

Design and Access Statement

For the Proposed Internal Alterations to
Ivy House, 43 High Street,
Marlborough, Wiltshire



Image 1 shows the front elevation of Ivy House

1.0 Introduction

This Design and Access Statement has been prepared in support of an application for Listed Building Consent for internal alterations at Ivy House, 43 High Street, Marlborough. The proposed works involve the change of use of an existing small study space to a single bedroom with an ensuite, together with the partial removal of a modern stud partition wall.

The purpose of this statement is to describe the site and its heritage significance, explain the design approach, and demonstrate that the proposals are appropriate, proportionate and sensitive to the character of the Grade II listed building.

2.0 Site and Heritage Context

Ivy House is a Grade II listed building located on the south side of the High Street within the historic core of Marlborough. The property dates from the 18th century and is constructed in brick, with a mansard old tile roof. The principal elevation includes dormer windows, Palladian-style first floor windows and Gothic-influenced glazing details. The building forms part of a wider historic group including neighbouring listed properties and nearby St Peter and St Paul's Church, contributing to the character and significance of the Marlborough Conservation Area.

The building is currently in use as a boarding house for Marlborough College, providing residential accommodation and associated pastoral facilities for pupils. This ongoing educational use supports the long-term maintenance and viability of the listed building and helps to ensure its continued conservation.

The listed status recognises the architectural and historic importance of the building. Its significance is primarily derived from its external appearance, historic plan form, original materials and surviving internal features where present.

The room affected by the proposals is located internally to the rear of the property and does not form part of the principal historic spaces. The existing layout has been altered in the past through modern interventions, including the introduction of lightweight stud partitions. These later additions are considered to be of limited heritage value and do not contribute to the special interest of the building.

3.0 Description of the Proposed Works

- The proposed development comprises the following:
- Change of use of an existing small study room to form a single student bedroom.
- Formation of a new ensuite bathroom within the room.
- Partial removal of a modern stud partition wall to improve the layout and functionality of the space.
- Installation of associated plumbing, ventilation and electrical services.
- Internal fit-out works including fixtures, finishes and sanitaryware.

The works are entirely internal and will not affect the external appearance of the building.

4.0 Design Approach

The design has been developed to respect the historic fabric and character of the building while allowing the continued viable use of the property as a boarding house. The proposals seek to make efficient use of the existing space and enhance the accommodation provision without causing harm to the building's significance.

Key principles include:

- Retention of all original or historic fabric wherever present.
- Removal only of modern, non-original partitions that detract from the historic plan form.
- Ensuring that new works are lightweight and reversible where practicable.
- Avoiding unnecessary intervention into historic structure and materials.
- Maintaining the legibility of the building's historic development.

The partial removal of the modern stud wall will improve the internal arrangement while having no adverse impact on historic fabric.

5.0 Impact on Heritage Significance

The works are considered to have a neutral or beneficial impact on the significance of the listed building. The removal of later, non-significant partitions will improve the internal layout and may help reveal aspects of the historic plan form.

The creation of a bedroom and ensuite will support the ongoing use and maintenance of the building as a boarding house, thereby securing its long-term conservation. No external alterations are proposed, and there will be no harm to the setting or character of the building.

Overall, the level of harm is assessed as less than substantial and is justified by the heritage benefits of sustaining a viable educational use.

6.0 Access

6.1 Inclusive Access

The proposed alterations will improve the flexibility and usability of the accommodation within the boarding house. The room will be designed to meet current standards for student comfort and safety. The layout will allow appropriate circulation and accessibility within the constraints of the historic building.

6.2 Fire Safety and Building Regulations

The design will comply with relevant Building Regulations, including fire safety, ventilation and acoustic separation. Any required fire protection measures will be designed to minimise visual and physical impact on historic fabric.

6.3 Servicing and Maintenance

The proposals will allow improved servicing and maintenance through modern bathroom facilities, reducing the need for future intrusive works.

7.0 Sustainability

The continued viable use of the building as a boarding house supports its long-term conservation. The proposals promote sustainable reuse of the existing building and minimise waste by retaining the majority of the existing structure and materials.

8.0 Conclusion

The proposed internal alterations represent a proportionate and sensitive intervention within a Grade II listed building. The works will have minimal impact on historic fabric, are largely reversible, and support the continued sustainable use of Ivy House as a boarding house. It is therefore considered that the proposals preserve the special architectural and historic interest of the listed building and are appropriate in heritage and planning terms.