

Design and Access Statement

Listed Building Consent Application

Property:

Marlborough Pets, 5 London Road, Marlborough, Wiltshire, SN8 1PH

This design, access and heritage statement relates to a Listed Building Consent Application for a Grade II listed property within the Marlborough Conservation Area and an area of outstanding natural beauty.

1. Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent relating to the repair of the shopfront at 5 London Road, Marlborough, trading as Marlborough Pets. The property is a Grade II listed building (Listing Number: 1365410) located within the Marlborough Conservation Area.

The proposed works arise as a direct result of accidental damage caused by a road traffic incident, during which a lorry struck scaffolding located several doors away and continued driving, resulting in the shopfront window being destroyed, the front door damaged and damage to a number of roof tiles on the lean-to roof on the front elevation, including damage to the guttering.

2. Description of the Site

The property is part of a Grade II listed, terraced, 18th-century building. It features blue headers with red brick dressings, a gambrel old tile roof, and a red brick modillion eaves cornice. It has tripartite casements on the first floor and attic dormers with pitched roofs and tile-hung cheeks. Nos 3 to 7 form a cohesive group contributing to the streetscape of London Road.

The property is in a prominent location within Marlborough which fronts onto the busy A346 road that runs through the town. The shop front is visible to passing traffic and pedestrians. The shop also happens to be directly opposite the zebra crossing.

The existing shopfront, prior to the incident, consisted of a traditional single glazed display window and a single glazed entrance door, traditional tiled lean-to roof and black guttering both of which were appropriate to the age and character of the listed building.

See image of front elevation prior to the damages, below:



Below are images of the damages following the incident:

Shopfront window (showing glass and wood has been destroyed):



Shopfront entrance door (showing wood and glass has been damaged):





Shopfront lean-to roof (showing damage and movement to some of the roof tiles, movement of leadwork and damage from impact to the guttering/downpipe):











This shows some of the damaged tiles on the floor, directly after the incident:



3. Amount of Development

The proposal involves **no increase in development**. The works are limited strictly to repair and replacement of damaged elements of the existing shopfront.

4. Design Principles and Proposal

The proposed application is for permission to reinstate the shopfront exactly as it existed prior to the incident.

- The **shopfront window** will be replaced on a *like-for-like basis*, matching the original size, proportions, materials, glazing type, detailing and colour.
- The **entrance door** will also be replaced on a *like-for-like basis*, replicating the original design, materials, colour and appearance.
- The **lean-to roof** on the front elevation will have 40 damaged tiles replaced with reclaimed handmade clay tiles and 6 meters of lead installed to replace failed leadwork, to match the originals on a *like-for-like basis*.
- The damaged **guttering and downpipe** on the front elevation, attached to the lean-to roof will be replaced with Brett Martin cast iron style black guttering and downpipe, to match the original on a *like-for-like basis*.

No alterations are proposed to the overall shopfront layout, architectural detailing, or historic fabric beyond what is necessary to reinstate the damaged elements.

The intention is to re-instate the shop front window, entrance door and make repairs to the damaged tiles, guttering and downpipe on the lean-to roof, so that everything matches the original on a like-for like basis prior to the incident (as per the photo below):



5. Impact on the Listed Building

The proposed works are considered to have **no adverse impact** on the special architectural or historic interest of the listed building.

As the repairs are like-for-like and seek only to restore the original appearance of the shopfront, the character, significance, and contribution of the building to the streetscape will be preserved. The proposal represents a conservation-led approach, ensuring the building is returned to its pre-incident condition.

6. Materials

Materials used for the replacement shop front window, entrance door, tiles, guttering and downpipe will match the original materials in terms of:

- Construction method
- Appearance and finish
- Detailing and proportions

This approach ensures visual continuity and protects the historic integrity of the listed building.

7. Access

There are **no changes proposed to access arrangements**.

The entrance will remain in the same position, with the same width, threshold level, and method of operation as previously existing. The works will therefore not affect public access or circulation. The works do not involve any structural modifications to the building and will have no impact on pedestrian or vehicular access.

8. Conclusion

This application seeks consent solely for necessary repairs following accidental damage. The proposal is limited to like-for-like replacement of the shopfront window, entrance door and like-for-like repairs to the damaged tiles, guttering and downpipe on the lean-to roof, ensuring the listed building is restored sensitively and appropriately.

The works will preserve the historic character of the building, maintain the appearance of the streetscape, and allow the continued use of the premises without alteration or harm to its heritage significance.

Heritage Statement

Listed Building Consent Application 5 London Road, Marlborough, SN8 1PH

1. Introduction

This Heritage Statement accompanies an application for Listed Building Consent relating to repairs to the shopfront at 5 London Road, Marlborough, trading as Marlborough Pets. The proposed works arise as a direct result of accidental damage caused by a road traffic incident, during which a lorry struck scaffolding located several doors away and continued driving, resulting in the shopfront window being destroyed, the front door damaged and damage to a number of roof tiles on the lean-to roof on the front elevation, including damage to the guttering and downpipe.

The purpose of this statement is to assess the significance of the listed building and demonstrate how the proposed repairs preserve its special architectural and historic interest.

2. Significance of the Heritage Asset

5 London Road is a listed building that contributes positively to the historic character and appearance of London Road and the wider Marlborough townscape. As a traditional commercial property, the ground-floor shopfront forms an important element of the building's

significance, providing visual interest and reinforcing the historic pattern of development along the street.

The existing shopfront design, prior to the incident, was appropriate in scale, proportion, and detailing for a building of this age and status, and was in keeping with neighbouring historic properties.

3. Description of the Damage

An accidental incident occurred in which a lorry struck scaffolding several doors along London Road and continued driving, resulting in damage to the subject property. As a consequence of this incident, the shopfront display window was destroyed, the entrance door sustained damage and damage was caused to a number of roof tiles on the lean-to roof on the front elevation, including damage to the guttering and downpipe.

The damage was unintentional and unforeseen, and the proposed works are required to make the building safe, secure, and weatherproof, while reinstating its former appearance.

4. Proposed Works and Heritage Impact

The proposal seeks permission for **like-for-like repairs only**, with no alteration to the design, layout, or detailing of the shopfront.

- The **shopfront window** will be replaced on a *like-for-like basis*, matching the original size, proportions, materials, glazing type, detailing and colour.
- The **entrance door** will also be replaced on a *like-for-like basis*, replicating the original design, materials, colour and appearance.
- The **lean-to roof** on the front elevation will have 40 damaged tiles replaced with reclaimed handmade clay tiles and 6 meters of lead installed to replace failed leadwork, to match the originals on a *like-for-like basis*.
- The damaged **guttering and downpipe** on the front elevation, attached to the lean-to roof will be replaced with Brett Martin cast iron style black guttering and downpipe, to match the original on a *like-for-like basis*.

As the works involve reinstatement rather than alteration, there will be **no harm to the significance of the listed building**. The repairs will restore the shopfront to its pre-incident condition, ensuring the historic character and visual integrity of the building are preserved.

5. Conservation Approach

The approach taken is a conservation-led one, focused on repair and reinstatement using appropriate materials and methods. Wherever possible, surviving historic fabric will be retained, and any replacement elements will accurately reflect the originals.

This approach accords with best practice guidance for listed buildings and supports the long-term preservation of the heritage asset.

6. Conclusion

The proposed works are necessary, proportionate, and sympathetic to the listed building. By reinstating the damaged shopfront window and entrance door and making repairs to the lean-to roof tiles, guttering and downpipe on a like-for-like basis, the proposal preserves the building's architectural and historic significance and maintains the character of the surrounding streetscape.

The works therefore comply with heritage policy objectives and represent an appropriate response to accidental damage to a listed building.