

**DESIGN & ACCESS STATEMENT
HERITAGE STATEMENT**

FOR

PROPOSED SIGNAGE & EXTERNAL ALTERATIONS

AT

4 THE PARADE, MARLBOROUGH, SN8 1NE

MAY 2026



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Ref: DAS-3454-03

INTRODUCTION & SITE

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

Proposed replacement advertising signage to existing restaurant, with associated external alterations.

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 the existing signage to be removed and replaced with a new timber wall mounted restaurant sign above shop front. In addition, work is proposed to repair all window and door joinery and repaint, and to repaint the facing brickwork.

Signage:

The existing timber signage is to be removed and replaced with a new timber sign of the same size. See proposed plans for signage detail.

External Alterations:

The external likely non-breathable paint will be carefully stripped by hand, without using any acid-based products. 1 coat of Emperor Exterior Masonry Primer (hydrophobic and breathable) to be applied with Emperor Paint topcoat also hydrophobic and breathable.

External window and door frames are in poor condition; the frames will be repaired where necessary with existing loose paint remove and woodwork prepared for new undercoat and topcoat. The existing red painted frames will be repainted black.



Existing Elevation and Signage



Proposed elevation render

SCALE

There are no changes to the building structure and the addition of the new signage is to match the existing signage on the property. The signage is also similar in appearance to signage of other local businesses.

APPEARANCE

The external appearance to the building will remain unaltered. New signage is proposed, and materials will match existing. External lighting will remain with new LED lighting above the new sign.

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 SETTING OF THE LISTED BUILDING

The work described is considered to be an improvement to the existing condition of the building and as such we consider the impact to be positive to both the setting of the building as well as for the building itself.

Based on this, we kindly asked the application to be recommended for approval.