

Wye House

The building is Grade II (List Entry Number: 1365400) listed by Historic England.

1. Site address

Wye House, Barn Street, Marlborough, SN8 1AB

2. About the development

Does the development site include:	Yes	No
A listed building ?	☒	☐
A scheduled ancient monument ?	☐	☒
A site of archaeological interest ?	☐	☒
Within a designated conservation area ?	☒	☐
A non-designated heritage asset (including locally listed buildings) ?	☐	☒
Within a registered historic park and garden ?	☐	☒
In the setting of / adjacent to one of the above?	☐	☒

3. The history of the heritage asset(s).

Phase I: Private Residence (Late 18th Century – Early 20th Century)

Built in the late 1700s, Wye House began as a high-status private residence for wealthy local families.

- Notable Resident (Early 20th Century): In 1905, the house became the home of C.E. Ponting (Charles Edwin Ponting), a prominent ecclesiastical architect and the Diocesan Surveyor for the Diocese of Salisbury. His residence there adds significant historical weight, linking the building to the wider architectural history of Wiltshire.

Phase II: The Institutional Era (1947 – Late 20th Century)

Following World War II, the function of the house shifted from private domestic use to institutional support for local education.

- Marlborough Grammar School (1947): As the local grammar school expanded to accommodate pupils from rural areas, Wye House was acquired to serve as a co-educational boarding house. This marked a significant change in the building's social function, housing generations of students and embedding the building in the living memory of many local residents.
- Sarsen Housing Association: Later in the 20th century, the property was transferred to Sarsen Housing Association, where it was utilized as flats/apartments. During this period, the fabric of the building was maintained but the setting was less intensively managed than in its prime.

Phase III: The Beechcroft Redevelopment (2002 – Present)

In 2002, the site underwent a major transformation led by Beechcroft Developments. This development was designed to restore the heritage asset while creating a viable modern use. The site is now owned and managed by Cognatum Estates.

- The Concept: The project aimed to create a retirement estate that respected the Grade II listed status of the main house while utilizing the large walled garden to the rear for new housing.
- New Additions:
 - The main house was converted into six luxury apartments.
 - New Build: To the east of the main house, nine new cottages and four additional apartments were constructed.
 - Architectural Style: The new buildings were designed in a Regency style to complement, rather than mimic or clash with, the Georgian main house. This created a cohesive "mews-like" atmosphere.
- Landscape Restoration: The walled gardens, a key feature of the original curtilage, were restored. The landscaping now includes formal public/semi-public gardens, specimen trees, and pollarded limes, returning the setting to a quality befitting the original house.



External Features:

Façade: The building features a two-storey red brick façade on a small stone plinth. It is characterized by a symmetrical arrangement typical of the era.

Fenestration: The first floor has five sash windows, while the ground floor features four tall windows. The windows do not appear to be original, it seems they were replaced in the 1850's. The mouldings and horn on the underside of the sash rail do not match the original window appearance.

Entrance: The focal point is the central glazed door, sheltered by a striking **Greek Doric porch** made of ashlar Bath stone. This porch features two columns "in antis" with arched glazed lights at the sides, a distinct neoclassical touch



Roof & Details: A hipped slate roof crowns the building. The façade is framed by wide angle pilaster projections and a moulded cornice, adding depth and grandeur to the elevation.

Boundary: The property is fronted by garden walls and central square stone gate piers, which are included in the listing protection.



Interior & Layout:

- **Original Layout:** Historically, the interior would have followed a standard Georgian plan with reception rooms flanking a central hallway.
- **Modern Configuration:** Following the 2002 redevelopment, the main house was sensitively converted into six spacious apartments, retaining high ceilings that reflect the grandeur of the original reception rooms.

Proposals:

- The replacement of deteriorated timber window frames due to weathering to fix the poor thermal performance of the building, reducing heating costs in the winter months. The replacements windows will be a like for like timber single glazed replacement.
- This will also create a lower carbon footprint overall and increase the comfortability for residents, who have been made aware, and are in favour of these proposals.
- Please refer to drawings **110-113** for measured surveys of the existing windows.

The Impact on the asset(s)

- We have taken great care into finding a suitable and professional historic window company to carry out the works. They will remove only the existing window frames, without harming the walls and window surrounds. We will not be creating a harmful visual impact as the replacements will follow the single glazed timber sash as per the existing and will be like for like replacements specified from detailed drawings and a thorough window schedule. The house is currently used for older people's retirement living, therefore improving the thermal performance and reducing heating costs for its residents is of the utmost importance.





Heritage England: Official list entry

Grade: Grade II Listed building

List Entry Number: 1365400

Date first listed: 18-Jul-1949

List Entry Name: Wye House and garden walls in front of house

Statutory Address 1: Wye House, 8, Barn Street, Marlborough, SN8 1B

Details:

BARN STREET (East Side) No 8 (Wye House) and garden walls in front of No 8. 18.7.49.

GV II Late C18. Two storey. Brick on small stone plinth, with wide angle pilaster projections, moulded cornice, slight central projection with blocking course, and hipped slate roof. Five windows on first floor. Four tall windows on ground floor, and central glazed door, under Greek Doric porch of ashlar bath stone, two columns in antis, and arched glazed lights at sides. Central square stone gate piers and brick flanking walls on road front.