



THE PLANNING WORKS

January 2026

Heritage Statement and Existing Joinery Condition
Listed Building Consent Application – No 25 St Martins, Marlborough, SN8 1AR
Replacement of the existing front door

1. Introduction

This Listed Building Application seeks consent to replace the existing front door of No 25 St Martins.

2. Description, Location and Historical Context

Historically, the name St Martins referred to an area of Marlborough on the northeast side of the town. These days it is the name of the road that runs east from The Green at the bottom of Herd Street through to the Cuckoo Pen at the start of Poulton Hill. St Martins lies within the Marlborough Conservation Area. There are approximately 50 houses and assorted other residential buildings on St Martins of these 37 are Listed Buildings.

On the northern side of St Martins, No 25 is part of a group of five two-storey houses. This set of five is itself part of a larger group of twenty-two Listed Buildings that runs continuously from No 6 to No 28.

No 25 is a modest two-storey house built in the 18th Century. It has a red brick façade to the front with a traditional clay pantile roof covering. No 25 and its neighbour, No 24, share several architectural similarities with one another in the size and shape of the windows and doors. No 24 is the larger of the two. Both have wooden rectangular framed sliding sash windows set in arched openings. The front doors are also similar in design style and construction. The two cottages share a common roof which differs in height and pitch from the neighbours on either side. These common features indicate that No 24 and No 25 were built together at the same time.

Formerly No 25 and its neighbour No 24 were both owned by the current owner of No 25, Aster Homes the applicant. No 24 was sold some time ago. Whilst in common ownership both cottages were subject to the same maintenance regime.

Originally one-and-a-bit rooms deep at ground floor level, a single storey extension with cat slide roof was added to the rear, this now houses the kitchen.

3. Historic Background

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1272952

Date first listed:



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21-Oct-1974

List Entry Name:

24-28, SAINT MARTINS

Location

Statutory Address:

24-28, SAINT MARTINS

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 19165 69422

Details

SAINT MARTINS 1. 5407 (North Side) Nos 24 to 28 (consec) SU 1969 1/91 II GV 2. C18. 2 storey. Brick. Old tile roofs. Early C19 casements and C19 sashes and plain doors. Nos 6 to 28 (consec) form a group.

Listing NGR: SU191656942

4. Previous Planning History

Ref	Date	Item	Decision
K/54442/LBC	July 2006	Replacement front door	Approved

5. Historic England Advice – Listed Buildings

The policy espoused by Historic England for the upkeep of Listed Buildings has a three-tier structure.

- A. Maintain – look after the building and its original fixtures and fittings by a programme of maintenance using appropriate techniques and materials.
- B. Repair – where parts of the building have not been maintained to a satisfactory level repair the substandard areas using appropriate techniques and materials.
- C. Replace – if an element of the building is beyond repair replace with a faithful facsimile of the original.

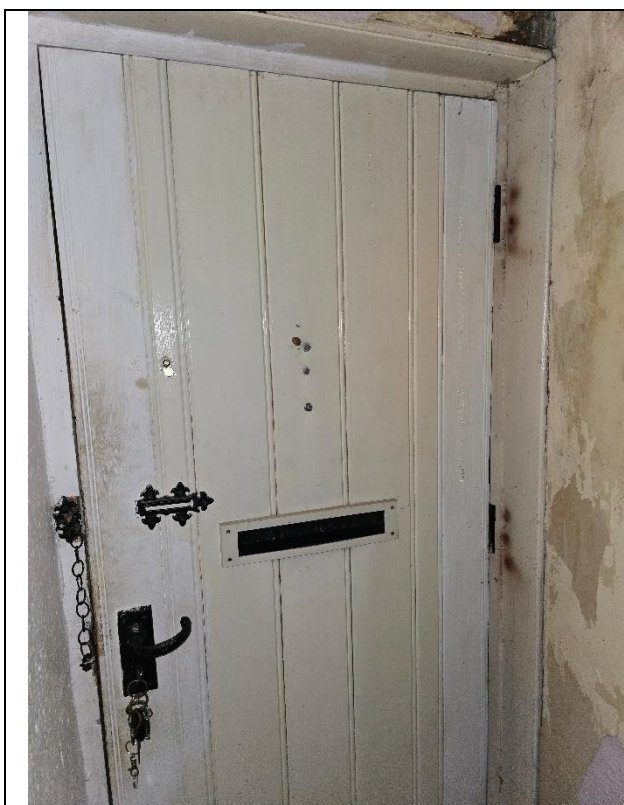
Please see condition notes and descriptions on the following pages.

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6. Existing Joinery – Current Description and Condition

Ref: Door D1	Location: Front elevation, ground floor, hallway
Approx Sizes: Width: 760 mm x Height: 1920 mm – door leaf	
Description: Joinery. The door is constructed from softwood. It consists of two tongue-and-grooved leaves, approx. 22mm thick, fixed to one another to create an overall thickness of 44mm approx. There is no framed border to the leaf itself. This type of door construction is more commonly seen in sheds and outbuildings – though usually only a single 22mm thick leaf. Furniture and fixings. Modern copies of black older pattern handles and fittings. Finishes Door leaf – painted Royal Blue on the exterior, White inside. Frame – painted white	
Condition Notes: The front door was replaced 20 years ago – as was the neighbouring front door at No 24. These replacements took place under the previous ownership of No 24 and No 25. Whilst there is a weather bar the perimeter protection of door timbers is not as good as that provided by a conventionally framed external door leaf. Repairs to the two outer edge boards have taken place. The lack of frame and perimeter weathering have resulted in the door leaf deteriorating to the point being non-serviceable and requiring replacement. The main frame appears to be older than the door leaf itself and remains in a useable and serviceable condition. The frame will be cleaned and re-painted as part of this exercise to improve its longevity.	
	
D1 Exterior	D1 Interior

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D1 Interior



D1 Interior

The proposed replacement door will be a faithful copy of the profiles and dimensions of the existing joinery. The proposal seeks to change the material used from softwood to hardwood in order improve both the functionality and longevity of the external joinery. The proposal will maintain the historical significance of the property. Impact upon the front elevation's contribution to the Conservation Area street scene is minimal. Harm to the fabric of the building is insubstantial.

If further information is required – please get in touch.

Kind regards,

Graham.

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