile roof over, the removal of which would improve the appearance of the building. Yard entry to right hand. Nos 6 to 28 (consec) form a group."*

4.2 Although the façade is probably C18th as the listing indicates there is evidence within of an earlier timber structure with beams and posts. In several areas the plaster has been applied to wattle staves and withies rather than laths. Several beams show shallow holes where wattle staves may have been inserted.

4.3 Subsequent extensions were built, apparently in the 18th and 19th centuries, as well as one in the 20th century. The building was originally one room deep, evidenced not only by the brickwork but by a window that has recently been found within an internal wall. The first floor has six different floor levels.

4.4 Two outbuildings, the coach house and a now-demolished stable block, were built originally as single-storey structures with the second storeys being added later.

5.0 BACKGROUND

5.1 Records show the site as being used as an inn in 1782 as the Kings Head, in 1822 as the Queen Caroline and from 1838 as the Queens Head.

5.2 During the 18th century Marlborough was on the coaching route from London to Bath and therefore took onboard the expansion of the trade and hospitality needs. Many inns have had a change of use as a natural evolution of needs and changes in the Marlborough economy. The changes of use and listed building consents for alterations have enabled these historic buildings to be preserved and their future secured.

5.3 In April 2017 the then landlord of the Queens Head gave up after a 10-year tenure stating that he could no longer sustain the annual losses the pub made. The last license was issued in May 2019 and trading ceased in August 2019. The pub was put up for sale in February 2021 and bought by the applicant in March 2021.

5.4 Review of the recent planning history shows that since 1994:

1994 - K/30366, K/30385/A and K/30401/L - External and Internal alterations to bars & toilets. The erection of externally illuminated sign

1994 - K/30906 and K/30908/L - Rear extension to kitchen

1997 - K/34776/L - External signage and lighting to front elevation

1998 – K/35720 and K/35721/L - Alterations to remove existing rear porch and to construct single-storey garden room extension

2006 - K/53800/VAR - Removal of condition 4 on K/30366 to allow use of landlord's garden as part of the drinking area

2011 – E/2011/0880/LBC – Installation of CCTV

2021 – PL/2021/05346 – Planning Permission for change of use from a pub to a single private dwelling

2022 – PL/2021/06093 – LBC for extensive internal and external alterations

2022 – PL/2022/05308 – LBC for repairs and improvements to rooves and window cill.

Until the applicant purchased the property in 2021 no improvements had taken place over the previous 25 years and little repair or maintenance.

6.0 DESIGN AND ACCESS STATEMENT

6.1 The design and access requirements addressed in this document are in response to the National Policy Framework (March 2014) and in particular Paragraph 031 Reference ID 14-031-20140306 '*Design and Access Statements accompanying applications for listed building consent'*. The required aspects of this are addressed in sections 2.0 (Heritage), 3.0 (Setting), 4.0 (Listing and structure) and 5.0 (Background). Details are shown in (Dr No PM/QH/2023-05).

6.2 Access to the property for pedestrians and vehicles will not be significantly changed; the minor changes will be lowering the 'floor' of the porch and replacing asphalt with cobbles for the coach (vehicle) entrance (photos provided).

6.3 The chimney will be re-rendered in a lime/sand mortar, subject to further advice, of 6 parts lime and one part pozzolan; this should give a mortar that is more resilient than pure non-hydraulic lime but less inflexible than NHL 2. Re-rendering is necessary as the external chimney stack is absorbing and retaining water that is appearing as damp in the internal stack below (photos provided). Ideally it would be left unrendered but the cracked cement mortar currently there or missing will almost certainly have destroyed the brick faces.

6.4 The proposed new railings will be a close match and similar height to the predominant style of railings among neighbouring houses. These comprise round section railings and round dog rails both with arrowhead tops (photos provided). Posts are an apparently random mixture of square section and round section; some have square lower halves and round upper halves. All posts are topped with three 'mushrooms' decreasing in size (photos are included). Some nearby railings have bottom bars; others have each rail and dog rail set into the plinth.

6.5 The railings will be set in a concrete plinth of a size and profile to match the plinth to the west of the property. The plinths will be natural concrete or coloured black, either of which will match the nearby plinths.

6.6 The current asphalt will be removed to lower the ground to below internal floor level and to reduce the rain splash that is damaging the brickwork. A thin layer of gravel will hide the chalk, which would not look appropriate in such a setting. Gravel will also provide a surface that discourages rain splash.

6.7 The proposed glass to replace the steel beer drop doors will be approximately 25mm thick safety glass to enable it to be walked on and to support ladders etc during maintenance. Glass panels mounted on low frames are commonplace on neighbouring properties in order to light basements or cellars (photos provided). The glass panel will be raised slightly above the surrounding chalk to avoid flooding. There will be no foot traffic so slip hazards do not apply.