

7 Kingsbury Street, Marlborough, Wiltshire SN8 1HU
Listed Building Consent – Heritage Statement Addendum and Schedule of Works
Application Reference: PL/2025/08045

1. Introduction

This statement accompanies the Listed Building Consent (LBC) application (Ref: PL/2025/08045) for proposed external and internal works at No. 7 Kingsbury Street, Marlborough. The works support a planning application for change of use to a single private dwelling. The proposed physical works are confined to the ground floor. No changes are proposed to the upper floors or basement (save for a reversible cover/hatch to the existing basement stair opening at ground floor level, as shown on the proposed plan).

2. Designated heritage asset and context

Nos. 7 and 8 Kingsbury Street form part of the Grade II listed group 4–8 Kingsbury Street and the site lies within the Marlborough Conservation Area. A Historic Environment Desk Based Assessment (Armour Heritage Ltd, February 2018, Ref. AH550/1) was prepared for earlier refurbishment proposals and is relied upon as the baseline assessment of significance for the listed building group and its setting.

3. Summary of significance (baseline)

The 2018 assessment identifies the buildings as having medieval origins with later alterations, including predominantly nineteenth-century frontages, and notes the contribution of the group value and the historic streetscape of Kingsbury Street to their significance. The significance derives from a combination of archaeological potential, historic interest, architectural interest (including plan form and fabric), communal value as part of Marlborough's historic core, and the contribution made by the setting.

4. Planning history and consistency with previously assessed works (2018 baseline)

The building formed part of a successful refurbishment scheme in 2018 supported by the Armour Heritage Historic Environment Desk Based Assessment (February 2018, Ref. AH550/1) and accompanying application documents. The 2018 assessment recorded a site inspection and confirmed that the proposed internal alterations at that time would not result in loss of historic fabric. The 2018 assessment concluded that the refurbishment proposals would result in no harm to the significance of the listed building or its setting, and that improvements/modernisation would support the building's ongoing viable use.

The current internal proposals at No. 7 are of the same type and character as those previously assessed in 2018: they are confined to the ground floor and are focused on the removal or alteration of modern commercial fit-out and recent stud/plasterboard partitions (including elements installed post-2018/2019). No removal of historic structural fabric is proposed. In heritage terms, the current internal works are best understood as a low-impact reconfiguration and reversal of later commercial interventions rather than alteration of the building's historic fabric.

5. Description of the proposals

The proposals comprise one limited external alteration and a series of internal ground-floor changes, described below.

5.1 External alteration

E1. Removal of an existing external doorway and formation of a new window within the same opening (as shown on the submitted drawings), detailed as a traditional timber multi-pane window to match the building's established fenestration pattern and historic character.

5.2 Internal alterations (ground floor only)

All internal works are confined to the ground floor. No changes are proposed to the upper floors or basement. The internal works are limited to modern, non-historic elements and recent fit-out items, including:

- 1. Removal of the modern bar and associated equipment (including bar fridge, beer taps, sink and related services) within the main room.
- 2. Remodelling of the existing toilet area to reinstate a private dwelling arrangement. Works are limited to modern stud and plasterboard partitions and recently installed doors/linings, with new domestic sanitaryware and a replacement doorway within non-historic partitions.
- 3. Modification of a modern internal stud/plasterboard wall between the existing bar area and the stairway to the upper floors (installed in 2019) to open directly into the proposed hallway/entrance hall area (the area currently used as the bar).
- 4. Formation of a new internal doorway into the kitchen through modern stud/plasterboard construction only, avoiding historic masonry and historic timber framing.
- 5. Removal of the commercial kitchen installation and associated hygienic wall/ceiling linings (e.g., 'whiterock' type), commercial cooking and extraction equipment, and reinstatement of appropriate domestic kitchen fit-out. No alteration to historic fabric is proposed.
- 6. Removal of the existing kitchen door/opening and infill with a lightweight timber stud partition and kitchen shelving, with access re-provided via the new doorway described at I4. This is intended as a reversible alteration affecting modern fabric only.
- 7. Replacement of modern floor coverings where appropriate (e.g., engineered vinyl and commercial kitchen flooring) with domestic-appropriate finishes such as kitchen tiles, undertaken in a manner that avoids disturbance to historic fabric.

- 8. Addition of soft furnishings such as carpets and curtains.
- 9. General redecoration of the walls, ceilings and woodwork to previously painted areas only.
- 10. Reversible covering/hatch to the existing basement stair opening at ground floor level (as shown on the proposed plan), with no change to the basement itself.

6. Heritage impact assessment

The proposals are guided by the principle of minimal intervention: retaining historic fabric wherever present, limiting change to later additions, and ensuring that alterations are reversible where practicable.

6.1 Internal works

The internal proposals remove modern fit-out elements associated with the former commercial use and adjust only recent stud/plasterboard partitions and linings. These works are consistent with the type of low-impact internal alterations previously assessed as acceptable in the 2018 baseline. No removal of historic structural fabric is proposed, and the works are therefore assessed to result in no harm to the special architectural and historic interest of the listed building.

6.2 External works – door to window

The single external change is limited in extent and is proposed to be designed as a traditional window solution, with timber sections, multi-pane glazing bars, and a painted finish, set back within the existing reveal and with appropriate detailing to match surrounding openings. Subject to detailed joinery drawings and materials specification, the alteration is intended to preserve the character and appearance of the listed building and the conservation area.

6.3 Mitigation, details and making good

The following measures will be used to ensure the works protect the significance of the listed building:

- Retention and protection of any historic fabric encountered during removal of later linings and fit-out; works to stop and be agreed with the LPA Conservation Officer if unexpected historic fabric is revealed.
- Making good with compatible materials and appropriate repair methods, avoiding hard cementitious repairs where they could damage historic fabric.
- Reuse of existing service routes where possible; new fixings kept to joints rather than masonry faces; minimal disturbance to historic timbers.
- A photographic record of affected areas prior to works commencing and during opening-up where relevant.

7. Fire safety and Building Regulations interface

A fire risk assessment / fire safety statement will accompany the change of use proposals to demonstrate that the dwelling can be made safe while minimising impact on historic fabric. Any Building Regulations measures will be designed to achieve compliance while keeping interventions proportionate and focused on non-historic fabric wherever possible.

8. Conclusion

The proposed works are limited in scope and focus on removing modern commercial fit-out and reinstating an appropriate domestic arrangement at ground floor level. The internal changes are consistent with the type of works previously assessed and accepted in 2018 and do not involve removal of historic structural fabric. With the mitigation measures set out above, the works are assessed to preserve the special architectural and historic interest of the listed building and its setting.

Appendix A – Schedule of works (summary)

External works:

- E1. Doorway removed and replaced with a traditional timber multi-pane window to match existing character, including making good to reveals and finishes.

Internal works (ground floor only):

- I1. Removal of the modern bar and associated equipment (including bar fridge, beer taps, sink and related services) within the main room.
- I2. Remodelling of the existing toilet area to reinstate a private dwelling arrangement. Works are limited to modern stud and plasterboard partitions and recently installed doors/linings, with new domestic sanitaryware and a replacement doorway within non-historic partitions.
- I3. Modification of a modern internal stud/plasterboard wall (installed in 2019) to open directly into the proposed hallway/entrance hall area (the area currently used as the bar).
- I4. Formation of a new internal doorway into the kitchen through modern stud/plasterboard construction only, avoiding historic masonry and historic timber framing.
- I5. Removal of the commercial kitchen installation and associated hygienic wall/ceiling linings (e.g., 'whiterock' type), commercial cooking and extraction equipment, and reinstatement of appropriate domestic kitchen fit-out. No alteration to historic fabric is proposed.
- I6. Removal of the existing kitchen door/opening and infill with a lightweight timber stud partition and kitchen shelving, with access re-provided via the new doorway described at I4. This is intended as a reversible alteration affecting modern fabric only.
- I7. Replacement of modern floor coverings where appropriate (e.g., engineered vinyl and commercial kitchen flooring) with domestic-appropriate finishes such as kitchen tiles, undertaken in a manner that avoids disturbance to historic fabric.
- I8. Addition of soft furnishings such as carpets and curtains.
- I9. General redecoration of the walls, ceilings and woodwork to previously painted areas only.
- I10. Reversible covering/hatch to the existing basement stair opening at ground floor level (as shown on the proposed plan), with no change to the basement itself.

Appendix B – Submission checklist (typical validation information)

Local validation requirements vary, but the following are typically expected to validate an LBC application:

- Completed LBC application form and ownership certificate (A–D).
- Location plan and site/block plan showing boundaries and any curtilage structures.

- Existing and proposed drawings: floor plans and elevations (and sections where needed).
- Heritage statement: significance (including setting) and assessment of impact, with justification.
- Schedule of works describing each alteration and materials/finishes.
- Photographs of affected elevations/areas.
- Joinery details and materials specification for the external window alteration (and any making good).
- Method statement for repairs/making good and removal of modern linings/fit-out where relevant.
- Supporting technical reports where applicable (e.g., structural advice for openings).
- If requested for the change of use: fire risk assessment / fire safety statement.