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HERITAGE STATEMENT

Form new opening and timber gate, remove abutting wall to Grade II listed wall

at

Land to the Rear of 134-135 High Street, Marlborough SN8 1HN

6 December 2023

1.0 Application property

1.1 134-135 High Street is a period grade II listed property (entry number 1273511). The rear buildings are early 19th century brick buildings most recently used as storage for the retail premises fronting the High Street.

1.2 Planning approval has recently been granted under reference PL/2023/04931 and PL/2023/05295 to convert, alter and extend the buildings to form two dwellings.

1.3 To the side of the site along Chandlers Lane the boundary wall is grade II listed (entry number 1243603).

1.4 It appears from the description that the walls (plural) on both sides of the lane are listed and that the walls are listed along the entire length of Chandlers Yard.

1.5 This application relates only to the 'South-West' wall which forms the North-East boundary of the site. This portion of the wall is 33.5m long.

1.6 The application site sits partly in the Marlborough Conservation Area

2.0 Assessment of significance

2.1 The listing describes the walls as *"of brick with soldier course, mostly with a battered base and 'broached' wall buttresses The North-East face of the South-West wall is pitch- coated. The lower 45 yards of the South-West wall are about 7'5" high. The rest of the walls are about 6'3" high."*

2.2 Since the description is longer than the length of the wall within the applicant's ownership it would indicate the entire length of Chandlers Yard is listed.

2.3 In terms of the age, the description states the *"oldest section appears to be the lower part of the North-East wall which could be later C18."* This older section of the wall is on the opposite side of the upper part of the lane (the lower part opposite is fenced), and not affected by this application.

2.4 Therefore, the section under consideration is *"mostly c.1800, partly mid C19, some modern patching."*

2.5 In terms of its amenity and reason for preservation, the description concludes with *"These two walls flank a footpath which connects High St to Back Lane. They are a good example of back yard development on burgage strips and form a picturesque setting for a much frequented footpath."*

2.6 The location is mentioned in the Marlborough Conservation Area Statement.

"As part of the 'planned' High Street, frontages were built-up and burgage plots set out to the north and south, developed and cultivated in depth. Plots in the north extended to a 'Back Lane' and those in the south to the river bank.

The formation of these new longer plots is evident in the jumbled intersections with old shorter plots of the 'eastern settlement' off the Parade and Kingsbury Street. Once established the 'planned' street presented an attractive

alternative route to the former Roman road. In addition south west of Kingsbury Street the long north side plots interrupted this old road. A bend in Ironmonger Lane defines an intersection with the older Kingsbury Street plots and a similar bend in Chandler's Yard is evidence of the position of the old road upon the hillside."

2.7 The significance of the heritage asset is best summarised as a combination of the attractive buttress details and battered base, it's use as a well used thoroughfare and the bend which indicates the intersection with and location of the former Roman Road.

2.8 It follows that any alterations to it should not disrupt these qualities or detract from the setting of the conservation area.

3.0 Detailed description

3.1 Photographs of the entire wall are contained in the accompanying document. The sections of wall are described in relation to numbered piers (from top to bottom) as the key in figure 1.

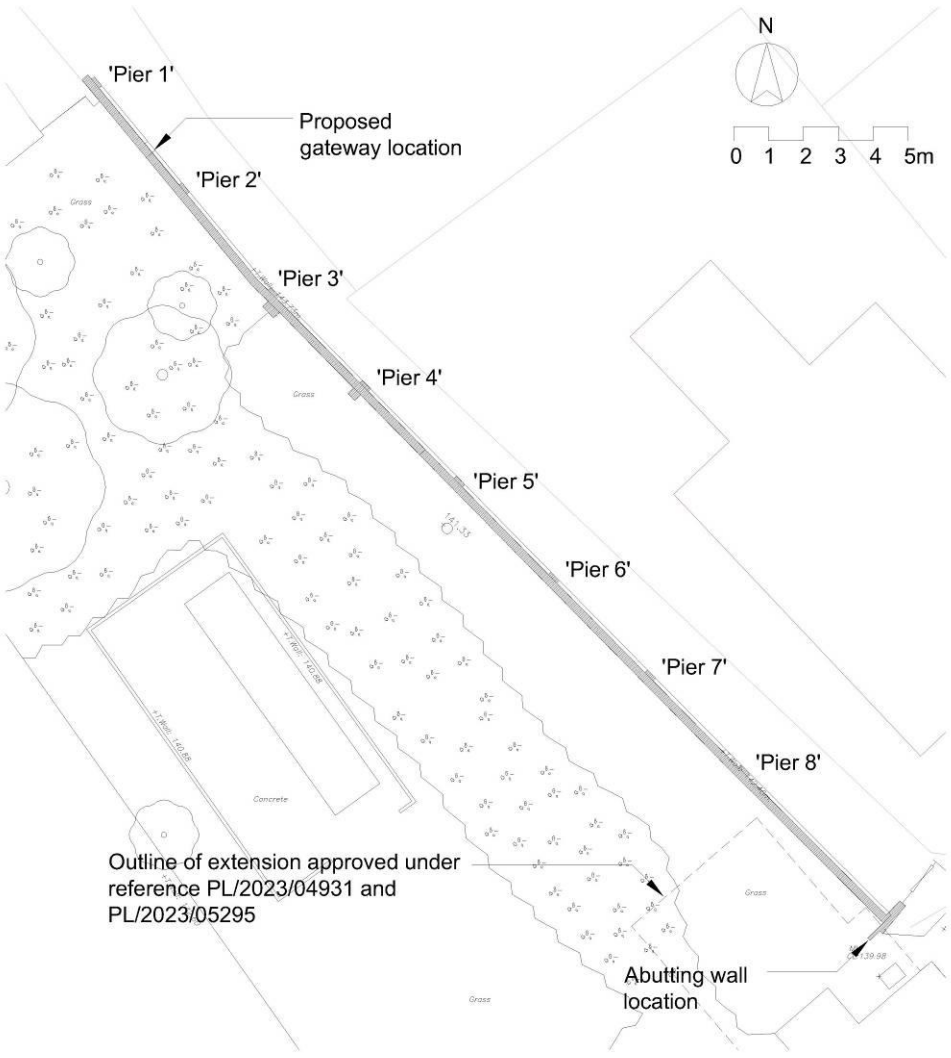

Fig 1. - North-East boundary wall with numbered piers

3.2 To the north pier 1 and closely adjacent to it is a gateway into the rear garden of 'Chanders', a modern two storey dwelling on Back Lane. The gateway is close to the garden room located on the boundary with the application site.

3.3 Between pier 1 and 2 is good quality brickwork with brick parapet of a similar appearance and condition as the uppermost section of the wall above the older brickwork base from the bottom, through pier 7 up to pier 8.

3.4 Pier 2 to pier 3 and pier 3 to pier 4 are a similar age and appearance.

3.5 At pier 4 to pier 5 the brickwork is noticeably older and the pitch coating visible. The stepped edge clearly indicates later brickwork.

3.6 As such, it can clearly be deduced that the upper section of the boundary wall is predominantly modern brickwork since it matches the most modern patching brickwork.

3.7 At the bottom of the lane there is a small section of perpendicular abutting wall with severe cracking and vegetation growth. The wall is partly only half a brick thick indicating it is of very recent construction.

4.0 Proposals

4.1 The extension recently approved overlaps with the damaged abutting wall. The large crack between the two parts of the wall shows that they are separate structures. This application clarifies that the portion of the wall is to be removed and the historic wall finished with a matching pier.

4.2 The extension approved also blocks any access to the garden. This application seeks to provide a new gateway and gate to allow access for maintenance and to assist with the construction.

4.3 This gateway is located in the most modern part of the wall to minimise the loss of historic fabric. The gateway is also similar to the gate into the rear garden of the property to the rear. This location also maximises the length of undisturbed wall.

5.0 Impact of the proposed development on the designated heritage asset

5.1 The gateway has a minimal impact on the character of the conservation area as such features are commonplace and expected.

5.2 The location does not impact on the oldest part of this wall, or the oldest part of the listed structures which is described as being opposite this wall.

5.3 The detail design of the gateway introduces a matching pier.

5.4 The regular spacing of the piers within this section of the lane would, under detailed analysis such as this, would clearly read as an alteration and contemporary addition without appearing incongruous to passing observers.

5.5 This evolution of the physical features continues the history in this location where the burgage plots intersect with the former Roman Road.

5.6 The proposed gateway will have a minimal impact on the listed wall.

6.0 Amenity / necessity of alterations

6.1 The applicant only recently purchased the property and was not involved in the application or approval of the conversion. It is understood that the location of the extension was selected to preserve the linear character of development along the burgage plots.

6.2 The proposed gateway will assist in the maintenance of the garden of the approved dwellings.

6.3 It will also facilitate the construction of the approved extension. The construction of the approved extension will require materials to be delivered to the rear of the property. The proximity of the wall precludes any alternative access other than through the new and existing buildings which is considered impractical. Any deliveries over the wall risks damaging it.

6.4 These are important factors to consider when weighing up the merits of the application. As can be seen by the detailed analysis of the wall and the selected location for the opening, these proposals are sympathetic to the listed structure.

7.0 Conclusion

7.1 Since the proposed development does not have an adverse impact on the designated heritage asset (the conservation area and the listed wall) it should be granted consent.

7.2 The LPA is respectfully requested to grant planning approval for the proposed alterations.

8.0 Proposals

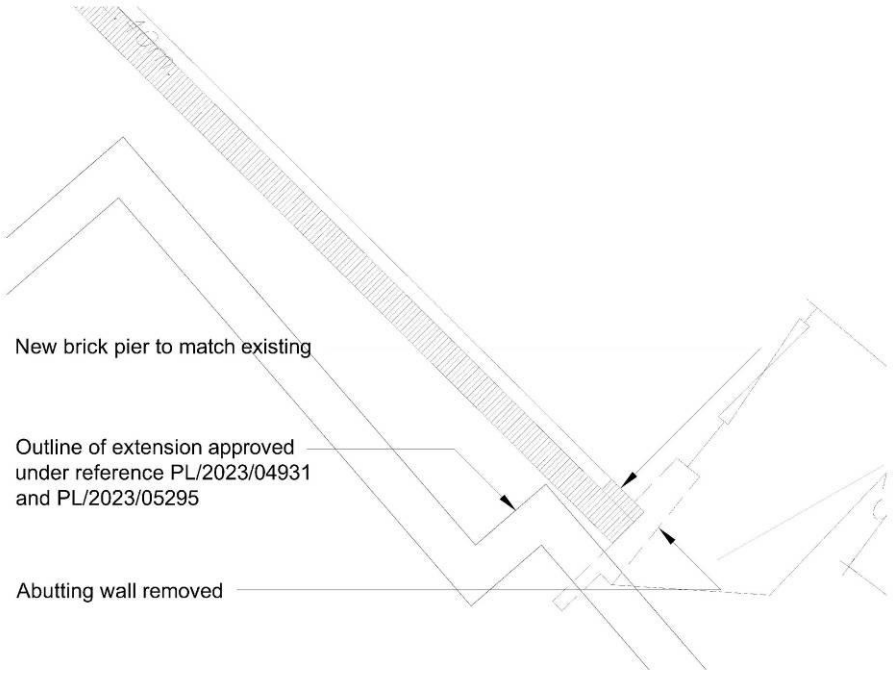

Fig 2. - Plan showing abutting wall to be removed

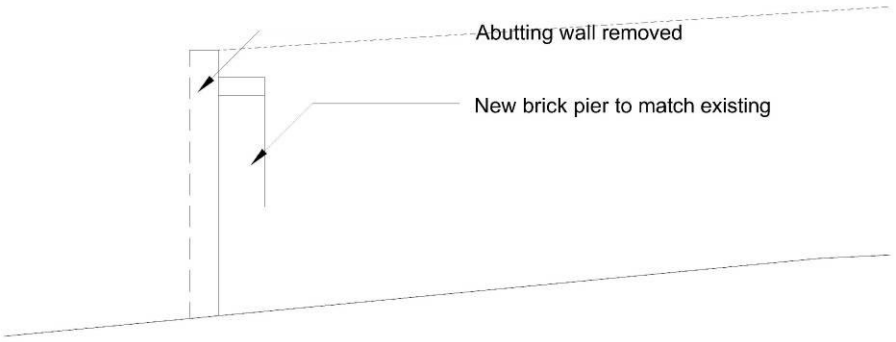

Fig 3. - Elevation showing abutting wall to be removed

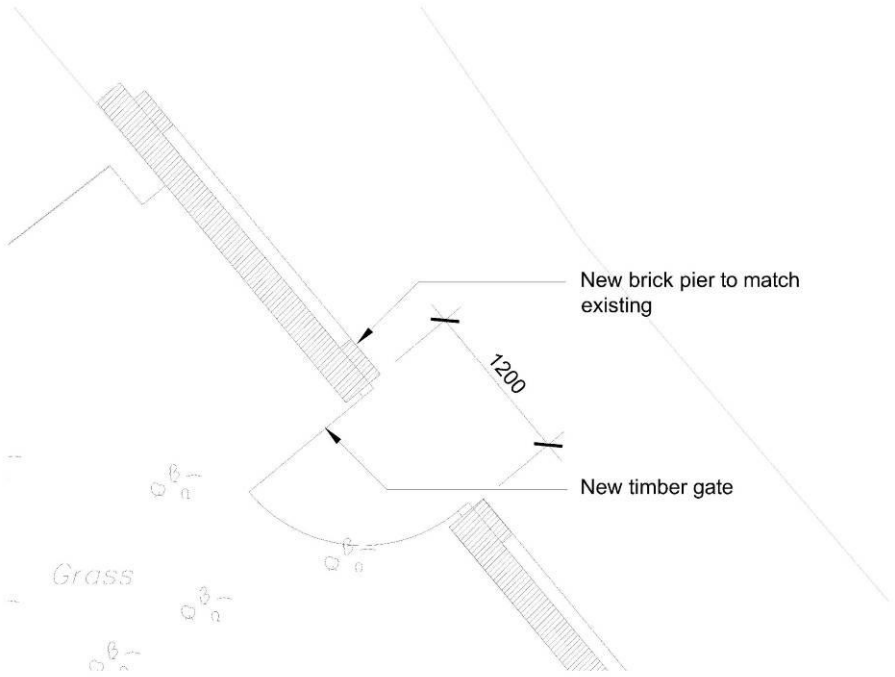

Fig 4. - Plan showing proposed gateway

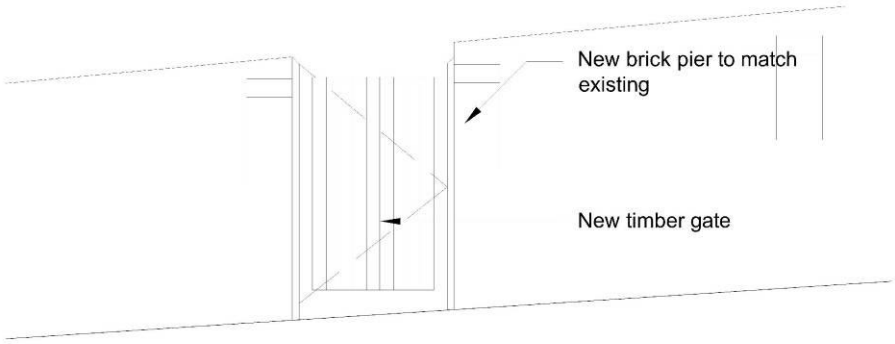

Fig 5. - External elevation to Chandlers Yard

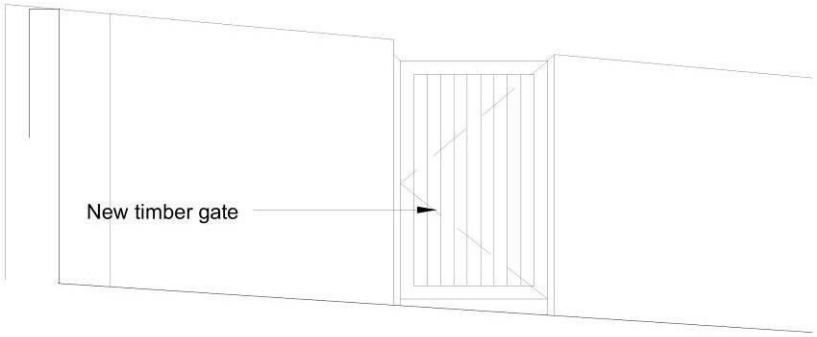

Fig 6. - Internal elevation to site

9.0 Photographs



Fig 7. - Between 'pier 1' and 'pier 2'



Fig 8. - 'Pier 2' where opening and gate proposed (to right of)



Fig 9. - Between 'pier 4' and 'pier 5'



Fig 10. - Between 'pier 5' and 'pier 6'



Fig 11. - Abutting wall to be removed showing severe cracking



Fig 12. - Abutting wall to be removed showing severe cracking and plant growth



Fig 13. - Abutting wall to be removed showing severe cracking and plant growth



Fig 14. - Abutting wall to be removed showing severe cracking and plant growth

10.0 Official List Entry

BRICK WALLS FACING PATH TO REAR OF NUMBERS 136-138 HIGH STREET

BRICK WALLS FACING PATH TO REAR OF NUMBERS 136-138 HIGH STREET, CHANDLERS YARD

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1243603
Date first listed:	29-Mar-1979
List Entry Name:	BRICK WALLS FACING PATH TO REAR OF NUMBERS 136-138 HIGH STREET
Statutory Address 1:	BRICK WALLS FACING PATH TO REAR OF NUMBERS 136-138 HIGH STREET, CHANDLERS YARD

Location

Statutory Address:	BRICK WALLS FACING PATH TO REAR OF NUMBERS 136-138 HIGH STREET, CHANDLERS YARD

The building or site itself may lie within the boundary of more than one authority.

District:	Wiltshire (Unitary Authority)
Parish:	Marlborough
National Grid	Reference:SU 18771 69228

Details

CHANDLERS YARD 1. 5407 Brick walls facing path SU 1869-1969 1/350b to rear of Nos 136-138 High Street II 2. Mostly c.1800, partly mid C19, some modern patching. The walls are of brick with soldier course, mostly with a battered base and 'broached' wall buttresses The North-East face of the South-West wall is pitch- coated. The lower 45 yards of the South-West wall are about 7'5" high. The rest of the walls are about 6'3" high. The oldest section appears to be the lower part of the North-East wall which could be later C18. These two walls flank a footpath which connects High St to Back Lane. They are a good example of back yard development on burgage.strips and form a picturesque setting for a much frequented footpath.

Listing NGR: SU1881869189

Legacy

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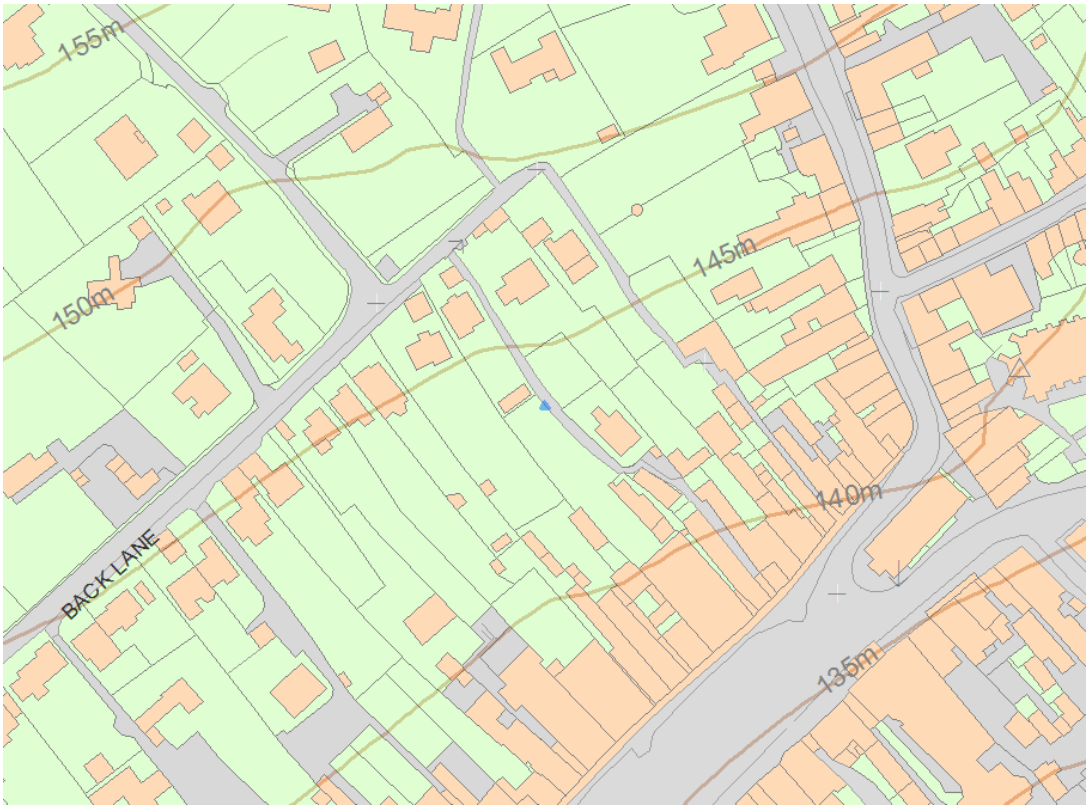
155m
150m
145m
140m
135m
BACK LANE