

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



Image 1 shows the front elevation of ivy House

Ivy House is a Grade II listed building located on the south side of the High Street within the historic core of Marlborough. Dating from the 18th century, the property is constructed in brick with a mansard old tile roof and is characterised by its strong Georgian proportions, dormer windows, Palladian-style first floor windows and distinctive Gothic-influenced glazing. The building forms part of a wider group of listed buildings along the High Street, contributing positively to the character and appearance of the Marlborough Conservation Area and the setting of nearby St Peter and St Paul's Church.

The significance of the listed building is primarily derived from its external architectural composition, historic plan form, traditional materials and surviving internal features of interest. Later internal alterations have occurred over time, including the introduction of lightweight stud partitions, which are considered to be of limited heritage value and do not contribute to the building's special interest.

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

The proposed works relate solely to internal alterations at the rear of the property, including the change of use of an existing study room to a single bedroom with ensuite and the partial removal of a modern stud partition. The works do not affect any principal historic spaces and will not result in the loss of significant historic fabric. All interventions are designed to be proportionate, reversible where practicable, and sympathetic to the existing structure.

It is considered that the proposals will result in no harm to the special architectural or historic interest of the listed building. The removal of non-original partitions may provide a minor heritage benefit by improving the legibility of the historic plan form. The scheme will support the continued viable use of Ivy House and contribute to its long-term preservation.

Overall, the proposed works are consistent with national and local heritage policy and represent a sensitive and sustainable approach to the ongoing management of this important historic asset.