



Design & Access Statement

inc Heritage Statement

Isbury House, 31A Kingsbury Street, Marlborough, SN8 1JA

22nd June 2026

Site Location

Isbury House is a detached house, built in 1909, with living accommodation on three floors. Slightly set back from the pavement, it has an extensive back garden, where there is a modern double garage and summerhouse. The house is within the Marlborough Conservation Area and the North Wessex Downs AONB, but it is not listed, or identified in any planning documentation as a heritage asset, though both properties either side are listed. Marlborough is a market town, and historically Kingsbury Street was a main route, though with modern changes to accommodate cars, it is not now the main vehicular thoroughfare.

The house has an extensive rear garden, which unusually, extends across the back of the neighbouring houses on Kingsbury Terrace. Isbury House has a side driveway, leading to a modern double garage and summerhouse.

Marlborough Conservation Area is characterised by a tight knit grain, and a visually rich historic appearance, with varied set back from the streetline, and long framed views into the town centre. Materials are red brickwork, tile and slate hanging and render, with clay tiles and slate pitched roofs, and variety in window, door and porch treatments, reflecting the variety in age of the buildings which form the conservation area setting. There is a mixture of vernacular buildings dating from the 16th century right up to the 20th, within the immediate vicinity of Isbury House.

Planning History

Isbury House has been previously altered, most recently with a rear extension of the single storey utility to add a conservatory, consented in 2008 ref K/57994/F. In 2025 application ref PL/2025/05505 was submitted to demolish the existing garage and summerhouse to create a new dwelling, but this is not relevant to this application which concerns the roof of the main house only.

Site Significance

The house is unlisted, and is not identified in available documentation as being of any heritage significance. The site's position on the street frontage and within the Conservation Area is of some significance, and so it is important that proposals respond to this context to enhance the setting and improve the visual appearance. The house also contributes directly to the setting of the two listed buildings on either side, at Nos29-31 Kingsbury Street (north up hill), and Kingsbury Hill Cottage and Merle Cottage(south downhill).

Planning policy documents consulted and considered as part of this design include:

- The National Planning Policy Framework: Para 202-214: Conserving and enhancing the historic environment.
- Core Strategy Policy 14 : Marlborough Community Area, with particular regards to para 5.78: *"all development within the Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics."*

- Core Strategy Policy 58 : Ensuring the conservation of the historic environment, Development should protect, conserve and where possible enhance the historic environment.

Proposals

The Applicant is seeking consent for two proposed changes of materials:

1. Replacing the clay plain tile roof covering with a new clay double roman tile roof covering. The existing roof covering needed to be replaced, the tiles having become brittle, porous and breaking down. The existing tiles were likely original, having lasted more than 100 years.
2. Replacing the pebble dash render dormer head, and plain tile cheeks with uPVC cladding. The render had reached the condition of becoming friable, and was coming away, and looked in poor condition, and the cheek tiles were breaking similar to the rest of the roof finish.

The Applicant has already completed these works, and is therefore seeking a retrospective consent.

The Applicant had engaged a contractor to remove the existing roof tiles, replace the roofing felt which had aged beyond useable condition, inspect the roof timbers beneath and repair as needed, and then re-roof using the retained existing tiles. However, when the existing tiles were removed, they were in a very brittle and friable condition, and removal without damaging them had proved impossible. At this stage, the building was untiled and in a vulnerable position. The Applicant was offered two alternative tiles by her contractor, and with costs escalating, she chose the less expensive option. She did not realise that a change in roof tile material finish or dormer finish changes required planning consent. This is regrettable, but the Applicant was seeking engage in good maintenance of the house, where the existing materials had begun to dilapidate and debris fall into the street. This application is therefore seeking a retrospective consent, so the Applicant's action is consented and lawful.

Architectural & Vernacular Spatial Forms

No changes are proposed to the spatial forms of the pitched roof of Isbury House. The changes proposed are external material finishes only.

Scale, Amount and Layout of Development

No change is proposed in the layout of the development. The amount would pertain to the scale of the roof, which is a large roof area, and does have visual impact on the street frontage. In this case the matter of scale would concern the scale of the repeating pattern of the roof covering material, as double roman tiles are larger than plain tiles, and their ridged appearance brings a different texture and rhythm to the roof covering surface. However, this is seen in a street context of many materials and textural rhythms on buildings from an age range spanning some 400 years.

Materials

The existing pitched roof has clay plain tiles; the proposed pitched roof covering will be clay double roman tiles. The existing dormer heads and cheeks which are pebble dash render and plain tiles, will be uPVC wood effect cladding.

The materials proposed either fall within the palette of established materials within the Conservation Area, or are also present in the direct vicinity of Isbury House, on the closest periphery of the Conservation Area. On the boundary of the Conservation Area, but within sight of Isbury House, Twin Gates and Kings Rise all have clay double roman tiles. 1 Clarendon Court,

which is 3 doors down from Isbury House, has the same uPVC cladding to the dormer as is proposed in this application.

Although in the vicinity of Isbury House and across the Conservation Area there are a lot of clay plain tiles used in both roof covering and as wall hanging, it would not be fair to say it is the only roof covering or cladding in evidence, as there is a significant variety of material as well as architectural form, scale and layout used on properties on Kingsbury Street, and its offshoots, inc slate, lead, render and UPVC, as well as stone and timber.

Impact on Character & Appearance of the Area

The changes proposed will have some impact on the appearance of the Conservation Area, but these are mitigated by the set back of the house relative to the listed neighbours, as well as by the variation in materials and forms within the Conservation Area. The position of Isbury House relative to the Conservation boundary is also relevant because it means homes like Twin Gates is also impacting the setting of the listed buildings mentioned, across the road, and has the same double roman tiles on the roof.

It is therefore important not to overstate the impact of the proposed changes on either the character of the Conservation Area or the context of the neighbouring listed buildings, which are surrounded by multiple styles, forms and materials, because they are on the periphery of the Area.

There is also an argument that when buildings within Conservation Areas are in poor repair, that negatively impacts the appearance of the Area and the setting of listed buildings, and building owners should be encouraged to undertake repairs and replace dilapidated materials when those materials do come to the end of their design/useable life. Further, when buildings look cared for and in good repair, this supports and improves the character and setting of the Conservation Area. This Applicant has sought to effect these positive outcomes.



View from outside Twin Gates, looking down Kingsbury Street. Note Isbury House set back from the street line.

Heritage Statement

The purpose of the heritage statement is to consider the impact of the proposals on the significance of the heritage assets, for which Isbury House forms the setting.

There are two heritage assets directly affected by the proposals, and these are the neighbouring listed buildings:

- Nos 29-31 Kingsbury Street, immediately to the North (Grade II listed, list entry no. 1034199)
- Kingsbury Hill Cottage & Merle Cottage, immediately to the south (Grade II, 1034200)

These will be considered separately, to describe the significance of the heritage asset affected, and therefore describe the potential impact on that significance.

Nos 29-31 Kingsbury Street

The listing entry reads: *Early C19, Red brick. Pitched slate roof with overhanging eaves. Brick stacks. 2 storeys and basements. 6 ranges of sashes with glazing bars. 3 modern doors in original openings with semi-circular fanlights. Simple iron railings with spear and urn finials. Nos 17 to 34 (consec) form a group.*

29-31 Kingsbury Street is approximately 100 years older than Isbury House. It is a fairly uniform terrace under a single slate roof.

Kingsbury Hill Cottage & Merle Cottage

The listing entry reads: *C18. Merle Cottage - 2 storey and attic. Colour washed brick on ground floor with tile hung upper part. Old tile roof. Two 3-light gabled dormer casements, with lead lights. Two similar 3-light casements on 1st floor. On ground floor 9-panel door to left hand and one 3-light casement (C19 lights) and one 4-light casement (C18 lead lights). Adjoining cottage - 1 storey and attic. Chequer brick, old tile roof, 2 gabled dormers, modern lights and one 3-light and one 2-light C19 casements with plain door to left hand on ground floor. Nos 17 to 34 (consec) form a group.*

Kingsbury Hill Cottage may be up to 100 years older than Isbury House and Merle Cottage, the next house down, is approximately 200 years older than Isbury House. These two cottages have a rich variety of materials on the external walls and roof.

The listings do indicate that Nos 17-34 form a group, which means that some of the value of these heritage assets is not only assigned to them as individual properties, but as an ensemble of buildings on the street frontage. That assessment has to be balanced with the fact that at time of listing, Isbury House, which is within that group, is not itself listed.

The significance of these two listed properties is therefore primarily associated with their age and original built fabric. However this is tempered by the fact that both listings note some modern fittings to the homes that are directly adjacent to Isbury House.

At the rear, the setting of the listed buildings is further impacted by modern additions, in the foreground by the garage and summerhouse of Isbury House, and further back, by the back of Clarendon Court, which is a 21st century housing development.

The next consideration is whether the proposed material changes would cause harm to the significance of the two listed properties.



View of listed 29-31 and Kingsbury Hill Cottage & Merle Cottage, taken from the vehicular view down Kingsbury Street, in which Isbury House cannot be seen due to set back from the street frontage line.

First note is that Isbury House is detached so none of the materials proposed are making direct contact with the heritage assets. Further, because Isbury House is set back from the streetline that the listed properties follow, this limits the visual impact, because as the pedestrian walks up or down Kingsbury Street, Isbury House remains partially or fully concealed by the neighbours until you are in proximity.

In proximity, the fact that one listed property is slate roofed and the other is clay plain tiles, means the roof of Isbury is viewed as once roof finish among differing finishes adjacent.

I suggest though the proposed change of materials does alter the visual appearance of the conservation area setting, that it does not impact upon the significance of the listed heritage assets, and imposes minimal harm to the ensemble due to the variation on forms and materials already present in the direct vicinity.

Access

No changes to vehicular or pedestrian access is proposed in this application.

Conclusion

The applicant is seeking this consent retrospectively, and therefore there is the opportunity to directly compare some photographs the existing and the proposed. A set is submitted for reference(2611_01_102). This consent should have been sought in advance of the works, but the Applicant now seeks to remedy the situation, having intended no harm to the setting of the Conservation Area or listed buildings significance, but rather was looking to maintain the upkeep of the building, which does form part of the Kingsbury Street ensemble, and impacts some but not all views.