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22 July 2026

Wiltshire Council
Planning Department
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JQ

Dear Sir/Madam,

RE: Design and Access Statement & Heritage Statement for Listed Building Consent Alterations at 30 High Street, Marlborough, SN8 1LW

This statement is part of the application, on behalf of our client, for Listed Building Consent (LBC) for minor internal alterations of 30 High Street, Marlborough. The intended work will allow our client to operate a restaurant within the building.

This DAS & Heritage Statement is submitted alongside the following documents:

- Location Plan
- Site Plan
- Existing plans and external elevations
- Proposed plans and external elevations
- Proposed shopfront
- Details of extract system
- Photographic survey of previous fit-out (Ladbroke's)
- Photographic survey of structural renovations

The current condition of the building follows from the consented LBC application PL/2025/02671. That application set forth structural interventions as well as general maintenance of the property, externally and internally, after years of neglect.

This application is to fit out the renovated building to function as a restaurant.

Site

The property is located on the bustling, high street of Marlborough, a market town. It is reputed for the independent shops along the parade and the wide street which allows for ample parking and therefore visitors.

Design

The restaurant planned for the property will have seating at both the ground and first floors with an office on the second story, under the eaves of the roof.

Structure

No structural works are planned. The previous LBC application addressed all the defects in the building which will have been carried out prior to the fit-out works commencing.

An upper floor doorway will need to be widened in order to provide adequate access according to regulations. This doorway was not a historic feature. The proposal removes the modern sidelight – which is only half-height – in order to create a larger opening.

Services

The existing building already has toilets and plumbing at the rear. These will be maintained in order to minimise impact on the building particularly by using existing drain runs. The kitchen and bar have been positioned adjacent to the toilets to more easily supply water and remove waste from the necessary plumbing requirements to these areas.

The kitchen will require a mechanical hood and extract which will require a small grille at the rear of the building. A specialist has already created a preliminary design to minimise changes to the outside of the building as well as impact of noise on neighbours. The seating areas of the restaurant will be provided with fresh air through trickle vents and/or operable windows.

The ceiling of the building is entirely new and generally of a low head height. A dropped ceiling is planned over the bar to provide both feature as well as storage. Recessed and surface-mounted lights will be installed to suit the venue. In addition, speakers, CCTV cameras and necessary emergency signage will be affixed. Any new wiring will avoid passing through the lath & plastered, historic walls.

Wall-mounted fan coil units will be used for heating and cooling in all the seating areas of the restaurant. These will make use of an internal chilled water supply which will run through the ceiling void. This will avoid any external condenser units and therefore any further penetrations through the building fabric. The toilets will have electric radiators.

Finishes

The existing ground floor is currently finished with a standard sand & cement screed. The existing screed to receive a latex levelling compound to provide a level & even floor. The final floor finish will be a mix of vinyl flooring tiles for the customer seating areas and a more resilient Altro Stronghold 30 vinyl or similar in the kitchen.

At the upper floors, the flooring appears to be historic timber boards. Due to the age of the building, these are warped and the entirety of the floorplate is also out of level. Input has been sought from English Heritage and a conservation specialist. Their suggestion was to leave the historic boards and intervene as below:

Floor Finishes at 1st Floor (Customer Seating)

Existing timbers & sub-structure to be retained. Install a breathable membrane or thin cork board covering, to protect the existing timbers. Install timber packers to support a new 'level & flat' floor finish beneath an 18mm thick P5 chipboard (2400mm x 600mm). Final covering to be Vinyl Tiles to match the ground floor. All works to meet Building Control approval and to be installed and finished to manufacturers recommendations.

Floor Finishes at 2nd Floor (Attic Office & Staff Restroom)

Existing floor timbers & sub-structure to be retained. Provide small, localised repairs sympathetic to the existing timber floor. All to meet Building Control approval.

Non-historic walls and the ceiling will be finished in paint and/or wallpaper with a water-based adhesive. This will include the toilets which may also have new wall tiling and sanitaryware.

Signage

The existing frontage will be freshly painted with a painted sign in the frieze. The projecting bracket will also be repurposed with a new swinging sign.

Access

The shop frontage and rear service-only door will remain as existing so there will be no change to access.

Heritage Significance

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1261854
Date first listed:	21-Oct-1974
List Entry Name:	30, HIGH STREET
Statutory Address 1:	30, HIGH STREET
Listing NGR:	SU1871868983

HIGH STREET 1. 5407 (South Side) No 30 SU 1868 2/177 II GV 2. C18. Red brick. Pitched old tile roof, with overhanging eaves. 2 storeys and attics. Ground floor has 1 modern shop front, and 1 oblong C19 bay shop front. 1st floor has 2 cased sashes with glazing bars. 1 attic dormer with pitched roof, tile-hung cheeks, and casements with lead glazing bars. Nos 30 to 38 (consec) form a group.

The previous LBC was consented on the basis that the building and therefore national asset would become unusable. Excerpts from the case officer's concluding remarks are below:

- Overall the works are required repairs in conjunction with general refurbishment and redecoration of the building, due to many years of neglect or inappropriate maintenance.
- The intervention [structural remediation] is therefore unavoidable, yet it is in the best interests of the listed building that these works are undertaken, to repair it and remove any structural instability that if not addressed would undermine the viability of the building.
- There will be a degree of harm to fabric however this is inevitable due to the nature of the works, and with the long term interest of the building at stake, a small degree of harm can be justified in order to provide structural stability.

The changes set forth in this application are minor alterations to the interior of the building with deliberate planning to avoid historic elements – albeit that many have been recently affected. The significance of the building/heritage asset will not be compromised by these proposals: the external character of the building will remain unchanged and the plan form/layout is also being maintained.

Conclusion

This proposal will not affect the heritage importance of the building but rather it will further its long term interest. The premises will be in use as a restaurant for the high street and will leave the building in an even better state for any future occupier.

Yours Sincerely,

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