

7 Kingsbury Street, Marlborough, Wiltshire SN8 1HU
Listed Building Consent – Design and Access Statement Addendum
Application Reference: PL/2025/08045

1. Purpose of this addendum

This Design and Access Statement Addendum is submitted to accompany the Listed Building Consent application and should be read alongside the “Listed Building Consent – Heritage Statement Addendum and Schedule of Works”. It summarises the design approach and access considerations for the proposed minor external alteration and internal ground floor works associated with the change of use to a single dwelling.

2. Design

Design principles:

- Minimal intervention to historic fabric and retention-first approach.
- Removal of later commercial accretions and reliance on reversible modern partitions/fit-out.
- Like-for-like detailing to the external envelope where alteration is proposed.

Amount, layout and scale:

The works are confined to the ground floor. No change is proposed to the building’s overall scale, height, roof form or footprint. The internal changes rationalise the ground floor arrangement from a commercial layout to a domestic arrangement, principally through the removal of modern bar and commercial kitchen fit-out and minor adjustments to modern stud/plasterboard partitions.

Appearance and materials (external):

One external alteration is proposed: replacement of an existing doorway with a traditional painted timber multi-pane window. The proposed window is intended to match the established character of the building and surrounding fenestration, with traditional proportions, glazing bars and a painted finish.

Internal materials and finishes:

Internal works utilise lightweight timber studwork, plasterboard and skim, together with domestic kitchen fittings and finishes. Modern hygienic linings and commercial equipment are removed. Floor finishes are to be replaced where necessary with domestic-appropriate finishes (e.g., kitchen tiles), without disturbance to historic structural fabric.

3. Access

Access arrangements:

- No changes are proposed to the site's external access arrangements, boundary treatment or servicing arrangements.
- The works do not introduce new external ramps, steps or platform lifts; existing entrance arrangements are retained unless otherwise shown on the approved drawings.
- Internal circulation at ground floor is simplified through removal of commercial fit-out and reconfiguration of modern partitions.

Inclusive access:

The proposals seek to maintain practical and safe access within the constraints of a historic listed building. Where modern partitions are adjusted, the layout will allow for appropriate domestic circulation widths and door openings, subject to the listed building fabric and Building Regulations compliance. Any further accessibility adaptations, if required, would be designed to be reversible and to avoid harm to historic fabric.

Emergency access / fire safety interface:

A fire risk assessment / fire safety statement will accompany the change of use proposals. Any necessary fire safety measures will be designed to achieve compliance while minimising impact on historic fabric, focussing interventions on non-historic partitions and fittings wherever practicable.

4. Conclusion

The proposals are modest in scale and designed to preserve the character and appearance of the listed building. Access arrangements are largely unchanged externally, with internal circulation improved through removal of later commercial fit-out and modern partition adjustments.