

Listed Building Application

Maintenance & Repair Works

Newton House

5 Barn Street

Marlborough

SN8 1AJ

Statement of heritage significance and schedule of proposed works and Design and Access statement

Ref; 2521 /03_601

Revision: A

16th February 2026

This statement accompanies an application for listed building consent and is to be read in conjunction with the following drawings;

2521/	03_001 Location plan
	03_002 Existing & Proposed Site / Roof Plan
	03_021 Existing South West Elevation
	03_022 Existing North East Elevation
	03_023 Existing North West Elevation
	03_024 Existing South East Elevation
	03_201 Proposed South West Elevation
	03_202 Proposed North East Elevation
	03_203 Proposed North West Elevation
	03_204 Proposed South East Elevation

1. Introduction

The application is for external maintenance and repair works to Newton House, Marlborough, which is a listed building (grade II ref. 1034264).

2. Planning policy and constraints

Wiltshire Core Strategy

- **Core Policy 58;** Ensuring the Conservation of the Historic Environment

National Planning Policy Framework 2019, Section 16, Paragraph 189;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

3. Assessment of heritage significance

PPG 'Historic Environment' para 006 "What is 'significance'?" states

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

Newton House is a Grade II Listed two-storey dwelling located in the centre of Marlborough and within its conservation area. It is recorded as dating back to the C18 and features on the 1840 Wiltshire Tithes map¹.

The listing citation reads;

*Chequer brick with 1st floor string. Moulded wood eaves cornice. Old tile roof. 4 windows on 1st floor. 3 windows on ground floor and 4-panel door with architrave frame and flat moulded hood on cut brackets to left hand. All windows with moulded frames and segmental heads. Plain wrought iron rails with urn standards across front. Nos 1 to 11 (consec) form a group.*²

A History of the County of Wiltshire makes reference to developments in this area of Marlborough;

*In 1773 the main road from Swindon ran ... through the borough as Kingsbury Street and the Parade to join the Andover and Salisbury road at the south end of Barn Street. The road was turnpiked in 1762. The Parade was replaced as the main thoroughfare in 1800 by New Road, so called in 1838 and earlier. Another road from Swindon through Ogbourne St. George, which entered Marlborough as Port Hill, was turnpiked in 1819 and became the main road to Swindon.*³ [Now the A346 which runs down Barn Street past Newton House].

*In the late 18th century groups and terraces of houses, usually of red brick with slated roofs, were built along St. Martin's, Kingsbury Street, Barn Street, and elsewhere*⁴

It is likely that the brick frontage of the house was added to an existing timber-framed building in the late C18 when the town underwent a period of gentrification due to its popularity as a coaching stop between London and Bath, and as a minor 'resort' in its own right.⁵

The older, timber-framed building is still evident in the rear part of the house.

The original setting of the house as a part of a group of buildings running down the hill from The Green is significantly diminished by the very heavily trafficked A346 which passes immediately past the front of the house. From the chronology above, it is evident that the house would have been built when Barn Street was not the major north-south thoroughfare through the town.

Having regard for the above appraisal of the listed building and its setting we conclude, in accordance with the PPG, that the significance of the building is in its age, materials and architectural form, and therefore is of both historic and architectural interest.

Its historic setting has been significantly eroded by the development of the A346 as a major arterial route to and from Southampton. However, its current setting still contributes to its significance and the character of the conservation area.

¹ Know Your Place, Wiltshire

² Historic England list entry number 1034264

³ A History of the County of Wiltshire: Volume 12, Ramsbury and Selkley Hundreds; the Borough of Marlborough

⁴ Ibid

⁵ Ibid and Marlborough History Society: History of Marlborough, Chapter 4, The Good Old Coaching Days, Trouble with the Locals, and the Great Way Round, 1690 to 1843

4. Proposals

An outline schedule of work is as follows;

- repointing of all non-painted brickwork, including all chimneys and the front wall
- replacement of small areas of existing brickwork that are blown
- retrospective consent for repointing work already carried out to the upper section of the front elevation
- repainting of the existing railings to the front of the house
- repair of the concrete and brickwork to the base of the railings

The location and extent of the above repair and maintenance works are shown on the drawings that accompany this application.

5. Specification and Method Statement

The repairs and re-pointing are to be carried out in a 'top-down, bottom-up' process. Clearing out and preparation of joints is to be carried out from the top of the wall down and pointing from the bottom up.

No powered equipment is to be used in the preparation works.

Individual bricks indicated as damaged are to be carefully cut out, avoiding damage to adjacent bricks to be retained, and replaced in reclaimed brickwork to match the existing surrounding it.

All cement based pointing is to be carefully raked out until sound lime-based mortar is found.

All loose and friable lime mortar is to be carefully raked out to a minimum depth of 10mm or until sound material is found.

All sound lime mortar is to be left in place.

Lime mortar to be in accordance with the specification below;

NHL 3.5 hydraulic lime binder and washed, sharp sand with aggregate size from 3mm down in the following proportions; 1 lime to 3 sand.

The sharp sand is to match the colour and texture of that in the existing lime mortar as closely as possible. This will be ascertained by taking core samples of the existing lime mortar for analysis.

Brickwork is to be free from dust, grease and other contaminants prior to re-pointing by brushing and lightly spraying with water (not under pressure).

Areas to be worked on are to be lightly wetted, sufficient to control moisture absorption of the new mortar by the host brickwork, immediately before placing the new mortar.

New mortar is to be pressed firmly into the depth of the joint with an appropriate width pointing tool, avoiding spreading the mortar onto the surrounding brick faces. Joints are to be finished flush.

When the mortar has stiffened up it is to be firmly compacted into the joints by beating with a stiff bristled brush. This is to help eliminate any initial shrinkage cracking and ensure the mortar is fully compacted into the joint with a good bond to the surrounding masonry.

The surface is then to be lightly scraped back with the edge of a pointing tool to provide a rough, open-textured surface. The surface must not be overworked as this will result in laitance coming to the surface and forming an outer crust to the detriment of the mortar further back in the joint, which will not cure adequately.

Newly pointed work must be protected with damp hessian to avoid drying out too quickly for a period of 2 weeks.

6. Assessment of impact on the heritage asset

The works proposed do not require the removal of any historic fabric, aside from blown brickwork. Replacement bricks shall match the existing.

The repointing works shall be carried out with lime mortar, to match the existing. The new pointing will secure the building from water ingress.

The existing railings are to be repainted to match the existing, to prevent rust and to enhance corrosion resistance.

We conclude that the proposals would not cause harm to the significance of the heritage asset or its setting.

7. Appendices

Site photographs



Photo 1 - View of the front elevation from Barn Street



Photo 2 View of existing brickwork to the rear



Photo 3 View of existing more modern brickwork to the rear



Photo 4 View of rear elevation from the garden



Photo 5 - View of the side elevation chimneys