



TOWN AND
COUNTRY
PLANNING
DEVELOPMENT
CONSULTANTS



December 2025

Our Ref: TS.LPC.5584

Wiltshire Council
Planning Department
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JQ

Dear Sir/Madam

Application for Listed Building Consent
PL/2025/09422
30 High Street, Marlborough, SN8 1LW

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

This duly completed application has been prepared on behalf of our client, J Garside, as a Listed Building Consent (LBC) application for the installation of a structural steel column on the ground floor of 30 High Street, Marlborough.

As part of this submission, alongside this DAS & Heritage Statement a copy of the following documents are enclosed:

- Application Forms and certificates prepared by LPC (Trull) Ltd;
- Site Location Plan;
- Existing and proposed plans;
- Existing and proposed elevations

This LBC application forms a minor addition to the previously approved LBC applications ref: PL/2024/01368 & PL/2025/02671 as result of finding structural instability within the building after works had commenced in relation to the already approved LBC application. As per the revised supporting information, a slightly different approach is now proposed in order to ensure structural stability to the building (and to ensure neighbouring buildings are also unaffected).

The site, previously occupied by 'Ladbroke's' betting shop, has now been vacated and is in desperate need of repair and maintenance prior to the unit being re-let or sold to a new occupier. This application contains the works proposed to bring the building back into proper condition to ensure it is conserved and enhanced into the future.

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Schedule of Works

Previously approved additional structural steels were proposed to be installed on the existing flank wall. Following further investigation it came apparent the existing wall is not sufficient for the above building loadings.

Subsequently Atkins Martins (Structural Engineer) has confirmed an additional column is required at ground floor level to support the above buildings loadings.

Scope: Supply and install new structural steel column on the ground floor to ensure sufficient bracing to the above building's loadings in line with Atkins Martins Structural Drawings.

Methodology:

- Investigate the existing core infilled ground floor basement to ensure sufficient for loading the columns onto.
- Once ground investigations are confirmed, prepare the concrete ground floor to match the existing modern concrete slab to form the base.
- Column location to be adjacent the existing flank wall.
- Supply and install the steel column allowing to bolt into the concrete base and ensure the previous planning approved first floor steels are installed in line with Atkins Martins Structural Drawings.
- Fireboarding required to the column in line with Building Control requirements.
- Decorated finish to match existing columns.

Site and Heritage Significance

30 High Street, Marlborough is Grade II Listed (ref: 1261854), first listed 21/10/1974.

The Listing Details are as follows: *C18. Red brick. Pitched old tile roof, with overhanging eaves. 2 storeys and attics. Ground floor has 1 modern shop front, and 1 oblong C19 bay shop front. 1st floor has 2 cased sashes with glazing bars. 1 attic dormer with pitched roof, tile-hung cheeks, and casements with lead glazing bars. Nos 30 to 38 (consec) form a group.*

As set out above, the previous occupier of the building, Ladbroke's, has now vacated the building and prior to any new occupier entering, a comprehensive set of repair and maintenance works are required in order to bring the building back into a suitable form of repair (please refer to photographic schedule submitted which demonstrates damages/repairs required).

The significance of the building is described above in the Historic England database entry.

The significance of the building/heritage asset will not be altered by the proposals. Given Historic England's listing it is the external appearance and

plan form/layout which the significance is based on. The proposed development does not involve any material change to the external appearance or plan form of the building, only repairs and maintenance and removal of non-original internal partition walls, and therefore none of the heritage significance will be affected or lost.

The minor alterations to internal building fabric (e.g. new bathroom fittings) are considered acceptable as the provision of updated, fit-for-purpose amenities will make the building – which is currently vacant and unusable – occupiable.

The minor works which do not comprise development and do not require planning or listed building consent should also reduce any leaking/moisture transfer risk in the property, thereby protecting the building fabric in future.

Access

Access to the property will remain unchanged.

Conclusion

The proposals will not effect the heritage significance of the building and will return it to good condition, thereby conserving and enhancing the heritage asset.

The proposals will ensure that the character of the building and the amenity of its occupants is not compromised. On this basis, the Authority is respectfully requested to approve Listed Building Consent application in a timely manner.

I trust the enclosed submission is sufficient for this application to be validated and determined positively without delay. Should you have any questions please do not hesitate to contact me.

Yours sincerely,

Tom Sadler
Director
LPC (Trull) Ltd