



View of The Nest from north-western end of application site (currently the rear of the dwelling)

The Nest, Chandlers Yard, High Street, Marlborough, Wiltshire SN8 1HT

*Planning Statement, Design & Access Statement and Heritage Statement
To support a Planning Application for a proposed replacement single-storey, ground-floor extension and proposed alterations to an existing loft conversion*

The Nest, Chandlers Yard, High Street, Marlborough, Wiltshire SN8 1HT

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NB: The associated application submission comprises the following documents

- 1. Application form
- 2. Sample Materials
- 3. Planning Drawings (please see ‘The Nest Planning Drawings’)
- 4. Planning Statement (Section A this document)
- 5. Design & Access Statement (Section B this document)
- 6. Heritage Statement (Section C this document)



- These 3 statements have been combined into a single document
- This is to avoid duplicating core sections (e.g., location/description of application site and existing dwelling)
- The intention is to streamline and simplify the application
- The 3 key sections are intended to be read with reference to each other, and in conjunction with the Planning Drawings
- Where possible, material samples have been supplied to aid understanding of the design vision

Executive Summary & Statement of Case

A: Planning Statement

- 1. Introduction
 - I. Application Site Location & Constraints
 - II. Dual Context & Character of Application Site
 - III. The Existing Building
- 2. Proposed Development
 - I. Amount & Layout
 - II. Scale
- 3. Planning Statement Conclusion

B: Design & Access Statement

- 1. Design Concept
 - I. Basis for Proposed Design
 - II. Appearance
 - III. Local Precedents for Key Design Elements
 - IV. Landscaping
- 2. Access
 - I. Vehicles
 - II. Pedestrians
 - III. Other Access Considerations
- 3. Design & Access Statement Conclusion

C: Heritage Statement

- 1. Assessment of Significance
 - I. Description & Designations of Application Site & Existing Building
 - II. Historical Development
- 2. Evaluation of Impact
 - I. Contribution Made by the Site & Existing Building to the Setting
 - II. Physical & Visual Impact of the Proposed Development
- 3. Heritage Statement Conclusion

Appendices

APPENDIX A: Planning Considerations

- I. Pre-Application Advice
- II. Relevant Planning Policies
- III. Local Vernacular North/North-West of the Application Site

APPENDIX B: Design Concept

- II. Appearance: Technical Drawings

APPENDIX C: Planning Applications Approved

- I. Conservation Area (50m Radius of Application Site)
- II. Conservation Area (100m Radius of Application Site)
- III. ASQ A (100m Radius of Application Site)
- IV. ASQ D (100m Radius of Application Site)

The Nest, Chandlers Yard, High Street, Marlborough, Wiltshire SN8 1HT

To support a Planning Application for a proposed replacement single-storey, ground-floor extension and proposed alterations to an existing loft conversion

Executive Summary & Statement of Case

This application seeks planning permission for a carefully considered programme of high-quality alterations: the aim is to extend and modernise The Nest to create a more accessible, sustainable and functional long-term home, whilst responding sensitively to the unique character and constraints presented by the site.

The application site occupies a highly unusual and sensitive position within a medieval burgage plot: it lies on the edge of the Marlborough Conservation Area, *between* two distinctly different settings. To the south-east, the ‘historic core’ of the Conservation Area centred around the High Street, and to the north-west the more contemporary residential character found along and adjacent to the ‘modern edge’ of the Conservation Area. It is this dual context that has been the inspiration for the proposed design, and that has informed every aspect of the application.

The existing dwelling is a modest and relatively unremarkable building that suffers from a number of functional shortcomings: these include poor accessibility, a constrained internal layout and a weak relationship with the garden, resulting in restricted access to natural light. The proposal seeks to address these limitations through a comprehensive reconfiguration of the internal layout, the replacement of an existing ground-floor extension and carefully considered alterations to the existing loft space. The objective is not to create a substantially larger or more prominent dwelling, but rather a better one: a high-quality home capable of meeting the long-term needs of its occupants, whilst remaining appropriate to the scale and character of its setting.

Although additional accommodation is proposed, the development remains modest and proportionate in scale: The replacement ground-floor extension has been designed as a subservient addition to the host dwelling and incorporates a lower roofline than the structure it replaces. The proposed dormers remain visually subordinate to the existing roof form through their size, position, setbacks, material and recessed detailing. Together with the site's natural topography, mature vegetation and established boundaries, these measures ensure that the visual impact of the proposal remains limited, and that there would be no unacceptable overlooking, overshadowing or loss of amenity to neighbouring properties.

The proposal has been developed with full regard to the heritage significance of the site and its surroundings: The historical size, shape and morphology of the medieval burgage plot are preserved, ensuring that its contribution to Marlborough's historic settlement pattern remains unchanged. The proposal does not affect the Grade II listed walls associated with Chandlers Yard, does not alter the character or use of the public right of way, and would have negligible impact on nearby listed buildings. Due to the site's topography and enclosure, the proposed works would remain largely hidden from public viewpoints, preserving the character and appearance of both Chandlers Yard and the wider Marlborough Conservation Area.

The central principle underpinning the proposal is the delivery of a high-quality design response to a highly sensitive site: Rather than seeking to create a larger or more prominent dwelling, the ambition has been to create a modest home of exceptional quality through thoughtful design, premium materials, specialist suppliers, skilled craftsmanship and meticulous detailing. The proposal demonstrates that architectural quality is not dependent upon scale, and that a relatively modest dwelling can make a positive contribution to its surroundings through the careful application of high-quality design principles.

The proposed development represents a long-term commitment to the quality, sustainability and accessibility of the property: It delivers meaningful improvements to residential amenity whilst preserving the qualities that make both the application site and its surroundings special. The result is a balanced and carefully considered proposal that responds sensitively to its setting, preserves the significance of nearby heritage assets, and demonstrates how a modest dwelling can be transformed through high-quality design, materials and craftsmanship, rather than through scale alone.

The Nest, Chandlers Yard, High Street, Marlborough, Wiltshire SN8 1HT

To support a Planning Application for a proposed replacement single-storey, ground-floor extension and proposed alterations to an existing loft conversion



Existing elevation facing south-eastern end of application site, currently FRONT of building (Planning Drawings E104)

A: Planning Statement



Existing elevation facing north-western end of application site; currently REAR of building (Planning Drawings E104)

A: Planning Statement

To support a Planning Application for a proposed replacement single-storey, ground-floor extension and proposed alterations to an existing loft conversion

1. Introduction

The proposal has been developed following pre-application advice & a review of planning policy

The aim of this Planning Statement is to describe the constraints arising from the application site location, the limitations of the existing building, and the layout and scale of the proposed works, and to explain how the pre-application advice received has been taken into account, along with a wide range of relevant national and local planning policies, guidance and other documents, to ensure the re-modelled building sits sensitively within its site, and immediate surroundings.

This Planning Statement refers to, and is intended to be read alongside:

- ✓ Section B: Design & Access Statement
- ✓ Section C: Heritage Statement
- ✓ The Nest Planning Drawings (separate document that is part of the same submission)

I. Application Site Location & Constraints

The application site is in an area of great historical significance

Wiltshire, covering an area of approximately 1,257 square miles, has a population of circa 500,000, the vast majority of whom live in small towns and rural villages, meaning the county has a very distinctive rural character.

Marlborough, is one of the 'Market Towns' defined within the Wiltshire Core Strategy CP1¹. It lies in the valley of the River Kennet, south of the Marlborough Chalk Downs, and north-west of Savemake Forest, all of which are within the North Wessex Downs National Landscape (formerly known as Area of Outstanding Natural Beauty or AONB). The area surrounding Marlborough is well known for sites of pre-historic significance, such as The Ridgeway, Britains oldest road, used by prehistoric settlers over 5,000 years ago, and Silbury Hill and Avebury stone circle (a World Heritage Site), both believed to be around 4,500-5,000 years old, making them older than Stonehenge. Savemake forest is 'only' just over 1,000 years old, with its first recorded mention in a 934 AD Saxon Charter, making it a similar age to the town itself, which is believed to have Roman/Saxon origins.

Two roads influenced development of the settlement that was to become Marlborough (please see 'Map of Marlborough Town Centre'). Firstly, a Roman road running east-west along the Kennet valley, situated high up on the north valley slope, approximately on the contour of what is now Silverless Street. Secondly, the ancient north-south route that crossed the river, following what is now Kingsbury Street, and The Parade. It was at the crossing of these roads that the earliest church was sited above the low-lying marshland, and this church would have been the predecessor of what is now St Mary's Church.

The western end of the town evolved later, after the Norman conquest, when the castle mound was taken over, and strengthened, growing in importance throughout the 11th and 12th centuries. It was used by William the Conqueror, who established a Royal Mint in Marlborough, his son King Henry I, and later King Henry II and King John, who was married in Marlborough in the late 12th century. By this time, there was so much trade passing backwards and forwards between the thriving community around the castle, and the earlier eastern settlement, a wide street was planned to meet this need. Today, Marlborough High Street defines "one of England's finest historic town centres"², with an exceptional concentration of listed buildings, creating a tight-knit, continuous streetscape (please see map of listed heritage assets p32).

As part of the plan for the wide High Street, frontages were built-up and burgage plots were set out, extending to the river-bank in the south, and a 'Back Lane' in the north. These burgage plots are a defining characteristic of the town, as identified in the Marlborough Conservation Area Statement³. They typically comprise a principal building fronting the High Street, with a long, narrow plot of land, and ancillary buildings extending to the rear.

The application site is located within one of these medieval burgage plots, sitting on the very edge of the Marlborough Conservation Area. It is accessible only via a pedestrian pathway known as Chandlers Yard (PRoW MARL11)⁴, which runs between the High Street and Back Lane, and has some remaining 18th century walls (Grade II Listed; NHLE 1243603)⁵.

The application site is subject to several planning constraints

Given the multiple overlapping landscape and heritage designations of the application site, as described above, any alterations or additions must be carefully considered to ensure that the legibility and plot form of the medieval burgage pattern is preserved, that no harm is caused to the listed walls of the adjacent pathway, and that the proposal respects and responds to the character of the immediate surroundings, and the broader area.



Map of Marlborough Town Centre: showing application site location & boundary on the edge of the Conservation Area

-  Application Site Location ('The Nest')
-  Application Site Boundary
-  Marlborough Conservation Area
-  Conservation Area Boundary

A: Planning Statement

1. Introduction

II. Dual Context & Character of the Application Site

The application site occupies a transitional position between two distinct settings

The application site is situated *between* the area defined as 'Town Centre'¹, and ASQ D: Back Lane (South Side)² (please see map), acting as a bridge between these two distinct contexts, with contrasting characteristics.

The High Street ('Historic Core'; 17th and 18th century)

Chandlers Yard connects the south-eastern end of the application site with the High Street, which is the 'historic core' of the Marlborough Conservation Area, and Marlborough Town Centre.

This is an area characterised by a continuous, tight-knit, linear, urban streetscape of buildings fronting the High Street, mostly listed, and often with timber frames of the 15th-17th centuries hidden behind the facades. However, the facades themselves are more of an eclectic mix, and The Marlborough Conservation Area Statement highlights the "rich skyline of chimneys and roofs of varying styles and pitch angles". This variety is due to a series of fires in the 17th century, including the 'great fire of Marlborough' which destroyed 250 buildings in 1653. The extensive re-building of the High Street that followed means that many of the High Street buildings now have relatively flat brick facades, hung with clay tiles, typical of the late 17th and early 18th century.

The existing dwelling is situated at the south-eastern end of the application site, but owing to the topography of the site, which slopes downwards from the north-west to the south-east, and the narrow entrance to Chandlers Yard, it is not visible from the 'historic core' of the High Street (please see images 4a and 4b), and in age and style, the existing dwelling bears no resemblance to older houses at this end of Chandlers Yard (please see also next page).

Back Lane South Side ('Modern Edge'; 20th and 21st century)

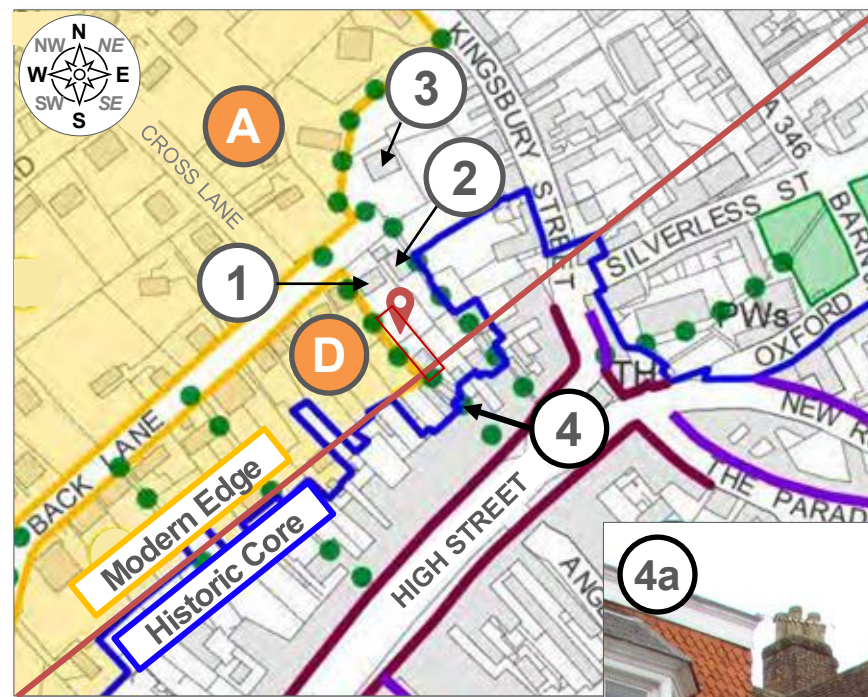
Moving from the south-eastern end to the north-western end of the application site, there is a definite shift in character of the town.

Until the late 19th century, Back Lane was the town ditch, marking the edge of Marlborough, with undeveloped fields beyond. The area to the north-west of the application site (ASQ A, including Cross Lane)² was developed first, and is characterised by substantial detached houses, in large grounds, constructed from the late 19th century through the first few decades of the 20th century. These grand houses, on large plots, with mature hedges and trees, soften the landscape, creating a looser, more informal, more rural character compared with the High Street.

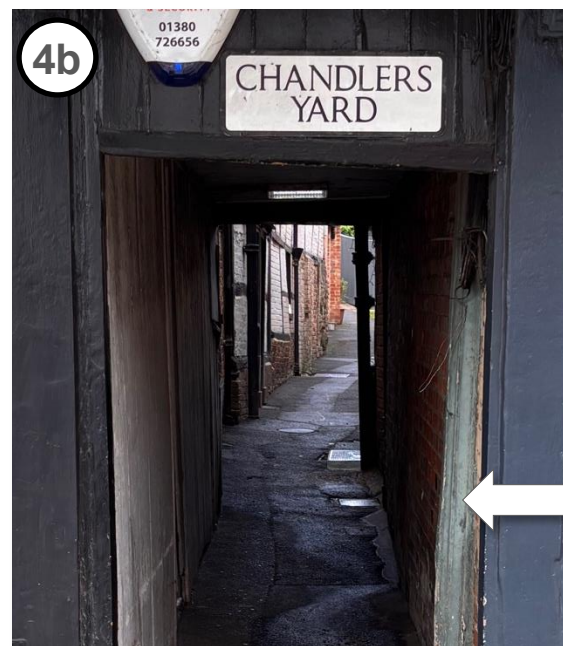
In contrast, the Marlborough Town Character Study (August 2020) notes that the south-side of Back Lane was developed later, and that ASQ D: 'Back Lane (South Side)', is '[characterised by] smaller houses of mid and late 20th century with open front gardens... sited on the rear portions of the narrow residual burgale plots'.²

The houses along the edge of the Conservation Area in this part of the town are also of mid and late 20th century construction, exemplified by St Crispins (image 1) and Linden House (image 2), which, together with Sycamores (image 3; an even more modern 21st century renovation), have established a 'modern edge' to the burgale plots, and to the Conservation Area.

The existing building is more in keeping with the mid-century houses at the north-western edge of the Conservation Area, and those in ASQ D: Back Lane (South Side), than the older properties in the Town Centre.



Map of Marlborough Town Centre & ASQ's¹



1. Map image adapted from Marlborough Area Neighbourhood Plan 2021-2036 Policies Map Inset 2 (MADE; Mar 2023); 2. ASQ = Areas of Special Quality defined in Marlborough Town Character Study (August 2020), Section 3

A: Planning Statement

1. Introduction

III. The Existing Building

The existing dwelling can only be clearly seen from inside the burgage plot

The Nest is believed to have been constructed in 1927, but it has the appearance of a more modern building, in keeping with the mid-20th century buildings of Back Lane (South Side), and those forming the ‘modern edge’ of the Conservation Area (see previous page). Possibly this is because The Nest has none of the elaborate, decorative details found on contemporaneous houses constructed on the north-side of Back Lane, from the late 19th century to the mid-1920s, as residencies for Marlborough College masters.

These large, secluded houses in Back Lane (North Side), are consistent with architectural fashion at the end of the 19th century and early 20th century, especially ‘Period Revival’ characterized by design cues such as irregular, asymmetrical features, sweeping roof slopes, prominent chimney stacks, and carved, moulded profiles used to define architectural features such as entrance door surrounds¹.

In contrast, The Nest is a small, plain, modest and unassuming building which physically and visually is more in keeping with the mid-to-late 20th century houses in ASQ D: Back Lane (South Side)², than others in Marlborough of a similar age.

The application site slopes considerably downwards from north-west to south-east, and The Nest is situated at the south-eastern end of the site, tucked away on the lower ground, behind tall boundaries, mature trees, and an abundance of evergreen shrubs, bushes and other foliage, which means that it is largely hidden from the view of its closest neighbours, as well as from the view of the Public walking along Chandlers Yard, which runs alongside the boundary south-west of The Nest.

NB: Please see Section C: Heritage Statement for views of The Nest from Chandlers Yard (p34) and views of The Nest from the closest neighbouring properties (p38-39)



1. Entrance to south-eastern side of application site (as seen walking up Chandlers Yard from the High Street)



2. Extent of the application site lying south-east of the existing dwelling



3. Entrance door to existing dwelling (south-eastern end of site)



4. Pathway along north-eastern side of The Nest



5. North-eastern boundary wall between The Nest & D'Arenberg House



6. North-western side of the application site showing tree-lined boundary fence between The Nest & Chandlers Yard



1. Marlborough Town Character Study (August 2020) p21; 2. ASQ = Areas of Special Quality, defined in Marlborough Town Character Study (August 2020), Section 3

A: Planning Statement

2. Proposed Development

I. Amount & Layout

The proposal seeks to address the limitations of the existing dwelling, specifically its cramped internal layout, lack of natural light, weak connection with outside space, and sub-optimal accessibility, to create a high-quality home, with improved amenity, reflecting currently accepted design standards, without adversely affecting the character of its immediate setting, or negatively impacting on nearby properties, including some heritage assets:

Re-orientation & re-configuration to improve accessibility & flow of natural light

The Nest is currently not easily accessible for anyone with restricted mobility, because the site slopes down from north-west to south-east, and the main entrance is currently on the lower, south-eastern side of the property. This results in 2 steps up to the entrance door, plus 4 internal steps to reach the main living areas. In addition, the staircase currently acts as a barrier, creating a convoluted route through from the entrance to the living areas, and blocking the flow of natural light (see image top right).

The topography of the site is such that it is not possible to eliminate all internal steps without raising the roofline of the entire property to accommodate raising the floor of the south-eastern end of the house. This would make the building more visible from Chandlers Yard, and potentially negatively impact surrounding properties - this is therefore NOT part of the proposal.

However, the proposal does include moving the main entrance to the higher, north-west facing side of the property. By moving an existing double gateway a short distance (2m) along the same fence line (please see p25 & p37), coupled with raising part of the exterior ground level (see below), and a wider entrance door (1000mm), with a lower threshold (~15mm), it will be possible to create step-free access to the main living areas of The Nest. This will greatly enhance the usability of the property, especially for those with restricted mobility and/or elderly people. This is especially important given that the UK population is ageing, the oldest segment (people aged 85 and over) is the fastest growing segment of all, and the South-West region is the 'oldest' region¹. Furthermore, according to Wiltshire Intelligence CAJSNA, Marlborough is one of the top-5 Wiltshire Community Areas with the highest proportion of people aged 65 or over, and one of the top-3 areas with the highest proportion of people aged 85 or over².

The current internal layout is dis-jointed, with living areas and bedrooms randomly arranged in a way that restricts access to natural light, and causes a disconnect, so that there is no clear functional separation (see image top right). The proposal therefore includes re-configuring the ground floor so that the communal living areas (i.e., kitchen/dining, study and living room) are all at one end of the house, facing the garden, whilst the bedrooms, bathrooms and utility area are concentrated at the other end. Although rooms at this end of the house would remain relatively small and dark, owing to the narrow plot, with high boundaries either side, moving the staircase would create a central 'spine' allowing some natural light to flow through the property – see image bottom right). In addition, by raising what is now the main entrance (south-eastern side – please see Planning Drawings P104) it will be possible to consolidate various internal level changes such that instead of 4 internal steps at what would become the rear of the property, there would be only 2 (leading from the utility area up into the hallway, and from the bathrooms up into the bedrooms).

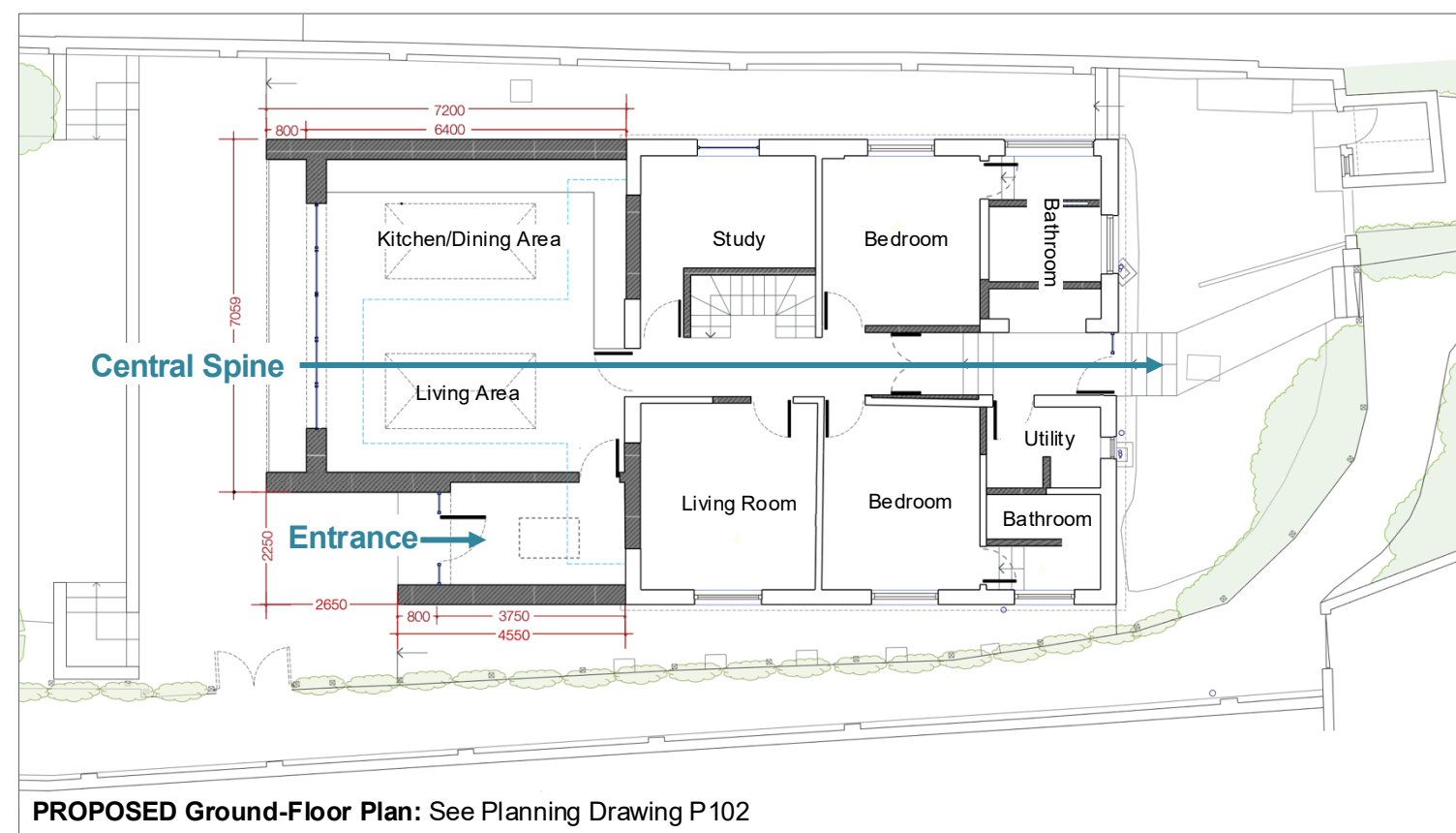
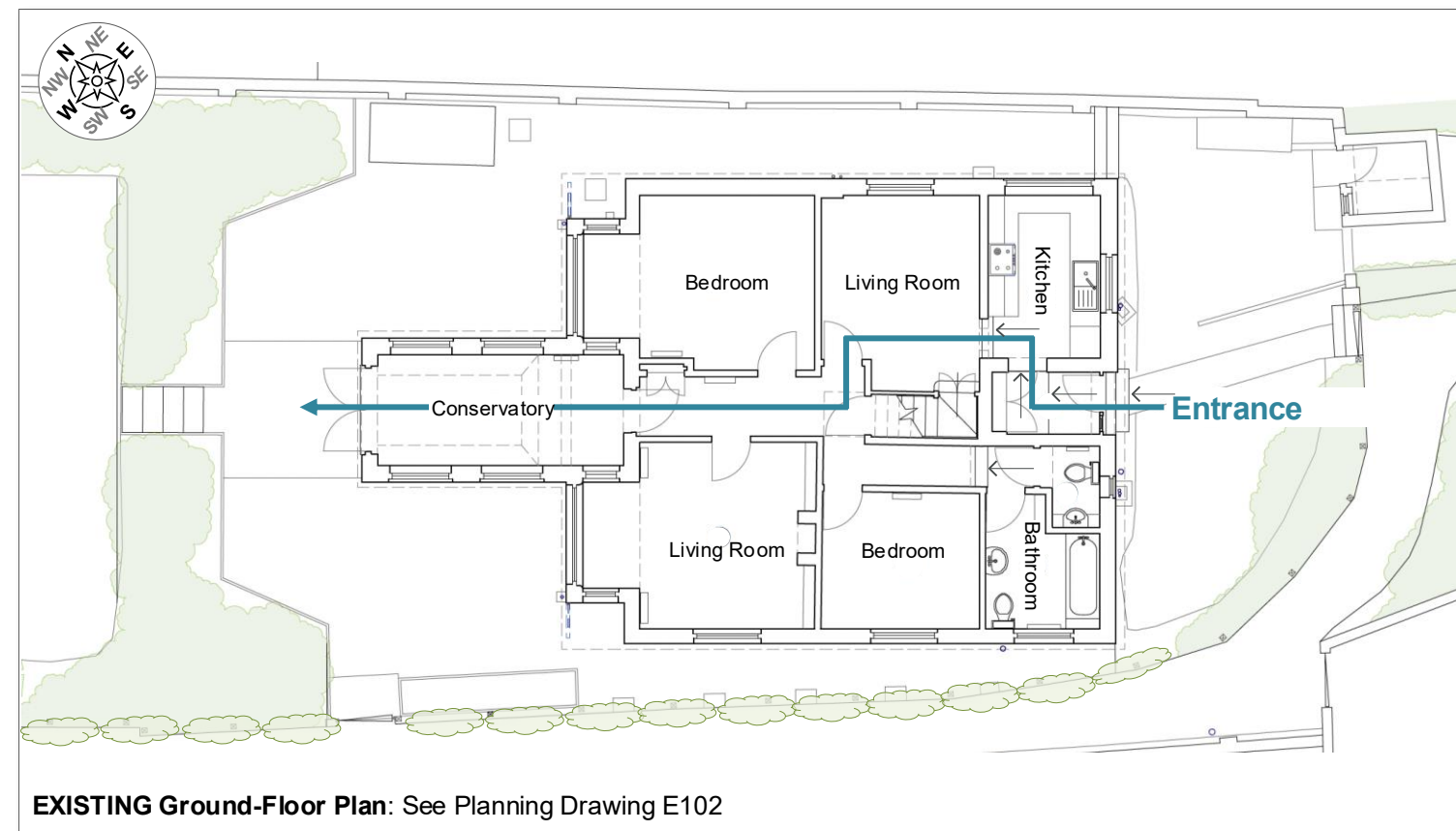
Construction of a replacement ground-floor extension to consolidate key living spaces

The proposal includes removing bay windows, and demolishing an existing long, narrow, single-storey extension (constructed in 2017, replacing an older structure), that serves no obvious purpose because of its compact size, and the fact that it leads only into the inner hallway, rather than any main living area. Instead, to what would become the new front of the house, the main element of the proposed development is the construction of a replacement single-storey, ground floor extension.

The new extension would allow for an entrance hall, and consolidated key living spaces forming an open-plan kitchen/dining/living area. The proposed glass roof lanterns are typical of those seen elsewhere within the Marlborough Conservation Area, and would mean that the overall height of the proposed single-story extension would be below that of the existing roofline. A recessed, full-height, glass 'wall', that can be partially or fully opened via 'slide & turn' doors, is intended to flood the main living areas with natural light, given the house's north-west facing orientation (please see p16).

The proposed extension does include extensive glazing, however, due to the enclosed nature of the application site, it would not result in unacceptable overlooking of neighbouring properties, and the glass would have limited visual presence beyond the site (please see p34-35 & p38-39). The proposed glass 'wall' would face the private garden of The Nest, and is intended primarily to significantly improve access to natural light, and strengthen the relationship between the principal living spaces and the garden.

To accommodate the ground-floor extension, the proposed works include removing a sloping bed of low-level shrubbery and ground-cover plants and replacing it with a 'planter-top' retaining wall (p25), faced in brick recovered from the demolished bay windows and existing extension (see above) to match perfectly the brick of the existing house. The earth removed will contribute to raising part of the exterior ground level (200mm) to match the interior floor level, allowing for a seamless connection with the garden, and step-free access to the new main entrance.



A: Planning Statement

2. Proposed Development

I. Amount & Layout

Dormer facing north-western boundary to resolve spatial deficiencies

Another key element of the proposed development is a dormer to the north-west elevation, which will address the severely restricted headroom of the bedroom in the existing converted loft space. As well as resolving this spatial deficiency, the addition of a dormer will enable relocation of the staircase to resolve the currently disjointed ground floor layout (see previous page), and create a central 'spine', adding a clear line of sight along the length of the building, facilitating dissipation of natural light throughout. This proposed dormer is in keeping with the four properties closest to the north-west of The Nest (please see also Appendix A, p48) which all are, or were originally, chalet bungalows with box dormers.

Modest dormer facing south-eastern boundary to provide adequate headroom to existing loft conversion

A secondary, narrow, shallow dormer is proposed for the roof elevation facing the south-eastern boundary of the application site. This secondary dormer is also proposed to further address the severely restricted headroom of the bedroom in the existing converted loft space. A similar, zinc-clad, box-style dormer was approved for one of neighbouring houses, facing towards The Nest (D'Arenberg House, K/56757/F, 31 July 2007 – see also Appendix C, p54), and this type of dormer is common throughout the Marlborough Conservation Area.

II. Scale

A proposed single-storey, ground-floor extension to The Nest was previously approved (K/42642; decision notice 20/03/2002). This was not in fact constructed, but it would have extended 5.65m to the north-west, with a breadth of 4.00m, adding approximately 22.6m² to the property.

Proposed single-storey extension would be 0.75m lower than the existing ground-floor extension

The footprint of the currently proposed single-storey extension is larger than that previously approved, extending 6.40m to the north-west, with a breadth of 7.06m, adding approximately 45m² to the property (please see previous page and Planning Drawing P102), plus an entrance hall extending 3.75m to the north-west, with a breadth of 2.25m, adding a further 8.44m². Both additions would also have a recess to the north-west aspect of 0.80m in depth to ensure that the glass 'wall' to the garden, and the entrance door, are set back to afford some protection from weather, some additional shade and some privacy, by restricting the line of sight into and out of the property from either side.

However, even allowing for the additional 0.80m depth to recess the glass 'wall', the overall length of the building would only increase by 1.55m beyond the length previously approved (i.e., from 5.65m to 7.20m), the proposed ground-floor extension would not extend the full width of the house because the proposed entrance hall would be set back by 2.65m, the overall width of the house would not increase at all (i.e., along the north-eastern to south-western axis), and the proposed extension would actually lower the ground-floor roofline by approximately 0.75m (height of existing ground floor extension is 3.75m, height of proposed extension would be 3.01m – see top image right).

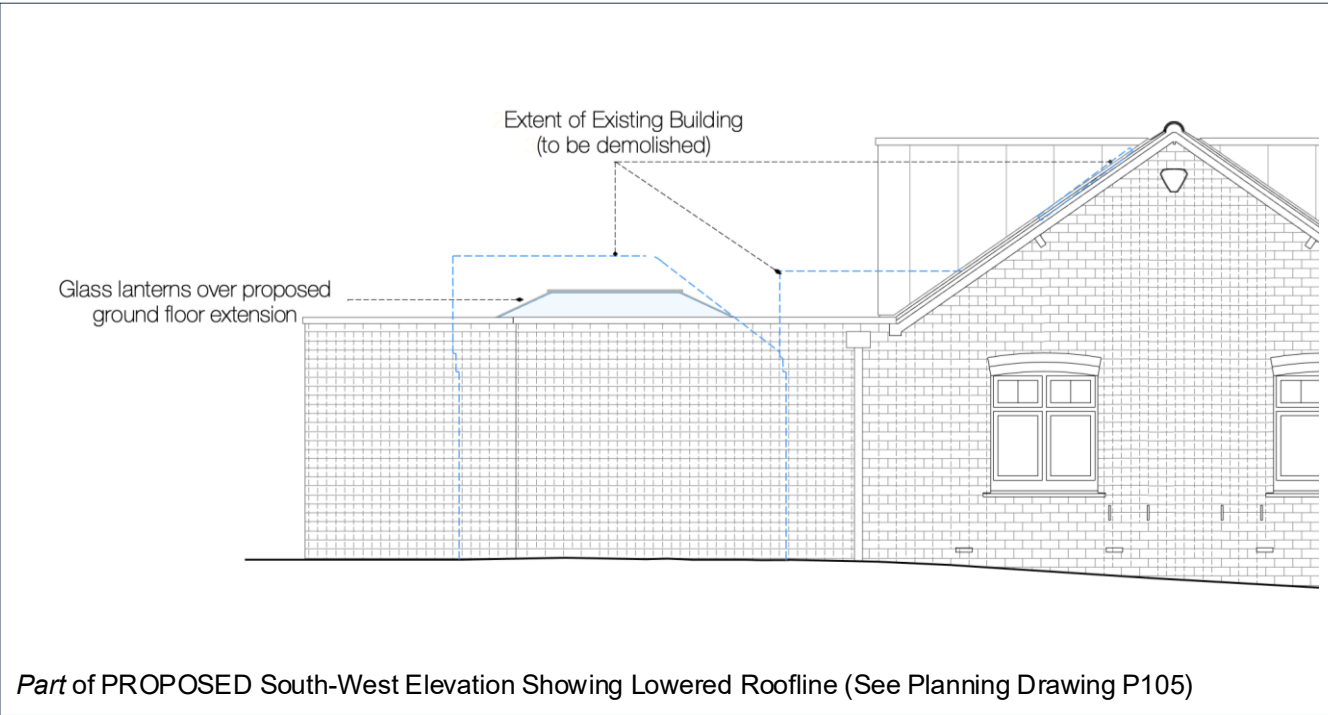
The proposed single-storey, ground-floor extension would therefore read as a subservient addition to the existing host dwelling, and it would be constructed almost entirely on ground that is already either built on, or laid to paving or gravel, only necessitating the removal of some low-level shrubbery, and ground-cover plants, not cutting in to the area laid to lawn, and not calling for the removal of any trees.

Proposed north-west facing dormer would sit below ridgeline, set back from edges of existing roof slope

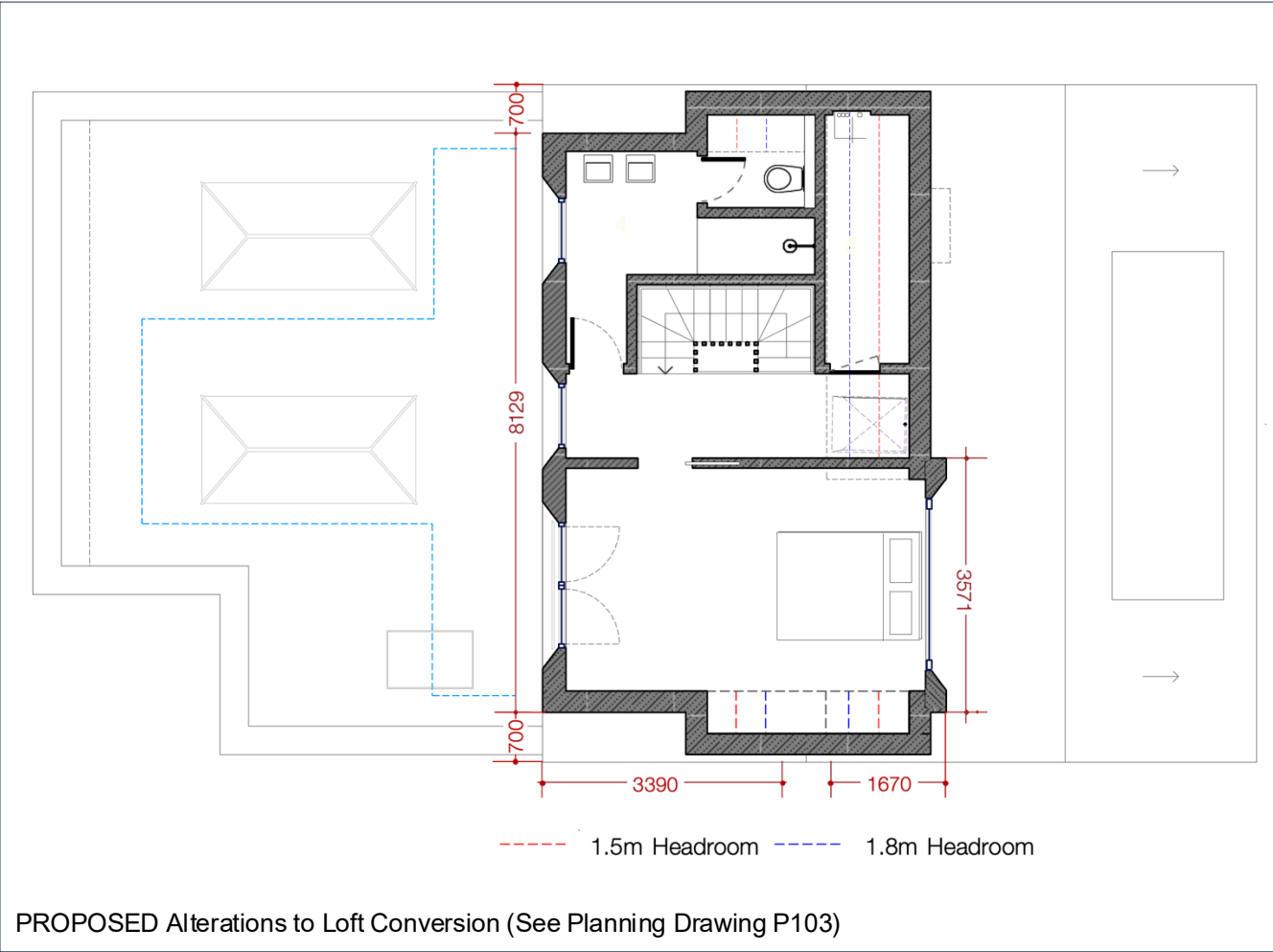
This proposed dormer would be 8.13m wide, 3.39m deep, and 2.22m in height, giving it an overall footprint of 27.56m², and a volume of 61.18m³. Whilst this dormer is necessarily of a size sufficient to resolve the significant headroom constraints within the existing loft conversion, it is sited on the roof elevation that faces the more contemporary setting, where box dormers are a common feature (p48), and every effort has been made to reduce its visual prominence. It would sit below the existing ridgeline, would not be full-width, but set back, leaving a 0.70m portion of the original roof slope exposed to either side. To 'mute' the dormer further, and ensure it blends harmoniously with the host-building, it would have recessed single-pane windows, with dark-coloured frames, and zinc-cladding that blends as closely as possible with the existing roof tiles. These mitigating factors would combine to ensure that the dormer would be balanced by the proposed ground-floor extension, and not dominate the host building (please see Section B, p15 and Section C, p35).

Proposed south-east facing dormer would be very discrete

This dormer would be very modest, with a length of only 3.57m, a depth of 1.67m, and a height of 1.13m, giving it an overall footprint of only 5.96m², and a volume of 6.74m³. Like the north-west facing dormer, this secondary dormer would sit below the existing ridgeline, set back to leave the original roof slope exposed to either side, and clad in a colour of zinc deliberately chosen to blend in, rather than to contrast with the existing roof tiles. The main differences between the proposed dormers in terms of finish and detailing, are that because the south-eastern side of the building is closer to neighbouring properties than the north-western side, the south-east facing dormer would have opaque glass (even though this dormer would not actually overlook any of the neighbouring properties), and it would also have a more traditional style, multi-pane window, more in keeping with the character of the setting to the south-east of the building (please see p6 & Planning Drawing P104)..



Part of PROPOSED South-West Elevation Showing Lowered Roofline (See Planning Drawing P105)



PROPOSED Alterations to Loft Conversion (See Planning Drawing P103)

A: Planning Statement

3. Planning Statement Conclusion

Application Site Location & Constraints

The application site is subject to a range of landscape, heritage and physical constraints because it occupies a sensitive position on the edge of the Marlborough Conservation Area, within a medieval burgage plot, and adjacent to a Grade II listed public right of way. The proposal has been developed with full regard to these constraints, ensuring that the historic plot structure is retained, the listed pathway is not adversely affected, and the development responds appropriately to the unique characteristics of its setting.

Dual Context & Character of the Site

The site occupies a transitional position between two areas of distinctly different character: the 'historic core' of the Marlborough Conservation Area to the south-east, centred around the Town Centre and High Street, and the 'modern edge' of the Conservation Area to the north-west, adjacent to Cross Lane (ASQ A) and Back Lane South Side (ASQ D). An appreciation of this unique dual context is fundamental to understanding both the existing site and the rationale behind the proposal, which has been developed to respond appropriately to both settings.

Existing Building & Need for Development

The existing dwelling is a modest, relatively unremarkable building that suffers from a number of functional limitations, including poor accessibility, a constrained internal layout resulting in restricted access to natural light, and a weak relationship with external spaces. The proposal seeks to address these shortcomings and provide a more accessible, functional and sustainable home capable of meeting the needs of its occupants, both now and for future generations.

Key Elements of the Proposal

The proposal seeks to address the functional shortcomings of the existing dwelling through carefully considered alterations and extensions. These include the reconfiguration of the internal ground-floor layout to consolidate the principal living spaces, and improve accessibility and circulation. The proposal also includes the replacement of an existing ground-floor extension with a more functional and coherent addition that includes a glass 'wall', intended primarily to significantly increase the flow of natural light throughout the building, as well as to strengthen the relationship between the house and its garden, which is a defining feature of its location within a burgage plot. Together with alterations to the existing loft conversion through the introduction of two dormers, the proposal seeks to create a more accessible, practical and functional home, whilst remaining appropriate to the scale and character of the site.

Scale, Massing & Visual Impact

Whilst the proposal provides additional accommodation, it remains modest and proportionate in scale, with careful attention paid to its overall massing and visual presence. The replacement ground-floor extension has been designed as a subservient addition to the host dwelling and, despite increasing the amount of usable internal space, it incorporates a lower roofline than the existing extension that it would replace, with the proposed new entrance set back (>2.5m). The proposed extension does include extensive glazing, however, the glass 'wall' would face the private garden of The Nest, and due to the enclosed nature of the application site, it would have limited visual presence beyond the site, and would not result in unacceptable overlooking of neighbouring properties. Similarly, whilst dormers are necessary to resolve the significant headroom constraints of the existing loft conversion, every effort has been made to reduce visual prominence. Both dormers would sit below the existing ridgeline, and set back from the edges of the roof slope. Design measures, such as deeply recessed windows, and muted colours, would further reduce the perceived bulk of the proposed development, and ensure the dormers remain visually subordinate to the main roof form.

The visual impact of the proposal is further limited by the natural topography of the site, which slopes significantly from the higher ground at the north-western end, to the lower ground at the south-eastern end. The dwelling occupies this lower ground and the burgage plot is well contained, benefiting from high boundaries and substantial natural screening provided by mature trees and other vegetation. As a result, the proposed works would remain largely hidden from public viewpoints and would not appear visually dominant within the surrounding area. Furthermore, the careful positioning and design of the proposed extension and dormers ensures there would be no unacceptable overlooking, overshadowing or loss of amenity to neighbouring properties.

Overall, the proposal represents a proportionate and carefully considered form of development that delivers meaningful improvements to the dwelling without creating an excessive or intrusive presence within its setting.

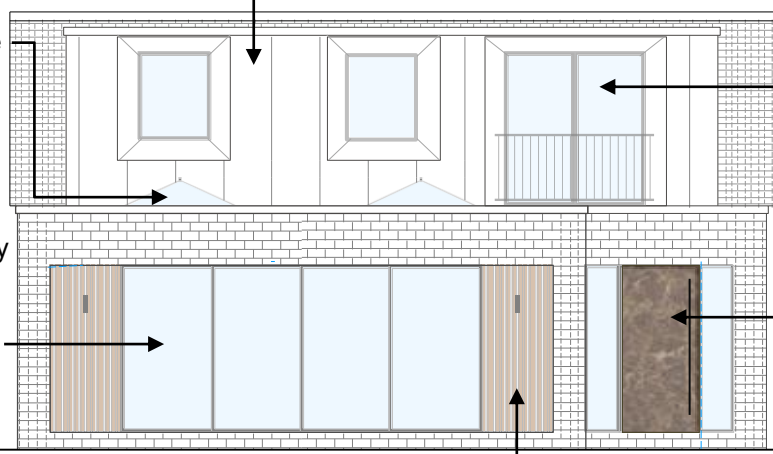
Box-Dormer: in keeping with chalet-style bungalows that form the 'modern edge' to the Conservation Area. To ensure the dormer is not too dominant it is set back from the edges of the roof & 'muted' with zinc to closely match roof tiles

Glass Lanterns: reduce height of proposed single-storey extension by 0.75m (vs. existing ground-floor extension)

Glass 'Wall': seamlessly connects house & garden to maximise access to natural light & fresh air, recessed to prevent over-looking & 'soften' extension

Shadow-Gap Cladding: breaks up brick façade & warmth of wood helps the building integrate into its surroundings

Proposed Key Design Elements North-West Elevation: (Please Also See Planning Drawings P104)



Windows & French Doors: set back into deep reveals with dark 'earth' tone slimline frames - ensures they are visually discrete & prevents over-looking

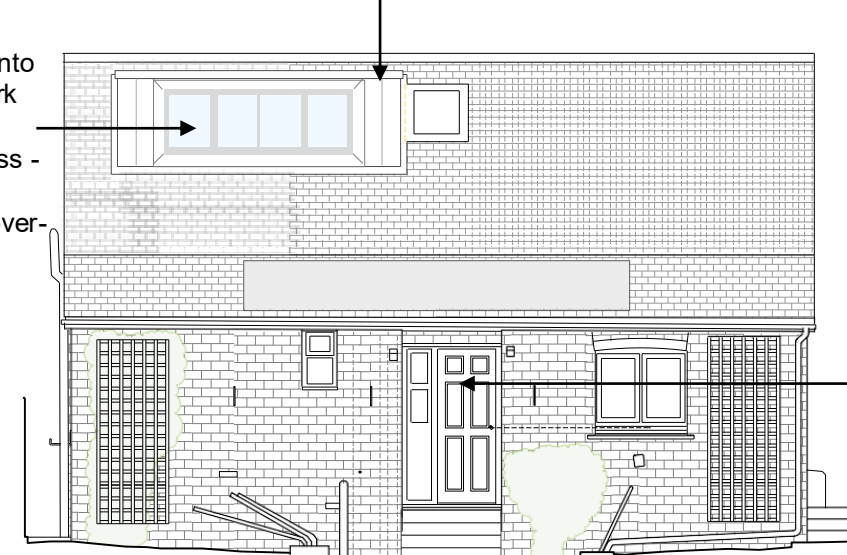
Entrance Door: set back and recessed to 'soften' proposed extension & Corten steel effect to harmonise with 'rural' colour palette

Box-Dormer: in keeping with similar, zinc-clad dormers found throughout the Conservation Area. To ensure the dormer is not too dominant it is set back from the edges of the roof & 'muted' with zinc to closely match roof tiles

Windows: set back into deep reveals with dark 'earth' tone slimline frames & opaque glass - ensures it is visually discrete & prevents over-looking

Door: original entrance door (proposed back door to utility room) slightly raised to allow for consolidation & minimisation of steps internally

Proposed Key Design Elements South-East Elevation: Please See Planning Drawings P104



The Nest, Chandlers Yard, High Street, Marlborough, Wiltshire SN8 1HT

To support a Planning Application for a proposed replacement single-storey, ground-floor extension and proposed alterations to an existing loft conversion

B: Design & Access



Artist's impression of the proposed design for the north-west facing side of The Nest
NB: This view is NOT available to any neighbouring properties, nor to members of the Public using Chandlers yard

B: Design & Access Statement

To support a Planning Application for a proposed replacement single-storey, ground-floor extension and proposed alterations to an existing loft conversion

Introduction to the Design & Access Statement

- The aim of this Design & Access Statement is to explain the basis for the design concept, the inspiration behind it, and how that has influenced the proposed selection of materials, and colour palette. In addition, it seeks to demonstrate that the design concept is wedded to high-quality execution, in terms of selection of contractors, materials and suppliers. Finally, this section of the submission identifies precedents within the Marlborough Conservation Area for all key elements of the design, and discusses how the proposed design would impact on landscaping, as well as various aspects of accessibility.
- This Design & Access Statement is intended to be read alongside:
 - ✓ Section A: Planning Statement
 - ✓ Section C: Heritage Statement
 - ✓ The Nest Planning Drawings (separate document that is part of the same submission)



NB: PLEASE SEE SECTION A (SLIDES 5-7) FOR A DESCRIPTION OF THE APPLICATION SITE AND EXISTING BUILDING

- In preparing this statement, consideration has been given to pre-application advice received, as well as to a wide range of relevant planning documents including:
 - ✓ *Wiltshire Core Strategy*
 - Core Policy 41: Sustainable Construction and Low Carbon Energy
 - Core Policy 57: Ensuring High Quality Design and Place Shaping
 - Core Policy 60: Sustainable transport
 - Core Policy 61: Transport and Development
 - Core Policy 64: Demand Management
 - ✓ *North Wessex Downs – A Guide to Good External Lighting (2021)*
 - Section 3.2: Principles of Good Lighting
 - Section 3.4: Other Considerations; Windows and Internal Lights
 - ✓ *Marlborough Area Neighbourhood Plan 2021-2036 (MADE; Mar 2023)*
 - MARL4: Supporting a Thriving Town Centre and MARL 18: Achieving Dark Skies
 - ✓ *National Planning Policy Framework (Dec 2024)*
 - Section 7: Ensuring the Vitality of Town Centres
 - Section 12: Achieving well-designed places
 - ✓ *Wiltshire Local Plan Planning for Marlborough (Sep 2023)*
 - Point 11: Air quality...
 - Point 34: Traffic congestion and air quality...
 - Point 65: Supporting the Town Centre...
 - Point 86: Shortage of parking...
 - ✓ *Wiltshire Design Guide (Mar 2024)*
 - Appendix D: Design Guidance for Householder Extensions



NB: PLEASE SEE APPENDIX A (SLIDES 41-47) FOR DETAILS OF HOW PRE-PLANNING ADVICE AND RELEVANT PLANNING POLICY HAVE BEEN CONSIDERED IN THE PREPARATION OF THIS SUBMISSION

B: Design & Access Statement

1. Design Concept

I. Basis for Proposed Design

The inspiration for the proposed design is the character & dual context of the application site

The design seeks to restore the magic of accessing a ‘secret garden’ hidden behind high boundaries:

Whether walking down Chandlers Yard from Back Lane to the High Street, or up the pathway the other way, the experience is similar. It is a very narrow, enclosed alleyway that suddenly opens up to reveal the expansive High Street if walking southwards, or if walking the other way, to reveal open sky, and trees immediately behind the continuous, tight-knit, tall buildings lining the High Street, although the burgrave plots themselves remain tantalisingly hidden behind the trees, and the tall boundaries.

The application site is well contained, sloping downwards from the north-western end to the south-eastern end, with the existing dwelling tucked away on the lowest ground, largely hidden behind high boundaries, with additional natural screening afforded by mature trees, evergreen shrubs, and abundant foliage. The closest neighbouring properties, and members of the Public using Chandlers Yard (PRoW MARL11), have no meaningful views into the application site, only occasional glimpses of roofscape (p34).

The main element of the proposed works is the construction of a single-storey, ground-floor extension to the north-west facing side of the building, with glass roof lanterns that would lower the height of the proposed extension by 0.75m to below that of the existing ground-floor roofline (see p9), so although the footprint would increase, the extension would sit further down into the plot.

The main entrance is currently on the south-eastern boundary, with the building on higher ground, extending across almost the full width of the site, blocking any view of the garden behind, which means there is no ‘a-ha’ moment as described above when passing through the gate, into the application site itself (see p7, images 2 & 3). Part of the proposed extension is a new main entrance, accessed by moving an existing double gateway a short distance (2m) along the same fence line (please see p37).

By ensuring that the house remains tucked away on lower ground, hidden from Public view, revealing nothing to the outside world, other than occasional glimpses of roofscape, this proposal preserves the enclosed, private character of the burgrave plot, and by re-orientating the house, and re-locating the main entrance to higher ground, the proposal seeks to restore the spatial sequence whereby passing through the boundary becomes a deliberate step across a threshold, revealing the house and secret garden.

The proposed retaining wall follows the line of a much older wall that was the original north-west boundary:

The application site accommodates a significant change in height from the higher north-western end, to the lower south-eastern end, via a total of 11 steps; 5 leading down through a sloping planted bed connecting the lawned area with the paved/gravelled area where the existing building stands, 4 internal steps, and another 2 external steps to the south-eastern end of the building.

To accommodate the proposed ground-floor extension, it would be necessary to remove the existing sloping planted bed, and this would leave a change in level of approximately 0.6m between the lawned area, and the location of the new extension. Some form of retaining structure would be required, and a brick retaining wall is proposed, constructed using bricks salvaged from the demolition of the existing bay windows and earlier extension, to ensure material continuity with the original dwelling.

The incorporation of integrated planting to the top of the wall would ensure it remains a soft landscape feature, rather than appearing overly formal or dominant. Trailing and low-level planting will allow the structure to assimilate into the garden setting, preserving the verdant character of this part of the conservation area (please see p11 & p25).

Importantly, the proposed retaining wall would follow the line of a much older wall that originally divided the application site into two sub-plots (please see aerial view of the application site above). This historical sub-division of the burgrave plot can still be seen on maps (please see p5), and has been confirmed by the neighbour at St Crispins who clearly remembers the portion of garden bordering St Crispins was originally a separate plot. In addition to its practical retaining function, the proposed wall therefore provides an opportunity to re-establish a more authentic historic plot structure within the site, reflecting the incremental evolution and subdivision that was characteristic of burgrave plots.

The proposed design preserves the character of two distinct Conservation Area settings:

The application site occupies a transitional position between two distinctly different settings, both within the Marlborough Conservation Area (please see p6).

To the south-east is the ‘historic core’ of the Conservation Area, centred around the High Street, so although the application site cannot be seen from the High Street, the design is sensitive to the fact that numerous listed buildings are within 100m (p32). Therefore, proposed alterations facing south-east are minimal, and respectful of this historic setting: a single, modest, zinc-clad dormer, a feature commonly found along the High Street, and elsewhere throughout the Marlborough Conservation Area.

The main elements of the proposed design (a single-storey, ground-floor extension and a box dormer), both face the north-western end of the site, where the built characteristics differ significantly from the ‘historic core’. The houses closest to this side of the application site (i.e., St Crispins, Linden House and Sycamores), were all originally built as mid-20th century chalet-style bungalows with box dormers, and form a ‘modern edge’ to the Conservation Area, adjacent to two ASQs, also characterised by mid/late 20th century modern houses (please see also p31 & p48). By adopting a cautious approach to the south-eastern aspect, facing the ‘historic core’ of the Conservation Area, whilst incorporating more contemporary design elements to the north-western aspect, facing the ‘modern edge’ of the Conservation Area and adjacent ASQs, the proposal seeks to preserve the character of *both* settings, integrating the design through consistent use of high-quality materials, and a unifying colour palette.



B: Design & Access Statement

1. Design Concept

I. Basis for Proposed Design

The inspiration for the proposed materials & colour is the transitional nature of the site

The proposed materials reflect the site’s connection to both the edge of the town, and the open countryside:

Zinc cladding is specified for the proposed dormers because of its proven durability, and high-quality aesthetic. The proposed south-east dormer facing the ‘historic core’ of the Conservation Area would fit seamlessly with numerous zinc box dormers already found throughout the town, while the north-west facing dormer would sit comfortably within the more contemporary character of the ‘modern edge’ of the Conservation Area, and adjacent ASQs, where zinc cladding is starting to make an appearance (e.g., Long Summers; PL/2022/07841, see p48). The slim, lightweight profile of zinc cladding avoids the bulk of tile-hung dormers, and allows for a recessive visual form that sits unobtrusively against the more dominant existing roof tiles.

Advances in aluminium manufacturing techniques made by aircraft manufacturers during WWII, meant that aluminium became a popular choice for windows after the war, but uPVC window frames were a cheaper, more thermally efficient alternative when double-glazing became standard in the 1980s. The north-west aspect, where the majority of the proposed works would be, faces mid-late 20th century properties, and most appear to have white uPVC windows (e.g., St Crispins, Linden House, Chandlers).

However, now that ‘thermally broken aluminium’ is available, more recent renovations seem to be favouring aluminium again (e.g., Long Summers; PL/2022/07841, Sycamores; PL/2023/01654); both properties also feature large amounts of timber cladding.

In keeping with this evolving character of the surrounding area, and to maintain a high-quality architectural standard, the proposal opts for slimline aluminium window frames, custom powder-coated in a dark ‘earth’ tone (see below), with limited areas of vertical, timber shadow-gap cladding, to soften the appearance of the proposed extension, and subtly acknowledge the wooded character of nearby Savemake Forest. The aluminium would require minimal maintenance, and improve the security and thermal performance of the north-west facing elevation, which is currently only single glazed. For the glass ‘wall’ to the garden, aluminium frames will allow for ultra-slim sightlines to maximise the feeling of connection between the building and the garden.

Aluminium is also proposed for the new entrance door, as it is generally considered to be one of the highest-quality options, offering superior strength, thermal efficiency, and durability compared to uPVC or traditional timber. Specifically, the proposed door would have a ‘corten’ effect finish, with a weathered appearance, echoing the agricultural tones and textures of Wiltshire.

The proposed colour palette references the wider, rural location of the burgage plot:

Marlborough is a rural, market town that lies in the valley of the River Kennet, south of the Marlborough Chalk Downs, and north-west of Savemake Forest, all of which are within the North Wessex Downs National Landscape (formerly known as Area of Outstanding Natural Beauty or AONB). The proposed design therefore avoids using hard, ‘urban’ colours, and instead takes its cues from the surrounding downland and forest. This will be most apparent internally, where the proposed colours will all be washed-out, soft, chalky, neutral and earth tones. Externally, the only visible colour would be the zinc cladding, the hardwood cladding, the window and door frames, and the entrance door.

The proposed colours of these elements of the design have been carefully selected to echo the rural setting, and tone with the reddish-brown of the existing brick and tile, rather than drawing attention to the building with the use of deliberate contrast (which is a common approach, especially for zinc-clad dormers). Accordingly, the proposed dormers would be a reddish-brown, chosen to match the existing roof tiles as closely as possible, and the hardwood cladding would be oiled to maintain the natural reddish-brown wood colour, rather than allowing a more urban silvery-grey patina to develop (please see next page).

Popular choices typically offered as standard for window and door frames are white, black or anthracite grey. White windows would ‘glare’ out against the building and the proposed dormers, and black would create a very hard ‘urban’ edge. Even anthracite would align with a more industrial aesthetic, given that whilst grey is categorized as a foundational neutral, it is typically a cool-toned palette, sitting on a spectrum of blue, green, or pure black and white. Therefore, all window and door frames would be powder-coated with a custom colour (RAL 8019), that whilst still dark, and therefore ‘muted’ against the building, is more of a brown-grey, with undertones that inherently belong to a warm-toned palette, and evoke feelings of the countryside. In keeping with this ‘rustic’ colour palette, the proposed entrance door would be finished in a reddish-brown ‘corten’ rusted steel effect.

Box-Dormer: in keeping with chalet-style bungalows that form the ‘modern edge’ to the Conservation Area. To ensure the dormer is not too dominant it is set back from the edges of the roof & ‘muted’ with zinc that closely matches the colour of the roof tiles

Glass Lanterns: reduce height of proposed single-storey extension by 0.75m (vs. existing ground-floor extension)

Glass ‘Wall’: seamlessly connects house & garden to maximise access to natural light & fresh air, recessed to prevent over-looking & ‘soften’ extension

Windows & French Doors: set back into deep reveals with dark ‘earth’ tone slimline frames - ensures they are visually discrete & prevents over-looking

Entrance Door: set back and recessed to ‘soften’ proposed extension & Corten steel effect to harmonise with ‘rural’ colour palette

Shadow-Gap Cladding: breaks up brick façade & warmth of wood helps the building integrate into its surroundings

Proposed Key Design Elements North-West Elevation: (Please Also See Planning Drawings P104)

Box-Dormer: in keeping with many similar, zinc-clad dormers found throughout the Conservation Area. To ensure the dormer is not too dominant it is set back from the edges of the roof & ‘muted’ with zinc closely matching the colour of the roof tiles

Windows: set back into deep reveals with dark ‘earth’ tone slimline frames & opaque glass - ensures it is visually discrete & prevents over-looking

Door: original entrance door (proposed back door to utility room) slightly raised to allow for consolidation & minimisation of steps internally

Proposed Key Design Elements South-East Elevation: Please See Planning Drawings P104

B: Design & Access Statement

1. Design Concept

II. Appearance

Marlborough is an affluent town of historical significance (p5), and the homes closest to the application site (i.e., Back Lane, Cross Lane, and the Marlborough Conservation Area) are amongst the most valuable in south-west of England ^{1,2}. For that reason, and in accordance with the Wiltshire Core Strategy³ governing development, especially Core Policy 57 (CP57) ‘Ensuring high quality design and place shaping’, the proposal includes a carefully curated selection of high-end architectural materials, including in terms of form, texture and colour. The intention is to ensure that The Nest integrates ‘quietly’ with its immediate surroundings, whilst still enhancing the quality of the building itself, and sensitively reflecting the character of the dual context of the site location (p6).

1. Zinc cladding: low profile, durable, low environmental impact, recyclable

The selection of zinc for the proposed dormers is intended to help seamlessly transition the more urban ‘historic core’ context that is found to the south-east side of the site, with the more rural ‘modern edge’ context to the north-west side of the site (p6).

In addition, CP57 calls for the “maximisation of opportunities for sustainable construction...”. Zinc is a highly sustainable material for cladding due to its exceptionally long lifespan of 50–100+ years, and low environmental impact (whilst zinc is a mined resource, production requires less energy compared with other cladding metals, such as copper, zinc is highly resistant to corrosion, develops a protective, self-healing patina, which avoids the need for VOC-heavy coatings*, and is recyclable, with >90% recovered at the end of a building’s lifetime).

Zinc dormers would result in a more slimline, lower profile when compared with chunky, tile-hung dormers, and are common throughout the Marlborough Conservation Area, including all along the High Street, and on the Town Hall (please see examples p24). Specifically, NedZink® Nuance Red is proposed because it was found to blend in extremely well with the existing roof tiles, and therefore is least likely to call attention to the proposed dormers, and most likely to ensure the dormers do not visually dominate the building.

2. Hardwood ‘shadow-gap’ cladding: to ‘soften’ the proposed ground-floor extension

Vertical, shadow-gap cladding is proposed in the recess (880mm W x 2200mm H) to either side of the glass ‘wall’ to the garden on the north-west facing side of the building, facing the more rural ‘modern edge’ (p6). The shadow-gap is designed to create a distinct, sleek shadow line that shifts with the sunlight, enhancing the building’s aesthetics via the introduction of natural light interaction.

This is an effective way to soften the look of the building, introducing subtle texture and depth to break up an otherwise flat, brick facade, making the building seem more organic, and more integrated with its surroundings through the warmth of natural materials.

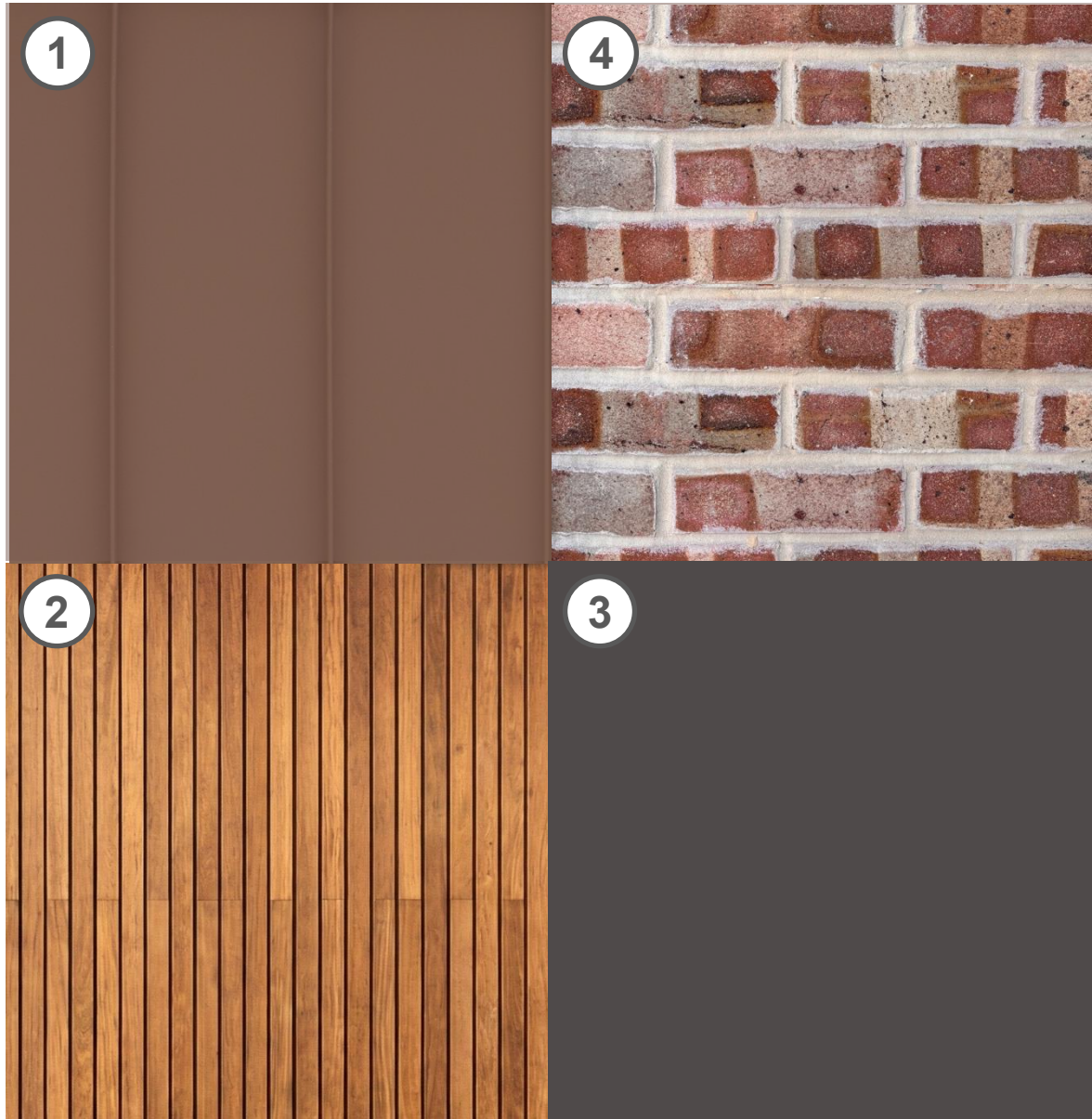
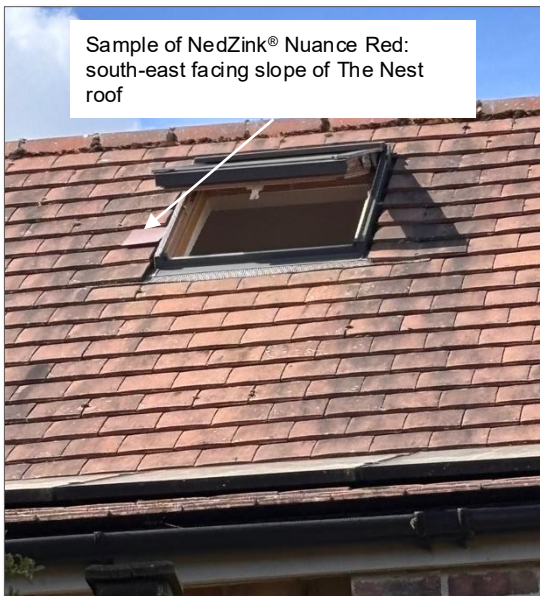
Specifically, Thermowood® Ayous Hardwood is proposed, using the ‘triple Nisa’ profile, oiled to give a reddish-brown colour in keeping with the rural colour palette, rather than allowing a more urban silvery-grey patina to develop. Wooden cladding is in keeping with recent re-modelling nearby (e.g., Sycamores PL/2023/01654); Four Candles PL/2023/04931 and Long Summers; PL/2022/07841)

3. RAL 8019: custom colour powder-coating for all new window and door frames

White windows would ‘glare’ out against the building and the proposed dormers, and the other standard colours for window and door frames (black or anthracite grey) are both more in keeping with an urban or industrial aesthetic. Whilst still dark, and therefore ‘muted’ against the building, RAL 8019 is a grey-brown, with warm ‘earthy’ undertones, helping to create an appearance that harmonises with the rural setting.

4. Brickwork: matching original

The brickwork for the proposed single-storey, ground-floor extension, and garden retaining wall, would match the existing brickwork. Maintaining material continuity at the ground floor level, coupled with a lower roofline, is an effective way to ensure the new volume remains visually subservient to the original dwelling.



Proposed materials NB: Please also see physical samples of 1-3 provided

- 1 NedZink® Nuance Red (standing seam)
- 2 ThermoWood® Ayous Hardwood (oiled)
- 3 RAL 8019 (grey/brown) – for window & door frames
- 4 Brickwork to match existing

B: Design & Access Statement

1. Design Concept

II. Appearance

Slimline aluminium window/door frames: a unique combination of strength, with minimal physical or visual weight

The proposed design incorporates key elements intended to maximise access to natural daylight and fresh air, thereby improving internal amenity, without enlarging the footprint: to the proposed south-east facing dormer, a traditionally-styled, four-panel, double-casement window (p18), and to the north-west, which receives only low-level winter sun, and late-afternoon/evening summer sun, a glass 'wall' of doors, two glass lanterns and a rooflight to the proposed ground-floor extension, and French doors plus gridless, single-pane windows to the proposed loft dormer. By minimising 'interruption' to the glazing facing north-west, and maximising access to light and air, the design aims to strengthen a sense of connection with the garden, reinforcing the property's rare combination of a quiet, secluded, rural setting, yet with immediate access to the busy High Street.

Slimline aluminium frames are proposed for all new windows and doors, primarily because aluminium has a higher strength-to-weight ratio than steel. This means that aluminium is the ideal material to support the relatively large panes of the proposed glass 'wall' of doors, and the gridless, single-pane windows, whilst still remaining slimmer than any other type of window frame, making them as unobtrusive as possible. Unlike steel, which becomes brittle below 0°C, timber which warps, cracks and rots, or u-PVC which discolours, warps and splits, aluminium windows and door frames are extremely durable, and resistant to extremes of weather; no matter how hot the summer, or how cold the winter, they will maintain their shape and alignment, especially when powder-coated (see below).

The proposed new aluminium glass 'wall' of doors, French doors, and windows would all be 'thermally broken', with double-glazing, which will enhance insulation (especially given that the windows to the north-west aspect of the existing building are currently only single-glazed). Double-glazing has been selected rather than triple glazing to a) minimise the weight of the proposed glass 'wall' of doors and b) allow for integrated blinds to provide flexible shading options, protection against glare, and enhanced privacy, contributing to a better quality of life for residents, and helping to minimise the risk of overheating.

In addition to the use of slimline frames, to ensure the glazing is visually discreet, to prevent overlooking of neighbouring properties, and to offer additional protection from extreme weather, the proposed design includes setting the glass 'wall', and new entrance door, both back into a recess (800mm deep). The recessing would also mean that the external lighting to either side of the glass 'wall' to the garden, and the entrance door, would be contained, and not shine above or to the side of the extension. The French doors, plus all new windows, would be recessed into deep reveals (300mm). Furthermore, to help 'mute' the proposed works, and in keeping with the neutral, 'earth-tones' colour palette, designed to fit in with the rural, downland setting, all new windows and door frames would be powder-coated in a custom matt finish grey-brown colour (RAL 8019). This will help to avoid the stark contrast with the building that would otherwise be seen with white, or the 'harder' look of more urban standard colours (i.e., black, or anthracite grey).

5. Windows (900mm W x 1100mm H): to help maximise daylight to the proposed north-west facing dormer

The proposed north-west facing dormer would include two new windows, one for the first-floor bathroom, and the other to bring light to the landing to help ensure safe use of the re-positioned staircase. For aesthetic reasons, the two windows would be a matching pair, and top-hung to enable the bathroom window to be opened for ventilation, whilst maintaining privacy.

To ensure the windows are as low-profile as possible, and to prevent any issues relating to over-looking, they would be slimline aluminium, custom powder-coated RAL 8019 to match the glass 'wall', single-panel, clear glass, flush-fitted, no cill, and recessed 300mm.

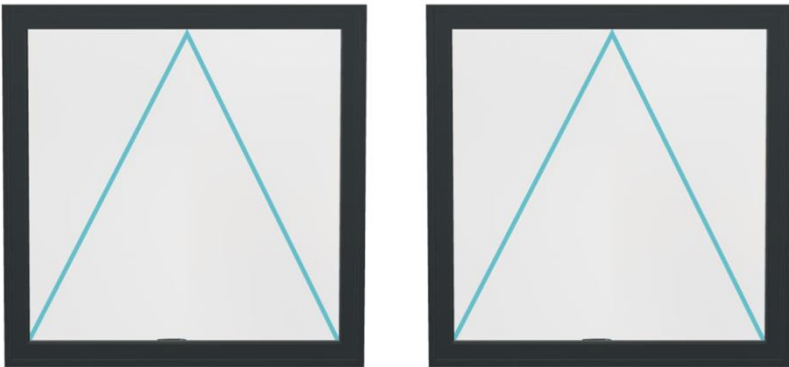
To enhance insulation, the windows would feature a 32mm polyamide thermal break, u-value of 1.4 W/m²K and double-glazing (toughened for bathroom) to allow for integrated blinds to help to ensure the loft extension does not overheat (please see Appendix B, slide 49).

6. Glass 'wall' (4500mm W x 2200mm H): to create a seamless connection between living areas and the garden

The proposed single-storey, ground-floor extension features a full-height glass 'wall' of 'slide & turn' doors designed to maximize entry of natural light and fresh air to the north-west facing aspect. The 'slide & turn' mechanism (also known as 'slide & pivot', 'slide & swing', or 'slide & stack'), includes a main door at one end that opens normally, plus individual panels that slide *independently* along a track. This means the panels can either be moved one-by-one to the end of the track, pivoted 90 degrees, and all stacked neatly to one side to create a completely clear opening, or one or more panels can be stacked, with others remaining at intervals anywhere along the track to create a partial opening, facilitating air movement for improved ventilation, and promoting a healthy indoor environment, without opening the entire wall.

Specifically, the proposed glass 'wall' would be comprised of SunSeeker's ultra-slim (only 19mm sightline) thermally-broken, flush-fitted, 'slide & turn' SD38 doors, PAS-24 certified, double-glazed to allow for integrated blinds, custom powder-coated in RAL 8019, and with SN70 high-performance, solar-control glass¹, achieving a u-value of only 1.0 W/m²K (please see also Appendix B, slide 50).

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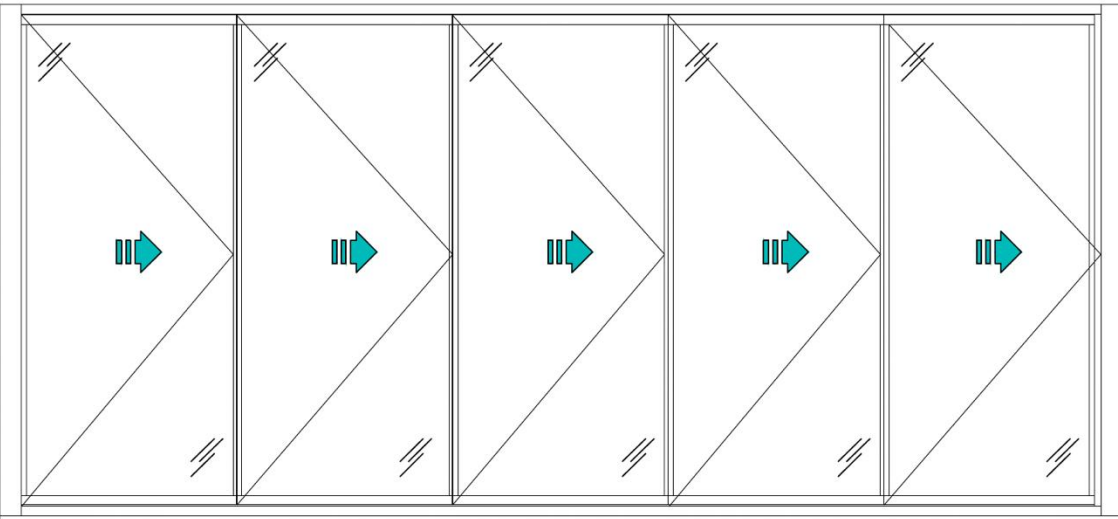


Windows To Proposed North-west Facing Dormer: slimline aluminium, single-panel, clear double-glazing



Proposed North-West Elevation: Planning Drawings P104

Glass 'Slide & Turn' Doors to Garden: 5-panel, slimline aluminium, double-glazed with 'solar' glass¹



6

¹. Guardian SunGuard® SuperNeutral™ SN 70 with a very light, subtle blue-grey tint to keep the exterior colour neutral, allows for the transmission of natural daylight whilst at the same time blocking about two-thirds of the sun's heat to maintain comfortable internal temperatures

B: Design & Access Statement

1. Design Concept

II. Appearance

7. Glass Lanterns (1500mm W x 3000mm L): to capture daylight whilst keeping the roofline low

Glass lanterns are a common feature within the Marlborough Conservation Area (p22), and the design includes two glass lanterns to bring light into the proposed single-storey extension. They will capture daylight from multiple angles throughout the day, which is important because the extension faces north-west, and although an almost full-width glass ‘wall’ of doors to the garden is proposed, these will be set back within a recess, and naturally shaded by the higher-level lawned area, as well as multiple trees lining the application site. Specifically, the proposed lanterns would be double-glazed, self-cleaning glass, with slimline aluminium frames (custom RAL 8019), no lateral rafters, and a 25° pitch, resulting in a low profile, so that the new ground-floor roofline would be approximately 0.75m lower than the existing ground floor extension (proposed extension 3.01m vs. currently 3.75m).

8. Framed rooflight (800mm W x 1200mm L): to bring light and air into the proposed entrance hall

The proposed rooflight for the new entrance hall would only be visible to occupants of the house, and then only from above (i.e., via the landing window, or French doors), not in close proximity to any of the other windows or doors, so the frame would not need to be powder-coated in RAL 8019, and could be anthracite grey (RAL 7016) in keeping with the flat-roof membrane.

The most important consideration is that it should be high-quality in terms of functionality, and therefore, the rooflight would be framed, because framed rooflights are reported to require 45% less maintenance, and have a 28% lower failure rate when compared with frameless options¹. The robust frames seal tightly, preventing water ingress, and allowing superior thermal performance, as well as providing the strength needed to ensure the glass units are not vulnerable to being blown away, or falling into the room below, due to failing silicone seals.

In addition, unlike frameless rooflights, a framed rooflight can support the weight of a motor to allow for an opening mechanism. This would be important to bring natural light into the entrance hall, to allow fresh air in, and to enable heat to escape, because the only other aperture would be the entrance door itself.

Specifically, the rooflight would feature a thermally broken aluminium frame, with a 6mm clear, toughened, low-E outer pane with self-cleaning coating, a 16mm argon-filled warm edge spacer, and an 8mm laminated inner pane. Together, these components deliver thermal efficiency with a u-value of 1.3 W/m²K. In addition, the rooflight would have a wired wall switch, and remote control, to allow for the glass panel to be opened easily for ventilation, as well as a solar-powered wireless rain sensor that automatically closes the panel if any rain is detected.

9. French doors (1750mm W x 1970mm H) with Juliet balcony: to help maximise natural light and fresh air

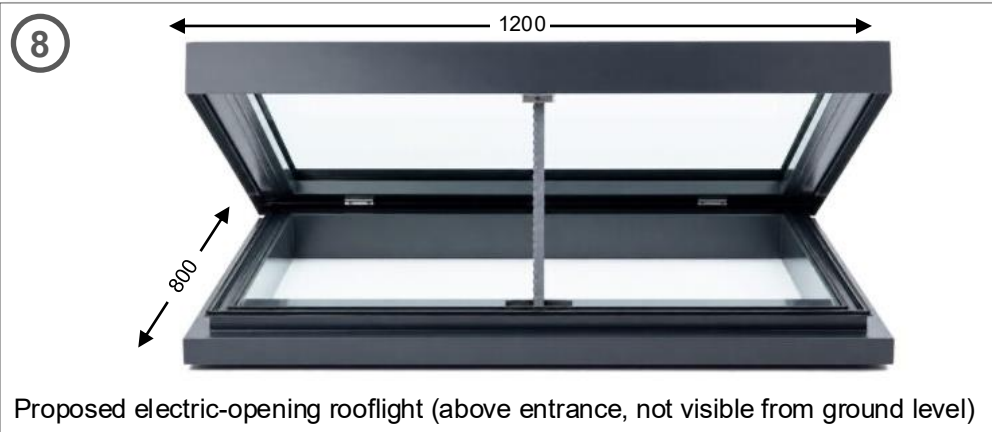
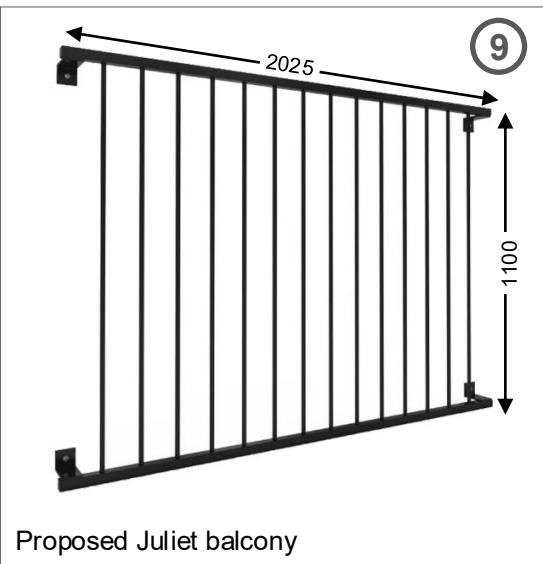
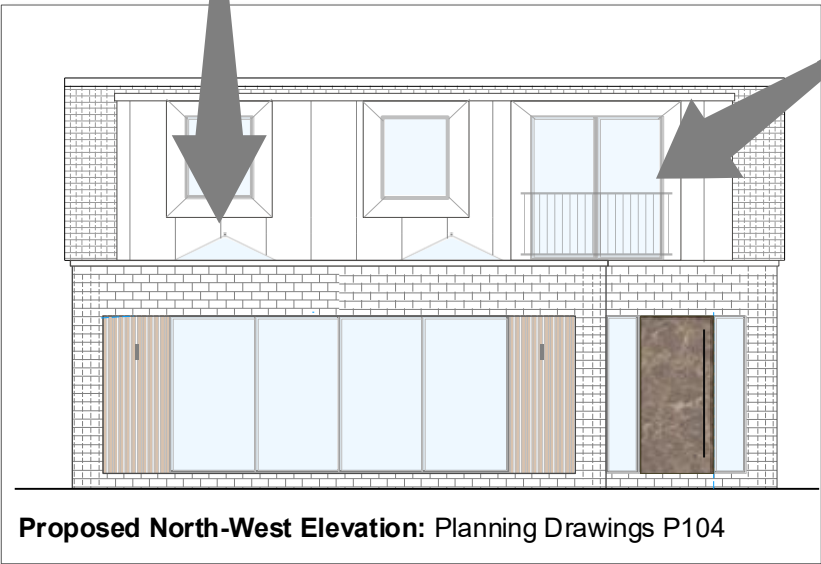
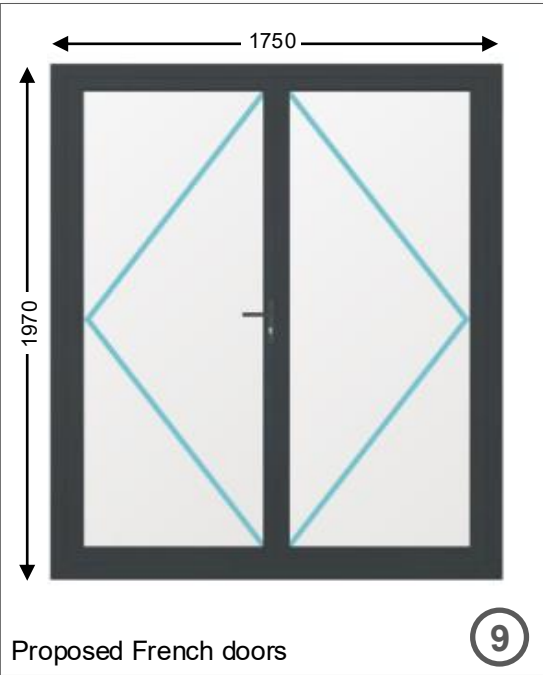
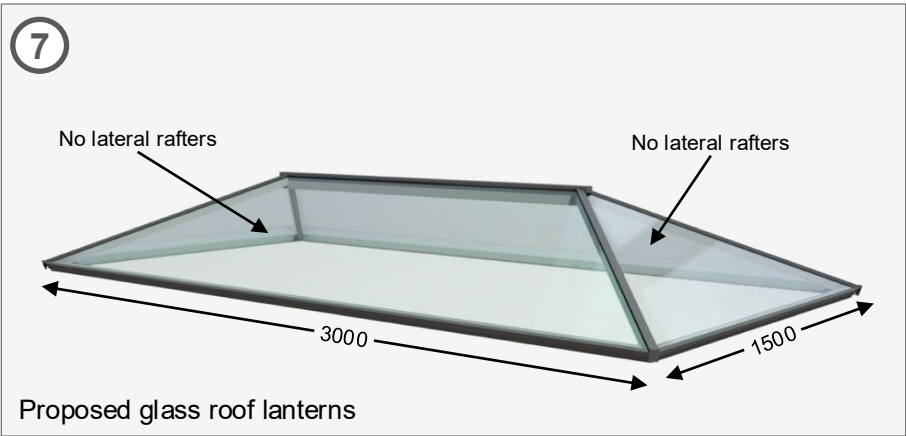
The Wiltshire Design Guide (Section 9), and the Wiltshire Core Strategy (Core Policy 41) both emphasise the importance of access to natural light and fresh air, saying (respectively) that: “Homes need to provide a good standard and quality of internal space, including sunlight, daylight and ventilation”, and “Development will be designed to take advantage of natural light, and heat from the sun, and use natural air movement for ventilation, whilst maximising cooling in the summer”.

The existing dwelling is very dark, especially to the north-west aspect, which receives limited, low-angle winter sun, and only late/low summer sun, so one of the guiding principles of the design concept has been to maximise natural light and fresh air wherever possible. Including French doors within the proposed north-west facing dormer is a way to flood the loft bedroom with natural light, and facilitate night-purge cooling, although the risk of over-heating the loft extension by the addition of increased glazing is mitigated by the north-west orientation, and the use of integrated blinds.

In addition, although the property is within 100m from the High Street, its north-west aspect reads as a secluded garden retreat; the proposed doors would help to strengthen what is currently a weak visual and physical connection between house and garden.

Specifically, the proposed French doors would be inward-opening, with toughened glazing, double-glazed to allow for integrated blinds, slimline aluminium frames fitted with a cill, and solid-steel Juliet balcony (2025mm x 1100mm), all powder-coated in a muted, matt finish (custom colour RAL 8019 to match the other north-west facing window and door frames).

The French doors are a key design element that would help to maximise access to natural light and fresh air, without increasing the footprint of the building, and with slimline, recessed frames, with deep reveals (300mm), sympathetic detailing (e.g., integrated blinds and custom colour), and no projecting balcony, they would remain visually discreet, and consistent with nearby precedents within the Conservation Area (e.g., Sycamores; (PL/2023/01654).



B: Design & Access Statement

1. Design Concept

II. Appearance

10. Flat roof EPDM: flexible, durable, recyclable, non-reflective matt slate-grey finish

The design of the proposed ground-floor extension includes a premium-grade (1.5mm thick), matt, slate-grey EPDM (Ethylene Propylene Diene Monomer) synthetic rubber membrane, installed by an approved specialist contractor, and selected over GRP (Glass Reinforced Plastic) fibreglass for several key reasons:

Weather Proofing

The roof of the proposed extension, including the new entrance hall, would cover an area of approximately 61m², and incorporate two roof lanterns, plus one flat roof light. It is inevitable that the extension will 'shift' slightly as the ground naturally swells and shrinks with changes in the weather. GRP is rigid, and is therefore vulnerable to cracking or fracturing under tension and/or pulling away and creating gaps around lanterns and rooflights, as well as creating loud, annoying "clacking/banging" sounds when expanding during hot weather. Unlike GRP, EPDM is exceptionally flexible, which means that the roof would be able to move in sympathy with the building's natural expansion and contraction without cracking, and without compromising the waterproof seal around the three apertures needed to bring light into the extension.

Longevity & Sustainability

On average, properly installed and maintained, an EPDM roof will last 50+ years¹, compared with an average of 20-25 years for a GRP flat roof². Furthermore, whilst EPDM is 100% recyclable, few local authorities or councils will recycle fibreglass waste because the process is challenging and requires expensive, specialist equipment³.

Aesthetics & Acoustics

EPDM would result in a muted, non-reflective appearance rather than the glossy, hard 'shell' of GRP. EPDM would not reflect sunlight, and would not draw attention to the extension. Furthermore, because EPDM is rubberized, it provides superior acoustic 'damping', significantly reducing 'drumming' noise (e.g., from heavy rainfall, or hailstones). The membrane would be applied in a single sheet* and be fully adhered to a Tongue & Groove (T&G) deck to prevent "joint telegraphing" (i.e., visible ridges - a common failure of square-edged plywood installations), and ensure a high-quality finish with a flush, continuous surface.

The roof lanterns and rooflight would be integrated using a continuous upstand method, with the membrane dressed up the vertical kerbs to a minimum height of 150mm, and all corners reinforced using specialized un-cured flashing tape to create permanent, watertight seals that are custom-moulded to accommodate the specific geometry of the roof's apertures. Large roof lanterns and a roof light would require glaziers and builders to walk over the roof during installation, and standard 1.0mm EPDM could be easily punctured (e.g., by someone dropping a tool, or stepping on a dropped screw). Premium-grade EPDM (1.5mm) is tougher than standard EPDM, so would better withstand this installation 'abuse', better handle the extra tension around the timber kerbs of the lanterns and rooflight without warping or tearing over time, and also offer better UV stability.

Parapet Walls

The design includes parapet walls that would conceal the flat roof from ground-level views, which means that the roof membrane would only be visible to occupants of the house, and then only from above (i.e., via the bathroom window, landing window, or French doors). Therefore, the use of standard, matt, slate-grey EPDM would not cause any meaningful visual friction against other, more easily visible, key elements of the design (e.g., window and door frames). The parapet walls would be capped with aluminium 'secret-fix' copings, to maintain a 'clean', minimalist profile for the extension, and provide a robust termination for the EPDM, protecting the edges of the membrane from lifting in high winds.

These copings feature a hidden bracket system, with a screw-free profile, and integrated drip-edge, to ensure rainwater is shed away from the building. Rainwater would be prevented from pooling on the flat roof via high-capacity parapet scuppers leading to external hoppers. A secondary emergency overflow scupper would be installed to protect the structural integrity of the roof in the event of a primary drainage blockage. The copings, hoppers and downpipes would all be visible from ground-level to people inside the boundary of the application site, and therefore they would be powder-coated in RAL 8019 (grey/brown), unifying the roof's metalwork with the extension's glazing palette, to deliver a cohesive, high-quality aesthetic

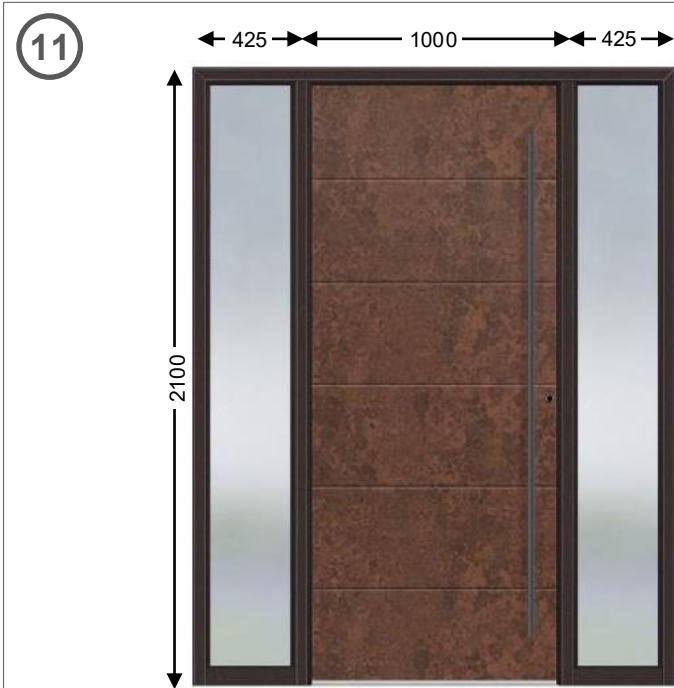
11. Aluminium entrance door: light weight with superior strength to support extra-wide door

The proposed material for the new entrance door is aluminium, which is a high-quality option because it is highly weather-resistant and will not swell, crack, or rot. Also, to facilitate access to the property, the new entrance door will be wider than standard(1000mm), and for larger doors aluminium offers strength, with less weight than that of an equivalent size timber or composite door. This means the aluminium door will put less stress on the hinges to maintain alignment over time, and it will be easier to operate.

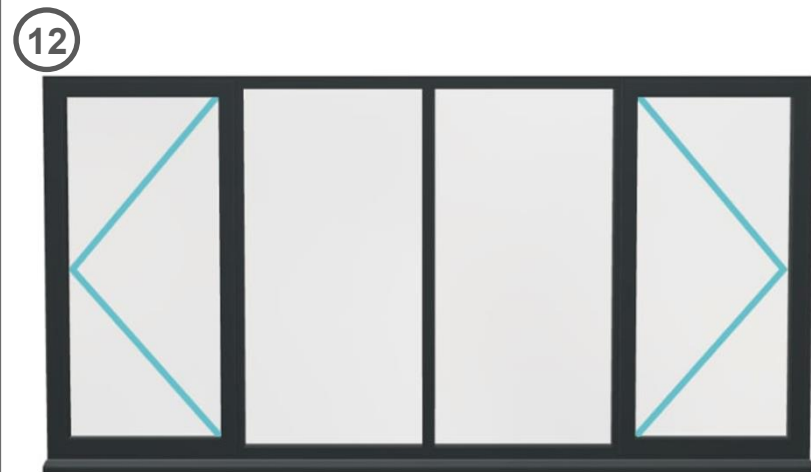
Specifically, the proposed door will be aluminium, thermally broken with glass reinforced polyamide bars, and fully insulated with rigid foam insulation. The total thickness is 80mm, of which 3mm is a decorative aluminium 'skin', flush both sides, with a 'corten' effect finish. This is designed to mimic rusted/weathered oxidized steel, but without the weight of steel, giving the door a reddish-brown, aged, rustic aesthetic, in keeping with the 'earth-tone' colour palette. There would be clear, triple glazed laminated units (425mm) to each side.

12. Window (2400mm W x 800mm H): to help proposed south-east facing dormer blend in with its setting

The proposed south-east facing dormer would include a window matching the specifications and custom RAL colour of the other windows (see p16 & p49), but of a more traditional style, and with a cill, and opaque glass, to help the small dormer fit seamlessly into the aesthetic of the 'historic core' that it faces (although is not strictly speaking a part of).



Proposed entrance door: Aluminium, with clear glass sidelights



Proposed window to south-east facing dormer: slimline aluminium frame, 4-panel, opaque double-glazing

B: Design & Access Statement

1. Design Concept

II. Appearance

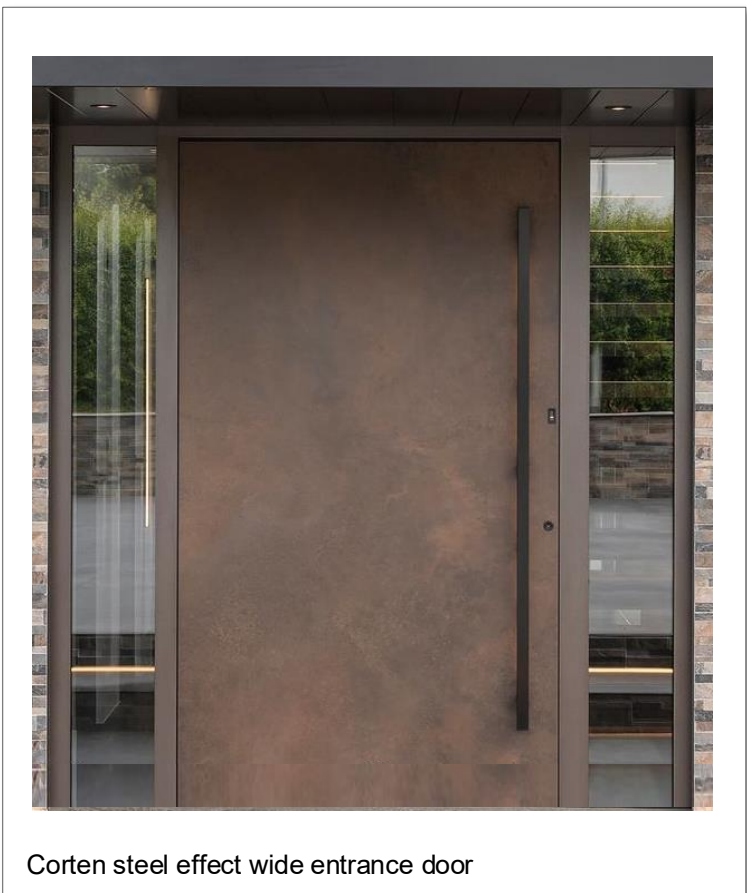
Inspiration for the proposed design quality NB: NOT Marlborough



Flat roof ground-floor extension with recessed glass 'wall' of doors to garden



Shadow gap cladding to either side of recess



Corten steel effect wide entrance door



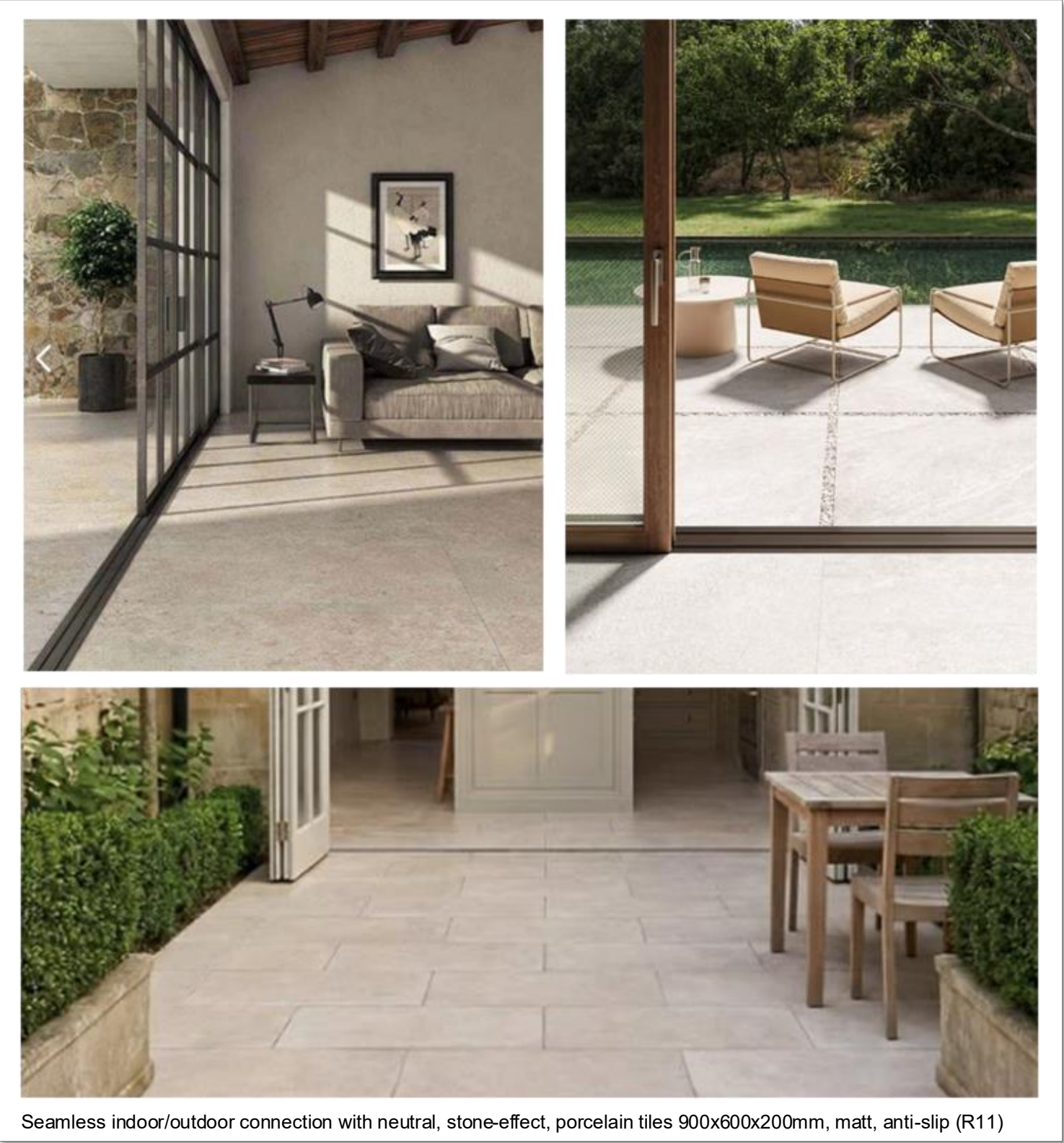
Stepped back at one side to ensure the extension remains subservient to the host dwelling



B: Design & Access Statement

- 1. Design Concept
- II. Appearance

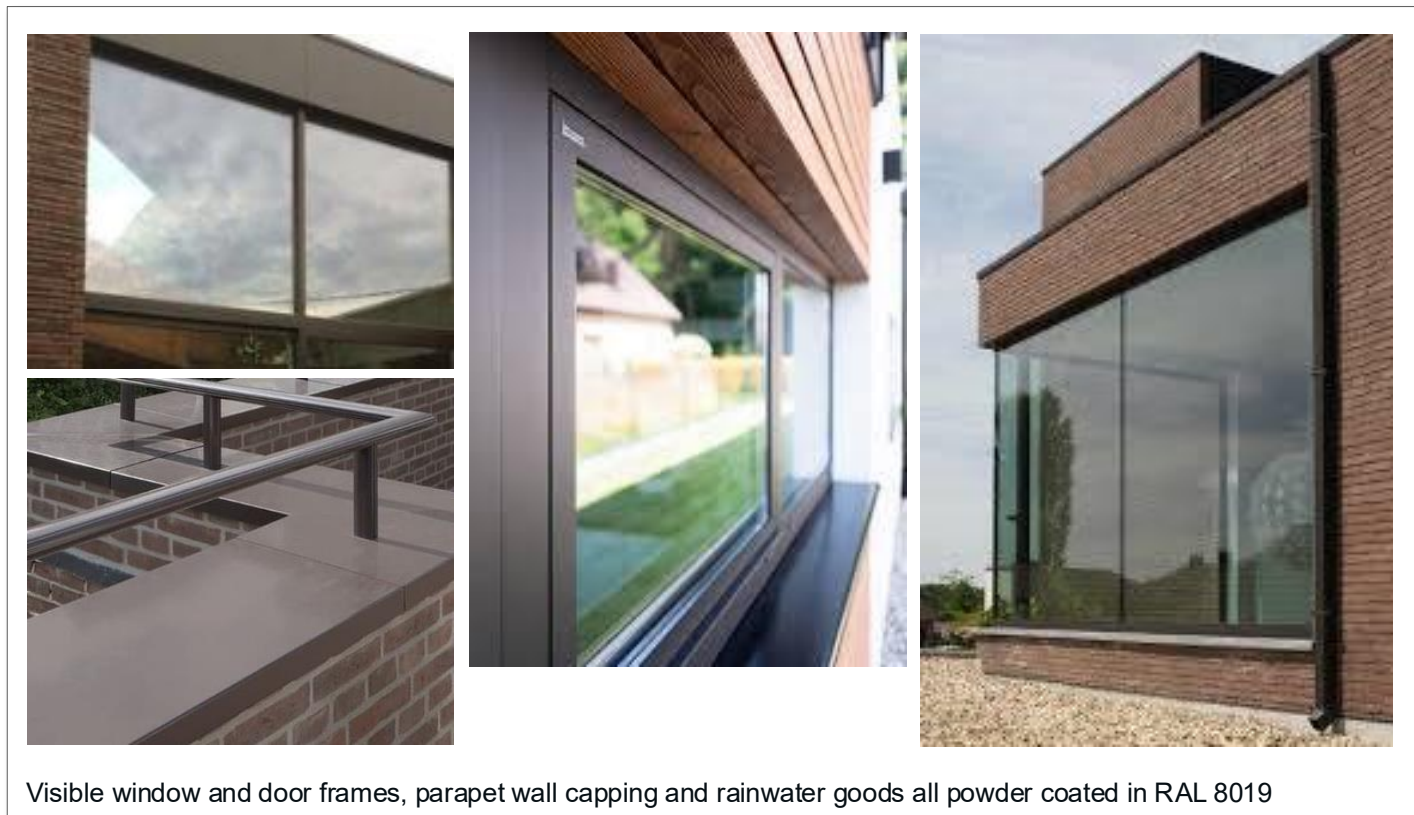
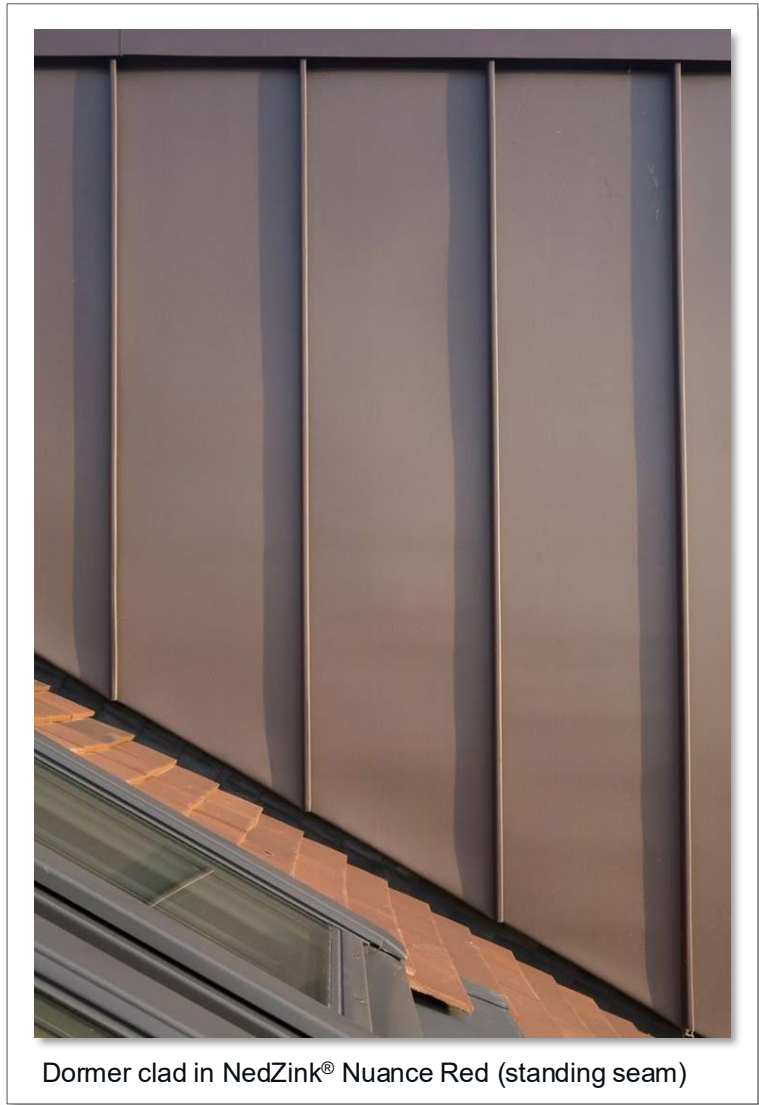
Inspiration for the proposed design quality NB: NOT Marlborough



B: Design & Access Statement

- 1. Design Concept
- II. Appearance

Inspiration for the proposed design quality NB: NOT Marlborough



B: Design & Access Statement

2. Design Concept

III. Local Precedents for Key Design Elements NB: All within the Marlborough Conservation Area

Flat Roof Extension/Glazed Lantern Roof:



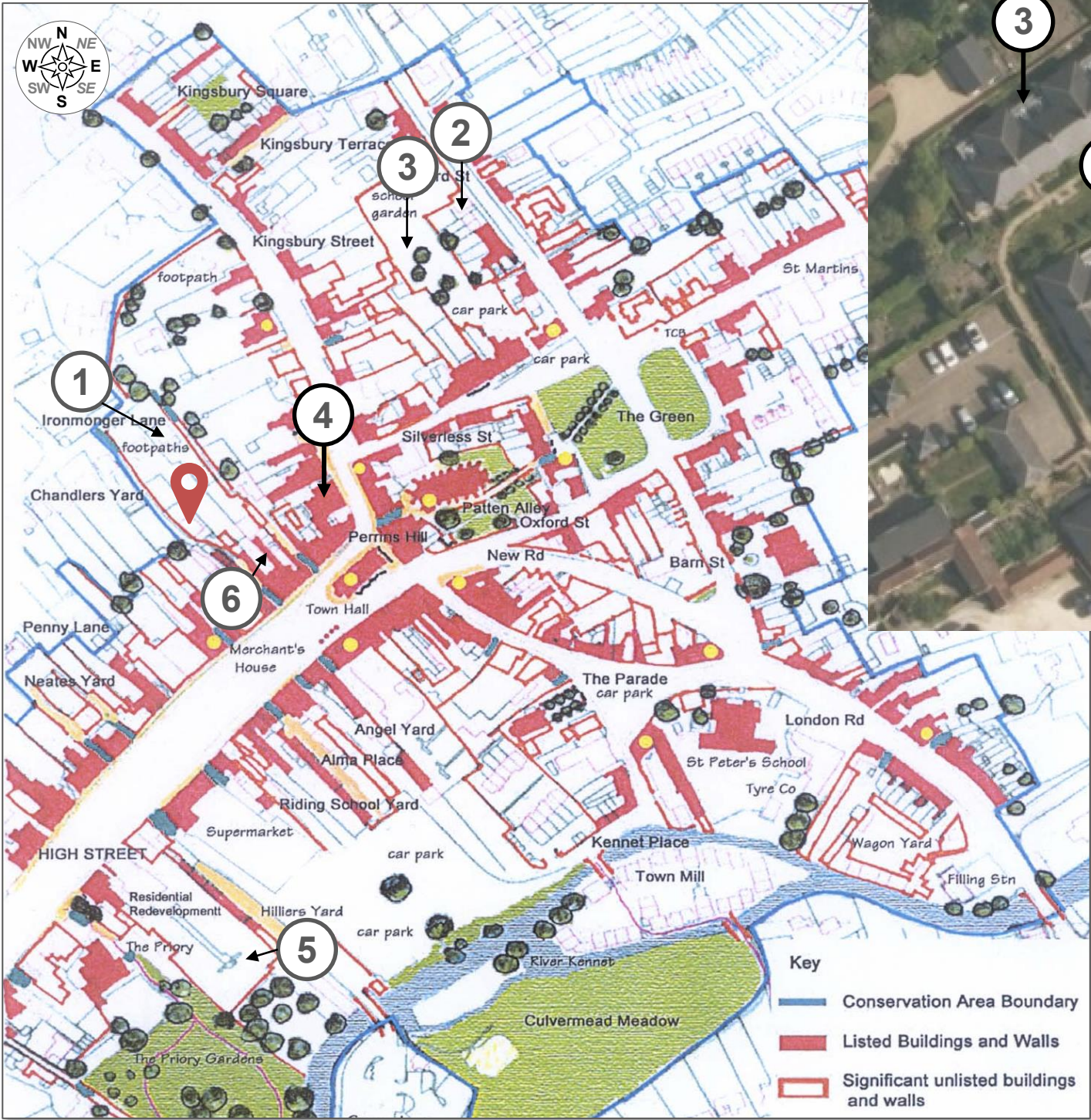
1. Large flat-roof modern addition to Linden House



6. Extensive flat roofing behind #139 High Street (Grade II listed)...



...visible from The Nest looking south-east



Map of part of the Marlborough Conservation Area closest to The Nest! Location of 'The Nest' (application site)



2. Large flat-roof extension #9 Herd Street



3. Multiple flat roofs with glass lanterns at Clarendon Court



4. Glass roof lantern #5 Kingsbury Street



5. Glass roof lanterns, Cromwell Court (seen from Priory Gardens)

1. After 'Marlborough Conservation Area Statement' June 2003

B: Design & Access Statement

2. Design
- III. Local Precedents for Key Design Elements NB: All within the Marlborough Conservation Area

Flat Roof ('Box') Dormer:



1. Linden House box dormers oblique to north-west of The Nest



St Crispins box dormer facing north-west side of The Nest



Full-width box dormer on rear extension #139 High Street (Grade II listed), easily visible from Ironmonger Lane (PRoW MARL12)²



Map of part of the Marlborough Conservation Area closest to The Nest¹ Location of 'The Nest' (application site)



2. Sycamores modern box dormer visible from PRoW MARL13²



3. Full-width box dormer above #140 High Street (Grade II listed) – close to Chandlers Yard



4. Full-width box dormer above #138 High Street (Grade II listed) – next to Chandlers Yard entrance

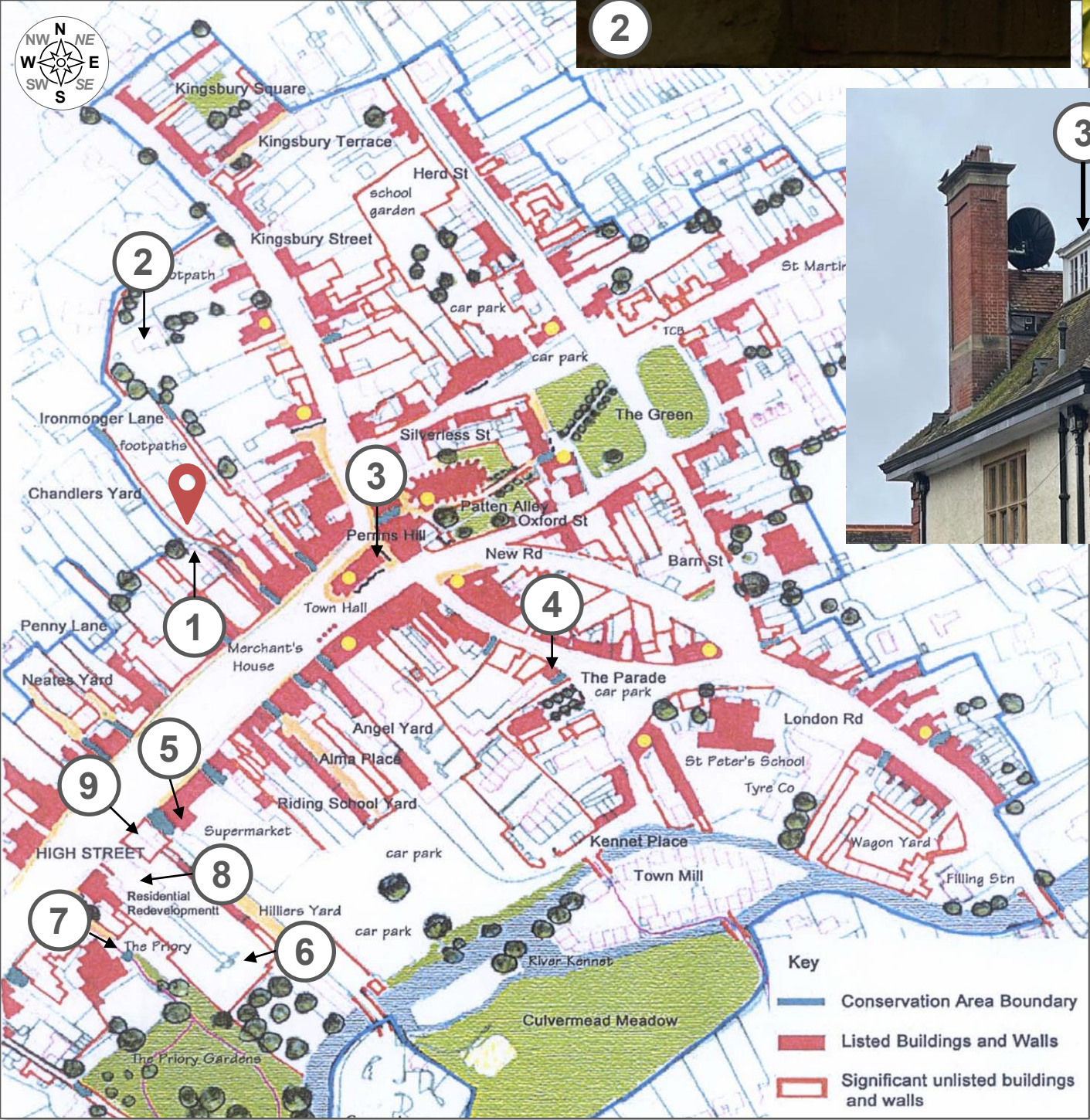
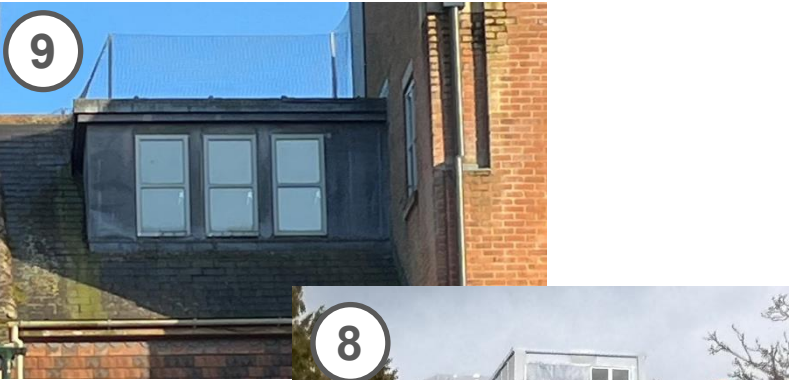
1. After 'Marlborough Conservation Area Statement' June 2003; 2. Wiltshire Council Rights of Way Explorer

B: Design & Access Statement

2. Design

III. Local Precedents for Key Design Elements NB: All within the Marlborough Conservation Area

Wooden Cladding & Zinc-Clad Roof Dormers:



Map of part of the Marlborough Conservation Area closest to The Nest! Location of 'The Nest' (application site)

1. Entrance to 'Four Candles', Chandlers Yard; 2. Sycamores, Back Lane, top of Chandlers Yard; 3. Town Hall (Grade II listed); 4. #24 The Parade (Grade II listed); 5. #20 High Street (Grade II listed) top of Hilliers Yard; 6. #25 High Street (rear), Cromwell Court; 7. #28 High Street, extension to The Priory (Grade II listed); 8. #25 High Street (rear), Cromwell Mews (previously listed); 9. #25 High Street (front), Cromwell Mews (previously listed)

1. After 'Marlborough Conservation Area Statement' June 2003

B: Design & Access Statement

1. Design Concept

IV. Landscaping

Boundaries: Would be left untouched, and in their existing condition

The application site is completely enclosed by tall, brick walls along the north-western boundary with the neighbouring property known as St Crispin's, as well as the north-eastern boundary bordering gardens split between St Crispins, and another neighbouring property known as D'Arenberg House. The remaining boundaries between the application site and Chandlers Yard (PRoW MARL11) are wooden fencing (please see image top right). All of the boundaries are between 1.91m (6'3") and 2.26m (7'5") tall, and the intention is to leave all boundaries untouched, and in their existing condition, with one minor exception, which is to move one of the existing gateways that allow pedestrian access to the site from Chandler's Yard a short distance along the same fence line.

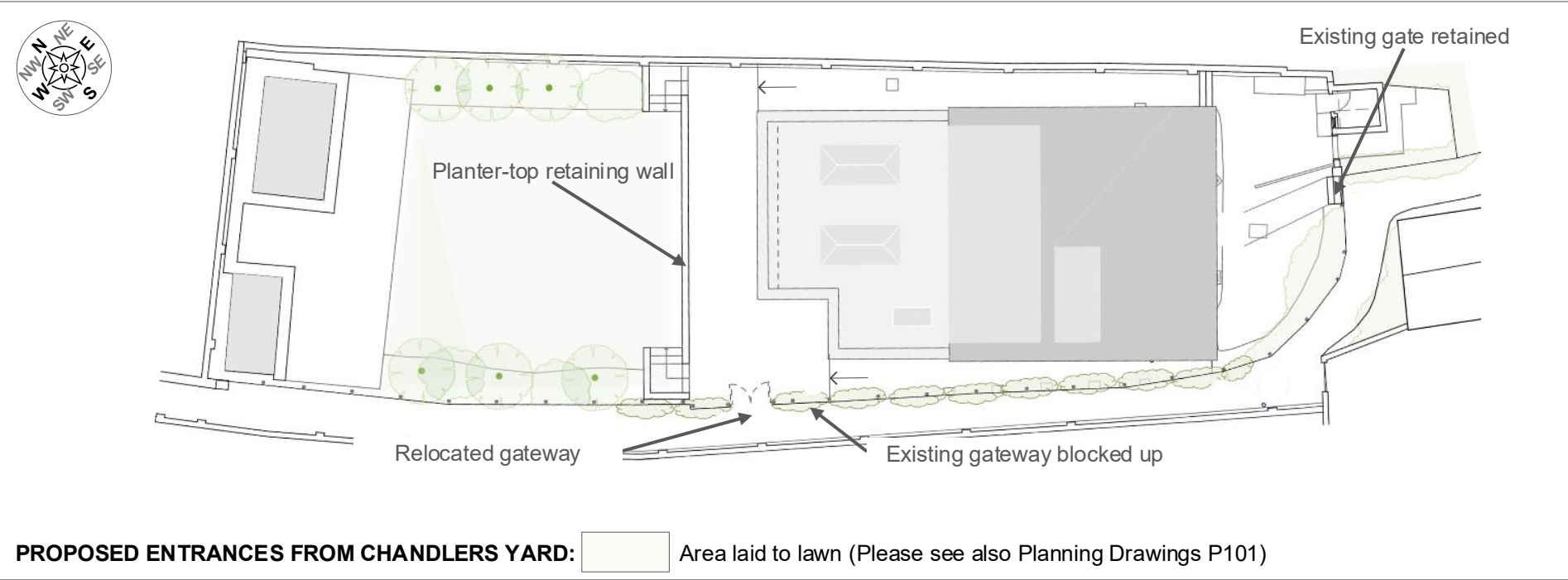
There is currently a single, wooden gate to the south-eastern end of the site, which allows access from Chandlers Yard to what is currently the front entrance of The Nest, and a double, wooden gate in the fence to the south-western side of the site, which allows access from Chandlers Yard to what is currently the rear garden. The intention is to re-orientate the house, moving the double-gateway a short distance (2m) further to the north-west, along the same fence line, to better accommodate step-free access to the proposed new front entrance and leave the single gate in place to provide access to what would become the rear of the property (please see image below, and for further details p8 & p37).

Landscaping: Would be kept to a minimum, mainly to enable step-free access to the house

The site slopes from higher ground in the north-west to lower ground in the south-east, and as a result, the area laid to lawn is at a higher level than the house itself (please see image below). There is a sloping bank of low-level shrubbery and ground-cover plants connecting the two levels, with a single flight of stone-flagged steps leading from the lower level to the lawn (please see image bottom right). To accommodate the proposed ground-floor extension, the proposal includes removing this bank, and replacing it with a retaining wall, faced in brick to match the brick of the existing house, and incorporating a planter-top cavity for growing plants. Instead of the single, central flight of steps, two short flights of broad, shallow stone-flagged steps, would be built, one to either side of the site. The ground level immediately outside the proposed extension would be raised by 200mm to provide step-free access to the house from the new main entrance. The Marlborough Conservation Area Statement (June 2003) does not identify any 'significant trees' within the boundaries of The Nest, and apart from the modification of the sloping bank described above, the proposed development does not include any other landscaping.



Aerial View of the Application Site Brick Walls (NOT Listed – see p30) Wooden Fence



Sloping bank to be removed & replaced by planter-top retaining wall

B: Design & Access Statement

2. Access

Core Policies 60-64 of the Wiltshire Core Strategy (Jan 2015) are amongst those considered in relation to this application, because they set out the transport and accessibility framework for development in Wiltshire.

I. Vehicles: no negative impact on traffic congestion or air pollution

According to these Core Policies, proposals should provide adequate parking and turning space, and must not have a severe impact on the transport network. Although these policies are noted, they cannot be applied to the application site because owing to the location of the site, tucked in between the High Street and Back Lane, and accessible only via a narrow pedestrian footpath, there is no vehicular access to the site, and neither parking, nor turning space can exist. However, nothing in the proposal relates to any alteration in vehicular access, and there is no intention to increase the number of bedrooms. The owners of The Nest have purchased parking spaces for themselves, and for guests, behind Cross Keys House (The Parade). The proposal is therefore expected to have a neutral, or even slightly positive impact on town centre parking pressure and traffic congestion.

II. Pedestrians: only temporary inconvenience during works

The application site is only accessible via a narrow, pedestrian alleyway known as Chandlers Yard. The proposal does not seek to alter pedestrian access to the site in anyway, other than to move an existing gateway a short distance further along the same boundary fence (see previous page, 'Boundaries'). Similarly, the proposal will not directly impact on people using Chandlers Yard, although it is recognised that during the construction stage some of the proposed works could affect the use of the footpath, and it may even be necessary to close the path from time to time. This would be an inconvenience to pedestrians, but it would be unavoidable, given the site location, and only short-term. An enquiry has been sent to the rightsofway@wiltshire.gov.uk and no work that could potentially affect the safety of pedestrians using Chandlers Yard would be initiated without guidance from the Countryside Access Officer.

III. Other Access Considerations

Cycle storage: provided by existing outbuilding

There is an existing, brick-built outbuilding on the site, conveniently located just inside the pedestrian access to Chandlers Yard that is closest to the High Street. This outbuilding will not be altered by the proposed development of the site, and is intended to be re-purposed as a storeroom (e.g., for bicycles – please image above, left).

Area behind outbuilding: well-located for waste collection

Behind the brick-built outbuilding there is already a purpose-built area to store waste bins. A tall hedge screens this area from the view of passers-by walking along Chandlers Yard. There is nothing in the proposal to change this arrangement, because waste bins need to be taken to the southern most end of Chandlers Yard and left on the High Street for collection, so this location, just inside the pedestrian access to Chandlers Yard that is closest to the High Street, makes sense. As stated above, there is no intention to increase the number of bedrooms at The Nest, so there will be no increase in occupancy, and therefore no increase in the amount of waste generated is anticipated (please see images above centre and right).

Re-orientating the house will allow for a new, step-free entrance to improve access for those with restricted mobility

The Nest is currently not easily accessible for anyone with restricted mobility, because the site slopes down from north-west to south-east, and the main entrance is currently on the lower, south-eastern side of the property, which results in 2 high steps up to the entrance door (please see image to right), a high threshold, and then another 4 internal steps to reach the main living areas. In addition, the current position of the staircase is such that it acts as a barrier, creating a convoluted route through from the entrance to the living areas and garden (please see p8 for details).

The topography of the site is such that it is not possible to completely eliminate all internal steps without raising the roofline of the entire property to accommodate raising the floor of the south-eastern part of the house – this would significantly alter the roofline along Chandlers Yard, and potentially impact on surrounding properties, and therefore this is NOT part of the proposal.

However, the proposal does include moving the main entrance to the higher, north-western side of the property, and by moving an existing double gateway a short distance along the boundary with Chandlers Yard (please see previous page 'Boundaries' for more details), and raising part of the paved/gravelled ground by 200mm outside the proposed new entrance and ground-floor extension, coupled with a wider entrance door (1000mm), with a lower threshold (~15mm), it will be possible to create step-free access to the main living areas of The Nest. This will greatly enhance the usability of the property, especially for those with restricted mobility and/or elderly people. This is especially important given that the UK population is ageing, the oldest segment (people aged 85 and over) is the fastest growing segment of all, and the South-West region is the 'oldest' region¹. Furthermore, according to Wiltshire Intelligence CAJSNA, Marlborough is one of the 5 (out of 18) Wiltshire Community Areas with the highest proportion of people aged 65 or over, and one of the 3 areas with the highest proportion of people aged 85 or over².



1. Centre for Ageing Better; State of Ageing Summary 2025; 2. Wiltshire Intelligence CAJSNA (Community Area Joint Strategic Needs Assessment) <https://www.wiltshireintelligence.org.uk/cajsna/olderpeople/> accessed 16 April, 2026

B: Design & Access Statement

3. Design & Access Statement Conclusion

The Purpose

This proposal, to extend and modernise The Nest, is driven by the desire to create a centrally located, thoughtfully designed ‘forever home’, to enable the owners to come back to Marlborough to retire, support elderly parents, and grow old in comfort and safety.

The Vision

Marlborough is widely regarded as one of Wiltshire's finest market towns; a place of exceptional historical significance, architectural richness and enduring character. It is, in many respects, one of the jewels in Wiltshire's crown. There are many grand and distinguished houses in and around the town, but The Nest is not one of them. It is a modest and unassuming dwelling and, whilst the proposal does include a carefully considered extension, it will remain a relatively small house. The proposal is founded on the belief that architectural quality is not dependent upon scale. The Nest does not need to be larger or more prominent in order to shine. Indeed, it is the discreet, hidden nature of the property, tucked away within a burgage plot close to the heart of the town, that makes it so special to its owners. The aspiration is therefore not to create a large or prominent building, but to create a 'jewel within a jewel': a beautiful, comfortable and sustainable home of outstanding quality, offering a very high standard of amenity through carefully considered design, premium materials, exceptional craftsmanship and meticulous detailing. The aim is to create an enduring place to live, sitting quietly within its unique setting as a discreet addition to one of Wiltshire's most treasured historic towns.

The Inspiration

The proposed design has been developed in response to the unique characteristics of the application site; a well-contained medieval burgage plot, nestled between two distinctly different settings. Firstly, to the south-east, lies the ‘historic core’ of Marlborough Town Centre, and secondly, to the north-west, the more contemporary character of the ‘modern edge’ of the Conservation Area, and the adjacent ASQs, including Cross Lane (ASQ A), and Back Lane South Side (ASQ D). The design is rooted in this dual context. Proposed interventions to the south-eastern aspect are deliberately restrained, reflecting the sensitivity of the nearby ‘historic core’. In contrast, the north-western aspect draws upon the established local precedent of more contemporary chalet bungalows with box dormers. The proposal preserves the morphology of the burgage plot, and takes advantage of the site’s topography by restricting the proposed works to the lower ground, where they remain largely hidden from public view. Glass lanterns allow the replacement extension to sit lower than the existing ground-floor roofline and, to further mute the building, the proposed loft alterations incorporate slimline materials, recessed windows and earth-toned finishes. This thoughtful approach results in a proposal that would provide additional living space whilst remaining respectful of both settings, and preserving the distinct qualities and character of each.

The Guiding Principles

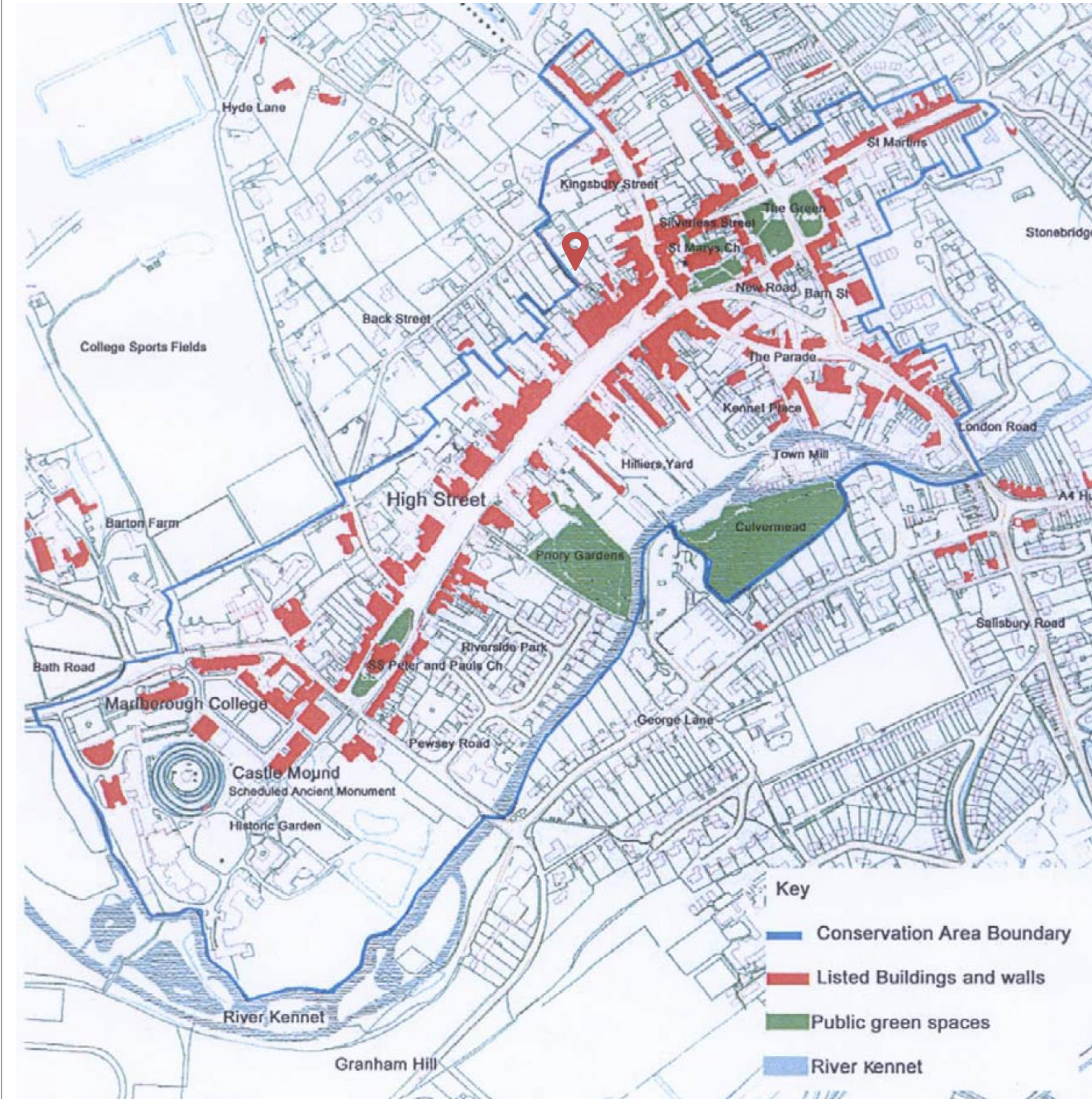
The overarching design principle guiding all aspects of the proposal has been to create a home of exceptional quality, whilst still responding respectfully to its sensitive setting. The limitations of the existing dwelling are addressed, including reconfiguring the cramped, dark building to create a more logical, efficient layout, with step-free access to the principal living areas, strong connections between internal living spaces and the garden, and improved internal circulation, that allows natural light and fresh air to flow throughout the building. Premium-grade materials have been selected not only for their appearance, but also for their longevity, high-performance, including environmental impact, and ability to weather gracefully over time. The proposed palette includes carefully-matched brickwork, hardwood cladding, zinc-clad dormers with recessed, slimline aluminium windows, thermally-efficient glazing, and bespoke ‘earth-tone’ powder-coated finishes. Together, these materials create a coherent, understated aesthetic that allows the building to integrate quietly within its surroundings, whilst delivering a clear enhancement to the quality of the existing property, resulting in a more comfortable, sustainable and energy-efficient home that exemplifies high-standards of modern living. It is recognised that the success of the proposal relies not only upon the quality of the design, and the use of high-quality materials, but also upon the use of specialist suppliers and skilled craftsmen capable of delivering the level of architectural quality envisaged.



The Nest, Chandlers Yard, High Street, Marlborough, Wiltshire SN8 1HT

To support a Planning Application for a proposed replacement single-storey, ground-floor extension and proposed alterations to an existing loft conversion

C: Heritage Statement



Marlborough Conservation Area (Marlborough Conservation Area Statement June 2003)
Application site

C: Heritage Statement

To support a Planning Application for a proposed replacement single-storey, ground-floor extension and proposed alterations to an existing loft conversion

Introduction to the Heritage Statement

- **The aim of this Heritage Statement is to provide an assessment of the significance of the application site, existing building and immediate surroundings, in terms of what they contribute to the character and history of the local environment, and to evaluate the potential for the proposed development to negatively impact on the same.**
- This Heritage Statement is intended to be read alongside:
 - ✓ Section A: Planning Statement
 - ✓ Section B: Design & Access Statement
 - ✓ The Nest Planning Drawings (separate document that is part of the same submission)



**NB: PLEASE SEE SECTION A (SLIDES 5-7)
FOR A DESCRIPTION OF THE APPLICATION
SITE AND EXISTING BUILDING**

- **In preparing this statement, consideration has been given to pre-application advice received, as well as to a wide range of relevant planning documents including:**
 - ✓ *Marlborough Area Neighbourhood Plan 2021-2036 (MADE; Mar 2023)*
 - MARL9: Enhancing Marlborough Conservation Area
 - ✓ *Marlborough Conservation Area Statement (Jun 2003)*
 - ✓ *National Planning Policy Framework (Dec 2024)*
 - Section 16: Conserving and enhancing the historic environment
 - ✓ *North Wessex Downs National Landscape Management Plan 2025-2030 (Nov 2025)*
 - DE05: Historic settlement patterns
 - ✓ *Planning (Listed Building and Conservation Areas) Act 1990*
 - Section 66: General Duty as Respects Listed Buildings in Exercise of Planning Functions
 - Section 72: General Duty as Respects Conservation Areas in Exercise of Planning Functions
 - ✓ *Wiltshire Core Strategy (Jan 2015)*
 - Core Policy 58: Ensuring the Conservation of the Historic Environment



**NB: PLEASE SEE APPENDIX A (SLIDES 41-47)
FOR DETAILS OF HOW PRE-PLANNING ADVICE AND
RELEVANT PLANNING POLICY HAVE BEEN CONSIDERED
IN THE PREPARATION OF THIS SUBMISSION**

C: Heritage Statement

To support a Planning Application for a proposed replacement single-storey, ground-floor extension and proposed alterations to an existing loft conversion

1. Assessment of Significance

I. Description & Designations of the Application Site & Existing Building

Marlborough Conservation Area encompasses an exceptional concentration of heritage assets

Marlborough's relatively small size belies its great historical significance resulting from several key factors, including firstly when, following the Norman Conquest, William the Conqueror established a castle and royal mint in the town. The presence of a royal castle, frequently used by kings such as Henry I, Henry II and King John, brought security, and the town grew and became wealthy. Secondly, in 1204, King John granted the town a charter, allowing for a weekly market, and an annual fair, which further established the town as an important commercial hub. The medieval economy was boosted again by the lucrative wool trade, with organisations like the Knights Templar using the area for large-scale sheep farming. Later, during the the "golden age" of coaching in the 18th and 19th centuries, Marlborough's location on the main road between London and Bristol made it an important staging post, providing immense revenue for merchants and coaching inns, some of which offered accommodation for upwards of 300 horses. Not surprisingly, given such a rich history, a significant proportion of the town lies within the Marlborough Conservation Area, which encompasses an exceptional concentration of heritage assets centred around the High Street, where many of the town's 234* listed buildings are located, creating a tight-knit, continuous streetscape fronting the medieval burgage plots.

Surviving burgage plots are a valuable part of the historical record

After the Norman conquest, the burgage system developed as a means of maximising income from land, by dividing a large area into multiple long, narrow plots extending behind buildings, with each plot rented by a freeman known as a 'burgess' (derived from an old French word for 'town inhabitant'). Burgage plots were developed on land close to a market, main road, fortification or religious centre, with a narrow street frontage used as a shop or workshop, and the rear used for living quarters, or gardens. Because burgage plots were specifically designed to support commercial activity, they were instrumental in shaping urban landscapes⁴. In Marlborough, around the end of the 12th century, the Normans developed a wide main street to better connect the community that had grown up around the castle (situated within the grounds of what is now Marlborough College at the western end of the town) with the earlier Saxon settlement (situated in the region of the present Town Hall at the eastern end of the town). As part of the 'planned' High Street, frontages were built-up and burgage plots were set out, extending north from the High Street to what is now Back Lane, and south from the High Street to the riverbank¹. These plots, dating back to the Norman conquest, are a remnant and reminder of the medieval history of the present-day town, and are therefore considered a valuable part of the historical record (please see also p5).

The brick walls delineating Chandlers Yard (PRoW MARL11) are listed

Chandlers Yard is not in fact a yard at all, but a narrow footpath than runs between two of the long burgage plots north of the High Street, connecting the High Street with Back Lane. Historically, many such passages led through the ground floor façades of the closely packed High Street buildings to provide access to the upper floors of the buildings, to the rear of the buildings, and to the burgage plots. Over time, many passages have been blocked, often with little evidence that the façade opening ever existed. The Marlborough Conservation Area Statement laments the loss of these passages, because it detracts from the original design of the buildings, the history of the burgage plots, and the historic character of the High Street. It notes that "It is important to recognize the remaining passages, and to maintain their historic and architectural character"¹, further "Where the openings and passages through the frontage have become common thoroughfares, it is vital to maintain their continued use, character and good condition"¹. Chandlers Yard is one of those passages still in regular use, and the Marlborough Town Character Study includes the view from Chandlers Yard of the rear elevations and roofscapes of the High Street buildings as one of the views "contributing to the special historic character and appearance of the Conservation Area"². Accordingly, the brick walls of Chandlers Yard were listed 29 March, 1979 (NHLE: 1243603 - see top image right)³.

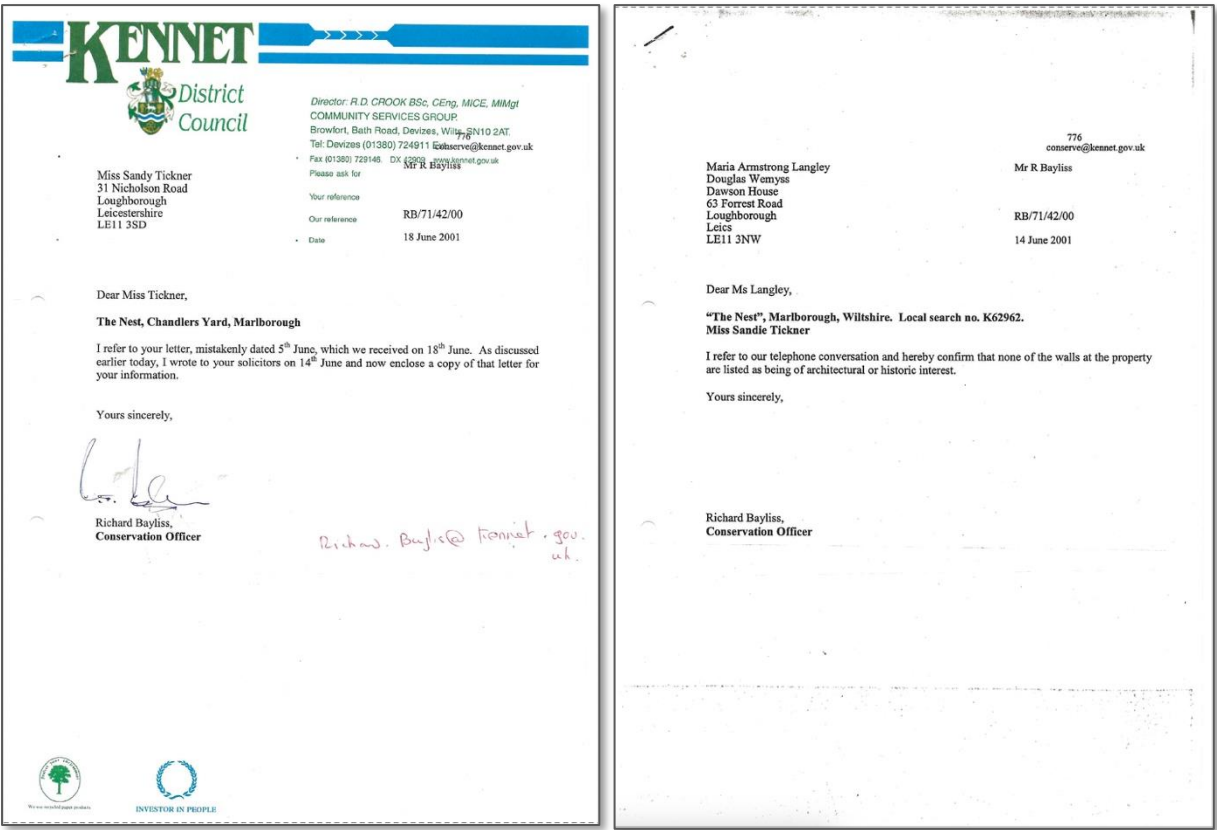
The application site requires a sensitive approach...but the building itself is of no historical significance

The application site forms part of a burgage plot that is located just inside the Marlborough Conservation Area, to the north of the High Street, between the High Street and Back Lane, accessed via Chandlers Yard (see location map p5). However, whilst the location of the site is undoubtedly one that requires a sensitive approach, to ensure that the significant historic features within the surrounding locality are preserved, it is also important to note that "not all elements of a Conservation Area will necessarily contribute [equally] to its significance" (NPPF). In the case of The Nest, the existing building itself is of no particular historical or architectural significance, and it is not listed. Furthermore, the listing for Chandlers Yard notes 'some modern patching' to the brick walls. In fact, the entire boundary between the application site and Chandlers Yard is a 20th century wooden fence, not an 18th century brick wall. The wooden boundary fence was already in place during the 1970s, at the time of listing. Therefore, not withstanding its location, in June 2021 a Kennet District Council Conservation Officer confirmed that 'none of the walls at the property are listed as being of architectural or historic interest'.

BRICK WALLS FACING PATH TO REAR OF NUMBERS 136-138 HIGH STREET, CHANDLERS YARD

Mostly c.1800, partly mid C19, some modern patching. The walls are of brick with soldier course, mostly with a battered base and 'broached' wall buttresses. The North-East face of the South-West wall is pitch-coated. The lower 45 yards of the South-West wall are about 7'5" high. The rest of the walls are about 6'3" high. The oldest section appears to be the lower part of the North-East wall which could be later C18. These two walls flank a footpath which connects High St to Back Lane. They are a good example of back yard development on burgage strips, and form a picturesque setting for a much frequented footpath.³

Chandlers Yard listing: NHLE: 1243603³



Letter from Conservation Officer confirming that the listing does not apply to The Nest

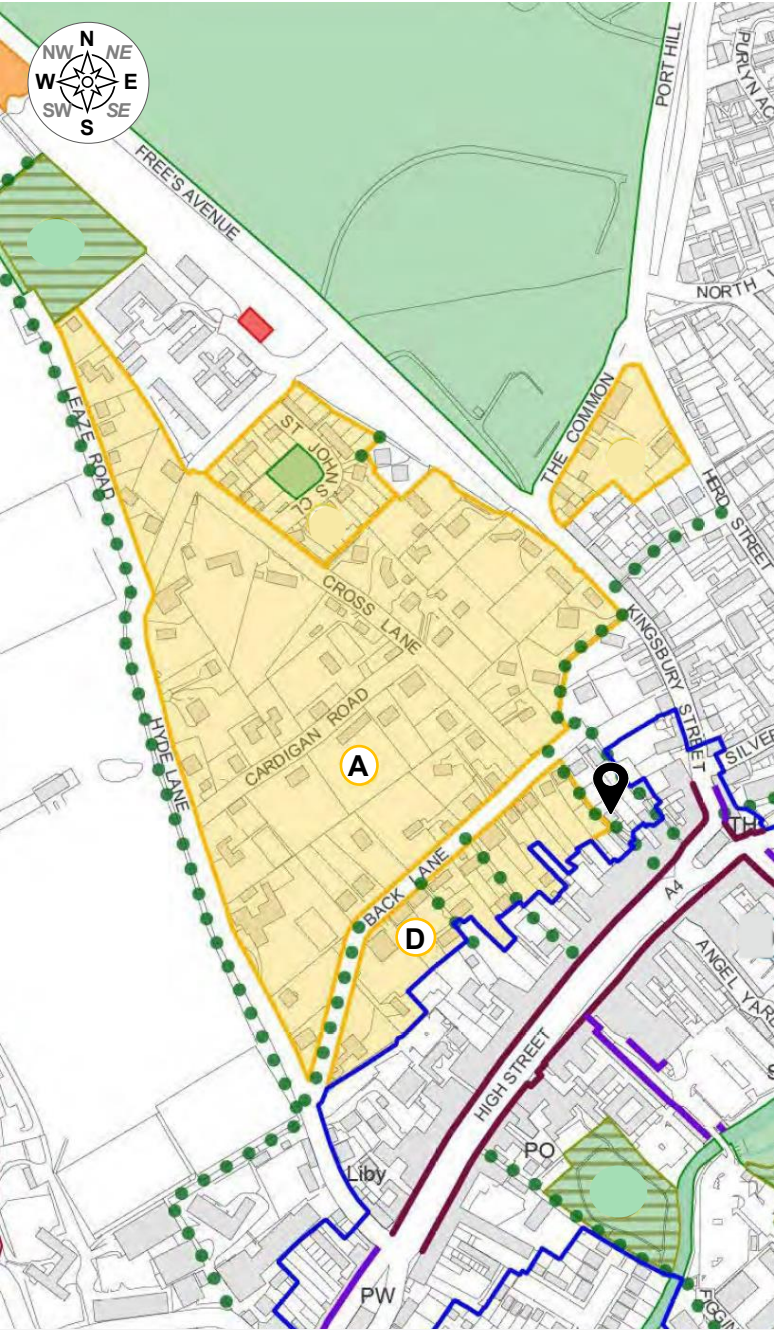
1. Marlborough Conservation Area Statement (June, 2003) p17; 2. Marlborough Town Character Study (August, 2020) p12; 3. Historic England 'The National Heritage List for England' List Entry Number: 1243603; 4. <http://www.burgageplots.info> (accessed 22 April 2026); * www.heritagecheck.co.uk (accessed 22 Apr 2026); PRoW = Public Right of Way, MARL11 is the PRoW Right of Way identifier used for Chandlers Yard in the Wiltshire Council 'Rights of Way Explorer' map

C: Heritage Statement

- 1. Assessment of Significance
- II. Historical Development

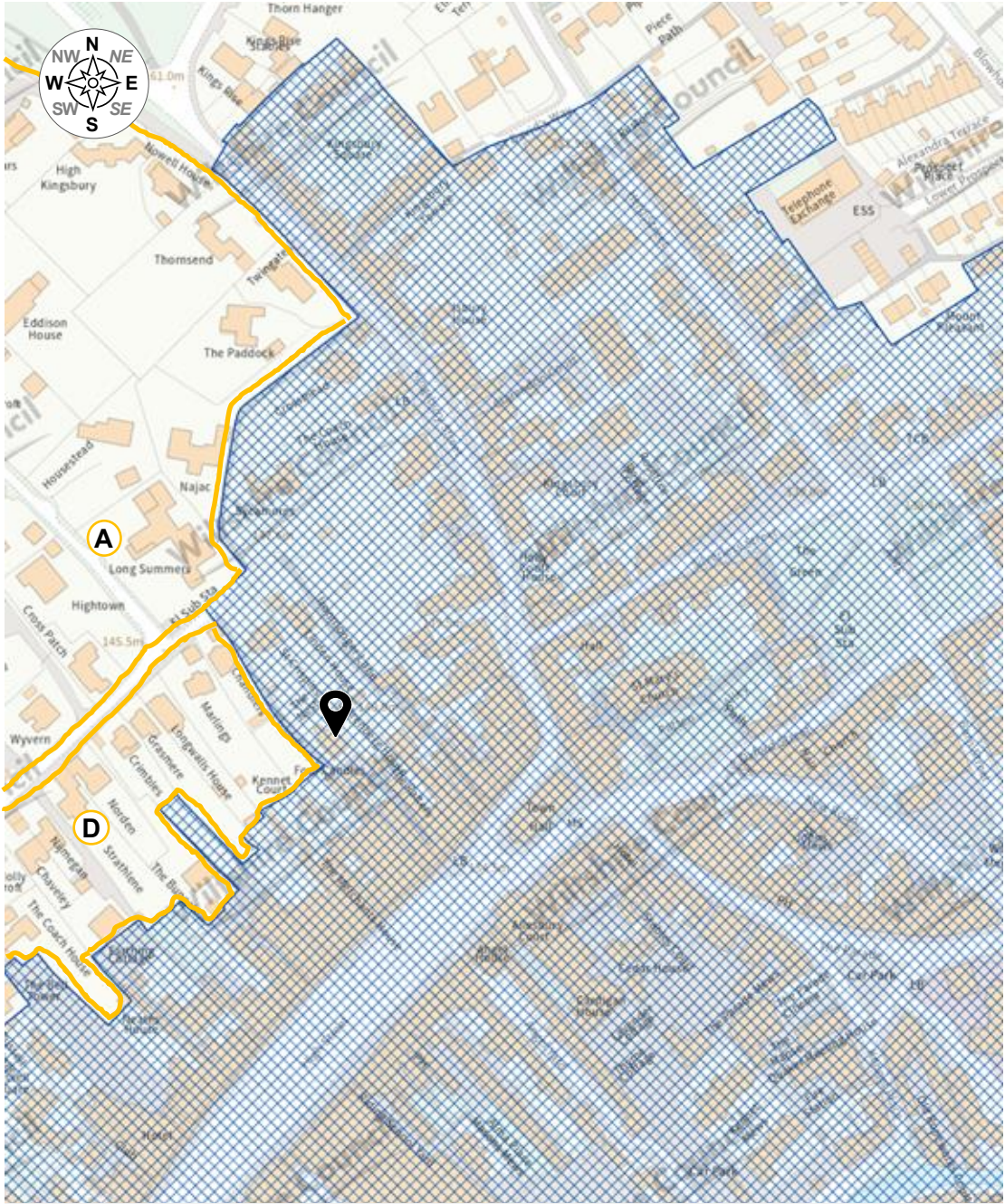
The Marlborough Conservation Area & ASQs adjacent to the application site are far from static

Although the Marlborough Conservation Area encompasses an exceptional concentration of heritage assets, and neighbouring Areas of Special Quality (ASQs) are similarly home to many non-designated heritage assets, this part of the town is far from static, and numerous developments have been approved, including demolition, conversion and extension of existing buildings, as well as construction of entirely new buildings, without negatively impacting the historical and architectural significance of these areas.



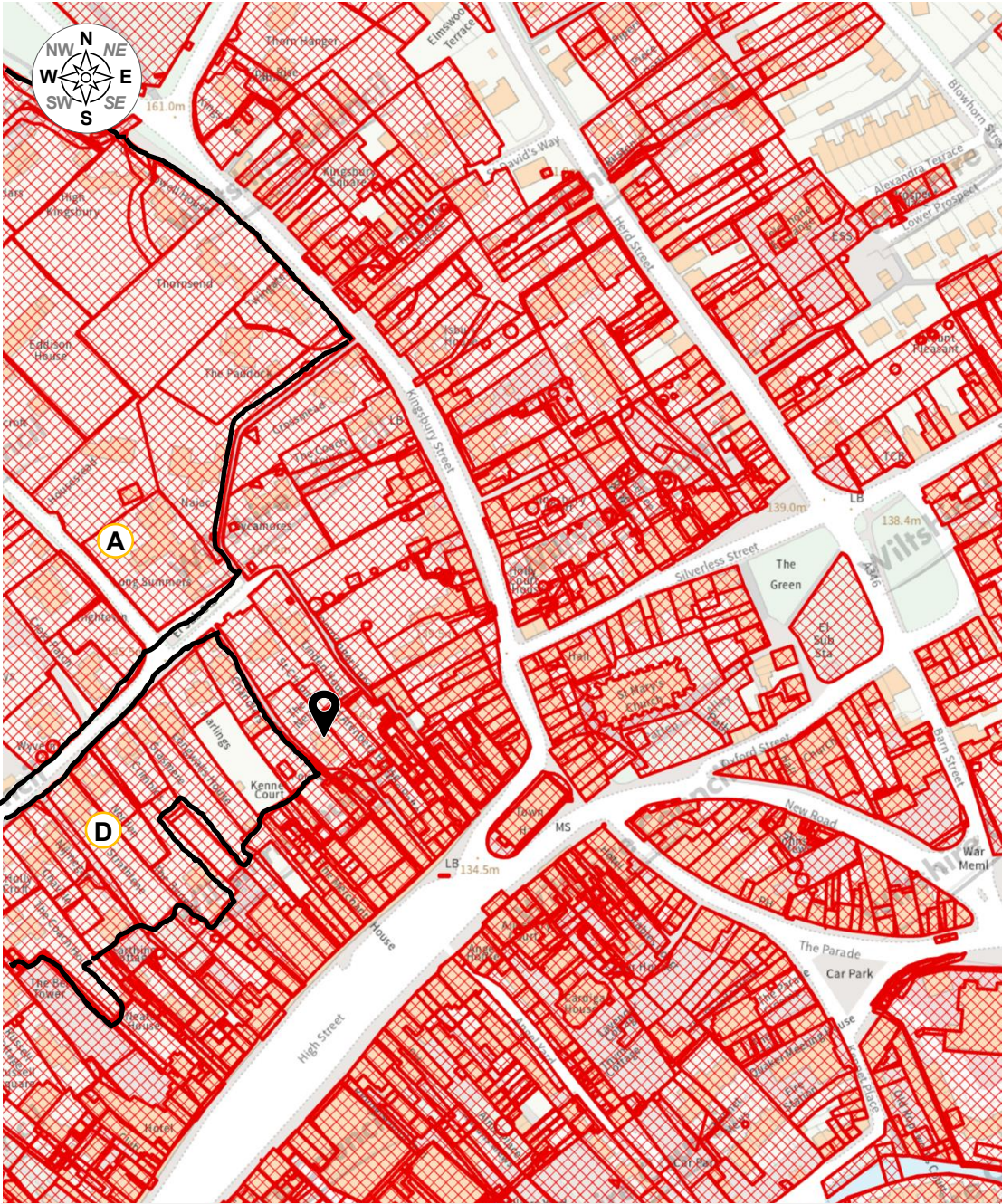
Application Site Lies *Between* Town Centre and ASQs

ASQs A & D; Town Centre Boundary¹



Application Site Lies on the Edge of the Marlborough Conservation Area

Application site location; Marlborough Conservation Area²; ASQs



Numerous Planning Applications Within Both the Conservation Area and the ASQs

Application site location; Planning Applications²; ASQs

1. Map after Marlborough Area Neighbourhood Plan 2021-2036 (MADE; Mar 2023); ASQ A= Cross Lane, Cardigan Road, Leaze Road, Back Lane (North Side); ASQ D=Back Lane (South Side); 2. Map after Wiltshire Planning Explorer (accessed 17 May 2026)

C: Heritage Statement

1. Assessment of Significance

II. Historical Development

Since Chandlers Yard was listed¹, all houses surrounding the application site have been developed

The houses in the area immediately surrounding the application site have been defined as those in the Conservation Area within a 50m radius of The Nest, and those in a quadrant extending up to 100m north-west of The Nest. This definition was selected because only one minor element of the proposal (a modest dormer) would face the closest neighbouring properties to the south-east (1-3 on the map), whilst the two main elements of the proposed works (single-story extension and dormer) would be on the other side of the existing building, facing this north-western aspect (please see Section A, slides 8-9 for more details of proposed alterations).

A total of four 4 buildings in the defined area were found to be commercial use only (3 on Ironmonger Lane, and the other immediately south-west of Four Candles), and therefore a total of 15 houses were identified in the area immediately surrounding the application site, and of relevance given the location/orientation of the proposed works:

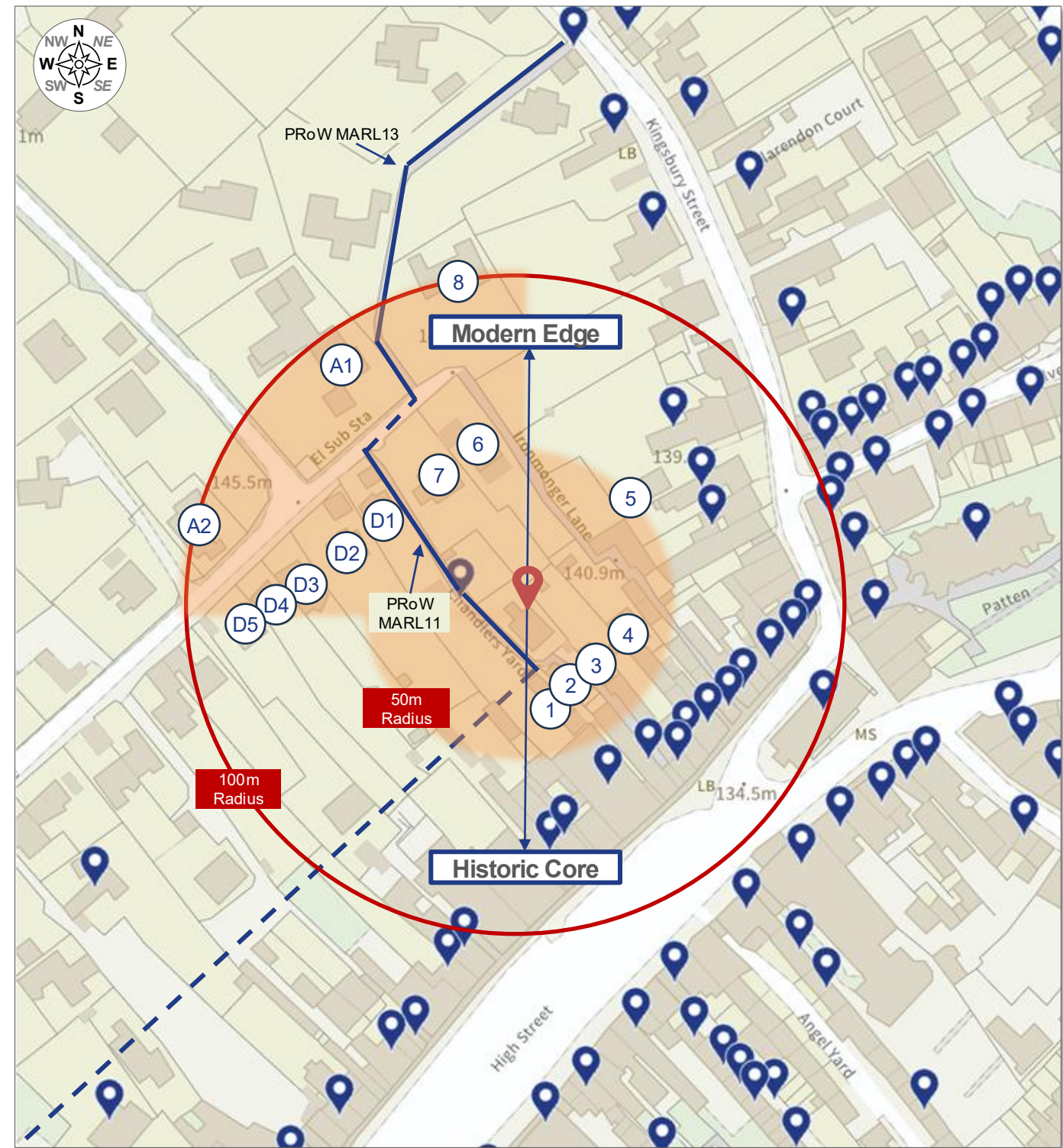
Conservation Area within 50m of The Nest:	Conservation Area within 100m of The Nest:	Areas of Special Quality 'A' and 'D':
1. Four Candles	8. Sycamores	A1. Long Summers
2. The Studio & Annex		A2. Cross Patch
3. D'Arenberg House		D1. Chandlers
4. 6 Ironmonger Lane		D2. Marlins
5. 10 Kingsbury Street		D3. Longwalls House
6. Linden House		D4. Grasmere
7. St Crispins		D5. Crimbles

A search of Wiltshire Planning Explorer revealed a total of 40 successful applications in the defined area, one relating to the application site itself, the rest relating to the 15 properties identified above, all of which have been the subject of successful planning applications since the time that the brick walls forming part of the boundaries of Chandlers Yard were listed (in 1979).

These successful planning applications cover a wide-range of development, including demolition or conversion of an outbuilding in order to construct an entirely new property, in-fill of a burgage plot, demolition of parts of the listed walls themselves, the construction of a single-storey or two-storey extension, loft conversions, roof alterations (e.g., dormers) and other changes to appearance, e.g., by the use of alternative facing materials and/or the addition of features such as French doors, and Juliet balconies.

Given that, with the exception of Four Candles, which is curtilage to a Grade II listed building on the High Street (134-135 High Street; NHLE 1273511), none of the above properties are listed, the heritage value of this locality is associated primarily with the long, narrow burgage plots, and the long, narrow, alleyways that 'snake' in between the burgage plots, such as Ironmonger Lane and Chandlers Yard.

Such a wide range of development demonstrates that it is possible to renovate and/or modernise properties located within these sensitive surroundings, whilst still preserving the defining characteristics that are the source of the heritage value, and therefore the focus of the contribution this area makes to the wider Conservation Area itself.



- (X) Locations of the 15 residential buildings identified in the area immediately surrounding the application site
- Location pin Listed heritage assets closest to application site; Historic England Map Search (accessed 14 May 2026)
- Red pin Application site location
- Blue line Conservation Area boundary
- Dashed blue line Approximate Conservation Area boundary

C: Heritage Statement

1. Assessment of Significance

II. Historical Development

The existing building itself is of no historical or architectural significance

The Nest is a small, plain, modest and unassuming building, believed to have been constructed in 1927, but compared with others in Marlborough of a similar age, it has a more modern appearance, which physically and visually is more in keeping with the mid-to-late 20th century houses in Back Lane (South Side) ASQ, and the ‘modern edge’ of the Conservation Area, than with those found throughout the ‘historic core’ of the Marlborough Conservation Area (please see p6/p48 for more details of these settings).

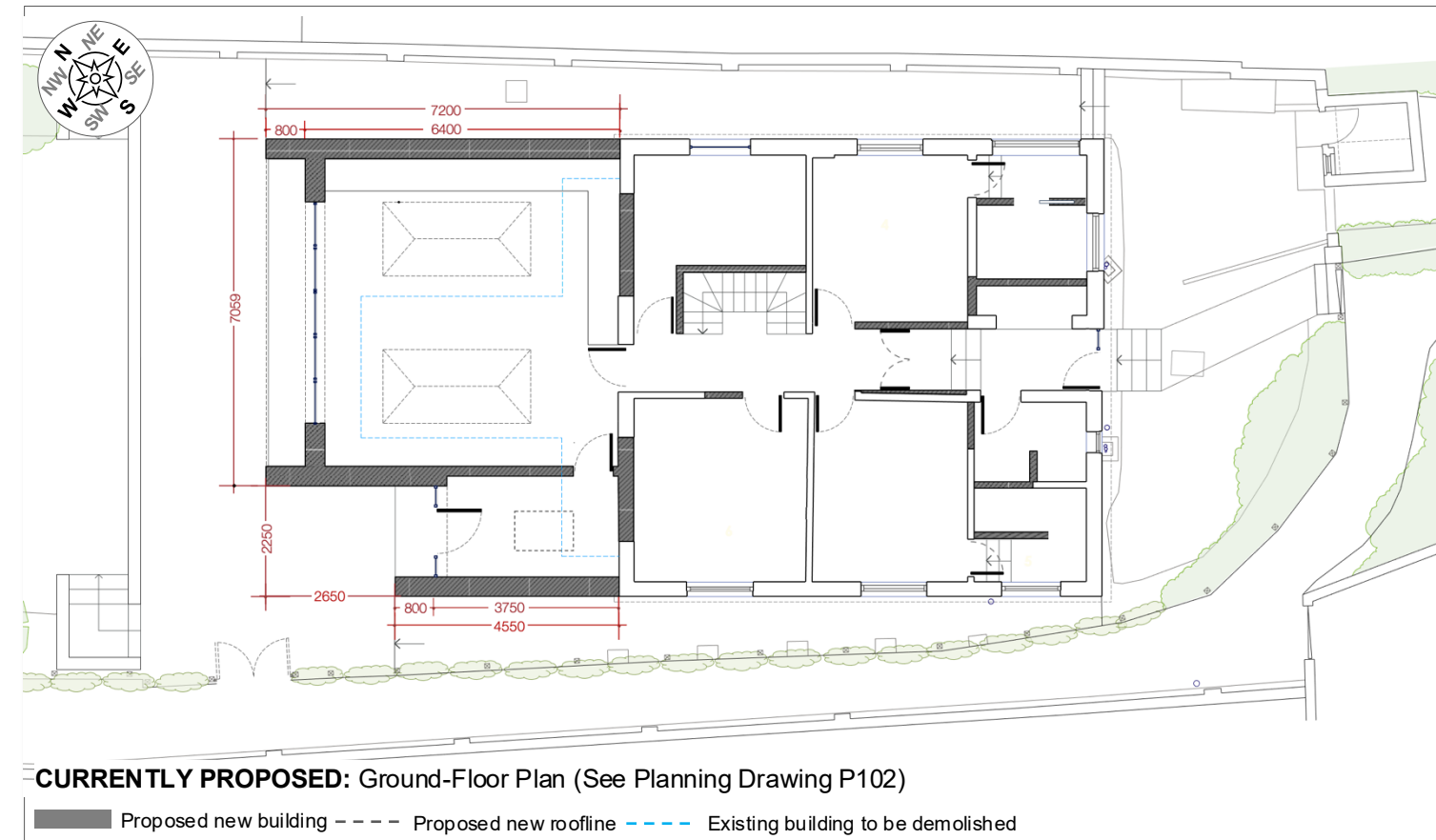
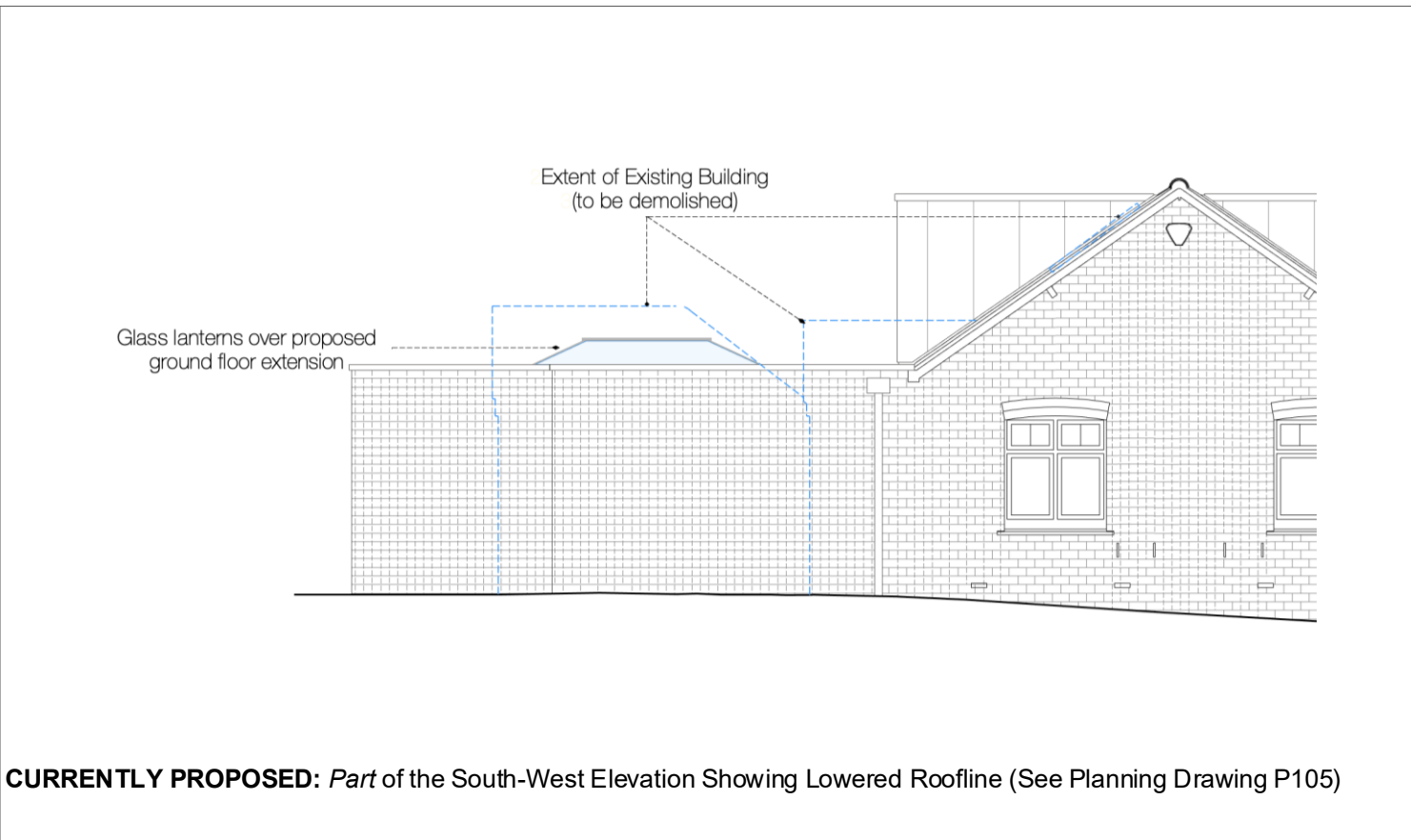
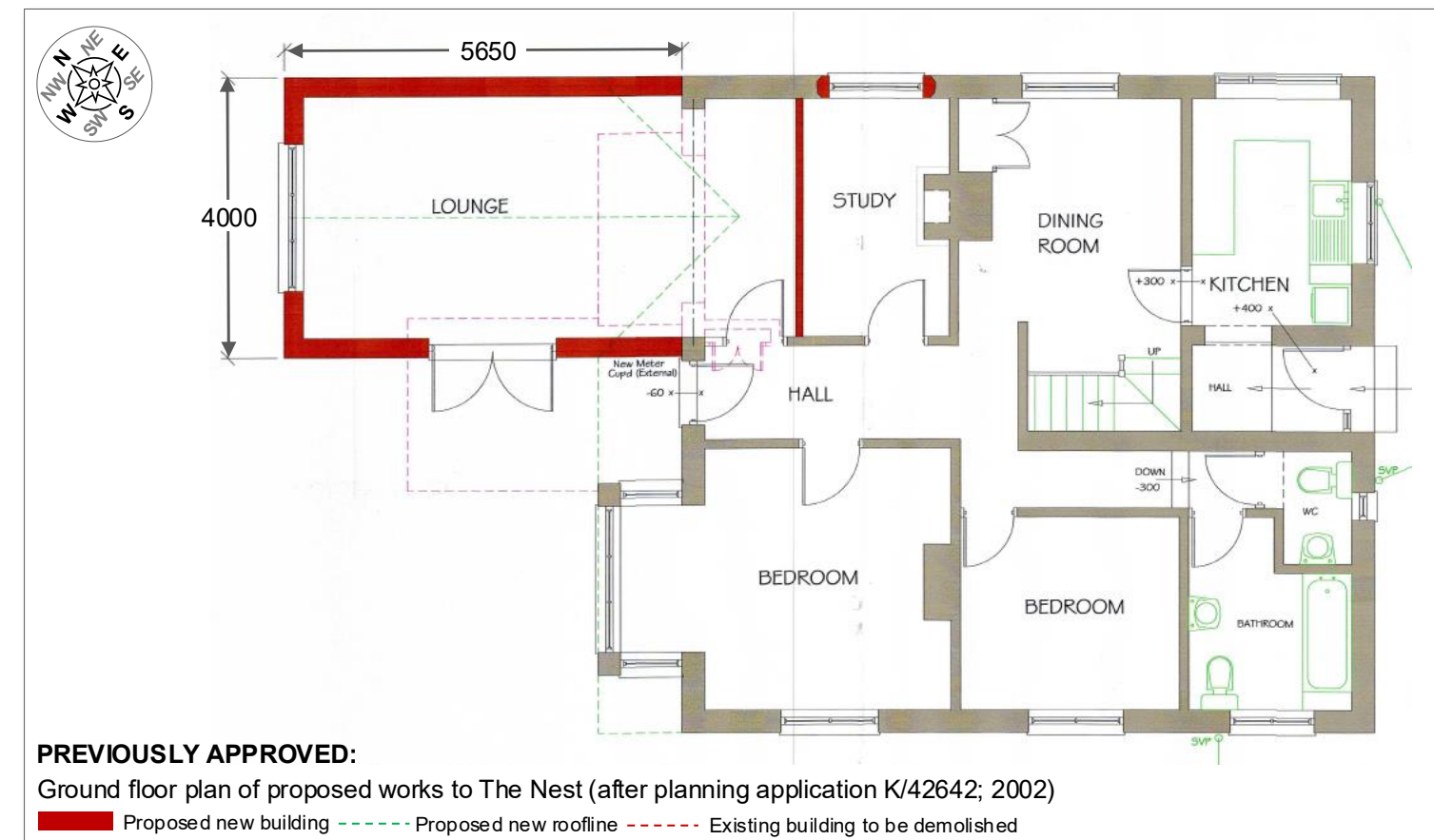
Planning submission K/42642 – ‘the erection of a rear extension...’ was previously approved

In March 2002 a proposal was approved to demolish the original rear extension, and one of the bay windows, and replace them with a new ‘lounge’, as well as constructing dormer windows to the existing loft extension, and adding a shed and gazebo outside - with the exception of the shed and gazebo, none of this development was actioned (please see top image right).

The current proposal would result in a lower ground-floor roofline

Compared with the previously approved extension, the current proposal would add 1.55m to the overall length of the building (i.e., along the axis from north-west to south-east), but the proposed extension would not increase the overall width of the existing building, and the height of the ground-floor roofline would actually be slightly lowered compared with the existing building (see image bottom left). Also, the proposed entrance would be set back, to soften the appearance, and ensure the extension remains subservient to the host dwelling.

The proposed single-storey, ground-floor extension would be constructed almost entirely on ground that is already either built on, or already laid to paving or gravel. A sloping bed of low-level shrubbery, and ground-cover plants, would need to be removed, but this would be replaced with the proposed ‘planter-top’ retaining wall (please see p25), and the proposal does not include cutting in to the area laid to lawn, nor for the removal of any trees.



C: Heritage Statement

2. Evaluation of Impact

I. Contribution Made by the Site & Existing Building to the Setting

The application site occupies part of an historic burgrave plot, and the simple fact that the burgrave plot has survived since medieval times is enough to make a positive contribution to the historic interest and heritage value of the Marlborough Conservation Area. However, whilst the characteristic long, narrow burgrave plot pattern can be clearly understood and appreciated when viewed from above (i.e., when drawn on a map, or seen in an aerial photograph), it cannot be readily appreciated by members of the public passing by. The contribution of the burgrave plot containing the application site is difficult to recognise at ground level because it is fully enclosed behind tall boundaries which prevent an understanding of its full extent or form.

From the point of view of someone living in Marlborough, or visiting the town, and walking through the Conservation Area, the main contribution to the historical character and interest of the immediate surroundings of the application site is Chandlers Yard. This is the long pathway that runs between the burgrave plot housing the application site, and the neighbouring burgrave plot to the south-west housing 'Four Candles'. With its entrance leading through the façade of one of the tightly packed, listed buildings facing the High Street, the narrow pathway certainly contributes to the historic character of the town. However, Chandlers Yard is a public right-of-way (PRoW MARL11), and not part of the application site *per se*, and whilst the south-western boundary of the application site does technically form part of present-day Chandlers Yard, it is not part of the *history* of Chandlers Yard, because the part of the 18th century wall that ran along the boundary with The Nest was removed before the time of listing, and replaced by a wooden fence.

The application site slopes downwards from the north-western end (facing Back Lane), to the south-eastern end (facing the High Street), and the existing dwelling is tucked away just inside the lower, south-eastern end of the plot. The building itself is of no particular architectural or historical merit, and because of the topography of the plot, the tall boundaries, and several mature trees, shrubs and other foliage, it is well screened from the closest neighbouring properties. Chandlers Yard affords no meaningful views into the application site, and only occasional, limited glimpses of the roofscape of the existing building (please see below), and therefore the existing building does not make any significant contribution to the heritage value of the Marlborough Conservation Area.



View of The Nest from Chandlers Yard: extent to which The Nest is visible to someone walking UP Chandlers Yard from High Street (southern end), towards back lane (northern end) NB: The Nest is not visible at all from the entrance on the High Street (p6)



View of The Nest from Chandlers Yard: extent to which The Nest is visible to someone walking DOWN Chandlers Yard from Back Lane (northern end) towards the High Street (southern end)

C: Heritage Statement

2. Evaluation of Impact

II. Physical & Visual Impact of the Proposed Development

The Public using Chandlers Yard would only be afforded occasional, limited glimpses of roofscape



Artist's impression: view of proposed dormer on north-west facing roof-slope as seen from Chandlers Yard



Artist's impression: view of proposed dormer on south-east facing roof-slope as seen from Chandlers Yard

C: Heritage Statement

2. Evaluation of Impact

II. Physical & Visual Impact of the Proposed Development

The proposal preserves the character of two distinct Conservation Area settings

The long axis of the application site runs north-west to south-east, occupying a transitional position between two distinctly different settings, both within the Marlborough Conservation Area.

To the south-east of the site is the 'historic core' of the Conservation Area, which is centred around the High Street and Town Centre, with numerous listed buildings lining both sides of the High Street. However, whilst the application site is within 100m of these historic buildings, it cannot be seen from the entrance to Chandlers Yard on the High Street (p6), because the entrance leads through the façade of one of these buildings, and then the narrow pathway slopes up towards the application site. Never-the-less, the proposed alterations facing this south-eastern aspect are minimal, and respectful of this historic setting: a single, modest zinc-clad dormer, a feature commonly found along the High Street, and elsewhere throughout the Marlborough Conservation Area.

To the north-west of the site, the built characteristics and localised vernacular differ significantly from the 'historic core'. The houses in this area were not constructed until the mid-to-late 20th century, and those closest to the edge of the Conservation Area are only included by default, because they are located within the natural boundary formed by Chandlers Yard (PRoW MARL11), and the alleyway that continues on to meet the northern end of Kingsbury Street (PRoW MARL13), not because they are of any historical or architectural interest or significance in and of themselves.

These houses closest to the application site (i.e., 1. St Crispins, 2. Linden House and 3. Sycamores), were all originally built as chalet bungalows with box dormers, and form a 'modern edge' to the Conservation Area. This 'modern edge' is adjacent to two Areas of Special Quality¹: ASQ A, including 4. Long Summers, at the southern end of Cross Lane, which was also built as a chalet bungalow with large box dormer, and ASQ D Back Lane (South Side) characterised by 'houses of mid and late 20th century with open front gardens... situated on the rear portions of the narrow residual burgrave plots'.

The main elements of the proposed works (a single-storey, ground-floor extension and a box dormer), both face the north-western end of the site. The form of these elements has therefore been designed to ensure that the altered house sits comfortably within the more contemporary streetscape that has always been typical of this 'modern edge' of the Conservation Area (please see also Appendix A, p48), and the nearby mid-century properties in the ASQs. In terms of detailing, the design aims for a high-quality aesthetic, and utilises zinc cladding, timber slatting, and aluminium windows with dark-coloured frames, all reflecting recent nearby modernisations (i.e., Sycamores; PL/2023/01654 and Long Summers PL/2022/07841). By adopting a cautious approach to the south-east, facing the 'historic core' of the Conservation Area, while concentrating more contemporary elements of the proposal to the north-west, facing the 'modern edge' of the Conservation Area, and adjacent to two of the ASQs, the proposal seeks to preserve the character of both settings.

Proposed works would not affect the defining characteristics of the burgrave plot

One of the main heritage assets connected with this application is the medieval burgrave plot which houses the application site. Taking advantage of the topography of the site, which slopes down towards the south-eastern end, the existing house is tucked away on lower ground, largely hidden from the view of the closest neighbouring properties, or anyone passing by along Chandlers Yard (PRoW MARL11; please refer also to p34).

The proposed works are confined to this lower, already built on, paved or gravelled south-east end. In order to accommodate the ground-floor extension, whilst maintaining access to all sides of the house, a sloping bank of low-level shrubbery and ground-cover plants would be removed. This would be replaced with a retaining wall, faced in brick to match the brick of the existing house, and incorporating a cavity for growing plants (please see p25). Otherwise, no trees or shrubs would be removed, and most of the site would remain open lawn above the retaining wall.

The proposed renovation and re-design preserves the integrity of the burgrave plot, which would remain intact in its established form, with no change to its size or shape, and still legible from above. This retention of site morphology is important because it is the shape of the burgrave plot, and the contribution that made to the settlement pattern of the old town, that is its defining characteristic, and it is this that gives the site heritage value.



- 📍 Listed heritage assets closest to application site; Historic England Map Search (accessed 14 May 2026)
- 📍 Application site location
- Conservation Area boundary
- - - Approximate Conservation Area boundary
- ① St Crispins ② Linden House ③ Sycamores ④ Long Summers
- 📍 North-West 📍 South-East

1. ASQ = Areas of Special Quality defined in Marlborough Town Character Study (August 2020), Section 3

C: Heritage Statement

2. Evaluation of Impact

II. Physical & Visual Impact of the Proposed Development

The listed walls of Chandlers Yard would not be negatively impacted

Chandlers Yard (PRoW MARL11) is the long pathway that runs between the burgage plot housing the application site, and the neighbouring burgage plot housing 'Four Candles', and although the remaining 18th century walls are listed, some alterations have been approved, apparently without significantly changing the character of the pathway, or the contribution it makes to the Conservation Area:

1. K/36959/L (1999) included demolishing 9m of the listed wall to accommodate a garage for 'Chandlers'
2. PL/2023/04931 (2023) included demolishing part of the listed wall to accommodate a new gate for 'Four Candles'
3. Unlike the properties associated with the above alterations, the boundary between Chandlers Yard and the application site is not part of the listing, because it is a 20th century wooden fence, not an 18th century brick wall, and the wooden boundary fence was already in place during at the time of listing. The current proposal only includes a minor physical alteration to Chandlers Yard, which is to move an existing gateway a short distance along the same boundary fence, to accommodate a new step-free entrance (please see also Section A, p8, 'Re-orientation & Re-configuration...' for more details)
4. The newly located gateway would be reinforced in a similar style to other entrances along Chandlers Yard (please see images bottom right), but would be painted in a dark colour to blend with the fence, rather than a contrasting colour that 'pops' out of Chandlers Yard, like the existing entrances that punctuate the listed wall

The only access to the application site is via Chandlers Yard, but because the boundary between Chandlers Yard and the application site is a wooden fence, it would not be necessary to damage the listed walls for the construction of the proposed works to take place.

The defining characteristics of Chandlers Yard would be preserved

From the point of view of someone walking through the Conservation Area, there are two main characteristics contributing to the historical character and interest of Chandlers Yard: firstly, the unusual way it is accessed at its southern most end by passing *through* the façade of one of the tall listed buildings facing the High Street, and secondly the experience of walking along the very narrow pathway, enclosed between tall 18th century walls, that allow only the occasional glimpse of the 'secret' gardens of the burgage plots that open up in stark contrast to the tightly packed streetscape of the High Street.

The Nest is not visible at all from the High Street entrance at the southern most end of Chandlers Yard (see photograph of the entrance to Chandlers Yard, Section A, p6), and because the pathway slopes up away from the High Street, The Nest remains barely visible for the first approximately 50m. After that, as the pathway bends around the perimeter of the application site, the proposed south-east facing dormer would then be visible, but only briefly, and only partially, as the views of the roof of The Nest are naturally screened by tall shrubs (please refer back to the 'journey' along Chandlers Yard, p34).

The application site slopes downwards from north-west to south-east, and the building is tucked away at the lower south-eastern end, screened by tall boundaries, and several mature trees, shrubs and other foliage. The current ground-floor extension is barely visible to the Public using Chandlers Yard PRoW, only occasional glimpses of the roof (please refer back to the 'journey' along Chandlers Yard, p34). The proposed single-storey, ground-floor extension would be on the side of the application site farthest from Chandlers Yard, and would be lower in height than the existing ground-floor roofline (see p9 and Planning Drawing P105), which means that, if anything, it would be even less conspicuous to passersby when compared with the existing building.

Because Chandlers Yard is so narrow, and the boundaries are so tall at 1.91-2.26m (6'3" to 7'5"), it is not possible to step back to get a better look at The Nest, and as the proposed dormers would sit below the current roofline, and no built or natural screening will be removed, the view afforded to members of the Public will not be significantly altered (please see p34 and artist's impression p35).



C: Heritage Statement

2. Evaluation of Impact

II. Physical & Visual Impact of the Proposed Development

Four Candles, the only listed neighbouring property, would not be negatively impacted

The only listed property that is a close neighbour of the application site is Four Candles, recently converted from outbuildings (PL/2023/04931; 2023). Whilst Four Candles does not show as being listed on the Historic England map search, it is in fact curtilage to Grade II listed 134-135 High Street (NHLE 1273511).

Although Four Candles is located immediately to the south of the application site, close to the existing building, it would not be negatively impacted by the proposed works because:

- Four Candles would have no view at all of the main elements of the proposed works (i.e., the single-storey, ground-floor extension and dormer, both on the opposite side of The Nest to Four Candles, facing the north-western end of the application site), because Four Candles is situated on lower ground when compared with The Nest, and does not have any windows in the north-west facing end of the building, closest to the application site (please see image bottom right)
- All windows in Four Candles are either on the north-east side of the building, looking over The Studio & Annex, towards Chandlers Yard, or face south-west, looking away from the application site, into the garden of Four Candles
- The only view of the proposed works would be of the proposed dormer facing the south-eastern end of the application site, from what appears as the entrance to House 2 in the Four Candles Planning Statement (see below, far left). However, Four Candles is in fact a single dwelling, not two separate houses, and only the entrance labelled 'House 1' is in use, from which there would be no view of the small dormer (see below, second from right)

The window to the proposed dormer facing south-east would be opaque, it would only afford a limited view of the roof the of Four Candles, there would be no meaningful line of site into Four Candles, no view at all into the garden of Four Candles, and occupants of Four Candles would have no meaningful views of the proposed works, therefore, in conclusion, no negative impact on Four Candles is foreseen as a result of this proposal.



Application site location, showing location of existing building ('The Nest') in relation to Four Candles



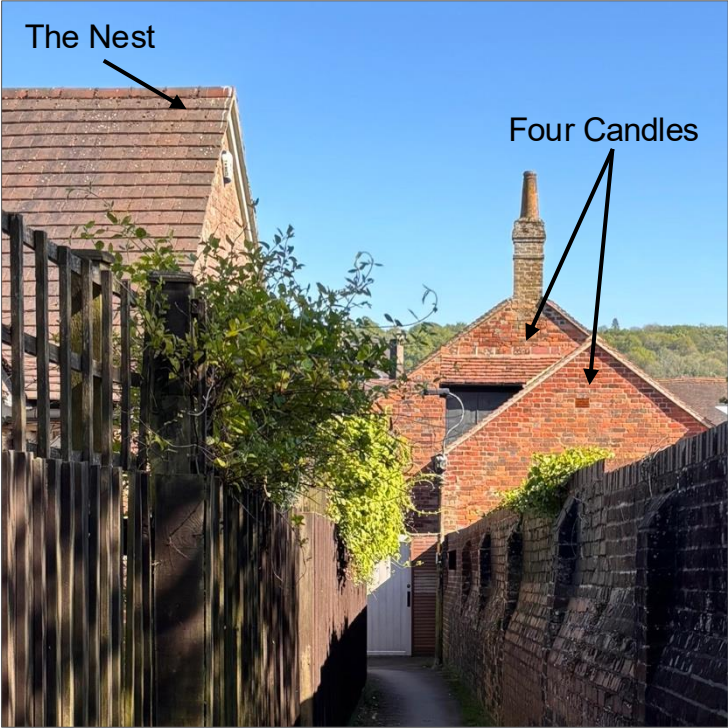
Four Candles Planning Statement June 2023 p11 Figure 3.2: Revised Scheme



Four Candles roof as seen from roof of The Nest looking south



The Nest from Four Candles 'House 1' entrance



Windowless north-west facing end wall of Four Candles

C: Heritage Statement

2. Evaluation of Impact

II. Physical & Visual Impact of the Proposed Development

The 6 closest neighbours have been consulted; minimal perceived impact, no objections raised

1. Four Candles, Chandlers Yard – 1st May met with owners

- Please see previous page for more details of this property
- Proposed works would not be visible except for the dormer on the south-east facing roof-slope of The Nest
- However, this dormer would only be visible from Four Candles' gate into Chandlers Yard, not from the house (p38)
- Windows to all living areas of Four Candles face north-east or south-west, none face the application site
- Owners of Four Candles perceived no impact resulting from proposed alterations, and no objections were raised

2. Studio & Annex No. 1 Chandlers Yard – 2nd May met with owners

- The Nest is not visible from this property
- One window faces north-west, but it is at ground level, and does not afford a view over The Nest boundary
- Owners perceived no impact resulting from proposed alterations, and no objections were raised

3. D'Arenberg House, Chandlers Yard – 30th April met with owner

- D'Arenberg House is located to the south-east of The Nest, on lower ground
- Views of The Nest are limited owing to high boundary walls separating the two properties, and mature trees
- The proposed dormer on the south-east facing roof-slope of The Nest would only be partially visible
- The main elements of the proposed works facing to the north-west aspect would not be visible
- An additional window is proposed in the wall facing north-east, and adjacent to D'Arenberg House garden
- However, this additional window was approved previously (K/42642; decision notice 20/03/2002)
- In addition, whilst one new window is proposed, it would replace three existing windows facing the same way
- Please see existing and proposed windows north-east elevation (Planning Drawings E105 and P105)
- Owner of D'Arenberg House perceived little impact resulting from proposed alterations, and no objections were raised

4. Linden House, Back Lane – 2nd May met with owner

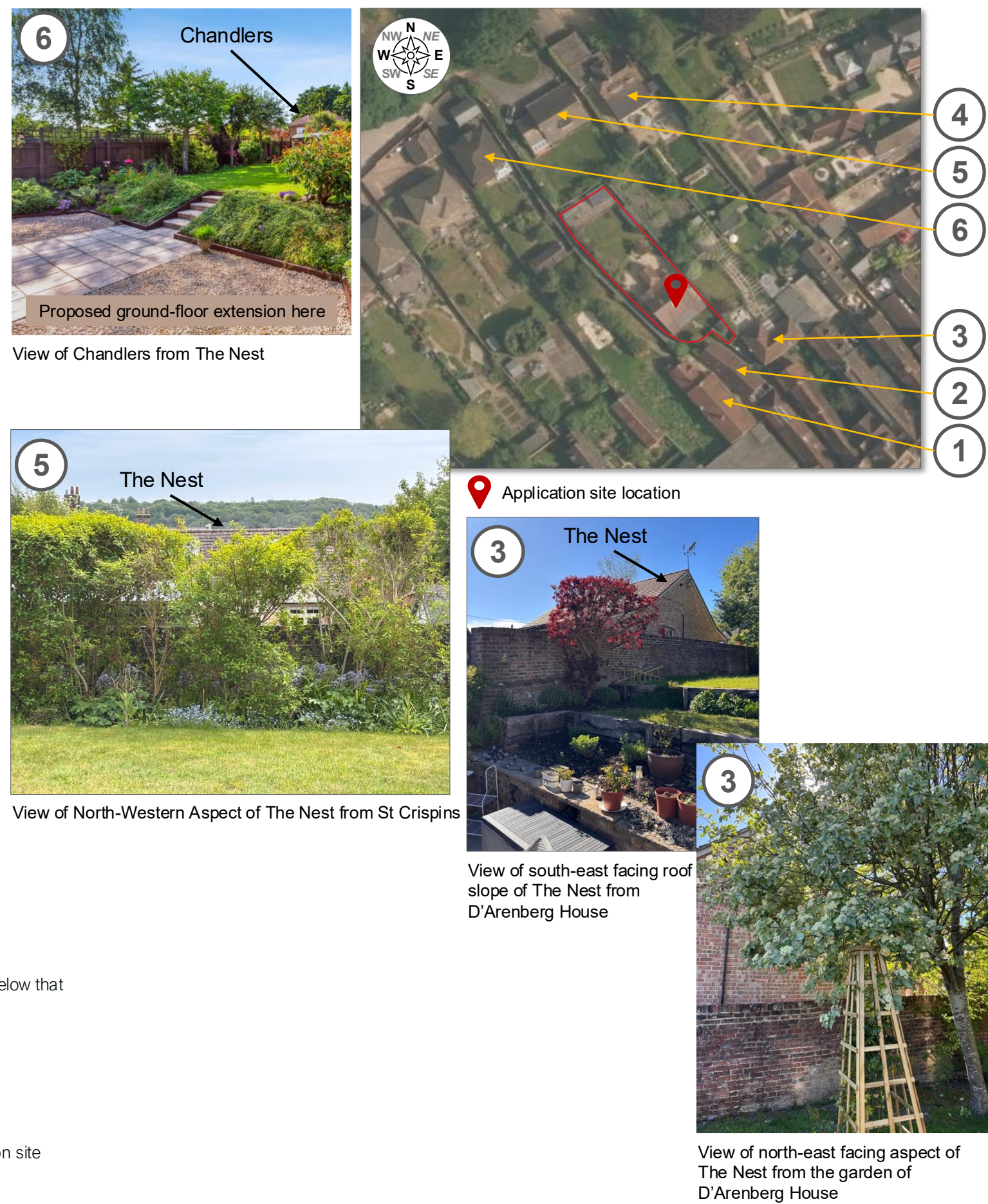
- Linden House is situated approximately 50m to the north of The Nest, on higher ground
- The proposed dormer on the south-east facing roof-slope of The Nest would not be visible
- There would be an oblique, distant view of the main north-west facing elements of the proposed works
- The proposal includes recessing windows (by 300mm) into the dormer that would face north-west
- The glass 'wall' in the proposed ground-floor extension (also facing north-west) would also be recessed (by 800mm)
- The proposed works would therefore not result in any direct views of Linden House from The Nest, or vice versa
- Owner of Linden House perceived little impact resulting from proposed alterations, and no objections were raised

5. St Crispins, Back Lane – 2nd May met with owner

- St Crispins is situated approximately 50m to the north-west of The Nest, on higher ground
- The proposed small dormer on the south-east facing roof-slope of The Nest would not be visible
- There would be direct line of sight, to the main north-west facing elements of the proposed works
- However, St Crispins is on higher ground, and has a tall hedge (owner is planning to plant even more along this border)
- Currently the view of The Nest is restricted to glimpses of the roofline, and the proposed north-west facing dormer will sit below that
- Because of the high boundary wall and hedge the proposed ground-floor extension is unlikely to be visible from St Crispins
- Owner perceived no impact resulting from proposed alterations, and no objections were raised

6. Chandlers, Chandlers Yard – 2nd May left contact details because property recently sold, and currently vacant

- Chandlers is located to the north-west of the application site
- The proposed dormer on the south-east facing roof-slope of The Nest would not be visible
- There would be an oblique line of sight, to the main north-west facing elements of the proposed works
- However, views the proposed north-west facing works would be restricted by tall boundaries, and trees lining the application site



C: Heritage Statement

2. Evaluation of Impact

II. Physical & Visual Impact of the Proposed Development

Several Key Stakeholders from Wiltshire Council have been contacted seeking advice

- Countryside Access Officer: response received 16th April re. potential impact on PRoW MARL 11; “We don’t need to get involved yet because we will be consulted by the Planning Department”
- Wiltshire Councillor for Marlborough West: response received 28th April; “There isn’t much a site visit from me will add at the moment”
- Historic England: response received 6th May; “The local Planning Officer and their Conservation Officer can advise”
- Building Control: response received 7th May; “It’s best to wait until planning permission is in place, but before works begin”

3. Heritage Statement Conclusion

Although The Nest is not a listed building, and does not make a significant positive contribution to the significance of the Conservation Area, the application site occupies a sensitive location within a historic burgage plot, and lies in close proximity to several important heritage assets, and therefore great care has been taken to ensure that the proposed works fit quietly into the immediate surroundings, without negatively impacting those nearby heritage assets, or neighbouring properties.

1. Marlborough Conservation Area: The application site lies between two contrasting parts of the Conservation Area – to the south-eastern aspect lies the ‘historic core’ of the Conservation Area, centred around the High Street, so the proposed works facing this direction are minimal, and restricted to a modest, zinc-clad dormer, a common local feature throughout the Conservation Area, including all along both sides of the High Street. The main elements of the proposal are a single-storey flat-roof extension and box dormer facing north-west, and both reflect the character of nearby properties in Back Lane (South Side) ASQ, Cross Lane in ASQ A (e.g., Long Summers; PL/2022/07841), and along the ‘modern edge’ of the Conservation Area (e.g., St Crispins, Linden House, and Sycamores). By treating the north-west facing and south-east facing sides of the application site and existing dwelling differently, the proposal has considered the distinctly different character of both contexts, and is respectful of both settings.
2. Burgage plot: One of the main heritage assets connected with this application is the medieval burgage plot which houses the application site. This can only be clearly understood and fully appreciated when viewed from above (i.e., when drawn on a map, or seen in an aerial photograph). The proposal recognises and respects the important contribution the burgage plot makes to the historical settlement pattern of the old town, and does not seek to alter any of the boundaries of the application site. To accommodate the proposed ground-floor extension, it will be necessary to construct a retaining wall for the lawned area (p8, p25). This would be constructed using bricks salvaged from the demolition of the existing bay windows and earlier extension, to ensure material continuity with the original dwelling, and incorporate integrated planting to the top of the wall to ensure it remains a soft landscape feature, rather than appearing overly formal or dominant. Importantly, the proposed retaining wall would follow the line of a much older wall that was the original north-west boundary of the application site. This historical sub-division of the burgage plot can still be seen on maps (p5). By retaining the original burgage plot size and shape, with the house tucked away at the south-eastern end of the plot, and the majority of the plot remaining as open garden, with existing trees and shrubs preserved, the proposed renovation and re-design ensures the historical significance of the burgage plot pattern will be unaffected.
3. Chandlers Yard: Chandlers Yard (PRoW MARL11) is a passageway with some surviving 18th century Grade II listed brick walls (NHLE 1243603). It runs alongside the south-western boundary fence of the application site, and is of great historical interest because it was originally called Horse-Passage Yard, and is thought to be the route used by Royalists to storm into the town during the Civil War. The section of boundary directly adjacent to the application site is not listed, having been replaced by a wooden fence prior to the time of listing, and the only physical change proposed to that boundary is a minor alteration to relocate an existing gateway by 2m along the same fence line (p37). None of the proposed works affect the listed brick walls of Chandlers Yard (PRoW MARL11), nor alter access to the pathway, other than as temporarily directed during construction of the proposed extension following consultation with the Countryside Access Officer. The proposal to relocate an existing gateway by moving it a short distance along the same boundary line will not impact the experience of someone using the pathway. Chandlers Yard is narrow, with high boundaries, and there are trees and shrubs lining the application site, which slopes significantly from the north-western end closer to Back Lane, down to the south-eastern end where the house is situated, closer to the High Street. Consequently, people using Chandlers Yard are not afforded any meaningful views into the burgage plot, only limited glimpses of the roof of the existing house. The proposed ground-floor extension would sit lower than the existing roofline, so it would not increase visual prominence, and since no trees will be removed, and no boundaries will be altered (other than the relocation of the existing gateway as described above), even the proposed dormers would only be partially visible to people walking up or down Chandlers Yard, so the existing sense of enclosure associated with Chandlers Yard will remain unaffected (please see p34-35).
4. Four Candles (curtilage, NHLE ref. 1273511): Four Candles is the only neighbouring property that is listed. The proposed dormer to the south-eastern elevation of The Nest would be visible from Four Candles’ gate into Chandlers Yard, not from the entrance to the house itself, and none of the proposed works to the north-west of the existing building (i.e., single-story, ground-floor extension and dormer) would be visible from Four Candles, so any impact arising from the works would be negligible.
5. High Street: Almost all of the buildings fronting the High Street are listed, but because Chandlers Yard slopes up from the southern end at the High Street, to the northern end at Back Lane, and the entrance and first few metres into Chandlers Yard are a covered passageway, it would not be possible to see any of the proposed works from the High Street.
6. Neighbouring Properties: Apart from Four Candles (see above), there are only five other closest neighbours, none of which are listed. The main elements of the proposed works (a ground-floor extension and a dormer) would face north-west. The ground-floor extension has been designed with a reduced height compared with the existing ground-floor roofline, and the glazed doors to the garden, and windows in the proposed dormer, would all be recessed to limit sightlines such that views in/out are only possible when directly facing in/out of The Nest. Only St Crispins directly faces the north-west side of The Nest, but it on higher ground, with a tall hedge along the boundary, so The Nest roof is visible from St Crispins loft dormer, but that is the extent of their view. Chandlers (north-west) and Linden House (north) also sit on higher ground but further away, with oblique views of the Nest across tall boundaries, and mature trees, so there is no potential to be overlooked or overshadowed by the proposed works. None of these three properties would have any view of the proposed dormer to the south-east. The Studio & Annex, which sits immediately to the south-east, would have no view of any of the proposed works because it sits on lower ground, and no windows facing The Nest are high enough to see over the tall boundaries of Chandlers Yard. The tall boundaries and natural screening afforded by trees would also totally block the view of the proposed north-west facing work from D’Arenberg House, and only partial views of the proposed south-east facing dormer would be visible from the garden of D’Arenberg House. During informal consultation, none of the closest neighbours raised any objections.

In conclusion, the proposal preserves the size, shape and morphology of the burgage plot, meaning that the contribution made by the plot to Marlborough’s historical settlement pattern remains unchanged. The application site slopes downwards from north-west to south-east, and the proposal retains the dwelling at the lower south-eastern end of the site, maintaining a significant proportion of the plot as open garden. Because of the sloping site, and because the proposed extension would be lower in height than the existing rear extension, it would sit even further down into the plot. As a result of careful siting, orientation and scale, the proposed extension and dormers would be largely hidden behind high boundaries, with additional natural screening afforded by mature trees, evergreen shrubs, and other abundant foliage. Consequently, neighbouring properties and the Public using Chandlers Yard (PRoW MARL11), would not be able to access meaningful views of the proposed works, just occasional glimpses of roofscape, as is currently the case.

Appendix A: Planning Statement

4. Planning Considerations

I. Pre-Application Advice: summary of understanding of, and response to, advice received following a) written Pre-Application Enquiry (ENQ/2026/00222), and b) site visit by the Planning Officer

GENERAL Pre-Application Advice for Development Potentially Impacting Heritage Asset and/or Conservation Area		How This has Been Considered Within the Application	Details
Planning (Listed Building and Conservation Areas) Act 1990; Section 66 & Section 72			
Planning Officer	Protect, conserve and, where possible, enhance the historic environment, including the character and setting of heritage assets	- The application site occupies a transitional position between two distinct settings within the Marlborough Conservation Area, each with distinctive and contrasting characteristics - Proposed south-east facing alterations are minimal: a single, modest, zinc-clad dormer, a feature commonly found along the High Street and elsewhere in the Marlborough Conservation Area - Proposed north-west facing changes comprise a single-storey, flat-roof extension, and a box dormer — both of which have precedents within the Marlborough Conservation Area, including St Crispins, and Linden House, which are two of the closest neighbouring properties - The form and detailing of these north-west facing elements closely reflect the character of modern properties in Back Lane (South Side) ASQ, and contemporary renovations very nearby e.g., Long Summers in Cross Lane (ASQ) and Sycamores in the Conservation Area - By adopting a cautious approach to the south-east elevation, which faces the ‘historic core’ of the High Street and Town Centre, while concentrating the more contemporary elements of the proposal to the north-west side, which addresses the ‘modern edge’ of Back Lane South Side, the proposal seeks to preserve the character of <i>both</i> settings	p6 & p48
Conservation Officer	Preserve or enhance listed buildings, their settings or any features of special architectural or historic interest which they possess		
Planning Officer	Protect, conserve and, where possible, enhance the historic environment, including the character and setting of heritage assets		
Conservation Officer	Pay special attention to the desirability of preserving or enhancing the character or appearance of designated Conservation Areas		
National Planning Policy Framework (Dec 2024); Section 16 ‘Conserving and enhancing the historic environment’			
Planning Officer	Where harm to a heritage asset is identified, there must be clear and convincing justification	The Nest is of no particular architectural or historical merit, it is not listed, and nor is the section of The Nest’s boundary that separates the application site from Chandlers Yard (PRoW MARL11), so the ‘heritage assets’ of greatest relevance are therefore: <u>Burgage plot</u>: this can only be clearly understood and appreciated when viewed from above (i.e., when drawn on a map, or seen in an aerial photograph), and the proposal does not seek to alter any of the boundaries of the application site, so therefore the historical significance of the burgage plot pattern will be unaffected <u>Chandlers Yard</u>: and its remaining listed walls – the pathway affords no meaningful views into the application site, only occasional, limited glimpses of the roofscape of the existing building, and the proposed alterations would not significantly change that <u>Listed buildings</u>: the only neighbouring listed building is Four Candles (curtilage, NHLE 1273511), and only the proposed dormer to the south-east elevation would be visible from Four Candles, and then only from the gate into Chandlers Yard, not from the house itself, so any impact would be negligible	p34-38
Conservation Officer	Take account of the desirability of sustaining and enhancing the significance of heritage assets		
Conservation Officer	Great weight should be given to the [heritage] asset’s conservation (and the more important the asset, the greater the weight)		
Conservation Officer	Any harm which would be caused must be weighed against the potential public benefits which might be achieved		
Wiltshire Core Strategy; Core Policy 57 ‘Ensuring High Quality Design and Place Shaping’ & Core Policy 58 ‘Ensuring the Conservation of the Historic Environment’			
Planning Officer	Developments should be of a high-standard of design to protect the character of settlements, and promote attractive environments	- The proposal ensures that the burgage plot size and shape remain unchanged, with the house tucked away at the (lower) south-east end of the plot, and the majority of the plot would be retained as open garden, with existing trees and shrubs preserved - None of the proposed works affect the listed brick walls of Chandlers Yard (PRoW MARL11), and the proposal to relocate an existing gateway by moving it 2m along the same boundary line, will not impact the experience of someone using the pathway - The proposed ground-floor extension is lower than the existing north-west facing ground-floor roofline, and will not be visible from Chandlers Yard. Even the proposed dormers would only be partially visible to people walking up or down Chandlers Yard. The proposed zinc cladding would not ‘shout’ out, as the colour has been chosen to reflect the rural setting, and to blend rather than contrast with existing roof tiles. Owing to the high boundaries, the trees and shrubs lining the plot, and the significant slope of the plot from north-west end down to south-east end where the house is situated, people using Chandlers Yard would only see occasional glimpses of the existing roof and new dormers - The proposed south-east facing dormer is modest, and typical of those seen throughout the Marlborough Conservation Area. The proposed north-west facing dormer is more contemporary, but follows the established box-dormer language evident at nearby properties in the Conservation Area (St Crispins, Linden House, Sycamores), and in the ASQs (e.g., Long Summers). - Finally, the proposal delivers a high-standard of design that would take a small, dark house, with an awkward, disjointed internal layout that severely restricts natural light, and create a high-quality, more energy-efficient, more accessible and light-filled home fit for 21st century living	p15 p34-35 p48
Conservation Officer	A high-standard of design is required to create a strong sense of place, drawing on local context, complementary to the locality		
Planning Officer	Developments should protect, conserve and, where possible, enhance the historic environment		
Conservation Officer	Heritage assets and settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance		

Appendix A: Planning Statement

4. Planning Considerations

I. Pre-Application Advice: summary of understanding of, and response to, advice received following a) written Pre-Application Enquiry (ENQ/2026/00222), and b) site visit by the Planning Officer

SPECIFIC Pre-Application Advice Relating to Application Site and/or Key Elements of the Proposed Design		How This has Been Considered Within the Application	Details
Wiltshire Core Strategy; Core Policy 58 ‘Ensuring the Conservation of the Historic Environment’			
Planning Officer	The potential impact on numerous listed buildings and heritage assets in the vicinity needs to be considered	• <u>High Street</u>: Almost all of the buildings fronting the High Street are listed, but because Chandlers Yard slopes up from the southern end at the High Street to the northern end at Back Lane, and the entrance and first few metres into Chandlers Yard are a covered passageway, it would not be possible to see any of the proposed works from the High Street • <u>Conservation Area</u>: The application site lies between two contrasting parts of the Conservation Area, and the proposal has considered the distinctly different character of both contexts. Proposed south-east facing works are minimal - a modest, zinc dormer, a common local feature, and respectful of the historic High Street setting to the south of the application site. The main elements of the proposal face north-west (i.e., single-storey flat-roof extension and box dormer), reflecting the character of Back Lane (South Side) ASQ, and in keeping with nearby precedents within the Conservation Area (e.g., St Crispins, Linden House, and Sycamores) • <u>Burgage Plot</u>: The other main heritage asset connected with this application is the burgage plot which houses the application site, and there is no proposal to change the morphology of the site. The proposal does not seek to alter any of the boundaries of the application site, so when viewed from above (i.e., when drawn on a map, or seen in an aerial photograph), which is the only way the historic burgage plot pattern can be fully appreciated, the historical significance would be unaffected • There are only two listings close to the application site; Four Candles (curtilage, NHLE 1273511) and Chandlers Yard (NHLE 1243603) • <u>Chandlers Yard</u>: None of the proposed works affect the listed brick walls of Chandlers Yard (PRoW MARL11), and the proposal to relocate an existing gateway by moving it 2m along the same boundary line, will not impact the experience of someone using the pathway, which anyway affords no meaningful views into the application site. Only occasional, limited glimpses of the roofscape of the existing building are available to the Public, and the proposed alterations would not significantly change that, particularly because the main element proposed (the single-story, ground floor extension) would be lower than the existing roofline, and on the side of the application site furthest from Chandlers Yard • <u>Four Candles</u>: The proposed dormer to the south-east elevation would be visible from the gateway into Chandlers Yard from Four Candles, but not visible from the house, and none of the proposed works to the north-west of the existing building (i.e., single-story, ground-floor extension and dormer on north-west elevation) would be visible from Four Candles, so any impact arsing from the proposed works would be negligible	p6
			p6 & p36
Conservation Officer	The site affects the setting of nearby listed buildings, including an adjacent boundary wall		p36
Conservation Officer	The proposed design would have a detrimental impact on the character and appearance of the conservation area		p37
			p38
Proposed Single-Story Extension			
Planning Officer	The design of the roof of this single storey element this is not something typically seen	• Large, tiled roof lantern originally proposed has been replaced with two glass roof lanterns which reduce the overall height of the extension • These glass roof lanterns are typical of those seen elsewhere within the Marlborough Conservation Area • The overall effect is to lower the height of the proposed single-story extension by 0.75m below that of the existing ground-floor roofline	p22 & p33
Conservation Officer	The protruding angled large roof lantern would be an alien feature		
Proposed Dormer to Existing Loft Conversion (North-West Facing Elevation)			
Planning Officer	The acceptability of such an approach will be dependent upon the finished design quality and material choices	• The Nest has always been a domestic dwelling, not an outbuilding conversion, and therefore should be read in that context • Its north-west elevation is adjacent to Back Lane (South Side) ASQ, where mid-20th century houses have established a more modern character compared with the 'historic core' of the town centre to the south-east of the site, and box dormers are a familiar feature (e.g., St Crispins, Linden House). Recent renovations at this edge of the Conservation Area (Sycamores), and nearby Cross Lane (part of an ASQ), have responded to this more contemporary context, with re-designs including dormers, wooden cladding and zinc cladding. • The proposed north-west facing box dormer has been carefully designed to be subservient to the host building: it sits below the existing roof ridge, set in from the existing roof edges, and lower in height than the proposed ground-floor extension, ensuring the main roof, and the host building remain the dominant elements. With recessed, slimline windows (similar to those used on Sycamores), zinc cladding in a muted earth tone to blend with the existing roof tiles, and simple, robust detailing (e.g., avoiding bulky fascias and bargeboards) the aim is to create a graceful, well-crafted, durable dormer that quietly complements the extended house • These design choices, together with careful detailing, ensure the dormer reads as a high-quality, context-responsive element that does not harm the character of the immediate setting	p48
			p14-18
Conservation Officer	Large box dormers are unduly domestic and uncharacteristic of traditional vernacular of outbuildings typically found in this location		p35
Proposed Blind (Windowless) Dormer to Existing Loft Conversion (South-East Facing Elevation)			
Planning Officer	“In respect of the blind dormer to the front, this is again an uncommon approach, and as discussed onsite this does raise some concern, and our advice would be to remove this element from the design”	• The 'blind' dormer was originally proposed to minimise potential overlooking, however, a site review shows that none of the three neighbours closest to the south-east of the application site would in fact be overlooked by a south-east facing dormer. Four Candles could only glimpse it from their gateway into Chandlers Yard (not from the house), The Studio & Annex would have no view, and D'Arenberg's view would be oblique, and largely screened by trees. Similarly, the Public views from Chandlers Yard would be limited by the slope, high boundary walls and screening • In response to Planning Officer feedback, the proposed 'blind' dormer has therefore been replaced with a modest zinc-clad dormer with windows. This is a form already present throughout the conservation area and, finished in a zinc tone chosen to blend with the existing roof tiles, the dormer would be 'muted'. No neighbours objected to this option, which would appear more 'finished' and more in keeping with the setting; the dormer would not be visible from the High Street and would therefore not harm the streetscape or setting of nearby heritage assets	p35
Conservation Officer	No specific advice found		p14-18

Appendix A: Planning Statement

4. Planning Considerations

II. Relevant Planning Policies

Relevant Planning Policies Considered:

Formal feedback received from the Planning Officer who attended an on-site meeting in relation to a Pre-Application Enquiry (ENQ/2026/00222), included the recommendation to consider relevant planning designations and policies. A subsequent search of the Wiltshire Council Interactive Policy Map confirmed the main regional and local planning policies of particular relevance to this application. In addition, in striving to ensure that this proposal is in line with planning policy, is sensitive to the immediate surroundings of the application site, proposes nothing to the detriment of the broader location within the Marlborough Conservation Area, and overall makes a positive contribution to the town, a wider range of policies, plans and guidance documents have been considered.

The full list of planning policies, plans, guidance and other planning documents identified as being of particular relevance, and therefore considered in the preparation of this application is as follows:

Abbreviation*	Planning Policy/Plan/Guidance/Other Relevant Planning Document	Relevant Policy/Section/Topic
MANP	Marlborough Area Neighbourhood Plan 2021-2036 (MADE; Mar 2023)	MARL4: Supporting a Thriving Town Centre MARL9: Enhancing Marlborough Conservation Area MARL10: Design Guidance for Marlborough's Areas of Special Quality MARL17: Conserving the Scenic Beauty of the AONB MARL18: Achieving Dark Skies
MCAS	Marlborough Conservation Area Statement (Jun 2003)	ALL
MTCS	Marlborough Town Character Study (Aug 2020)	ALL
NPPF	National Planning Policy Framework (Dec 2024)	Section 7: Ensuring the Vitality of Town Centres Section 12: Achieving well-designed places Section 15: Conserving and enhancing the natural environment Section 16: Conserving and enhancing the historic environment (Paragraphs 212-221 Considering Potential Impacts)
NWDNL-LG	North Wessex Downs – A Guide to Good External Lighting (2021)	Section 3.2: Principles of Good Lighting Section 3.4: Other Considerations; Windows and Internal Lights
NWDNL-MP	North Wessex Downs National Landscape Management Plan 2025-2030 (Nov 2025)	DE05: Historic settlement patterns... DE09: To avoid and reduce the potential for light pollution...
PA	Planning (Listed Building and Conservation Areas) Act 1990	Section 66: General Duty as Respects Listed Buildings in Exercise of Planning Functions. Section 72: General Duty as Respects Conservation Areas in Exercise of Planning Functions
WCS	Wiltshire Core Strategy (Jan 2015);	Core Policy 1: Settlement Strategy Core Policy 2: Delivery Strategy Core Policy 14: Spatial Strategy for the Marlborough Community Area Core Policy 41: Sustainable Construction and Low Carbon Energy Core Policy 51: Landscape Core Policy 57: Ensuring High Quality Design and Place Shaping Core Policy 58: Ensuring the Conservation of the Historic Environment Core Policy 60: Sustainable transport Core Policy 61: Transport and Development Core Policy 64: Demand Management
WDG	Wiltshire Design Guide (Mar 2024)	Section 9: Homes and Buildings Appendix D: Design Guidance for Householder Extensions
WLP	Wiltshire Local Plan Planning for Marlborough (Sep 2023)	Point 11: Air quality... Point 34: Traffic congestion and air quality... Point 65: Supporting the Town Centre... Point 86: Shortage of parking...

* NB: Not necessarily an official abbreviation, rather those that have been used within this document

Appendix A: Planning Statement

4. Planning Considerations

II. Relevant Planning Policies

Policy *	Identified Relevance to Application	How This has Been Considered Within the Application	Details
Potential Impact on National Landscape (AONB)			
WCS-CP51	“Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs)...shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas”	- The proposed development is located within the built context of Marlborough, and positioned well within the confines of the application site - The site slopes downwards from the north-west to the south-east where the existing dwelling is tucked away behind high boundaries - The main element of the proposed development is a single-storey, ground floor extension that will not be visible at all from the PRoW MARL11 - Because the dwelling is largely hidden from view at the lower end of the site, only restricted views of the roof will be visible via PRoW - Given the location and topography of the site, the proposal would not have an unacceptable impact on the National Landscape	p5 p34 p33-34 p35 p35
MANP-MARL17	“Development proposals must demonstrate that “they will conserve and enhance the landscape and special scenic beauty of the Area of Outstanding Natural Beauty”		
NPPF-Section 15	“Development within [National Parks, the Broads and National Landscapes] should be sensitively located within their setting and designed to avoid or minimise adverse impacts”		
MANP-MARL17	Development proposals must avoid “undermining the open character and special scenic beauty of [the Marlborough Downs, Kennet Valley and Savernake Forest]”		
NWDNL-MP DE09	“[To] maintain the rural character and valued qualities of the National Landscape...the site context and local context including natural and built character and features, visual prominence and the local vernacular...should be considered”	- The application site occupies a transitional position between two distinct settings within the Marlborough Conservation Area - South-east faces the 'historic core' of the High Street/Town Centre, whilst north-west faces the 'modern edge' of Back Lane South Side ASQ - Each setting has distinctly different natural and built features, character and localised vernacular - With a cautious approach to the south-east, more contemporary to the north-west the proposal seeks to preserve the character of both settings	p6
NWDNL-MP DE09	“[To] maintain the rural character and valued qualities of the National Landscape...the relationship within the local street scene...and potential to unbalance this...should be considered”		
NWDNL-LG 3.4	“Allowing daylight into a building is crucial for our circadian rhythm”	- Proposed internal ground floor reconfiguration allows light to enter through the glass 'wall' into the garden, and flow through the building - Proposed north-west facing loft dormer includes French doors to maximise light & air flow	p8-9
NWDNL-MP DE09	“To avoid and reduce the potential for light pollution...external lighting [must] meet standards set out in the NWDNL Good Lighting Guide”	- Details of external lighting are below and also described in section B: Design & Access Statement - Wired external lighting to either side of 1) glass doors to garden 2) front door – no brighter than 500 lumens & warm white (max. 3000K) - Other external garden lighting low power, solar downlights - Proposed slimline aluminium glass doors to garden & matching windows in dormers will have dark coloured frames, and integral blinds - This will minimise the potential for light to escape, and ensure the windows and glass 'wall' to garden appear dark from the outside - External lighting to either side of 1) glass doors to garden 2) front door will be recessed, and have Passive Infrared (PIR) sensor - Any additional external lighting will be low power, solar powered, and illuminate downwards only	p14 & p16
NWDNL-LG 3.2	“A light of 500 lumens is enough for most domestic external needs...warm light bulbs of less than 3000K”		
NWDNL-LG 3.4	“Light spilling from inside buildings can add significantly to light pollution”		
MANP-MARL18	“External lighting [should be] ... located and designed in such a way to conserve the dark skies of the AONB”		
NWDNL-LG 3.2	“Choose lights and fittings that can be directed only where light is wanted...and ensure lights are turned off when not needed”		
Potential Impact on Marlborough Conservation Area			
PA-Section 66	“[In considering] development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest”	- The Nest is of no particular architectural interest or historical merit, and neither the building nor the application site boundaries are listed - The characteristic long, narrow burgage plot can only be clearly understood and appreciated when viewed from above - The proposal does not seek to alter any of the boundaries of the application site - Therefore, the historical significance of the ‘heritage asset’ associated with the application (i.e., the burgage plot pattern) will be unaffected	p30 & p36
WCS-CP58	“Heritage assets and their settings [including the special character or appearance of conservation areas] will be conserved”		
PA-Section 72	“...with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”	- Chandlers Yard (PRoW MARL11) and its remaining brick walls are listed (NHLE ref. 1243603) - the pathway runs alongside the application site, but it affords no meaningful views into the application site, only occasional, limited glimpses of the roofscape of the existing building, and the proposed alterations would not significantly change that - Four Candles (curtilage, NHLE ref. 1273511) is the only neighbouring property that is listed, and only the proposed dormer to the south-eastern elevation of The Nest would be visible from Four Candles, and then only from the gate into Chandlers Yard, so any impact would be negligible	p35 & p37
MANP-MARL9	“Development proposals should sustain and enhance the special architectural and historic significance of the designated Marlborough Conservation Area”		
WCS-CP41	“Proposals relating to historic buildings, listed buildings and buildings within conservation areas and world heritage sites should ensure that appropriate sensitive approaches and materials are used”		p38
NPPF-Section 16	“Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use”	- The proposed alterations will result in a home, close to the High Street, that offers a much higher standard of amenity for future users - Improved use of space, increased natural light, more effective ventilation and insulation, improved accessibility	p11

* NB: Not necessarily an official abbreviation, rather those that have been used within this document; Please see p12 for full title of planning policy/plan/guidance/other relevant planning document

Appendix A: Planning Statement

4. Planning Considerations

II. Relevant Planning Policies

Policy *	Identified Relevance to Application	How This has Been Considered Within the Application	Details
Potential Impact on the Burgage Plot			
MCAS-Page 6	“As part of the [Norman] ‘planned’ High Street...burgage plots were set out...plots in the north extended to a ‘Back Lane’”	- Neither The Nest nor the boundaries of the application site are listed, but the site itself forms part of a medieval burgage plot, and therefore, to respect its important contribution to the historical settlement pattern of the old town, the proposed renovation and re-design does not include changing the size or shape of the plot, so its original morphology will be retained - The existing house is tucked away at the lower, south-eastern end of the burgage plot, taking advantage of the topography of the site to largely hide the house away from public view. The proposed works are confined to this lower, already built on, paved or gravelled south-east area, so the majority of the site would remain open lawn, trees and shrubs. No trees would be removed, and the proposed extension is lower in height than the existing rear extension, so it would sit even further down into the plot, screened behind trees and existing high boundaries - The proposal responds positively to character of the Back Lane (South Side) ASQ, described in the Marlborough Town Character Study as meeting “the northern boundary of the Conservation Area. It encompasses a number of smaller houses sited on the rear portions of the narrow residual burgage plots which run in a north-south direction from the south side of Back Lane to the High Street. These mid and late 20th century closely developed houses have open front gardens, they incorporate occasional former outbuildings from when they were historically associated with buildings on the High Street” - By re-orientating the dwelling, so the former rear becomes the new north-facing front, opening onto the burgage plot, the proposal preserves the characteristic burgage arrangement of a small house at one end, small outbuildings at the other end, and open space between, to integrate with and reinforce the historic townscape, while minimising impact on built, historic and landscape assets	p30 & p36
MTCS-3.22	“The long narrow plots are strongly characteristic of the old town, and an important remnant of the historic settlement pattern”		p8-9 p33 & 35
NWDNL-MP DE05	“Historic settlement patterns...form part of the distinctive character and heritage of the North Wessex Downs....and development proposals should identify these characteristics, and ensure their value is recognised and retained”		
WCS-CP51	“Development ...must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures”		
WCS-CP14	“Development will be planned to ensure minimal impact upon Marlborough’s rich built, historic and landscape assets”		p48
WCS-CP 57	“All new developments, including extensions, alterations, and changes of use of existing buildings...[should] respond positively to the existing townscape and landscape features...to effectively integrate the building into its setting”		p8
NPPF-Section 12	“Planning policies and decisions should ensure that existing trees are retained wherever possible”		
NPPF-Section 16	“Proposals preserving elements of the setting that make a positive contribution to the asset ...should be treated favourably”		
Potential Impact on Chandlers Yard (PRoW MARL11)			
MCAS-Page17	“The High Street [is] for the most part continuously built up without gaps. However, external access to the rear...has been historically made with inconspicuous passages through the ground floor façades”	- Chandlers Yard is an important historic passageway with Grade II listed brick walls (NHLE 1243603)¹, although importantly the section of boundary adjacent to the application site is not listed, having been replaced by a wooden fence prior to the time of listing - The proposal involves no works that would directly impact on the listed walls – the only physical change proposed being a minor alteration to relocate an existing gateway in the wooden fence by 2m along the same fence line. There is no proposal to change or remove any historic surfaces from Chandlers Yard, nor to alter access, other than as temporarily directed during construction of the proposed extension following consultation with the Countryside Access Officer - Chandlers Yard does not afford views into the burgage plot where the application site is located, and only limited glimpses of the roof of The Nest are available to passers by. The proposed ground-floor extension would sit <i>lower</i> than the existing roofline, so it would not increase visual prominence, and since no trees will be removed, and no boundaries will be altered (other than the relocation of the existing gateway as described above), the existing sense of enclosure and historic grain associated with Chandlers Yard will remain unaffected - The dormer proposed on the south-east facing elevation would match the style of other modest zinc dormers throughout the conservation area, but with a muted finish selected to blend with existing roof tiles. It would not be visible from the High Street and only partially visible from the nearest section of Chandlers Yard due to the high boundary walls, and tall, evergreen foliage - The proposed north-west facing box-dormer form responds to the prevailing character of nearby houses in the Marlborough Conservation Area (e.g., St Crispins, Linden House), and again it will only be seen in partial glimpses from Chandlers Yard. Although more contemporary, the proposed style is in keeping with recent high-quality renovations nearby (e.g., Sycamores, in the Conservation Area and Long Summers, in one of the ASQ). All of these named properties are equally, if not more visible from the public realm. Unlike many contemporary zinc-clad dormers which are designed to ‘pop’, the proposal utilises a colour of zinc designed to read as part of the existing roofscape - Overall, the proposal will not harm the character, setting or public experience of Chandlers Yard.	p30
MTCS-Section 2.23	“The views from the rear alleyways...reveal the rich and complex forms of the rear elevations and roofscapes that derive from the tightknit grain of the High Street buildings”		p33 & 37
MTCS-Section 2.23	“These views of the rear elevations are as equally valid in contributing to the special historic character and appearance of the Area as the more formal front elevations”		P34-35
WCS-CP 57	“All new developments, including extensions, alterations, and changes of use of existing buildings...[should] respond to local topography by ensuring that important views into, within and out of the site are retained”		
MCAS-Page 17	“Many of those [passages]... are now blocked and ... often this has been carried out with little evidence that the façade, opening or passage ever existed”		p6, p18, p24
MCAS-Page 17	“The loss of these passages detracts from the history of the burgage plot development, the evolution of the town, the historic character of the street and the original design of the buildings”		p15 & p48
MCAS-Page 17	“Where the openings and passages through the frontage have become common thoroughfares, it is vital to maintain their continued use, character and good condition”		
MTCS-Appendix B	“Key Passageways include Chandlers Yard which has “some historic surfaces remaining”		

* NB: Not necessarily an official abbreviation, rather those that have been used within this document; Please see p12 for full title of planning policy/plan/guidance/other relevant planning document; 1. NHLE = National Heritage List for England

Appendix A: Planning Statement

4. Planning Considerations

II. Relevant Planning Policies

Policy *	Identified Relevance to Application	How This has Been Considered Within the Application	Details
Potential Impact on Area of Special Quality (ASQ) Back Lane (South Side)			
MTCS-Section 3.22	“It is proposed that Back Lane (south side) is identified as an ASQ”	- Because the existing dwelling is set on lower ground at the south-east end of the burgage plot, the majority of the application site lies to the north-west of the house, adjacent to Cross Lane (part of ASQ A), and Back Lane South Side Area of Special Quality (ASQ D) - The properties in this area, and the adjacent edge of the Marlborough Conservation Area, are typically mid-late-20th-century, although some have been modernised in contemporary 21st-century style (e.g., Sycamores PL/2023/01654, Long Summers PL/2022/07841) - These houses differ significantly in scale and character from those in the 'historic core' of the Conservation Area and High Street. - Because the main elements of the proposed works face north-west (a single-storey, ground-floor extension and a dormer), they have been designed to ensure the altered house sits comfortably within Back Lane (South Side) ASQ streetscape, and the emerging environment - The proposal ensures that the alterations will remain respectful to the ASQs, not 'jarring' in terms of its appearance, which is particularly important should Back Lane (South Side) be incorporated formally into the Conservation Area in future (as recommended by MTCS (5.22)¹.	p5 & p31
MTCS-Section 5.22	“Three ASQs adjoining the Conservation Area boundary warrant inclusion, [including] Back Lane (South Side)”		p48
MANP-MARL10	“Proposals [within an ASQ] should demonstrate full regard to the characteristics contributing to local architectural and historic interest”		p6
MTCS-Section 5.14D	“Back Lane (South Side) is [characterised by] smaller houses of mid and late 20th century with open front gardens”		p11
Potential Impact on Marlborough Town Centre			
WCS-CP1	“Market Towns have the potential for significant development...to help sustain...viable communities”	- Many town-centre houses are historic, in need of expensive restoration, with small rooms, limited light, restricted scope for energy and accessibility upgrades, and little or no private outside space, all of which limit their appeal to families and older residents - With very restricted housing options in the town centre, new edge-of-town housing developments (e.g., Bath Road, Postern Hill, Chopping Knife Lane) with modern, open-plan layouts and amenities are increasingly drawing people out of the town centre - There is already a noticeable turnover of retail spaces on the High Street, with independent restaurants and boutiques increasingly replaced by lower-value uses (e.g., charity shops), and this residential shift from the town centre to the edges of the town risks reducing footfall ever further, and undermining the vitality of the town centre - This proposal will turn a small, dark, disjointed dwelling into a well-designed, energy-efficient family home, with fluid internal layout, increased natural light, high-quality living space and improved accessibility, only one-minute walk from the High Street - The proposal therefore directly supports council and neighbourhood planning objectives to sustain and strengthen a thriving town centre by increasing the resident population, and therefore increasing daytime and evening footfall	p8-9 p11 p14-18
WCS-CP2	“The principles of the Delivery Strategy are to ensure communities have a better balance of jobs, services, facilities and homes”		
WLP-Point10	“Marlborough represents an attractive and important centre for the surrounding area”		
WLP-Point 3	“[Place Shaping Priorities'] include taking opportunities to improve the town for the local community”		
NPPF-Section 7	“Planning policies should...recognise that residential development plays an important role in ensuring the vitality of [town] centres”		
MANP-MARL4	“This policy [Supporting a Thriving Town Centre] seeks to sustain and build...the town centre as a vibrant and vital heart of the town”		
WLP-Point 65	“The Local Plan's aim is to further strengthen the town centre and maintain its current popularity”		
Potential Impact on Traffic Congestion & Air Pollution			
WLP-Point 86	“Shortage of parking at peak times, creates parking issues for both residents and visitors”	- There is no vehicular access to the application site, only pedestrian access via Chandlers Yard (PRoW MARL11) - The proposed alterations will not change access to the site, nor increase the number of bedrooms - The owners of The Nest have purchased parking spaces for themselves, and for guests, behind Cross Keys House (The Parade) - The proposal is therefore expected to have a neutral, or even slightly positive impact on town centre parking pressure and traffic congestion	
WLP-Point 11	“Development should not worsen traffic congestion and air pollution”		
WLP-Point 34	“Consideration must be given to the potential impact...on traffic congestion and air quality in Marlborough town centre”		
WCS-CP60	“The council will mitigate the impact of developments on transport users, local communities and the environment”		
WCS-CP64	“Reduced residential parking requirements will be considered where there are significant heritage issues”		
WCS-CP61	“Failure to provide adequate loading/unloading facilities...can lead to congestion”	- No building contractor has been appointed yet, but those shortlisted have experience of working on properties in the burgage plots - No works would commence without a Construction Management Plan (CMP) and appropriate permits	

* NB: Not necessarily an official abbreviation, rather those that have been used within this document; Please see p12 for full title of planning policy/plan/guidance/other relevant planning document; 1. Marlborough Town Character Study (Aug 2020) Policy Recommendations 5.22

Appendix A: Planning Statement

4. Planning Considerations

II. Relevant Planning Policies

Policy *	Identified Relevance to Application	How This has Been Considered Within the Application	Details
Potential Impact on Neighbouring Properties			
NPPF-Section 12	“Applications that demonstrate early, proactive, effective engagement with the community should be looked on more favourably”	- Wiltshire Councillor for Marlborough West, Historic England, Building Control and Countryside Access Officer all contacted - The 6 closest neighbouring properties have all been visited in person to discuss the proposal, and no objections were raised	p39
WCS-CP57	“A high standard of design is required in all new developments, including extensions, alterations, and changes of use...including the impact on occupants of adjoining buildings, including consideration of privacy and overshadowing”	- Closest neighbours: Chandlers, St Crispins & Linden House (northern), Four Candles, The Studio & Annex, D'Arenberg House (southern) - To the south-east, the dormer proposed would be visible from Four Candles <i>gate</i> into Chandlers Yard, not from the house itself, largely screened from D'Arenberg House by orientation, high walls and mature trees, and not visible at all from The Studio & Annex	
WDG-Appendix D	“Extensions should not be unduly overbearing or unduly obtrusive to neighbouring properties”	To the north-west, the proposed ground-floor extension has been designed with a reduced height compared with the existing extension, and the glazed doors to the garden and windows in the proposed dormer would all be recessed to limit sightlines such that views in/out are only possible when directly facing in/out of The Nest	
WDG-Appendix D	“Windows should not directly overlook neighbouring properties”	Chandlers and Linden House sit on higher ground, with distant, oblique views of the Nest across tall boundaries, and mature trees, and no potential to be overlooked or overshadowed by the proposed works. Only St Crispins directly faces the north side of The Nest, but it is also on higher ground, with a tall hedge along the boundary, so The Nest roofline is visible from St Crispins loft dormer, but that is the extent of the view	
NPPF-Section 12	“Good design...creates better places in which to live and work and helps make development acceptable to communities”	Overall, the proposals have been designed to avoid undue impact on neighbouring properties, not directly overlooking or overshadowing them, and maintaining their current outlook and access to light - during informal consultation, none of the 6 closest neighbours raised any objections	
NPPF-Section 12	“[Developments should] add to the overall quality of the area, not just for the short term but over the lifetime of the development”	This proposal aligns with current standards of high-quality architecture exemplified by the most recent renovations in the vicinity of Back Lane (South Side) ASQ adjacent to The Nest, particularly at Long Summers (PL/2022/07841), and Sycamores (PL/2023/01654)	
NPPF-Section 12	“Developments should be ‘visually attractive’ [with] good architecture, layout and appropriate and effective landscaping”	- The design incorporates durable and natural materials, in colours that blend with the existing building, as well as the rural landscape and setting, and creates living spaces that maximize natural light, whilst enhancing functionality and usability - This approach respects the aesthetic of the surrounding neighbourhood, and contributes to raising the overall quality of housing in the local area	
Potential Impact on Occupants			
WCS-CP57	“A high standard of design is required in all new developments, including extensions, alterations, and changes of use... taking account of the needs of potential occupants, through planning for diversity and adaptability”	- The proposal includes moving the main entrance to the higher side of the site by moving an existing double gate a short distance - Coupled with a wide entrance door (1000mm), and low threshold (~15mm), it will be possible to create step-free access to the main living areas	p8
WCS-CP57	“A high standard of design is required in all new developments, including extensions, alterations, and changes of use... [including] the use of high standards of building materials and finishes”	- Proposed materials are sensitive to the aesthetic of nearby renovations, and also functionally robust, contributing to the building's sustainability - Attention to detail will be paramount during construction, and including finishes, ensuring every element meets or exceeds industry standards - The aim is to create a well-crafted, visually appealing addition, that respects its context and elevates the overall quality of the built environment	p15
WDG-Section 9	“Homes need to provide a good standard and quality of internal space, including room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation”	- The proposal includes internal reconfiguration and extension of the ground floor to create an open-plan living space - The proposed dormers would turn the existing cramped loft conversion into usable space by adding height above what is now eaves storage - Bespoke, fitted cabinetry throughout will provide ample storage space	p8-9
NPPF-Section 12	“[Developments should] promote health and well-being, with a high standard of amenity for existing and future users”	The proposal includes a number of design features that collectively enhance insulation, optimise natural light and ventilation, and promote health and well-being, to ensure high standards of amenity for both existing and future users, consistent with the planning policies:	p16-18
WDG-Section 9	“Well-designed homes...provide internal environments and external spaces that support health and wellbeing of users”	<u>Full Height Glass 'Wall'</u>: The proposed single-storey, ground-floor extension features a full-height glass 'wall' of 'slide & turn' doors designed to maximize entry of natural light to the north-west facing aspect, especially in winter. The doors allow the glass 'wall' to be partially or fully opened, connecting the interior with the garden, facilitating air movement for improved ventilation, and promoting a healthy indoor environment	
WCS-CP41	“New development, including building conversions, refurbishments and extensions, will be encouraged to incorporate design measures to reduce energy demand”	<u>French Doors</u>: French doors in the proposed dormer would maximize entry of natural light on the north-west facing aspect of the existing loft conversion, enhancing airflow, contributing to natural ventilation and supporting comfortable sleep during the hot summer months <u>Upgraded Glazing</u>: The proposal includes replacing the current single glazing on the north-west facing side of the property with energy-efficient, double-glazed units, to reduce heat loss, improve thermal insulation, and provide for a more comfortable living space	
WCS-CP41	“Development will be well insulated and designed to take advantage of natural light and heat from the sun and use natural air movement for ventilation, whilst maximising cooling in the summer”	<u>SN70 Architectural Solar Glass</u>¹: This is proposed for the 'slide & turn' doors that make up the glass 'wall'. SN70 solar glass allows for the transmission of natural daylight whilst at the same time blocking about two-thirds of the sun's heat to maintaining comfortable temperatures	
WCS-CP41	“New development, building conversions, refurbishments and extensions will be encouraged to locate windows at heights that allow lower sun angles in the winter and install shading mechanisms to prevent overheating during summer months”	<u>Integrated Blinds</u>: The 'slide & turn' doors that make up the glass 'wall', and all new windows in the proposed dormers would feature integrated blinds, providing flexible shading options to protect against glare, and enhance privacy, contributing to a better quality of life for residents <u>Recessed Design Features</u>: The glass 'wall' and entrance door would be recessed to mitigate glare, and offer additional shade during summer months, helping to ensure a pleasant environment for occupants	

* NB: Not necessarily an official abbreviation, rather those that have been used within this document; Please see p12 for full title of planning policy/plan/guidance/other relevant planning document; 1. SN70 = SunGuard SuperNeutral 70 high-performance solar glass

Appendix A: Planning Statement

4. Planning Considerations

III. Local Vernacular North/North-West of the Application Site

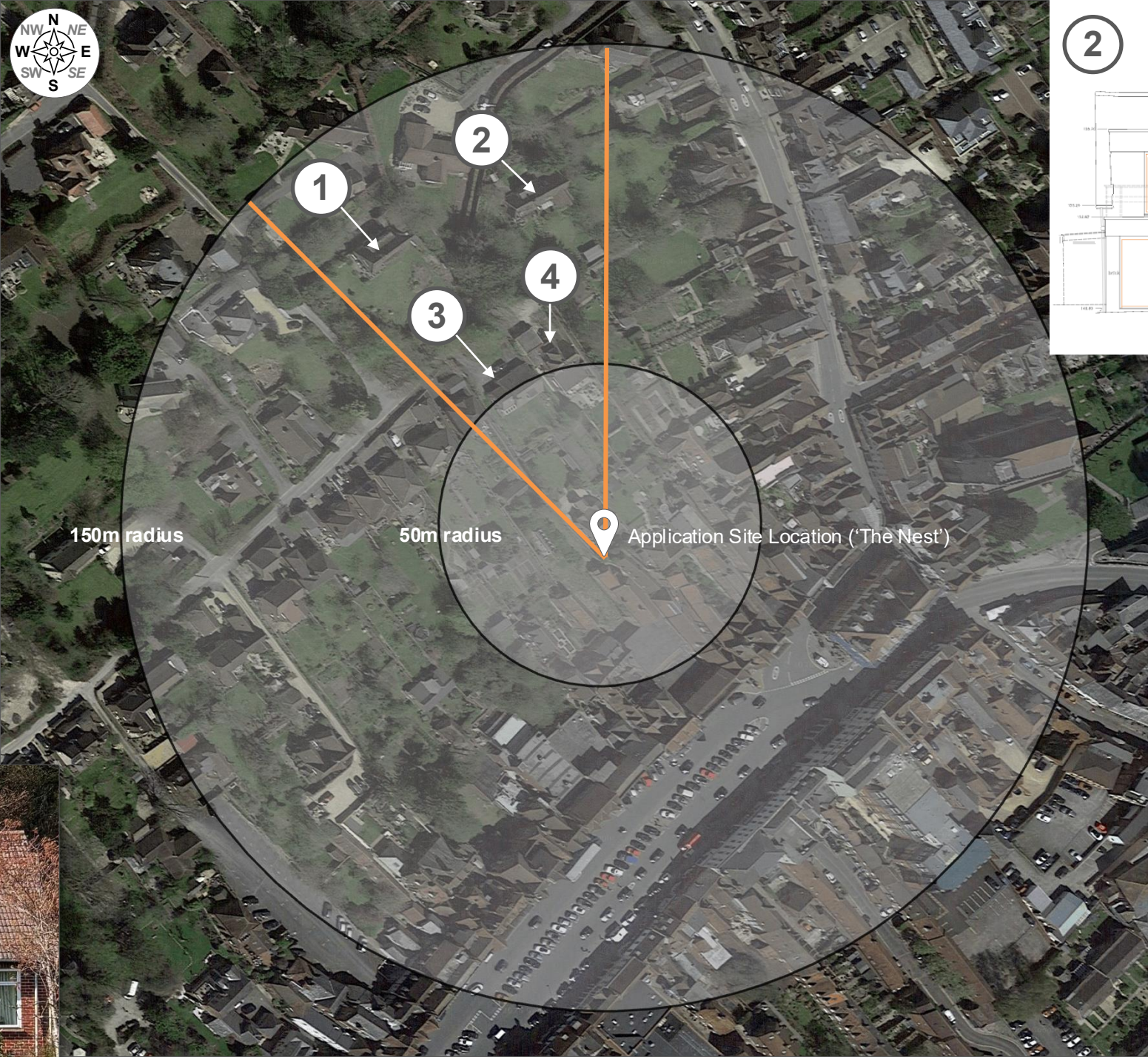
- The four properties closest to the proposed north-west facing ground-floor extension and box-dormer are, or were originally, chalet bungalows with box dormers
- None are of any particular historical or architectural interest, none are listed, two have recently been modernized to a very contemporary 21st century design aesthetic



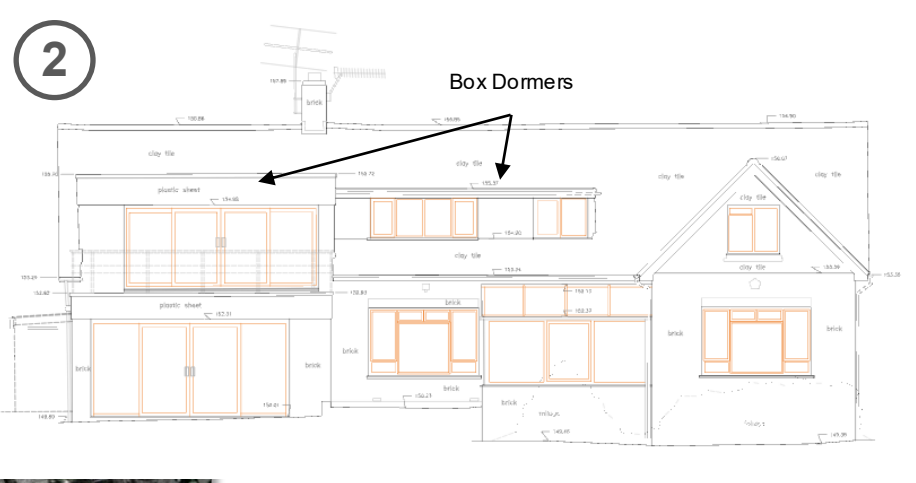
1. Long Summers (PL/2022/07841, ASQ A, Cross Lane) before & after recent modernisation



3. St Crispins



The four closest properties facing the north/north-west of the application site



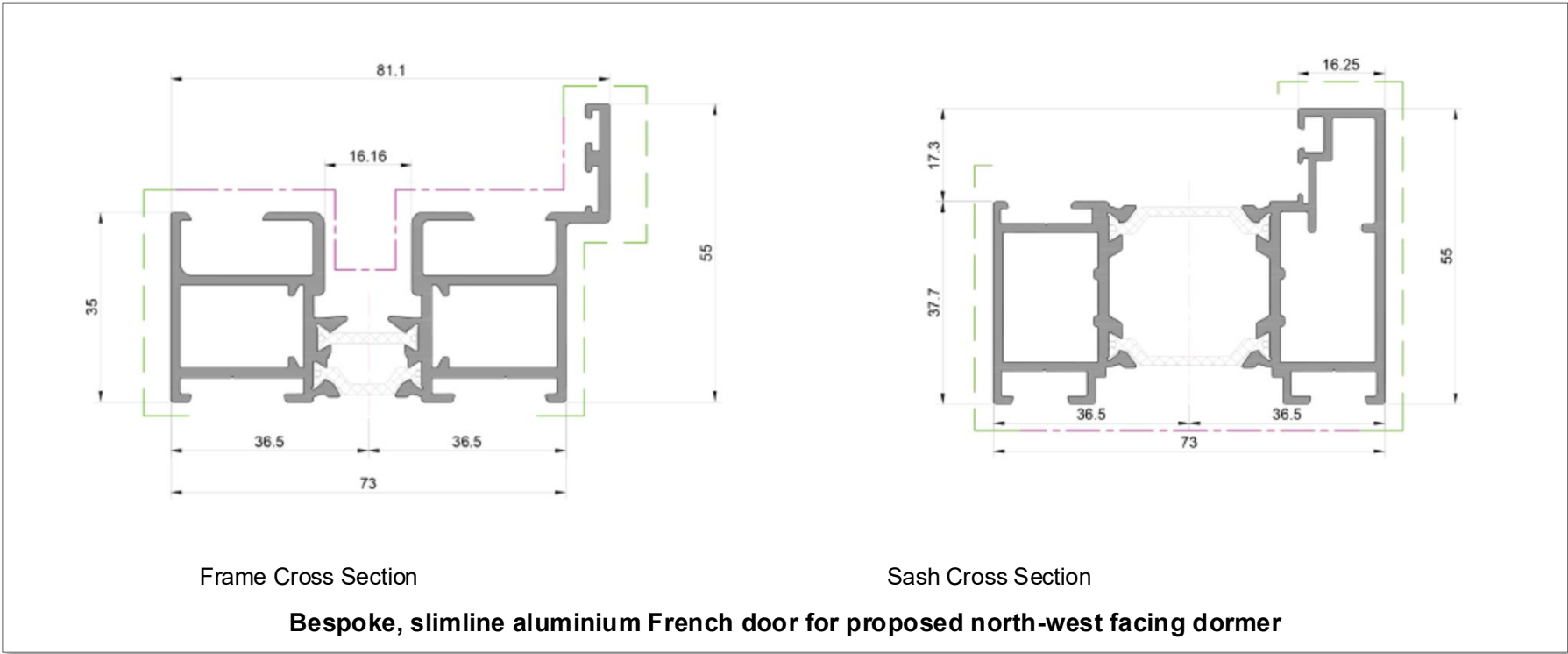
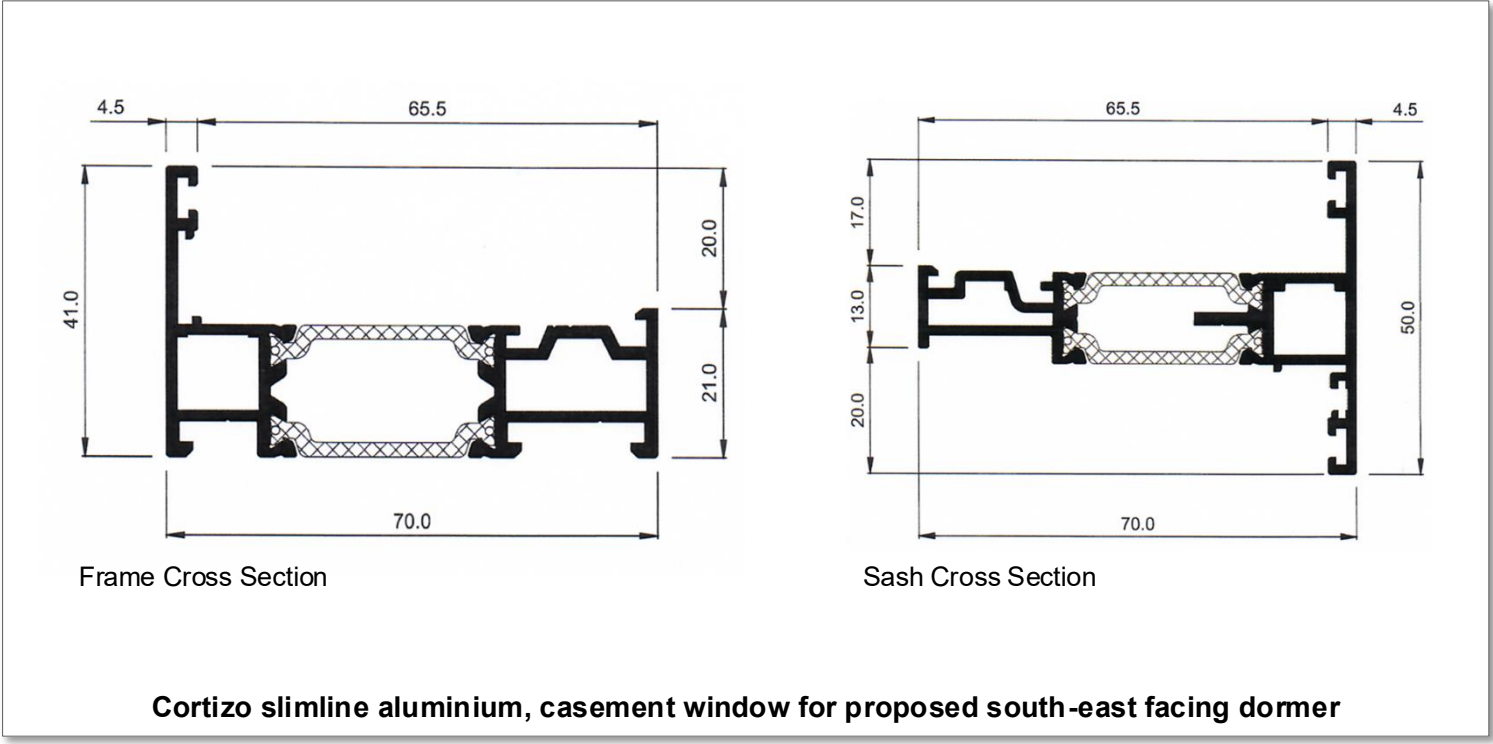
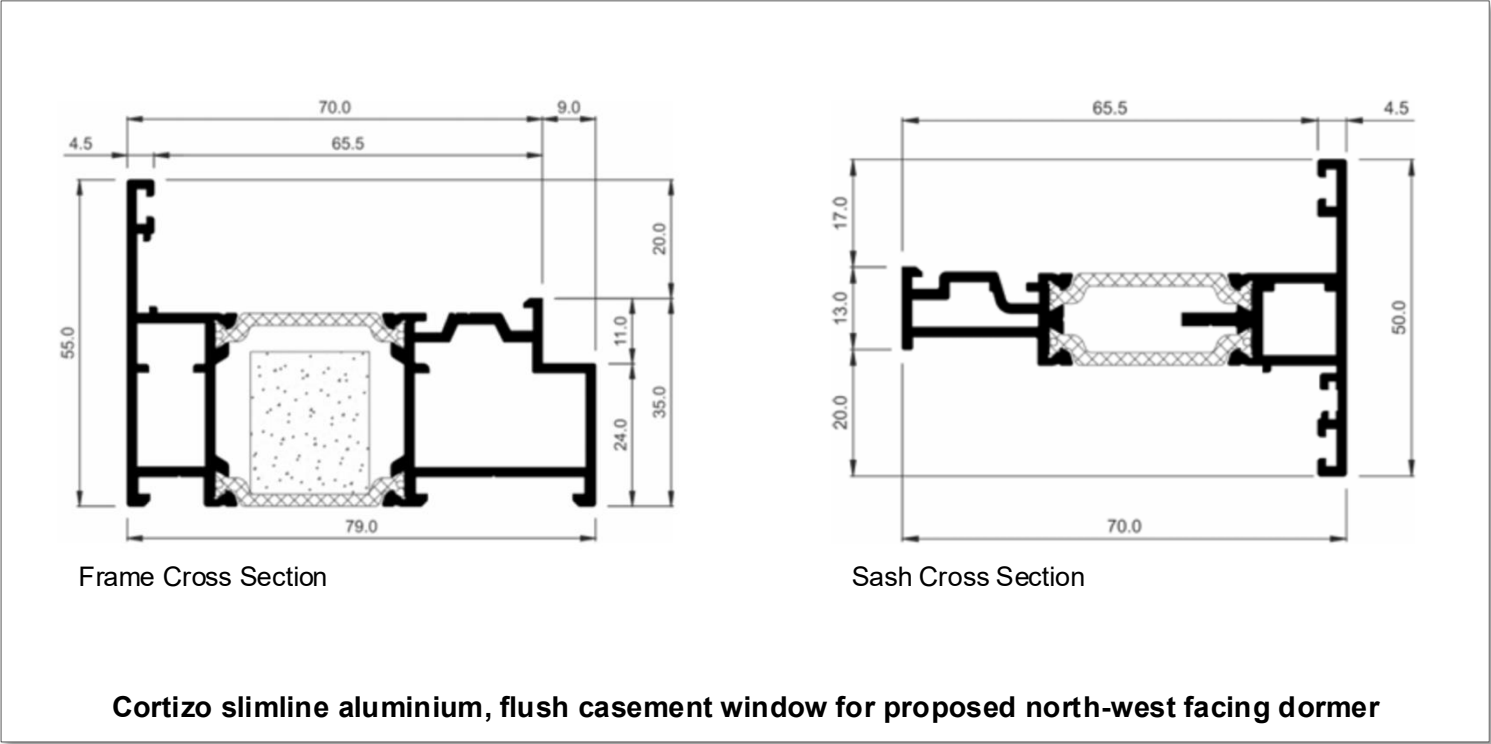
2. Sycamores (PL/2023/01654), Conservation Area, before & after recent modernisation



4. Linden House

Appendix B: Design & Access Statement

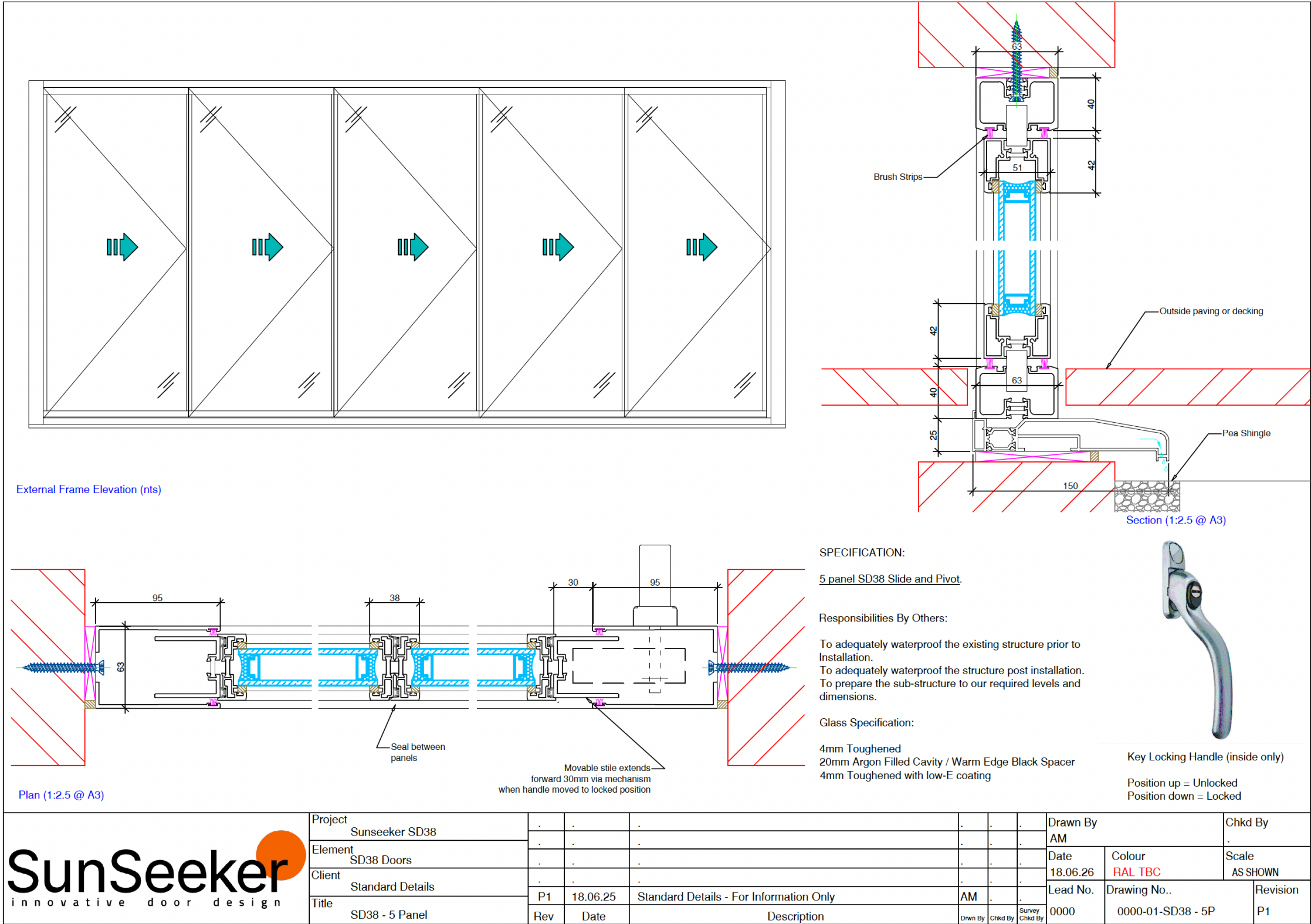
- 1. Design Concept
- II. Appearance: technical drawings for windows and French doors¹



1. Glass Openings <https://glassopenings.co.uk/>

Appendix B: Design & Access Statement

1. Design Concept
- II. Appearance: technical drawings for SunSeekers ultra-slim ‘slide & turn) SD38 glass doors¹



Installation Requirements for Flush Floor Level:

- Track and cill is 65mm in height
- A 10mm tolerance is needed for fitting
- The opening must be created 75mm below the finished floor level for a flush threshold

Other Profile Details For Installation:

- Top track is same profile as bottom track but without the cill: 63mm wide by 40.5mm high
- Side frames are 63mm front to back
- The system is not top hung
- Weight is taken on the bottom track
- Head fixings (i.e. into lintel) must be secure

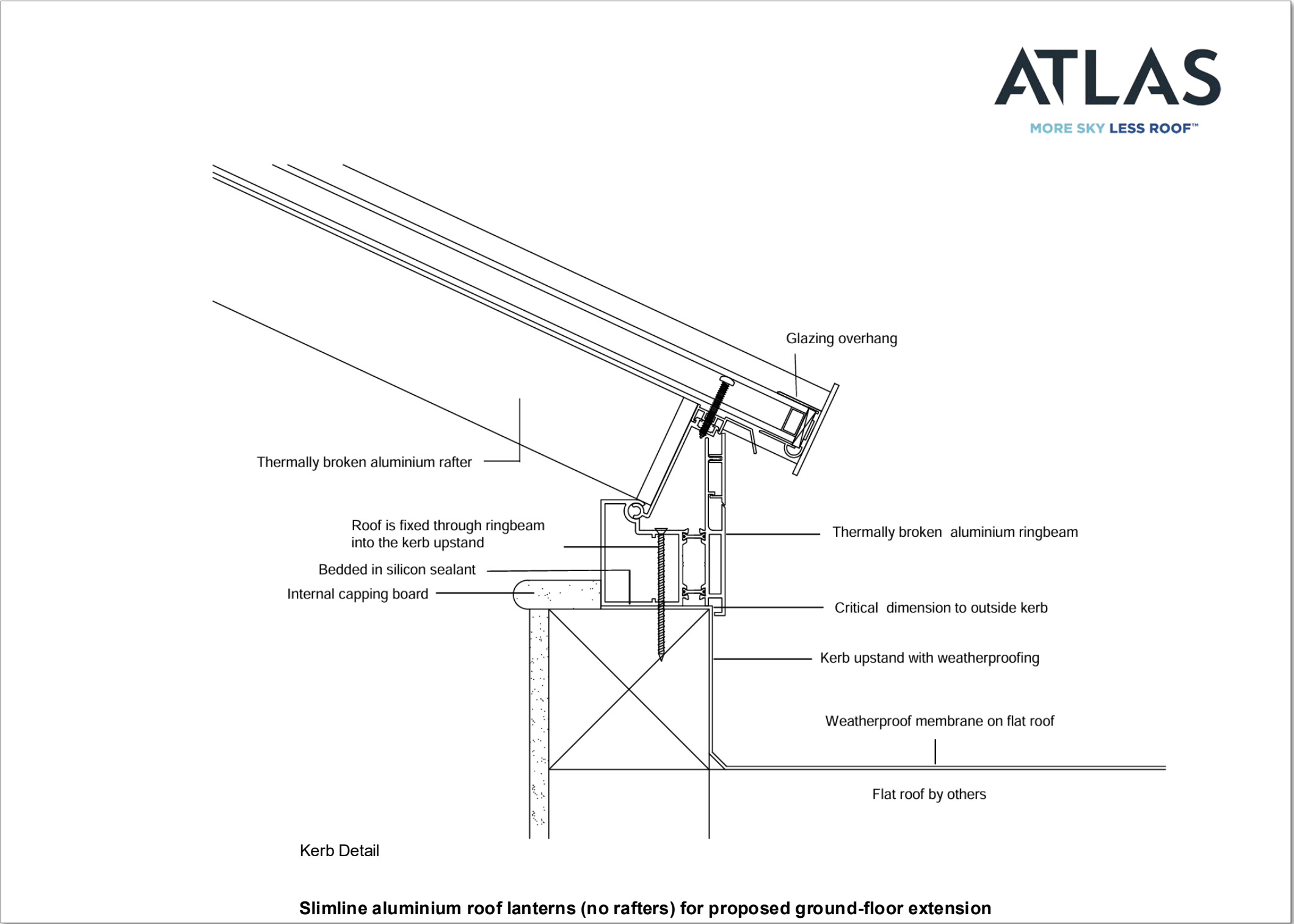
1. <https://www.sunseekerdoors.co.uk/ultraslim-bi-folding-sliding/technical-information/>; accessed 22 May 2026

Appendix B: Design & Access Statement

- 1. Design Concept
- II. Appearance: technical drawings for glass roof lanterns¹

Technical Specification:

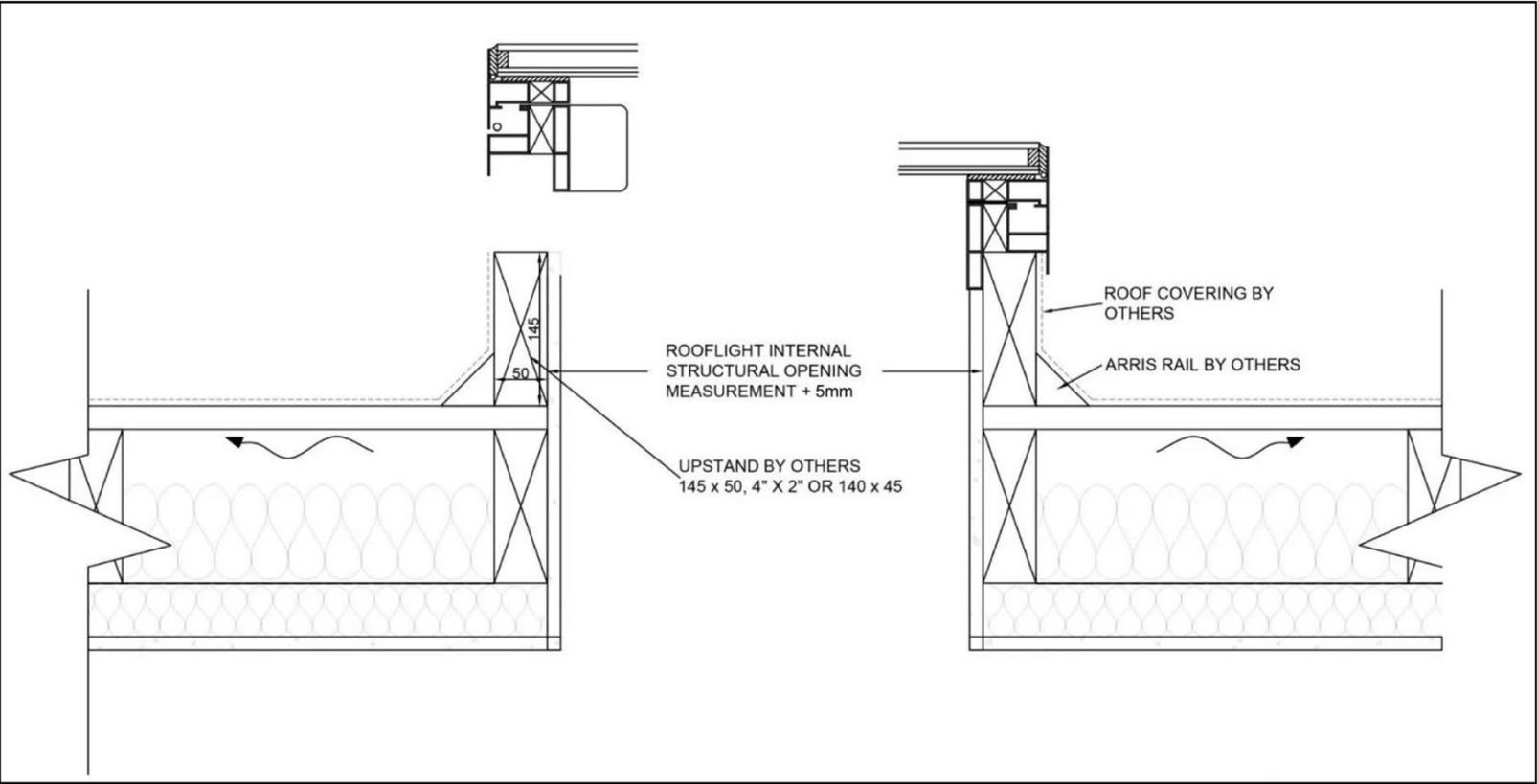
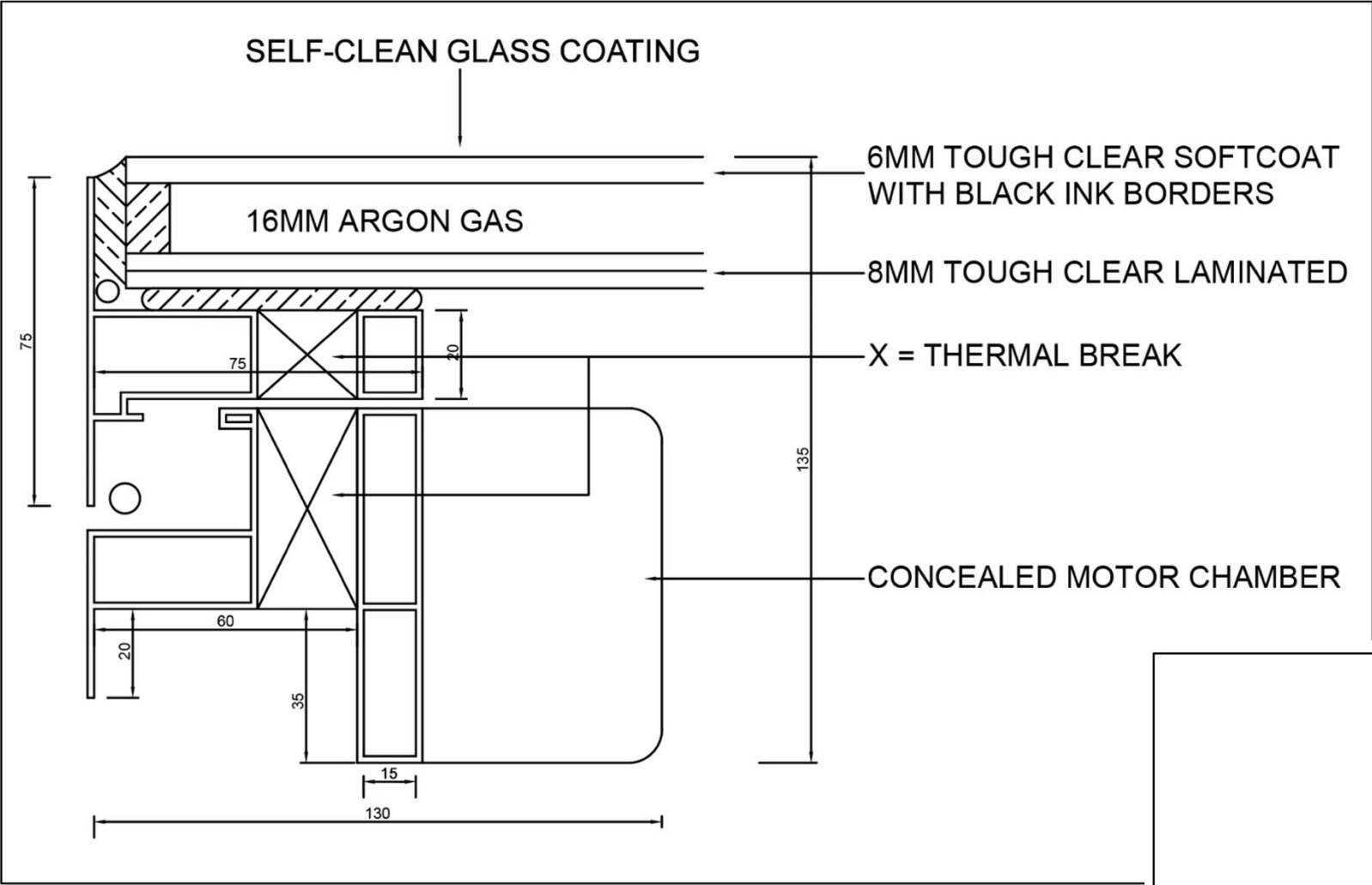
- Clear, self-cleaning double-glazing
- Toughened safety glass
- Polyamide thermal break
- U-value 1.2 W/m²k
- 25° pitch
- 80mm timber kerb



1. Atlas roof lantern; <http://gfdhomes.co.uk> (accessed 22 May 2026)

Appendix B: Design & Access Statement

- 1. Design Concept
- II. Appearance: technical drawings for electric-opening aluminium rooflight EO23

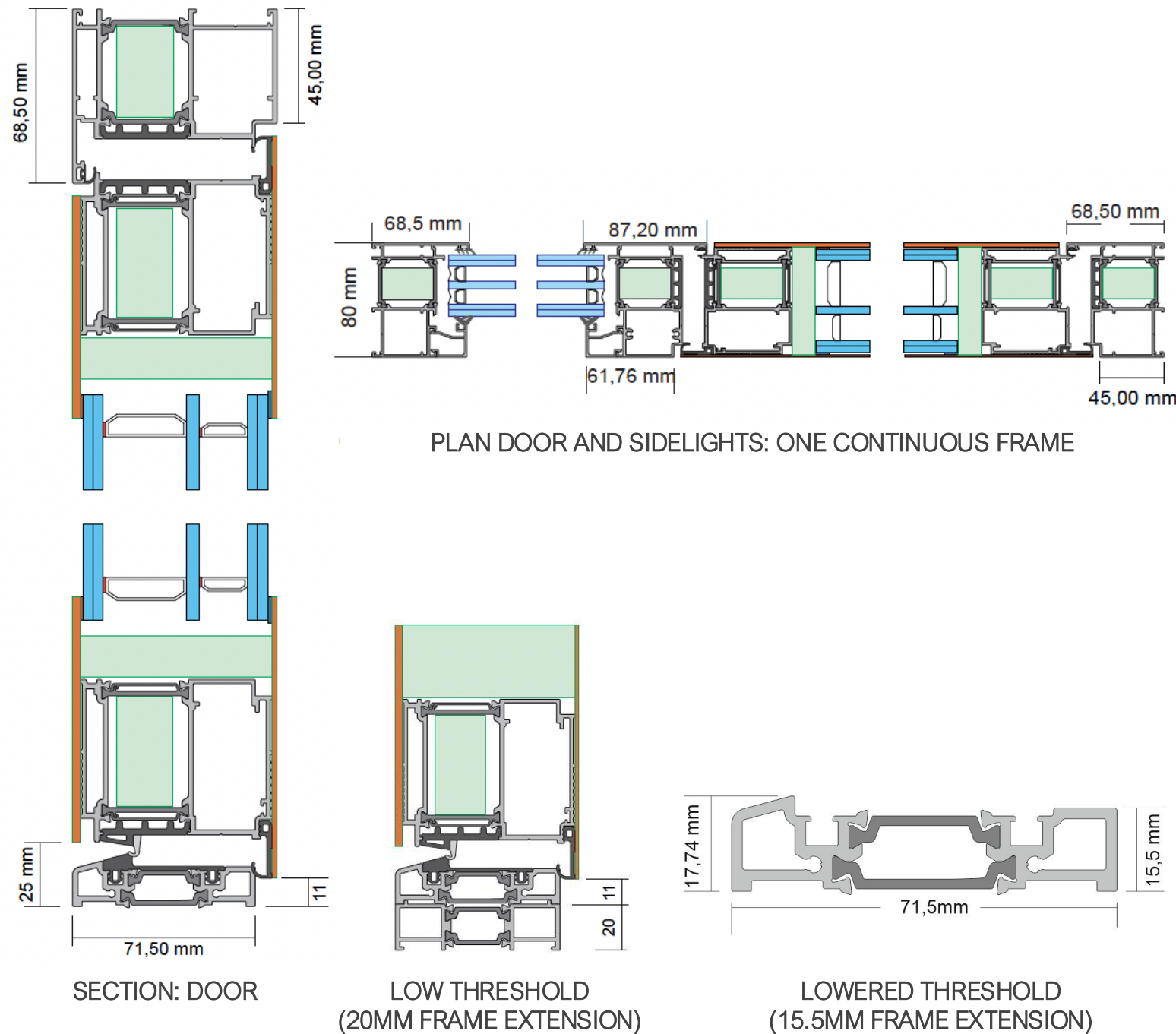


Appendix B: Design & Access Statement

1. Design Concept

II. Appearance: technical drawings for entrance door¹

SIGHT LINES SUPER THERM TDS 80C



Supertherm TDS 080C

- Aluminium thermally broken with glass reinforced polyamide bars
- Fully insulated with rigid foam insulation
- Total thickness 80mm, including 3mm thick decorative aluminium skin flush both sides
- U value 0.88 W/m²k
- Air permeability class 4
- Resistance to wind load C4/B4
- Water tightness class 3A
- Advanced security (**Gretsch-Unitas 'GU'** multi point locking)

Sidelights

- Triple glazed
- Laminated (8mm) to both inside and outside

Threshold

- Low (20mm) and can be lowered to <20mm

One Continuous Frame

- Door and sidelights built as a single, factory-engineered unit
- Maximum stability, resistance to high winds, heavy slamming etc.
- Superior energy efficiency as no gaps between the door and the sidelights
- Slimmer sightlines compared with separate door and sidelight frames

1. <http://www.allydoors.co.uk>

Appendix C: Heritage Statement

Planning Application Reference	Location	Description	Decision Notice	Decision
Conservation Area (Planning Applications Approved Within 50m Radius of the Application Site)				
K/13628	6 Ironmonger Lane	Refurbishment and roof extension to form loft space, inc. French doors to northern facing end	13 Jun 1989	Approved with conditions
K/14250/L	D'Arenberg House	Alteration of existing building by extension to provide a 1-bedroom residence	06 Apr 1990	Approved with conditions
K/14249	D'Arenberg House	Extension of building to provide a one-bedroom residence and restoration of existing building	06 Apr 1990	Approved with conditions
K/20890	D'Arenberg House	Demolish remains of derelict building and rebuild and extend in the style of the original building	25 Nov 1993	Approved with conditions
K/35353	D'Arenberg House	Amendment of previously approved scheme for erection of replacement building (original reference K/20890)	16 Feb 1998	Approved with conditions
K/42725	D'Arenberg House	New window to side elevation	07 Mar 2002	Approved with conditions
K/42642	The Nest	The erection of a rear extension, new dormer windows in lieu of Velux windows, new shed and gazebo to rear garden	28 Mar 2002	Approved with conditions
K/43291	The Studio & Annex	Removal of existing workshops and stores. Erect a small dwelling, part two storey	25 July 2002	Approved with conditions
K/45456	The Studio & Annex	Remove existing workshop and stores, erect new dwelling (amended proposals to K/43291)	16 June 2003	Approved with conditions
K/46015/C	Four Candles	Demolition of garage and store.	15 Sep 2003	Approved with conditions
K/46361	The Studio & Annex	Erection of a dwelling - alternative scheme to that approved under K/45456	06 Nov 2003	Approved with conditions
K/53798/F	Linden House	Rear dormer window	10 Apr 2006	Approved with conditions
K/55119/F	10 Kingsbury Street	Proposed single storey extension, garage replacement, shed construction and 450mm retaining wall	19 Dec 2006	Approved with conditions
K/56757/F	D'Arenberg House	Installation of one rear facing dormer window to facilitate roof conversion	31 July 2007	Approved with conditions
E/10/0548/FUL	D'Arenberg House	K/56757/F amendments: insert roof light east roof slope, swap external door with existing window same width, move west window	11 Jun 2010	Approved with conditions
E/2011/0981/FUL	6 Ironmonger Lane	Single storey extension to the rear of the dwelling, erection of garden store to replace existing shed	22 Sep 2011	Approved with conditions
E/2012/0019/FUL	Linden House	Erection of a single storey extension to provide a utility room and porch to north elevation	13 Feb 2012	Approved with conditions
16/11797/FUL	D'Arenberg House	Replace 2 small windows with 1 larger window	23 Jan 2017	Approved with conditions
PL/2023/02048	6 Ironmonger Lane	First floor extension, including vertical cedar cladding	25 Aug 2023	Approved with conditions
PL/2023/04931	Four Candles	Conversion of outbuildings behind 134-135 High Street creating 4-bedroom and 2-bedroom dwellings, including addition of new window and door openings, and extension at the rear (northernmost outbuilding). Resubmission of PL/2022/09555	24 Nov 2023	Approved with conditions
Conservation Area (Planning Applications Approved Within 100m Radius of the Application Site)				
PL/2023/01654	Sycamores	Alterations to dormer roof openings including introduction of Juliet balcony; change to facing materials	24 Apr 2023	Approved with conditions

Appendix C: Heritage Statement

Planning Application Reference	Location	Description	Decision Notice	Decision
Area of Special Quality ‘A’: Cross Lane & Back Lane North Side (Planning Applications Approved Within 100m Radius of Application Site)				
K/84/0925	Cross Patch	Construction a a garage	31 Oct 1984	Approved with conditions
K/47136	Cross Patch	Loft conversion and roof alterations	25 May 2004	Approved with conditions
K/53908/F	Cross Patch	Roof alterations	13 April 2006	Approved with conditions
K/58667/F	Cross Patch	Single storey extension to provide shower room	17 Jun 2008	Approved with conditions
PL/2022/07841	Long Summers	Demolition of existing bungalow and construction of replacement dwelling and associated landscape works.	16 Dec 2022	Approved with conditions
Area of Special Quality ‘D’: Back Lane South Side (Planning Applications Approved Within 100m Radius of Application Site)				
K/74/0088	Grasmere	Alterations and extensions	16 May 1974	Approved
K/74/0401	Longwalls House	Detached dwelling and garage	19 Sep 1974	Approved with conditions
K/85/1167	Marlings	Double garage and car port	07 Feb 1986	Approved with conditions
K/21240	Longwalls House	Conservatory	08 Mar 1994	Approved with conditions
K/36541	Chandlers	Construction of detached two storey house and detached garage	17 Dec 1998	Approved with conditions
K/36755	Chandlers	Erection of a garden shed/store	04 Feb 1999	Approved with conditions
K/36959/L	Chandlers	Demolition and rebuilding of northern end of wall (9m), incorporation of gable end of proposed garage, formation of garden gate	18 Mar 1999	Approved with conditions
K/36961	Longwalls House	Replacement garden room, new front entrance porch and associated alterations.	29 Apr 1999	Approved with conditions
K/44882	Crimbles	The erection of a two-storey side extension and garage	12 Mar 2003	Approved with conditions
K/47089	Grasmere	Demolish garage and build carport	08 Apr 2004	Approved with conditions
K/47210	Grasmere	The erection of a two-storey extension and roof to front porch	20 Apr 2004	Approved with conditions
K/51393/F	Grasmere	Insertion of two first floor windows south-west facing side elevation; alterations to design of rear balcony (amendment to K/47210)	20 Jan 2005	Approved with conditions
15/05173/FUL	Crimbles	Removal of existing garage, erection of two storey side extension with enlarged patio and veranda.	27 July 2015	Approved with conditions
19/08329/FUL	Crimbles	Rear extension	09 Oct 2019	Approved with conditions