

Design and Heritage Statement

Replacement of front door, frame and canopy — 18 Kingsbury Street, Marlborough

1. Site address

18 Kingsbury Street, Marlborough, Wiltshire, SN8 1JA

2. Is the application site (identify all that are applicable):

Heritage asset	Yes
A listed building (Grade II, Grade II* or Grade I)	☒
Within a conservation area	☒
A scheduled ancient monument	☐
A registered park or garden	☐
In the setting of or adjacent to one of the above?	☒
Within an archaeological notification area	☐
A locally listed heritage asset	☐

3. In each case where you have answered yes in 2 above, identify the asset and its heritage designation

17–21 Kingsbury Street — listed Grade II, National Heritage List for England entry 1034197, first listed 21 October 1974. No. 18 is in the middle of this listed group.

Marlborough Conservation Area — designated 1971, boundary and statement amended 1992. The property is attached to nos. 17 and 19, which form part of the same listed entry, and sits within the wider listed group of nos. 17–34.

4. The significance of the heritage asset(s)

(i) Summarise what makes the heritage asset(s) special

Nos. 17–21 Kingsbury Street are a terrace of modest cottages of C18/early C19 date, of two storeys in chequer brick with an oversailing course at the eaves, a pitched tile roof and brick stacks. Each cottage has glazing-bar casements, a planked front door with a gabled hood on scroll-shaped brackets, and three ashlar steps up to the door.

Architectural interest lies in the survival of a legible and little-altered example of vernacular terraced cottage building, and in the strongly uniform, repetitive treatment of the front elevation. Historic interest lies in its illustration of modest artisan housing within the historic core of Marlborough. Group value is expressly recognised in the list entry. The terrace contributes positively to the Marlborough Conservation Area and to the townscape of Kingsbury Street, and the front elevation is seen at close quarters from the pavement, so the doorway is prominent.

The list entry names the doorways specifically as planked door, gabled hood ashlar steps. The door, frame and canopy currently in place, however, are not historic fabric. The canopy and door are of plywood construction so these components must be replacements replicating the historic design, although their precise date is not known. The joiner reports that the door has been repaired repeatedly, heavily filled and thickly painted to conceal its condition. Their significance lies in the design they perpetuate, not in the material itself.

(ii) Features of historic significance

Feature	Degree of significance
Chequer brick front elevation, oversailing eaves course, tiled roof and stacks	Special
Doorcase composition — planked door with gothic-headed boards, gabled hood on scroll brackets — repeated along the group	Special (as a design)
Ashlar entrance steps, door opening and surrounding brickwork	Special
Leaded and coloured glazing panel in the door — possibly older than its surround	Special
Existing door and frame (fabric) — C20 replacement of uncertain date, plywood content, extensively filled and repaired, tenons failed	Neutral

Feature	Degree of significance
Existing canopy (fabric) — plywood construction, C20 replacement of the historic hood design — and the boarded internal face of the door	Neutral

(iii) List of proposed works and the impact on the features of significance

Feature	Proposed work	Impact (harmful, neutral, beneficial)
Front door	Replace with a purpose-made door in sapele hardwood, painted to match; traditional mortice and tenon joints, wedged; tongued, grooved and V-jointed boards with chamfer detail both sides as existing; gothic shape to the head of the boards and gothic vision panel, all to match existing; painted to match the existing colour	Neutral
Leaded and coloured glazing panel	Carefully removed from the existing door and reused in the new door	Beneficial
Door frame	Replace like for like; square cill to match existing; head and jambs with small chamfer to match existing details; draught-sealed sections	Neutral
Canopy	Replace with a replica using exterior plywood sections to match existing, replicating the bargeboards, fascia and scroll-cut “gallows” brackets; existing roof slates reused	Neutral
Opening, brickwork and ashlar steps	No works. Size and position of the opening unaltered; no disturbance to brickwork or steps; door continues to open inwards, hung on the right viewed from outside; letter plate retained in its existing position	Neutral

(iv) What research have you undertaken to understand the significance of the heritage asset(s) affected?

HER (Historic Environment Record)	☐
Wiltshire and Swindon History Centre (county record office)	☐
Map regression (historic maps)	☐
The Pevsner Architectural Guides and the Victoria County History	☐
Local Planning Authority sources (Marlborough Conservation Area Statement; Marlborough Area Neighbourhood Plan)	☒
The Heritage Gateway	☐
Historic England sources (Search the List — NHLE entry 1034197)	☒
Museum or Library (e.g. records of statutory amenity societies)	☐
Other — condition assessment and specification by One Step Joinery Ltd, 3 August 2026, with drawings 1–10; condition separately confirmed by a second contractor; inspection of the door and of the neighbouring doorways in the group	☒

5. Impact on significance

The works replace three components — door, frame and canopy — with purpose-made items reproducing the same design, proportions, materials, detailing and colour. There will be no perceptible change to the appearance of the building from Kingsbury Street or any other public viewpoint, and the uniform rhythm of doorways along the listed group is preserved. No historic fabric is removed: the components being replaced are C20 replicas, and the opening, brickwork and ashlar steps are untouched.

The works are needed because the door is failing structurally. The joiner reports that it is rotting, warped and falling apart, that past repairs and a large amount of filler have been concealed under thick paint, and that it is coming apart at the joints because the tenons are failing, so it is not repairable. Two contractors have confirmed the condition.

Alternatives considered: repair in situ was the applicant’s first preference and was rejected only on the joiner’s advice, since splicing failed tenons would leave very little of the existing material in place and would not be durable; an off-the-shelf replacement and a door of contemporary design were both rejected because neither would reproduce the doorcase design named in the list entry and repeated along the terrace.

Harm has been avoided by matching the existing design exactly, reusing the leaded and coloured glazing panel and the canopy slates, and using traditional mortice and tenon construction rather than modern substitute detailing. On that basis no harm to the significance of the listed building is identified. The character and appearance of the conservation area are preserved, the street elevation being unchanged.

6. Enhancement and Public Benefits (where applicable)

The proposal replaces decayed C20 components — including plywood elements and areas of filler — with purpose-made joinery constructed in the traditional way, so the doorcase design named in the list entry is better and more durably expressed than at present.

The leaded and coloured glazing panel, is retained and reused rather than lost with the failing door. The canopy roof slates are also reused.

Arresting the decay protects the adjoining historic fabric — continued failure at the threshold and jambs would allow water into the opening and the surrounding brickwork — and sustains the uniform appearance of the listed group in a prominent position within the conservation area.

7. Other

Materials: sapele is proposed as a durable, stable and readily paintable hardwood (the species of the existing components is not known), and exterior plywood for the canopy sections and gallows brackets because that is what the existing canopy is made of.

Recording: a full photographic record will be made before removal and provided to the authority; the existing door can be retained on site or offered for salvage. The conservation officer is welcome to inspect the door in situ before any works begin.

Submitted with this statement: the specification letter and drawings 1–10 from One Step Joinery Ltd (3 August 2026), and photographs at Appendix 1.

A. Photographs

Photograph 1: 17-21 Kingsbury Street



Photograph 2: Current door



Photograph 3: Deterioration of current door



Photograph 4: Current canopy



Photograph 5: Deterioration of canopy

