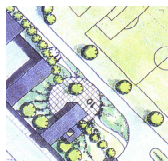


534 - 137 High St Marlborough

Heritage Statement

15 April 2025



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Rev 0

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Executive Summary

137 High Street, Marlborough is a Grade II listed building which requires essential maintenance to ensure its preservation. The primary focus of the works is to make the building envelope watertight and to repair or replace deteriorated windows. These interventions are vital for protecting the integrity of the heritage asset.

Concerns raised by the local fire authority highlight the lack of a protected means of escape. To address this, a fire-resistant vertical escape route will be created by enclosing the staircases in a fire-rated shaft. This will involve installing fire-rated partitions and modifying the staircase between the ground and first floors. Most of the existing staircases, except for that at third-floor level, are of modern construction. The required partitioning at ground and first floors will not impact historic fabric, and only minimal work is necessary at the second floor. New partitions will be introduced at the third floor, and the basement ceiling will be upgraded to fire-resistant standards. Existing historic ceilings can be protected using intumescent paint. Overall, the interventions will require minimal disturbance to the historic fabric and significantly enhance safety and the building's fire resilience.

The Heritage Assets



The building listing statement:

HIGH STREET 1. 5407 (North Side) No 137 SU 1869 1/44 18.7.49. II GV 2. Cl6 altered C18. 4 storey. Tile hung with shaped tiles. Old tile roof. Single gabled front with curved and moulded barge boards. 1 window on 3rd floor. 2 storey angular bay window on 1st and 2nd floors with Palladian window at 1st floor level. Cl9 shop front on ground floor

under pent roof (altered) on Doric columns. Nos 131 to 144 (consec) and Midland Bank form a group, with the Town Hall and Nos 1 to 12 (consec), opposite.

Listing NGR: SU1883369181

General location

Marlborough's High Street, known for its exceptional width, was widened after the Great Fire of 1653 and is often claimed to be the widest in England, though Stockton-on-Tees holds that title. The street's wide layout allows ample space for the local market, a tradition dating back to King John's charter granted in 1204.

Description of Significance

Externals

No. 137 is a four-storey mid-terrace building with red clay 'Club and Fishtail' decorative tile-hanging façade and has a two-storey projecting bay window to the first and second floors.



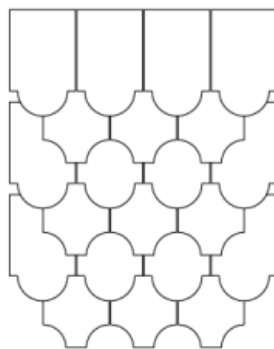
Front Façade

The windows to the first floor are reminiscent of Palladian detailing with an arched head window to the centre, flanked with sash rectangular windows to each side. The upper façade is more simplistic in aesthetics, with a rectangular sash placed centrally to a tile hung gable. Barge boards are of white painted timber and incorporate simple edge decoration, but they are a later addition to the original building.



*Front façade Club and Fishtail
vertical hung tiles*

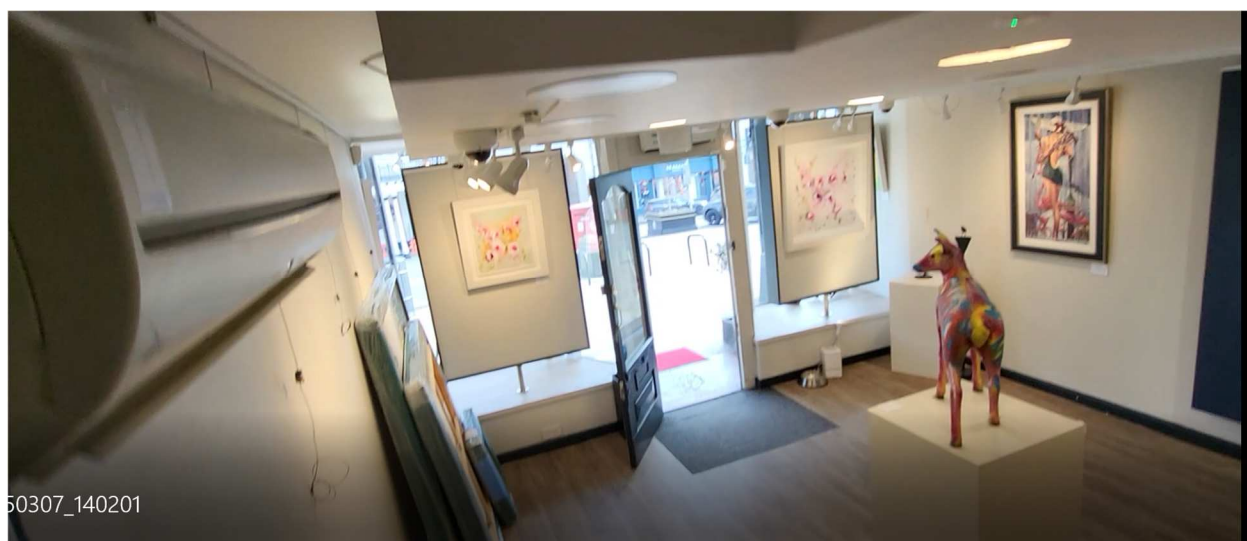
The hanging tiles are of red clay in a decorative 'Club and Fishtail' design which is also evident on a number of other buildings in the local area. Generally, the tiles look relatively modern in relation to the age of the property.



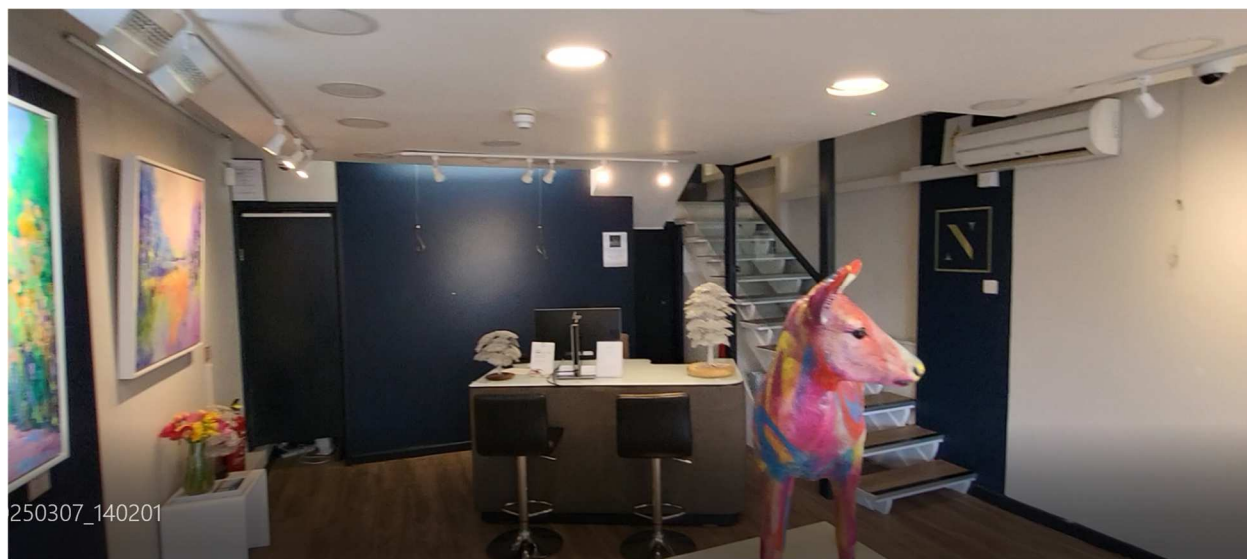
*Club and Fishtail
pattern*

Internals

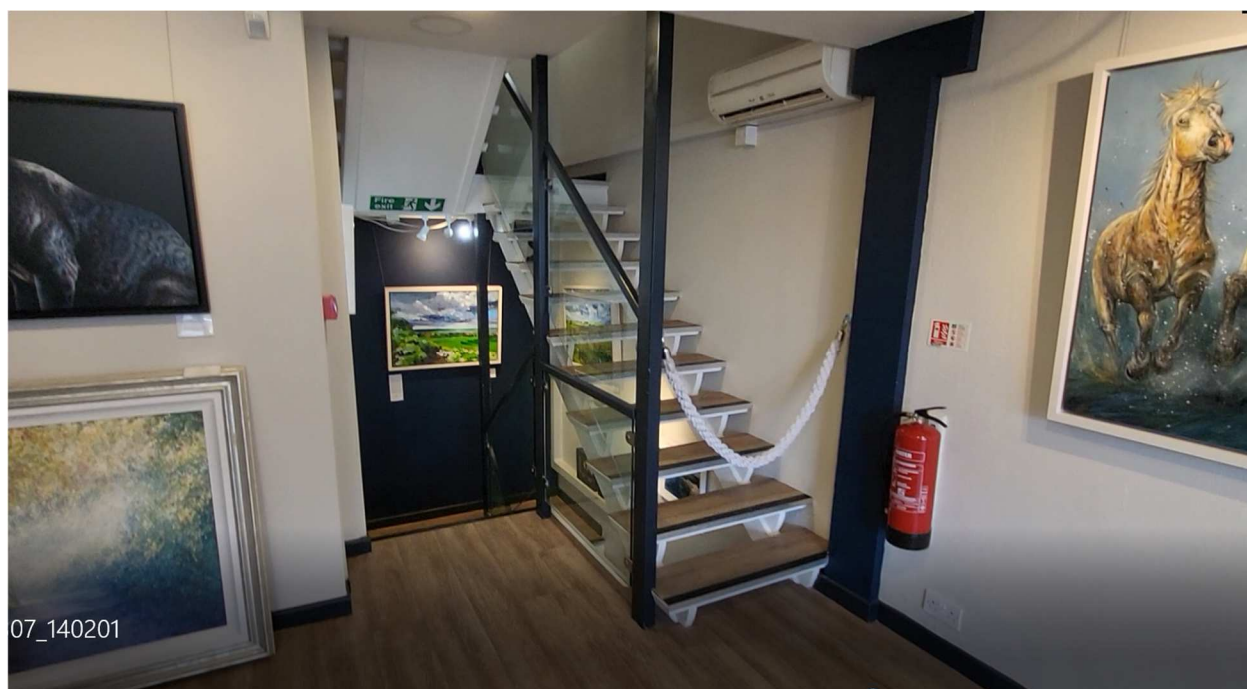
The ground and first floors have been substantially modernised, with many of the original staircases replaced by open-tread stairs. See images below.



Ground floor



Ground Floor

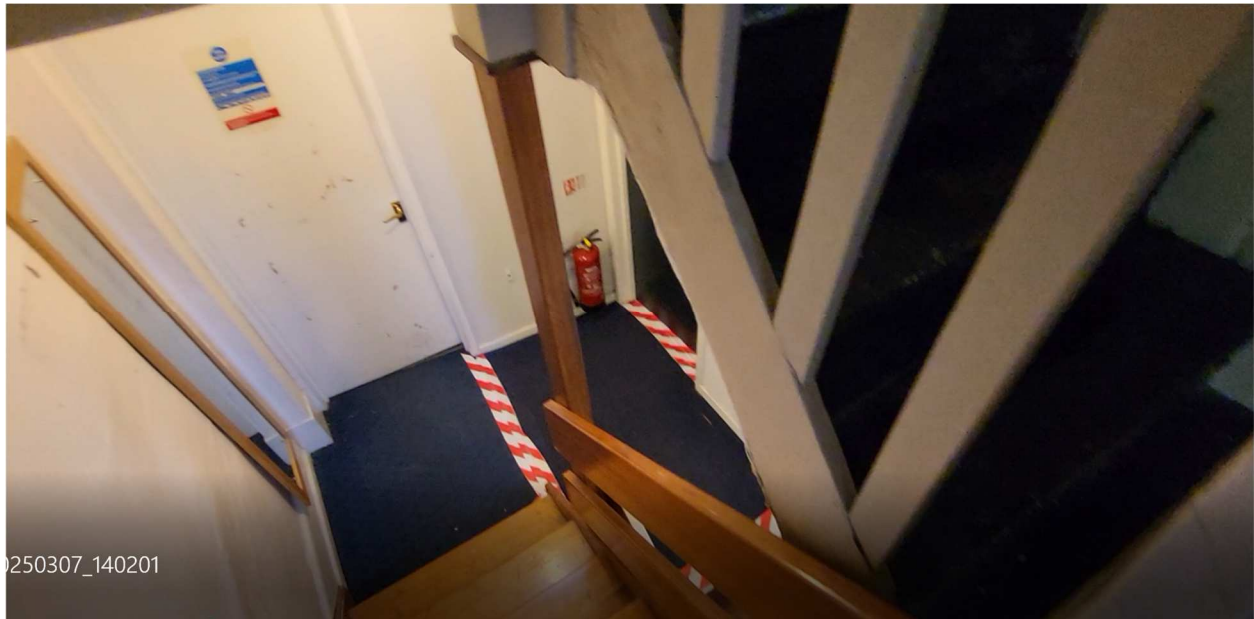
*First Floor*

In contrast, the upper floors retain more historic features and fabric, though the extent of original elements varies by level. See images below.

*Second Floor*

*Third Floor**Third Floor*

The modern stairs continue up to the third floor, half landing, as shown in the image overleaf. At the landing it dovetails into the historic fabric. To summarise most of the staircases are not original.



Third floor the only remaining part of the original staircase left RHS.

The Proposed Works

We direct the reader to the following documents

- A structural survey
- A building survey
- Dorset and Wiltshire Fire and Rescue Report - CFRE4C8
 - *Page 9 Item number 6 is the salient point here*
- Fire Engineers' findings which salient point reads:
 - *"Staircase enclosed as you have shown in a minimum of 30 minutes of fire resistance, with FD30(S) doors. 30 minutes will be adequate for the fire strategy.*
 - *Door between stair and Ground Floor to have a vision panel.*
 - *Ceiling of basement to be fire protected to a 60 minute standard, and to be imperforate to the passage of smoke*
 - *Structural fire protection should be to a 60 minute standard. You appear to be addressing this with intumescent paint where necessary. This would include the underside of the upper floors as well.*
 - *Two door protection to the stair between basement and Ground as shown on the attachment*
 - *L1 fire detection and alarm system in accordance with BS5839-1"*

The proposed works fall into two broad categories: maintenance and fire safety improvements, particularly the provision of an acceptable means of escape (Part B of the Building Regulations and the more overarching requirements of the Building Safety Act, from which listed buildings are not totally exempt).

Maintenance

The following maintenance works are proposed:

- Replacement or repair of all deteriorated windows.

- Renewal of “Club and Fishtail” and plain vertical hanging tiles, along with supporting battens etc., using matching materials. See image below.



Lose weathered tiles

- Repairs to roof leaks and making good internal water damaged surfaces.



Roof leaks

- Re-decoration as required.
- Drainage of standing water in basement.



Basement standing water

- Minor structural repair of bellying and cracked walls



Minor work to wall on Chandler Yard – helifix repair

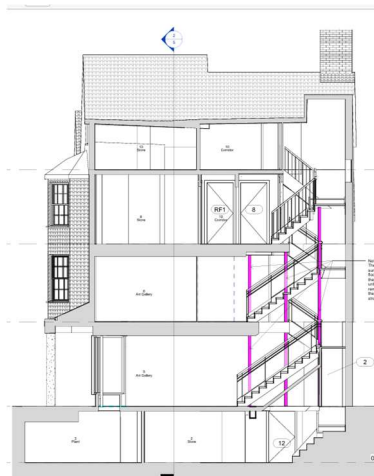
With regard to the maintenance items, the potential impact of the proposed development on the heritage asset's significance is negligible. The replacement bay and other windows—aside from the inclusion of thin vacuum-formed double glazing units—will match the original windows. The retained and refurbished windows will be restored.

The removal of standing water in the basement will help preserve the historic fabric. Replacing the leaking roof of the front bay window with a traditional lead covering will help restore the building to its original construction. The replacement vertical tiles will match the original in both material and appearance, and other works to address water ingress will further preserve the historic fabric of the building.

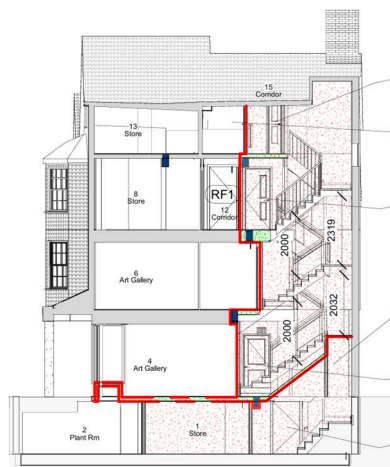
The methodology for how this work is to be carried out is fully detailed within the specification and drawings. Within the specification, there are dedicated sections addressing conservation work.

Means of escape.

Wiltshire Fire Brigade has reported that the building is unsafe. The key issue is the open staircase, which allows fire and smoke to travel unimpeded vertically between the floors (see image below). From the image, it is clear that there is no containment for the staircase. In the event of a fire, the chances of escape from the upper floor will be extremely limited. There is only one practical solution to this problem: to encase the staircase in a protected vertical shaft.



Existing arrangement staircase



Proposed arrangement

The Fire Engineer has confirmed that this is the only acceptable solution. From the Fire Strategy Drawing 534/B/14 (see image below) only the modern ground and first floor staircases need to be replaced with winder stairs.



Fire Strategy Drawing 534/B/14

To create a protected shaft the red-shaded area in the image, the following work will be required:

- New fire compartment partitions and associated doors will be required on the ground, first, and third floors and walls on the second floor may need upgrading.
- The existing modern doors, which also forms part of the protected vertical shaft, will either receive a 30-minute intumescent paint coating or be replaced with a fire doorset.
- The vertical shaft fire walls do not align. To make the shaft vertically contiguous, the ceilings will also require upgrading to a 60-minute fire rating. The scope of this work is defined by the green-shaded area in the image.
- To create a safe exit route from the shaft to the building's exit point, the existing modern basement plasterboard ceiling will also need to be replaced with 60minute fire rated surface.

Justification of the Proposal

In combination with the drawings and the specification and in particular the conservation subsections within, the approach to maintaining the building's historic fabric are in keeping with good practice and should have little to no effect on the character of the building.

The fire escape measures are more invasive. However, the work mostly relates to the modern building fabric. There is a balance to be struck between preserving life and a historic asset. The fire solution has little effect on the historic fabric and a large effect in protecting the occupants and the building if a fire was to occur.