

43 Herd Street
Marlborough SN8 1DG

DESIGN & ACCESS AND HERITAGE STATEMENT

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Revision History

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- 1.1 This Heritage Statement is submitted as part of the planning and listed building application for a structural and architectural repairs to 43 Herd Street, Marlborough. The document is written to assist greater understanding of the impact of the proposals upon the historic significance of the listed building.
- 1.2 A pre-application submission was made under reference ENQ/2025/01718 regarding the scope of the proposed repairs caused by a leaked water tank, at which point it was advised a listed building application would be required.
- 1.3 43 Herd Street is Grade II listed, is situated within the Marlborough Town Conservation Area, and is part of a group of Grade II listed properties: these are all considered a 'heritage assets' as defined by the National Planning Policy Framework and therefore merits consideration in planning decisions (2024).
- 1.4 The list description of 43 Herd Street (The Site) dates the property from the early C19 as a rebuilding of older cottages (Historic England, 2026).
- 1.5 This document should be read in conjunction with the proposed drawings.
- 1.6 **Relevant Planning Policy**
Relevant forthcoming planning policy with respect to the heritage character of the conservation area and historic buildings are as follows:
Wiltshire Core Strategy 2015:
Core Policy 58: Ensuring the Conservation of the Historic Environment - which states, "*Development should protect, conserve and where possible enhance the historic environment*" (Wiltshire Council, 2015).
- 1.7 There is no known planning history for 43 Herd Street.

1.8 Location

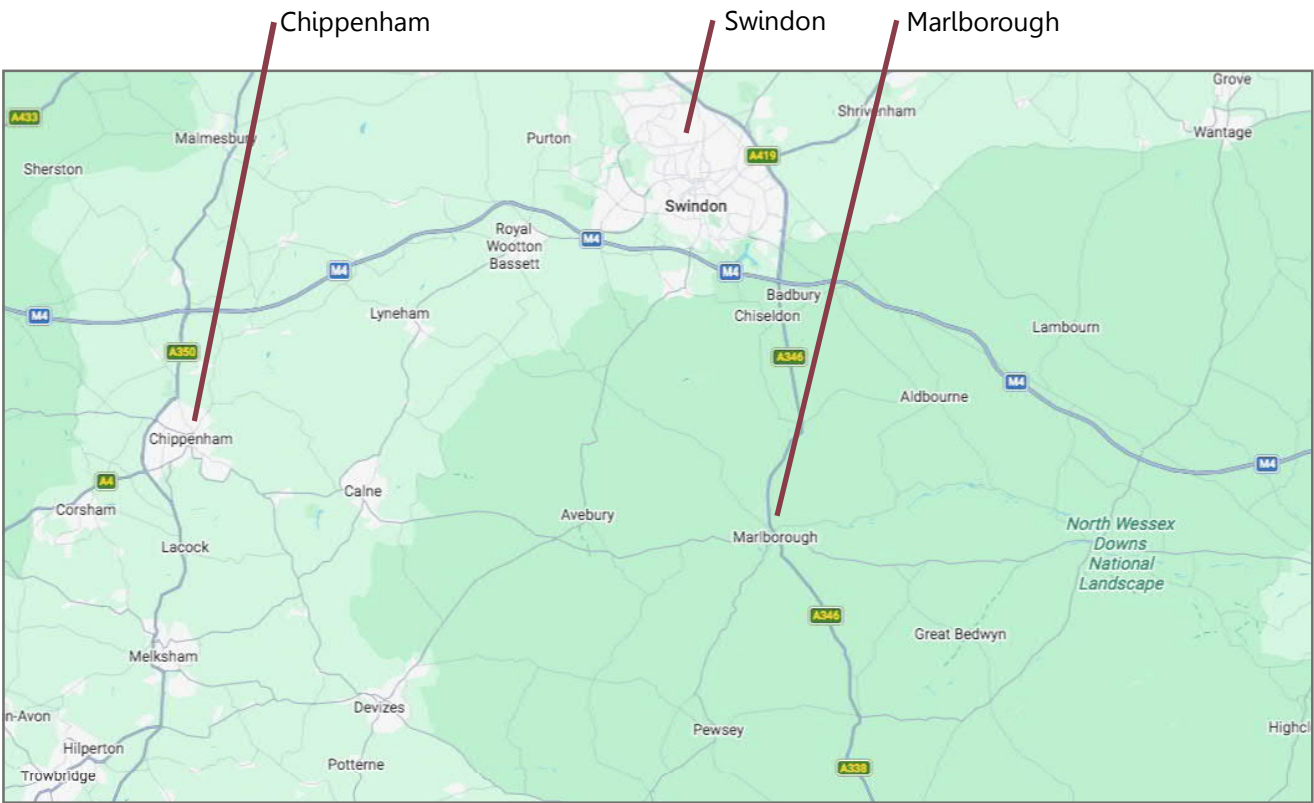


Image 1: Location of the location of Marlborough (Google Maps, 2026)



Image 2: Location of The Site (Google Maps, 2026)

1.9 Heritage Significance

- 1.9.1 Proposals relating to heritage assets are subject to the policies of the National Planning Policy Framework 2024 (NPPF). Such proposals require to be justified under this legislation with respect to potential effect on the heritage asset. Consideration is given to the impact upon a heritage asset's 'significance' and its 'setting'.
- 1.9.2 'Significance' is defined in the NPPF as:
"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting..." (Ministry of Housing, Communities & Local Government, 2024, Annex 2: Glossary).
- 1.9.3 The 'setting' of a heritage asset is defined in the NPPF as:
'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (MHCLG, 2024, Annex 2: Glossary).
- 1.9.4 This Heritage Statement is written within the context of relevant best practice guidance:
- Historic England (2008). Conservation Principles Policies and Guidance.
- 1.9.5 The scope of the Heritage Statement is developed to be proportionate to the proposals in accordance to paragraph 207 of the NPPF which states, "The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance" (2024, para. 207).
- 1.9.6 This Heritage Statement identifies the heritage assets with potential to be affected by the proposals, it then describes the assets' heritage significance, and the document then analyses the potential impact of the proposals upon the significance of the heritage assets.

1.10 Overview

- 1.10.1 43 Herd Street is part of the Grade II listed terrace Nos 39 - 43 Herd Street (Historic England List Entry No. 1365390, listed 21st October 1974), recognised for its special architectural and historic interest as an early 19th century rebuilding of older cottages, retaining picturesque qualities with coursed rubble stone, gabled dormers and traditional fenestration (Historic England, 2026).
- 1.10.2 43 Herd Street is within the Marlborough Conservation Area. The 2003 Marlborough Conservation Area Statement acknowledges the significance of buildings on the upper slopes of Kingsbury Street and Herd Street in defining the northern edge of the town's historic settlement pattern, and notes their contribution to the setting of the Conservation Area (Kennet District Council, 2003).
- 1.10.3 The Marlborough Town Character Study (Marlborough Town Council, 2021b) identifies the upper section of Herd Street and The Common as an Area of Special Quality (ASQ), recognising this group of buildings for its architectural quality, and recommends consideration of this area for future Conservation Area extension (ibid). This is supported by the Marlborough Area Neighbourhood Plan (Marlborough Town Council, 2021b), which highlights ASQs as areas whose character, heritage value and contribution to the setting of the Conservation Area should be conserved (ibid).
43 Herd Street, therefore, contributes positively to the historic environment and architectural interest of Marlborough, both as part of the listed terrace and within its wider context.

2.0 THE NATURE OF THE HERITAGE ASSETS

2.1 Urban Structure and Evolution of Marlborough

- 2.1.1 Located within the Stonehenge and Avebury World Heritage Site, Marlborough can evidence human activity to as early as the late Neolithic period (Marlborough Town Council, 2021a). In the Saxon era a settlement grew up at The Green, just south of The Site. After a Norman castle was constructed to the west of the current town centre at the Marlborough Mound, and the High Street and tenement plots were set out were set out between the mound and The Green (ibid).
- 2.1.2 Marlborough developed as a linear market town along the High Street, dating back to medieval town planning influenced by transport routes and the River Kennet. The 2003 Marlborough Conservation Area Statement explains that planned expansions took place along established routes, and that Herd Street, paired with Barn Street to the west, formed a principal north-south connection linking the High Street with The Common and the open countryside beyond (Kennet District Council, 2003).
- 2.1.3 Evidence from the Victoria County History indicates that Herd Street was already recorded as a street in the early 15th century, demonstrating its origins as part of Marlborough's historic street network and showing continuity of settlement in the medieval town. (A History of the County of Wiltshire: Volume 12 – The borough of Marlborough, 1983, pp.199-229).
- 2.1.4 By the early 19th century, the area now represented by 39-43 Herd Street, had seen rebuilding and consolidation, replacing older vernacular cottages with more substantial dwellings while retaining the medieval street alignment. This reflects broader trends in Marlborough's expansion beyond its medieval core during the late Georgian and early Victorian periods (Sage Grey Architects Ltd, 2021).
- 2.1.5 The Neighbourhood Plan further points to the historical continuity of development along Marlborough's approach roads, where residential growth respected established routes and town form, reinforcing the town's structure without compromising settlement patterns (Marlborough Town Council, 2021a).

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.2 Setting

- 2.2.1 The property is to the far east of the long, narrow conservation area, running east-west along the spine of the town. No.43 abuts the street directly, and accessed via a shared underpass which provides access to No.s 39 (facing onto the street) and No.40 to the rear of No.43. The character of the plots along Herd Street vary in width, however where there are two storey cottages (some with attics) the plots are narrow.

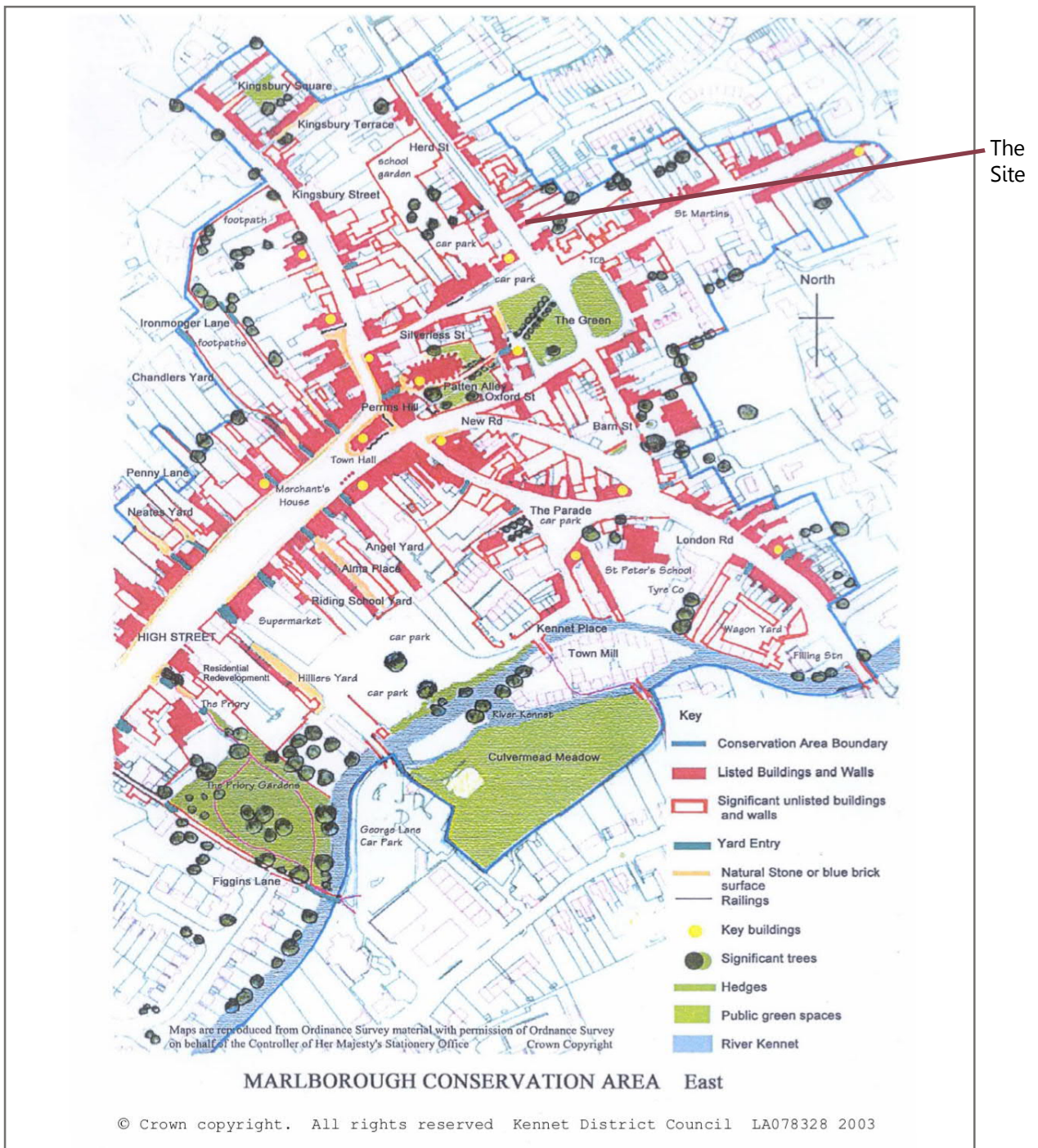


Image 3: Extract from the Marlborough Conservation Area Map (Kennet D.C., 2003)

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.2.1 The detailed townscape study of the immediate area to The Site indicates there are views from (cntd) outside No.43 downhill in a southerly direction across The Green (refer to green arrows adjacent The Site location in Image 4) - refer to Image 5, below. 43 Herd Street forms part of the backdrop to The Green when looking north, an open landscape space of heritage significance.

The Site

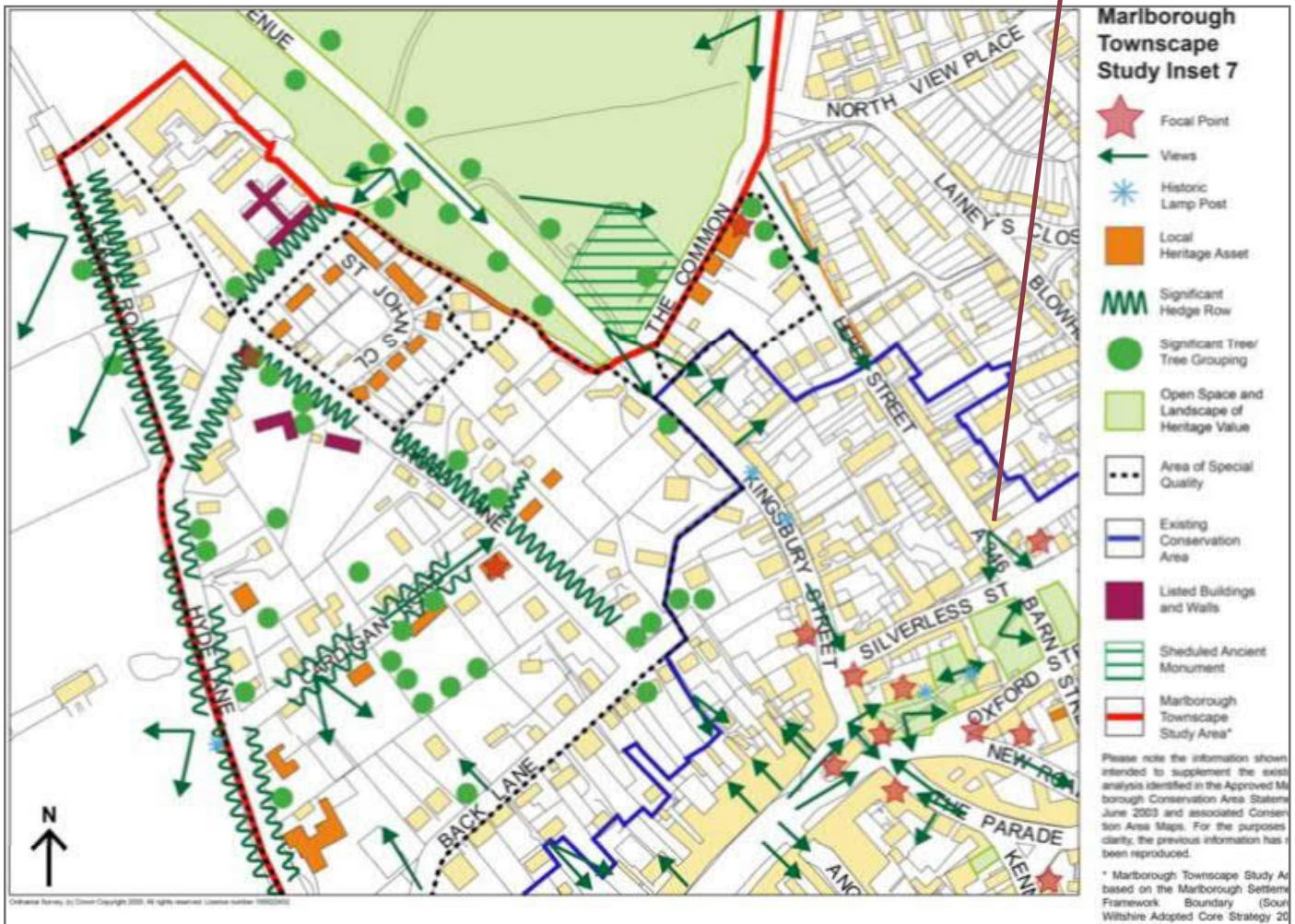


Image 4: Extract from the Marlborough Townscape Study Inset 7 map (Sage Grey Architects Ltd., 2021)



Image 5: View south from 'viewing point' (Google Maps, 2023)

43 Herd Street, Marlborough SN8 1DG

2.3 Map Regression

- 2.3.1 The 1885 OS map shows the cluster of cottages clearly, with 4no. cottages forming an 'L' shape on the same plot of land, with out-buildings (in grey).

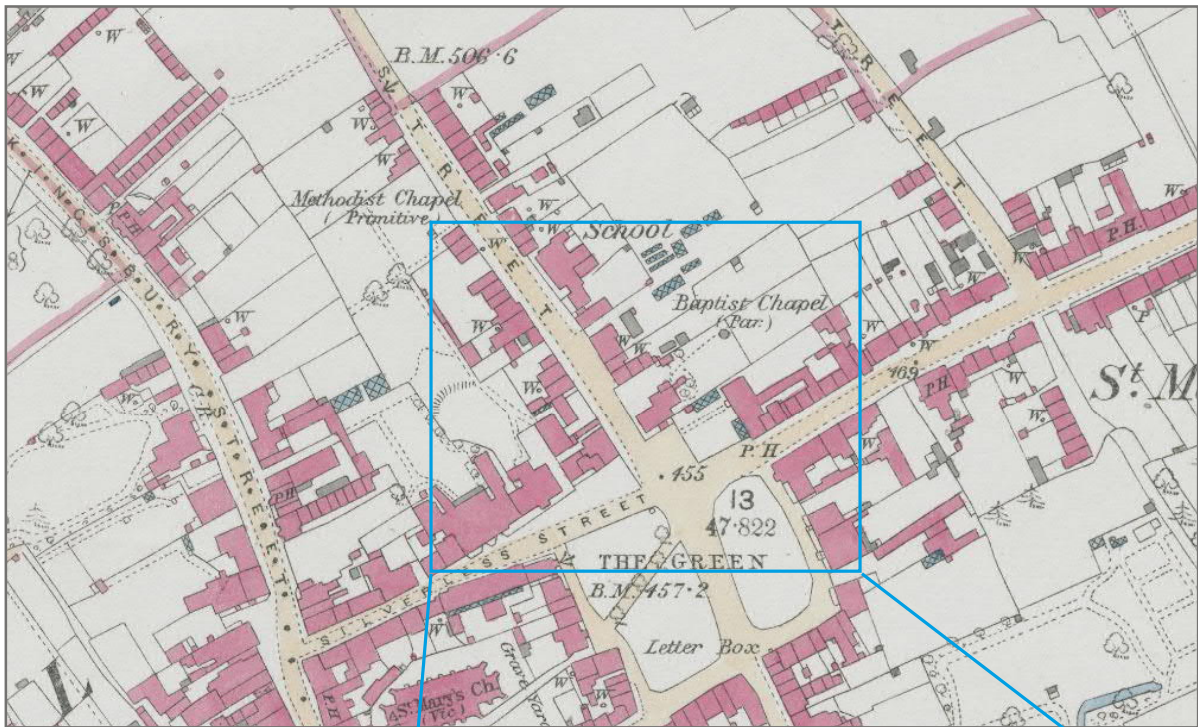


Image 6a: Extract from OS map 'Wiltshire XXIX.9'. Surveyed: 1885, published: 1886 (National Library of Scotland, 2026).

The Site



Image 6b: Extract from Image 6a

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.3.2 The map of 1899 shows the same cluster of 4no. cottages forming an 'L'-shape: with current day No.s 39 and 43 facing onto the street, and 2no. cottages accessed via the communal access route from the main street. A circle with a 'W' is indicated to the plot which represents a well shared by the 4no. cottages.



Image 7a: Extract from OS map second edition 'Wiltshire XXIX.9'. Revised: 1899, published: 1900. (National Library of Scotland, 2026).

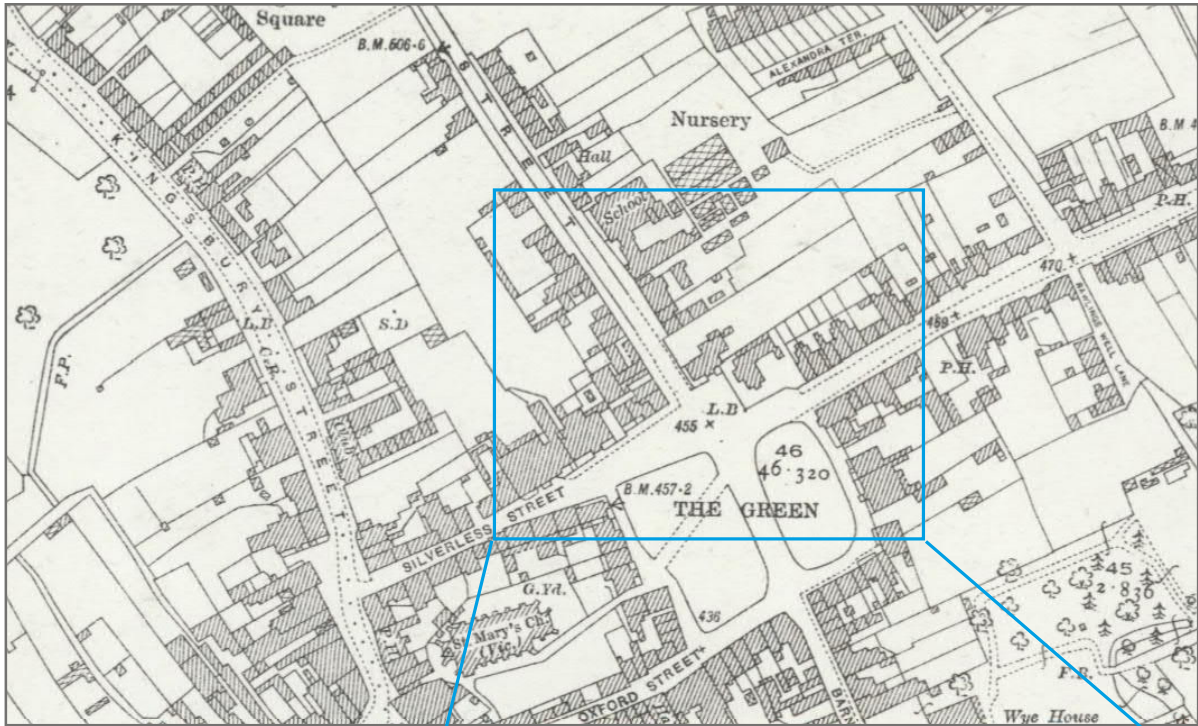
The Site



Image 7b: Extract from Image 7a

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.3.3 The 1922 OS map indicates no change to the previous two editions.



The Site



Image 8b: Extract from Image 6a

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.3.4 The 1943 OS map indicates no change to the previous three editions.



Image 9a: Extract from 'Wiltshire XXIX.9'. Revised: 1943, published: 1947 (National Library of Scotland, 2026).

The Site

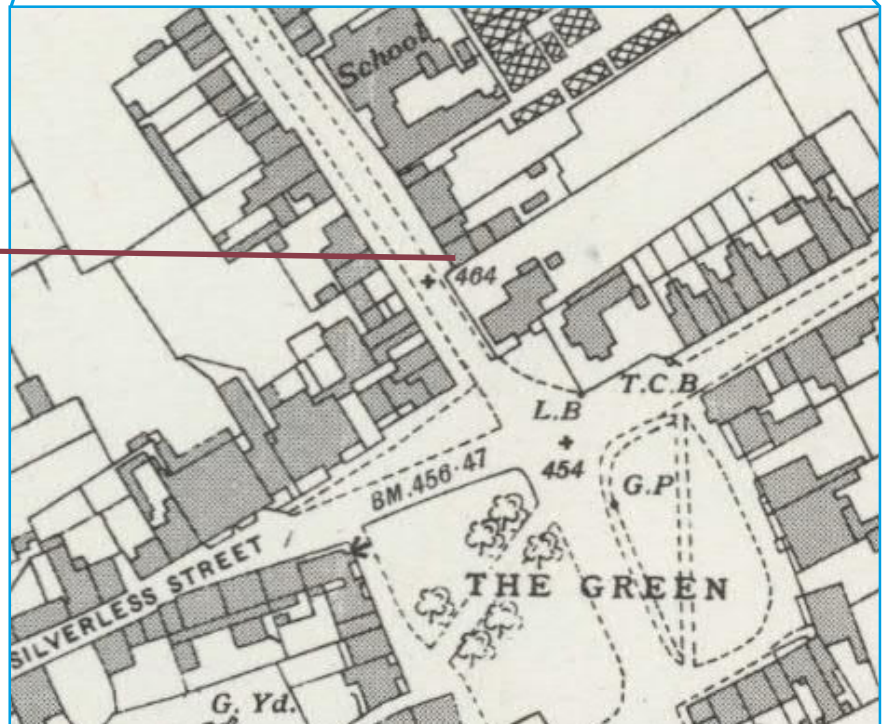


Image 9b: Extract from Image 9a

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

- 2.3.5 The 1970 OS map indicates the rear two cottages have been combined into one dwelling - identified as No.41. The passageway between No.s 43 and 39 is shown separately giving the appearance of a separate narrow dwelling.

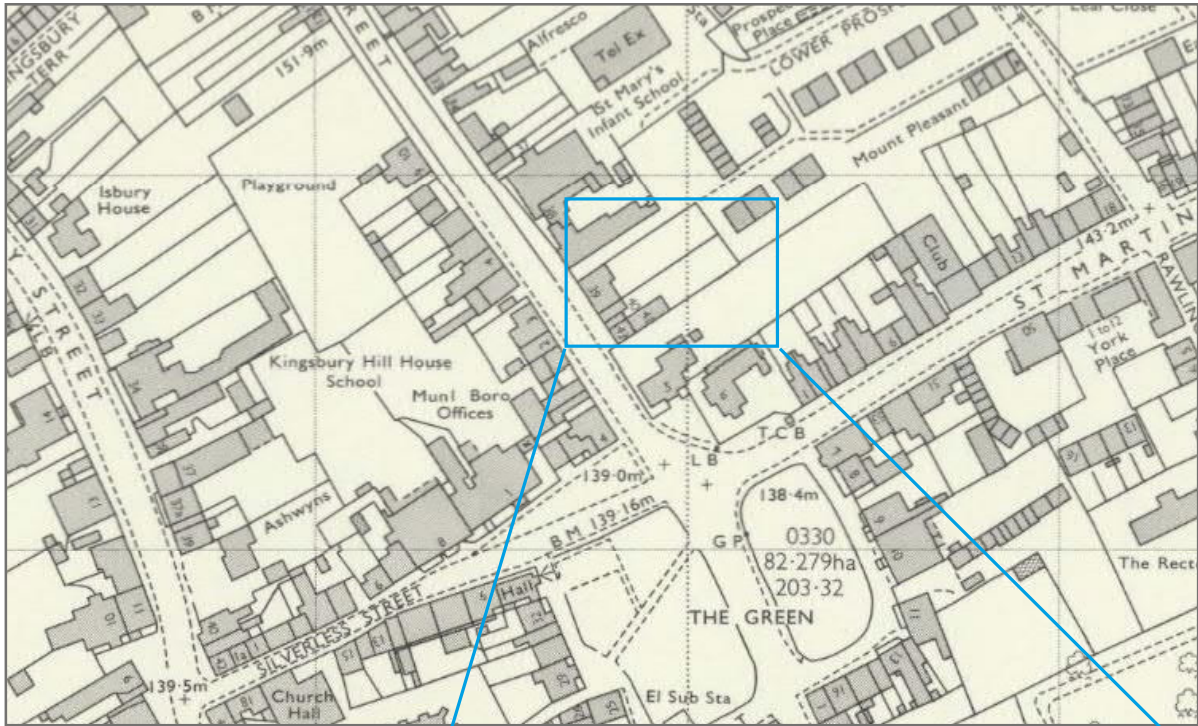


Image 10a: Extract from 'SU1869 - SU1969 AA'. Revised: 1969 and 1970, published: 1970 (National Library of Scotland, 2026).

2 cottages
to the rear
combined
into one
dwelling

The Site

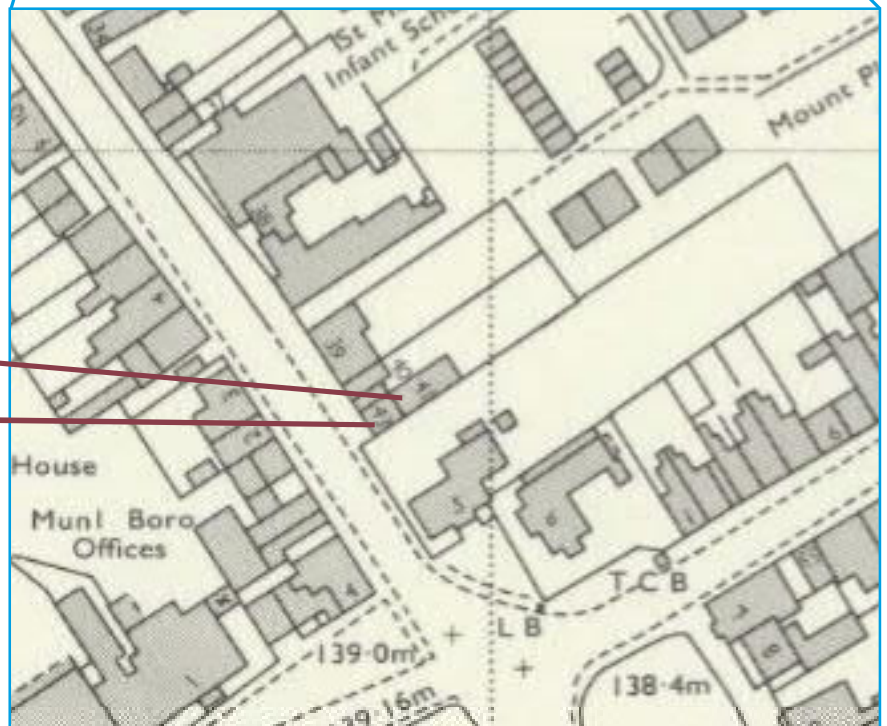


Image 10b: Extract from Image 10a

2.4 The Property

2.4.1 Historic Environment Record

As the works pertain to a localised repair above ground level within the property a 'high level' review of the HER was carried out only, which revealed a nearby archaeological 'monument' locations as identified in Image 11, below. The closest to the site is a WWII Anti Tank Hairpin, HER ID 177780.

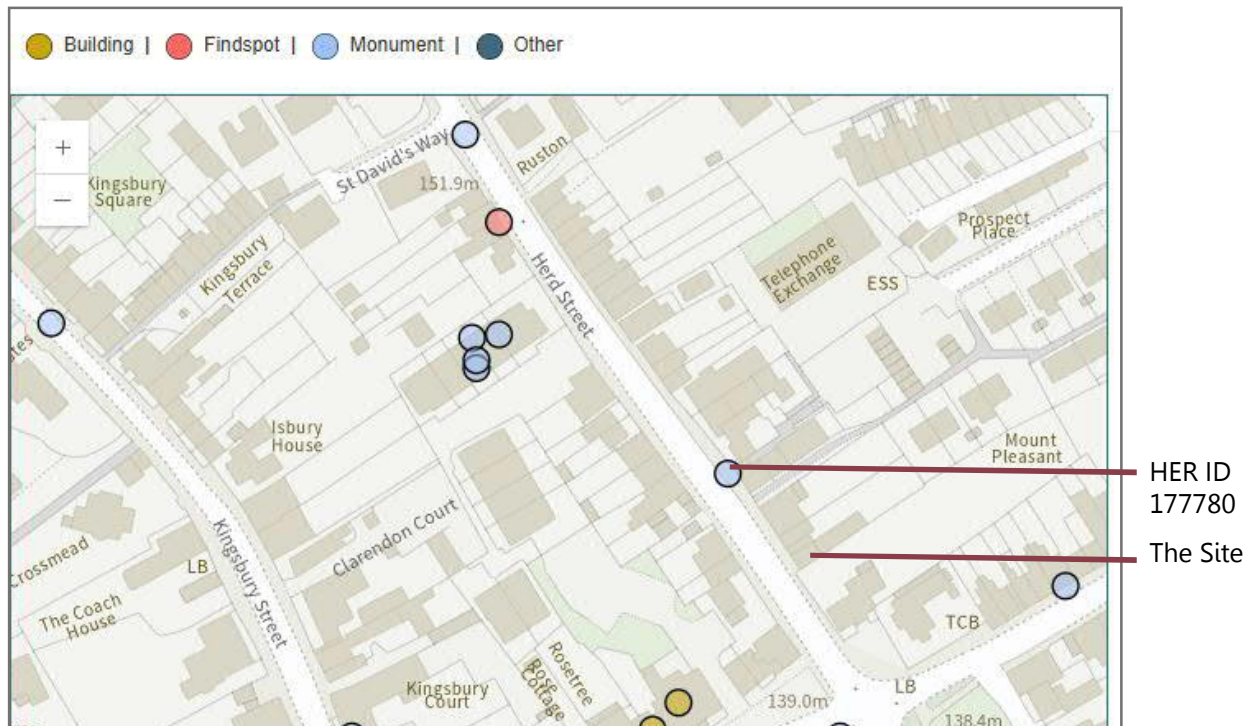


Image 11: Extract from Historic Environment Record
(Wiltshire Council Historic Environment Record, 2026)

2.4.2 List Description

Grade II

List entry number: 1365390

Date listed: 21.10.1974

"Nos 39 to 43 (consec)

Early C19 rebuilding of older cottages. Part 1 storey and part 2 storey and attic. L-shaped group with Nos 39 and 43 facing street, remainder in wing at back approached by central passage. large coursed rubble stones with brick surrounds to openings, the southern half all brick. Old tile roof. 2 gabled dormers. Left hand half has one 2-light and one 3-light casement and C19 central door. Right hand half, 2 storey and attic, has 2 gabled dormers, two 3-light leaded casements and central 2-light on 1st floor. Similar windows with C19 light on ground floor, central passage entry and one house door. A picturesque block."

(Historic England, 2026)

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.4.3 The conservation area document places the property as C18 - notably contrary to the List description (Kennet D.C., 2003). The building is of a masonry and timber frame construction with a pitched roof clad in clay tiles, half hipped at the south end. The street elevation is clad in brick in Flemish bond with a range of timber painted casement window openings of differing ages and one dormer window. The street elevation mirrors that of No.40 to an extent with some common features: the arched brick window heads have been designed to incorporate alternating 'blue' bricks; the modern narrow windows appear to have been inserted in the later C20 and have flat brick soldier courses brick heads.

When compared to No.s 39 and 40 which have retained sarsen stone and bricks of a pre-standardisation size to their ground floors, it could be concluded No.43 had undertaken a substantial re-facing to both floors, compared to one floor of the neighbouring properties. Sarsen stone and brick are visible to the ground floor of the south elevation of No.43 (refer to Image 13); the first floor of the south elevation is of hung clay tiles.

The structure is two floors: ground and first floors, with a converted second floor attic. It is an 'end of terrace' property, however it adjoins two properties: No.39 along the street and No.41 directly to the rear. The current entrance is via the passageway; the door onto the street is not currently in use. A brick chimney breast rises the full height of the property. The timber roof construction is of common rafters on purlins. The ridge parallel to Herd Street does not have a ridge beam; the ridge that formed in the west-east direction does. The ridge which reaches back to create the roof to No.41 forms a gabled gambrel (mansard) roof (Bunskill, 2000). The Marlborough highlights that several tall vernacular cottages along the south side of The Green (ie: with 50m from The Site) have tiled gambrel roofs considered, "...characteristic of late 18th century Marlborough" (Kennet D.C., 2003).



39 Herd Street

40 Herd Street

43 Herd Street

Image 12: View of west elevation - onto Herd Street

43 Herd Street, Marlborough SN8 1DG

2.5 **Exterior Photographs** - January 2026



Image 13: View of south elevation of No.43 and No.41 behind



Image 14: The group of cottages along Herd Street

43 Herd Street, Marlborough SN8 1DG

2.5 Exterior Photographs
(cntd)



Entrance to No.39

Image 15: View within passage way back to street door

Entrance to No.43



Image 16: View of along passage way towards rear of plot

2.6 Interior Photographs - January 2026



Image 17: View of ground floor room, facing east



Image 18: View of ground floor room, facing south

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.6 Interior Photographs (cntd.)



Image 19: View of ground floor room, facing west



Image 20: View of ground floor room, facing north

2.6 Interior Photographs (cntd.)

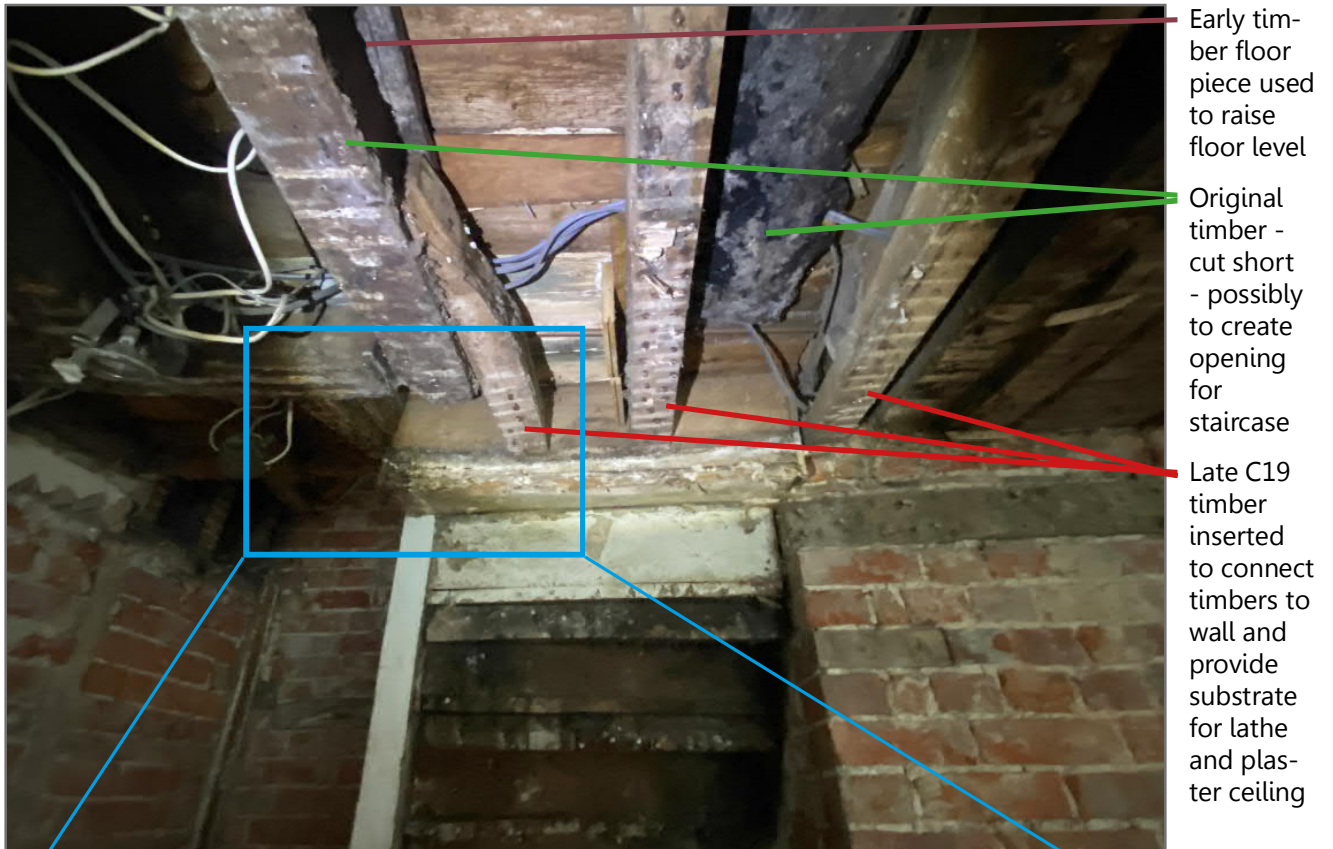


Image 22a: View of underside of staircase



Image 22b: Detail view of underside of staircase

2.6 Interior Photographs (cntd.)



Joists
to be
retained
and
realigned
- refer to
descrip-
tion in
para.
4.2.1b

Image 23: View of underside of First Floor hearth



Trimmer
beam
spans in
front of
hearth

Image 24: View to RHS of chimney breast at ground floor, facing east

2.6 Interior Photographs (cntd.)



5no. timber joists to this area require to be secured with hangers - refer to description in para. 4.2.1c

Image 25a: View of underside of floor to first bay adjacent to chimney breast



Original timber

Late C19 timber inserted

Original timber

Late C19 timber inserted

Image 25b: View to RHS of chimney breast at ground floor, facing south

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.6 Interior Photographs (cntd.)



Image 27: Staircase at Ground Floor



Image 28: Stairwell at Ground Floor



Image 29: View at First Floor of staircase/well

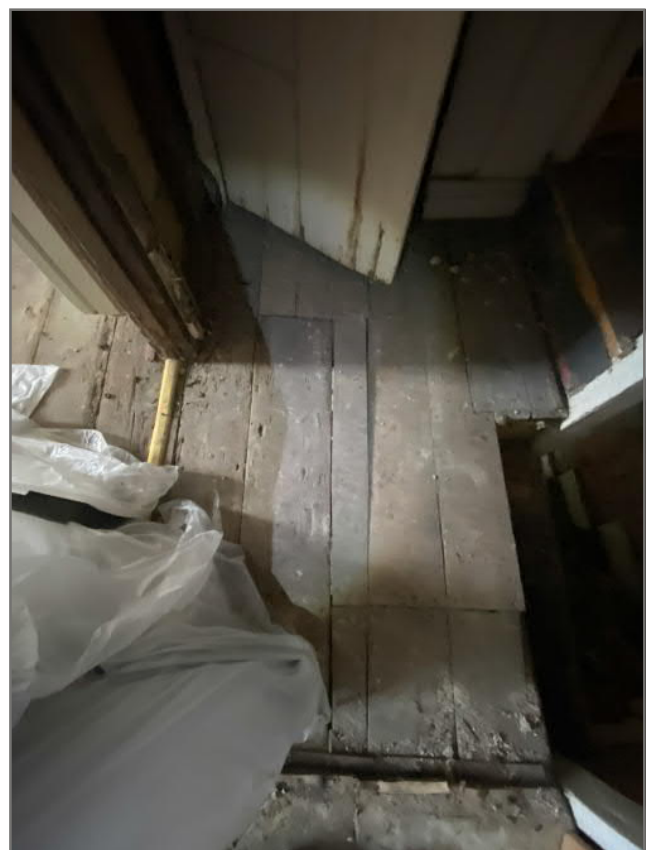


Image 30: View at First Floor landing

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.6 Interior Photographs (cntd.)



Image 31: View of south wall at First Floor

Turnbuckle swivel catch (possible replacement) on decorative baseplate - possible date from mid-C19 (Hall, 2005)



Image 32: View at First Floor facing west towards Herd Street

43 Herd Street, Marlborough SN8 1DG

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.6 Interior Photographs (cntd.)



The two strap hinges have little taper in their length and an elegant spearhead end. Hall (2005) advises this style is found from the C16 or earlier to the mid-C18. This design is similar to a mid-C17 example from Gloucestershire.



Image 33: View north at First Floor



Image 34: View at First Floor facing west



Image 35: Plank and batten door with planks of irregular widths at First Floor - common prior to C19

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.6 Interior Photographs (cntd.)



Image 36: View towards east elevation from attic floor



Proposed location of fire-
board to partywall

Image 37: View into attic space of east elevation -
partywall with No.41



Image 38: View north at Attic Floor

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.6 Interior Photographs (cntd.)



Image 39: View west of purlin in bedroom



Joint at purlin
approximately 2/3
along the length
- a 'bridled scarf
joint' (CBA, 1989)



Image 40: View west of purlin in bathroom

2.0 THE NATURE OF THE HERITAGE ASSETS (cntd.)

2.6 Interior Photographs (cntd.)



Image 41: View into roof space - common rafters with bridled joints (no ridge beam)



Image 42: Modern internal plasterboard fitting out of southern side of roof - view through to over stairs



Image 43: View south behind under-eaves cupboard and adjacent chimney breast

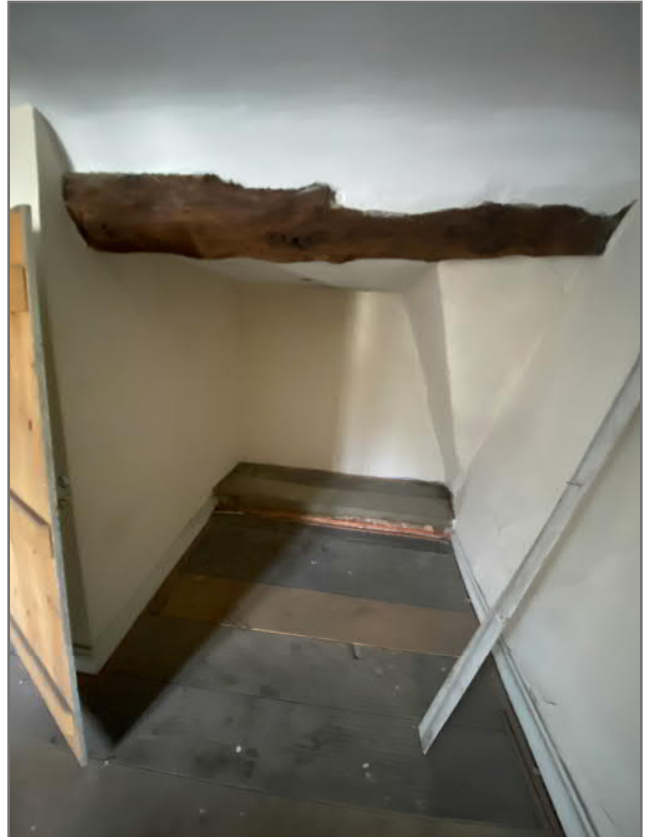


Image 44: View of east purlin at south end

3.1 Heritage Significance

The assessment of significance depends of the asset type, a comparison with what exists elsewhere, and the extent it may be distinctive or have special meaning for different groups of people. The significance of heritage assets or their elements can be measured at different levels:

Value/Criteria	Description
Very High (international importance)	World Heritage Site - monuments and landscapes of comparable quality.
High (national significance)	Listed buildings Grade I or II*, conservation areas containing very important buildings, Scheduled Monuments, Registered Parks and Gardens Grade I or II*, non-designated sites or assets of comparable quality.
Medium (national significance)	Listed buildings Grade II, conservation areas , Registered Parks and Gardens Grade II.
Low	Buildings and areas of local interest, sites and archaeological remains not of national importance, historic landscapes of regional/county importance.
Negligible	Buildings/sites of little or no significance; an aspect (e.g. structure or feature) that has little or no value and therefore does not impact significance positively or negatively.
Negative	An aspect (e.g. structure or feature) that detracts from the significance of a heritage asset.

3.2 Historic Significance of Marlborough Conservation Area

Based on the tabulated criteria in 3.1, the Marlborough Conservation Area, may be deemed to hold 'historic significance', via four values identified in the NPPF: archaeological, historic, architectural and artistic. These values shall be assessed using the following grading:

- High – values of *exceptional* or *considerable* interest;
- Medium – values of *some* interest;
- Low – values of *limited* interest.

3.2.1 Archaeological interest:

- As indicated in Image 11 there have been local archaeological sites of interest close to The Site and more may be discovered in the future. More widely, as a settlement that dates back to Neolithic period there is a potential for further archaeological finds to be made.

The potential for the archaeology of the conservation area to hold historic interest is considered 'medium'.

3.2.2 **Historic interest:**

- The narrow 'grain' of the plots reaching back from the frontage of the main streets - including Herd Street - with narrow access routes to yards set behind the frontage buildings.
- The Saxon settlement of The Green.

The level of historic interest is therefore 'medium'.

3.2.3 **Architectural and artistic interest:**

- The two-storey plus attic scale of the narrow cottages.
- stucco and render with timber frame elevations
- red/orange clay tiles or slates
- casement windows
- natural stone kerbs

The role of consistent architectural materials in the conservation area offer a 'medium' heritage significance to the conservation area.

3.3 **Heritage significance of 43 Herd Street**

The door from the side passage is modern, with the original entrance door retained to the street elevation. The house has been subject to a 'deep' refurbishment which incorporated significant changes. The chimney appears to have been inserted into the property in the C19 - causing the original substantial timbers to have been cut and adjusted. Similarly for the staircase - this may not be the original location and has been poorly constructed with insubstantial support (refer to the Structural Engineer's description). There is evidence of elements of pre-C19 (as dated in the List description) - the common rafter roof, the large size of the spine beams, the plank and batten door with ironmongery and the casement window and latch.

Based on the tabulated criteria in 3.1, 43 Herd Street, may be deemed to hold 'heritage significance' at different levels, as per paragraph 3.2.

3.3.1 **Archaeological interest:**

- Similarly as paragraph 3.2.1, the site is considered to hold some potential for archaeological interest.

The level of archaeological interest is therefore 'medium'.

3.3.2 **Historic interest:**

- The history of the building may be of interest to the re-development of Marlborough in the early C19, and locally, to that of the streets north of The Green.

The level of historic interest is considered to be 'medium'.

3.3.3 Architectural and artistic interest:

- the large profile timber frame: the spine beams at the Ground Floor and directly above at the First Floor, and the two purlins to the roof
- the common rafter roof construction that lies parallel to to Herd Street
- the casement window and ironmongery (Image 32)
- the plank and batten door with ironmongery (Image 35) - albeit this is may have been instated from a different building

The level of architectural and artistic interest are wholistically considered to have 'medium' historic significance.

3.4 Setting

Although not officially considered to be one of the four principal values, *setting* is recognised as a value that makes an important contribution to the significance of a heritage asset. An assessment of the contribution to significance is therefore included for assessing the effects of any proposed works on significance.

- 3.4.1 *Setting* is defined in the NPPF as, "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral." (Annex 2: Glossary).
- 3.4.2 The setting, as contibutes historic significance of 43 Herd Street and the immediate Marlborough Town Conservation Area, can be considered to be:
- experienced in the view south from the north side of The Green: refer to Image 5.
 - the group of buildings of which 43 Herd Street forms part of and the ability to view these from the open space of The Green
 - The residential character of The Green the sense of harmony and tranquility (Kennet, D.C., 2003).
 - the linear form of Herd Street, attributed to the 'herding' of animals directly towards the Common to the north of the street.

4.0 THE PROPOSED WORK AND ITS IMPACT UPON THE HERITAGE ASSETS

- 4.1 Historic England and the NPPF offer guidance on how to approach the assessment of the impact of proposed works upon the significance of a heritage asset. In particular the following are considered relevant to 43 Herd Street and its setting:
- 4.1.1 "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance", (MHC&LG, 2024, para.212).
- 4.1.2 "Each generation should therefore shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same", (Conservation Principle 1.3, Historic England, 2008, p.19).
- 4.1.3 "Conservation involves people managing change to a significant place in its setting, in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations", (Conservation Principle 4.2, Historic England, 2008, p.22).
- 4.1.4 With regards to the consideration of the effect of authenticity upon a heritage asset Historic England comment, "A desire to retain authenticity tends to suggest that any deliberate change to a significant place should be distinguishable, that is, its extent should be discernible through inspection. The degree of distinction that is appropriate must take account of the aesthetic values of the place", (2008, para. 93, p.45).

4.0 THE PROPOSED WORK AND ITS IMPACT UPON THE HERITAGE ASSETS (cntd)

4.2 The proposals at 43 Herd Street is the following:

- to undertake structural works to the timber members to the first bay of the Ground Floor/First Floor construction.
- to repair and reinstate the wall and ceiling finishes that have been damaged as a result of the water tank leak: brick walls visible around the staircase and internal plasterboard walls.
- to install firestopping at the partywall line with No.s. 40 and 41.

4.2.1 To undertake structural works to the timber members to the first bay of the Ground Floor/First Floor construction

Challenge

The floor construction close to the staircase has been inappropriately changed in the past which has caused the floor to be insufficiently supported and to be unsafe for domestic use. Since being revealed following water damage, this now fundamentally inhibits the occupation of the property in its current state. Uninhabitable older properties quickly fall into decline and disrepair, ultimately putting more of the original fabric at risk of failure.

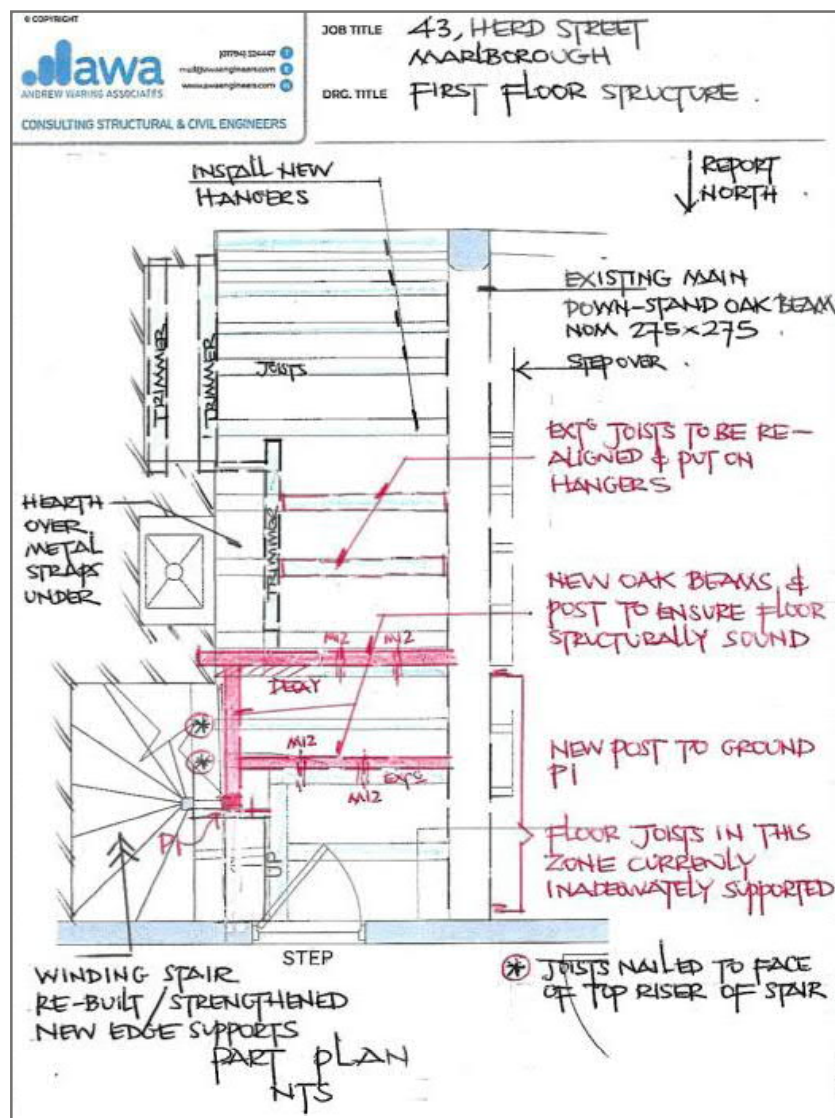


Image 45: The structural proposal for floor repairs works

4.0 THE PROPOSED WORK AND ITS IMPACT UPON THE HERITAGE ASSETS (cntd)

4.2.1 Solution

(cntd) The condition of the existing timber floor construction (refer to Images 22a and b, and those within the Engineer's report) has been reviewed by a Structural Engineer to assess for the minimal degree of intervention necessary to achieve a safe domestic use floor in a manner appropriate to the historic timber frame:

- a) 3no. new oak beams and one new post at the staircase are proposed to be inserted, all co-dependently connected together to relieve the current supported load. This will secure the staircase and floor for safe use.
- b) 2no. existing joists that are inadequately supported - refer to Image 45, and to Image 23 - proposed to retain as much original fabric as possible whilst providing sufficient strength for domestic use.
- c) 5no. existing joists that are inadequately connected to the main downstand oak beam are proposed to be secure with new joist hangers - refer to Image 25a and b - proposed to retain as much original fabric as possible whilst providing sufficient strength for domestic use.

Summary

The floor construction at the first bay between the chimney breast and the oak spine beam has been identified by the structural engineer as being weak in a number of ways. The proposed solution seeks to retain as much of the original fabric as possible. Where new timber is proposed this is to one discrete area and in oak - the same species as the original timber beams and the main spine beam. The heritage significance of the fabric has been identified in the large original oak timber members, and discrete fittings (one door and one casement window). This solution does not impact the heritage significance of the property and would allow the building to continue to be used and inhabited as a domestic property - to enhance the longevity of the historic fabric and retention of the building which contributes to the heritage significance of the conservation area. It is therefore deemed no harm would be caused and the intervention is considered a positive intervention for the long term retention of the property.

Impact upon historic significance of the heritage assets: No harm

4.0 THE PROPOSED WORK AND ITS IMPACT UPON THE HERITAGE ASSETS (cntd)

4.2.2 To repair and reinstate the wall and ceiling finishes that have been damaged as a result of the water tank leak: brick walls visible around the staircase and internal plasterboard walls

Challenge

The internal wall and ceiling finishes have been damaged and largely lost owing to water damage from the leaked water tank. These require to be reinstated in a sensitive way according to the substrate.

Solution

There are two types of finishes that are proposed to be repaired: modern plasterboard on modern timber frame, and lime plaster to masonry and timber frame panels, and lath ceilings:

a) 12mm plasterboard is proposed to be reinstated to the modern under-eaves cupboard spaces to the attic floor to replace that damaged. This would be installed onto the remaining soft wood timber framing - refer to Image 42. The plasterboard would be skimmed with gypsum and an emulsion paint applied.

b) At the location of bare internal brickwork: at the staircase; to the partywall with No. 41; the flank wall of the chimney breast - refer to Images 23, 24, 27-29, 36 and 39. 2no. 6mm coats of hemp lime plaster is proposed to be instated to the internal brickwork. The brickwork has been uncovered for over 6 months to allow it to dry out from the impact of the water damage. The hemp lime plaster would provide a durable and more flexible finish to these highly trafficked areas compared to NHL2. The base coat would be 6mm of 'base lime' hemp plaster; the second coat would be 50% 'base lime' hemp plaster with 50% 'top lime' hemp fine plaster (non-hydraulic). (Both by Ty-Mawr). A mineral paint would be applied.

c) Lime plaster has fallen from the ceiling laths in the attic bedroom (refer to Image 38). This appears to represent an area of plaster that has lost its 'key' to the laths beneath - which are very dry - and has become inherently unstable. It is proposed to carefully remove the loose 'live' plaster to allow an inspection of the laths beneath. Where the gaps between the laths are either too large or too narrow to support an appropriate key for lime plaster these will be adjusted - the gaps should be 6-8mm wide. Any new fixings shall be of stainless steel; any new laths shall be of oak.

The proposed finish for resultant patch repair(s) is 'base lime' hemp plaster to match the depth of the adjacent plaster. This would then be over-skimmed with a 3mm renovation lime plaster to the remainder of the ceiling to create an even finish onto which a mineral paint can be applied.

Summary

The wall finishes are proposed to be repaired to the same finish as those adjacent surfaces (plasterboard or lime) and where the existing finishes have been completely lost, lime plaster is proposed as a more compatible replacement material for the traditional brickwork than may have been installed previously.

Impact upon historic significance of the heritage assets: No harm/positive

4.0 THE PROPOSED WORK AND ITS IMPACT UPON THE HERITAGE ASSETS (cntd)

4.2.3 To install firestopping at the partywall line with No.s. 40 and 41

Challenge

The damaged wall and ceiling finishes that have been removed revealed the property is not protected from the spread of fire from its two adjacent neighbouring properties.

Solution

As a matter of due diligence for the long term protection of both No.43, but also for the wider group of adjacent properties, it is proposed to install a 15mm plasterboard fireboard wall system on a softwood timber frame to these vulnerable locations. These materials can be cut accurately to size to adjust to the non-linear heritage materials. The firestopping shall be completed with fire sealant to the perimeter of the boards. These materials could be readily removed in the future if future generations wished to replace them.

The scope of these areas is indicated on the floor plans.

Summary

Improving protection of listed properties from fire damage safeguards their future. The proposal for fireboard installation to areas that are currently unprotected - as far as is possible to understand with available access - will improve the likelihood of the wider group of listed buildings surviving should one suffer from a fire. This proposal is therefore considered to have a positive impact upon to pre-emptive protection of historic fabric.

Impact upon historic significance of the heritage assets: No harm/positive

5.0 ACCESS STATEMENT

- 5.1 The proposal concerns repairs to the water-damaged fabric - the existing access into the dwelling shall remain unchanged.

6.0 CONCLUSION

- 6.1 The review of the proposed works has been demonstrated to cause 'no harm' or to have a positive impact upon the heritage significance of the Marlborough Conservation Area and No. 43 Herd Street.
- 6.2 The setting of the conservation area and the group of buildings along Herd Street are not impacted by the proposals, and the group of buildings would achieve pre-emptive protection from fire damage.
- 6.3 The sensitive proposals allow the property to evolve and manage change effectively, in accordance to Historic England's Conservation Principle 4.2.
- 6.4 It is respectfully recommended listed building consent is granted for these proposals

7.0 METHODOLOGY

The following methods were used in gathering the information that informed this Heritage Statement and Impact Assessment:

1) Site visit

43 Herd Street was visited on the 28.01.2026.

2) On-line research

The Historic Environment Record was consulted to identify relevant information.

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Websites

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Heritage Gateway	www.heritagegateway.org.uk
National Library of Scotland	www.maps.nls.uk

