

**DESIGN & ACCESS STATEMENT
HERITAGE STATEMENT**

FOR

PROPOSED ALTERATIONS

AT

4 THE PARADE, MARLBOROUGH, SN8 1NE

APRIL 2026



Hungerford Design Ltd
Chilton House
Charnham Lane
Hungerford
Berks RG17 0EY

Tel No: 01488 683424

Ref: DAS-3454-01

INTRODUCTION & SITE

This Statement is to support the proposed works at 4 The Parade, Marlborough.

Proposed ground floor alterations, to existing wc facilities. New roof to store and demolition of rear store to form courtyard seating area.

4 The Parade is a designated grade II listed building as part of a south facing terrace with a mixture of architectural styles of buildings many of which are also designated with listed status.

The site falls within the Marlborough Conservation Area.

The property forms a ground floor restaurant with a rear courtyard and a flat above to first and second floors.

The principle elevations is painted facing brickwork under a slate roof with timber frame joinery door and windows with a large window front to the principle restaurant space and signage above.

Previous planning Consent for the site is as follows:

K/76/0487 - Alterations and small extension to convert shop into restaurant with living accommodation over – Approved

K/74/0545 – Alterations to shop and office premises

K/82/0287 - Preparation room to restaurant

the above consents do not relate to any major changes to the original building and bear no significant relevance to this proposal.

PROPOSAL

The proposal is for internal alterations to the ground floor wc's to form 4no independent cubicles, removal of rear store to form courtyard seating and new roof to store to be retained.

WC Alterations:

Existing wc's are to be updated with the layout changed to form 4no independent cubicles, each with a toilet and hand basin. The existing timber partitions will be removed. Existing tiled floor coverings removed. Existing sanitaryware will also be removed.

New internal walls will be constructed to form the cubicle partitions. 2no door openings will be retained, with 2no new door openings formed in the brickwork wall for access to each cubicle.

New sanitaryware will be installed with alterations to the existing drainage to suit the new layout. New tiled floor covering. New internal doors fitted to wc door openings.



Existing wc access



Existing wc's

Demolition of Store:

The rear store is in poor condition, with a collapsed corrugated asbestos sheet roof, a missing window and other joinery in poor condition. There are varying styles and types of brickwork.

The proposal seeks for this part of the building to be demolished to create a courtyard seating area, with new stone paving.



Store to be demolished



Store to be demolished

New Roof to Retained Store:

This roof also corrugated asbestos sheets is in poor condition. The roof has significantly bowed, due to insufficient structural support.

The existing roofing sheets will be removed along with the timber roof structure.

New timber rafters will be installed with a breathable roofing membrane over and treated softwood roofing battens with slate to external finish.

The form of the new roof will match the existing roof.

All existing rainwater goods will be removed and store for reuse once the roof construction has been completed.



Internal image of store roof to be replaced

LAYOUT

Aside from the wc alterations, which are minor, the building layout will remain unaltered.

SCALE

The new roof will match the existing form and as such the scale will be unchanged.
The demolition of the rear store will reduce the overall building volume.

APPEARANCE

The materials to be used will match in with the existing.

ACCESS & PARKING

The access will remain unaltered for vehicular and pedestrian access alike.
There is no parking provision within the site. However there is public parking within The Parade as well as other nearby parking facilities within the town centre.

CONCLUSION

We believe the alterations to be minor and provide no significant changes to the building or the setting of the building.
The scheme has been developed using best practice principles when proposing alterations to *Heritage Assets* and in addition do not conflict with any Local or National Planning Policies.

HERITAGE STATEMENT

3 AND 4, THE PARADE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1243037

Date first listed: 21-Oct-1974

List Entry Name: 3 AND 4, THE PARADE

Statutory Address 1: 3 AND 4, THE PARADE

Location

Statutory Address: 3 AND 4, THE PARADE

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 18942 69176

Details

THE PARADE 1. 5407 (East Side) Nos 3 and 4 SU 1869 1/282 II GV 2. C16/C17, with C18/early C19 fronts. Timber-framed. Whitewashed brick fronts. Pitched slate roofs. Gable end of No 4 hung with fish-scale tiles. 2 storeys. Probably jettied formerly. 5 sashes with glazing bars in moulded frames on 1st floor. 1 to ground floor of No 4. No 4 has 1 double door with fielded panels, and 1 modern door, both flanked by reeded pilasters and topped by blind fanlights. Modern shop fronts to rest of ground floor. Interiors: no 3 has 1 chamfered joist, and possibly more of C16/C17 date. No 4 has much early C18 panelling, and in a 1st floor back room a chimney piece and semi-circular corner cupboard with shaped shelves. Nos 1 to 4 (consec) form a group with No 13, New Road.

Listing NGR: SU1894669182

IMPACT ON THE LISTED BUILDING

The wc construction appears to be modern. The brickwork is not original and forming new door openings does not alter any historic fabric of the building.

The wc partitions to be removed are also modern and of no architectural value to the property.

Removal of the asbestos roof, which has collapsed, is considered to be a positive alteration. The proposed slate to replace the store roof is also considered positive, removing a modern and potentially harmful material and replacing it with a traditional roof covering to match the main property roof.

We believe the work described in this supporting statement will have a positive impact on the listed building.

IMPACT ON THE SETTING OF THE LISTED BUILDING

The proposed external alterations are in a private courtyard and will not be visible to neighboring properties or from the public highway. As such we believe the proposed work as described in this statement will have no impact on the setting of the listed building.