



THE PLANNING WORKS

September 2026

Heritage Statement and Existing Joinery Condition
Listed Building Consent Application - No 20 Kingsbury Street, Marlborough, SN8 1JA
Replacement of Windows and Sashes

1. Introduction

This Listed Building Application seeks consent to replace the existing front door and canopy porch along with all six external windows of No 20 Kingsbury Street. The existing joinery is all fabricated with softwood. Subject, to input from Wiltshire Planning, the proposal is to replace all with faithful copies in hardwood.

2. Description, Location and Historical Context

Built in the early 1800's No 20 is a two-storey house, part of a terrace of five on the East side of Kingsbury Street. The group of five houses (No 17 to No 21) is recognised by Historic England as being part of a larger set of buildings (No 17 to No 34) all built at around the same period. When built these houses would have enjoyed views across Kingsbury Street to open fields.

This group of cottages are smaller than their neighbours further down Kingsbury Street. Brick built elevations with plain clay tiled roofs. Each house has a chimney stack, and their front doors open directly onto the pavement. Whilst regarded as a group of five and all built at the same time, the cottages do differ from one another. Furthermore, unsurprisingly alterations have taken place. On the rear elevation No 20 has a flat roof dormer window set into the catslide roof. This dormer is not original.

Kingsbury Street was originally part of the main road down into the centre Marlborough before being supplanted in that capacity by Herd Street (A346) to its east. Kingsbury Street formed an important parish boundary between St Mary's and St Peters. Most of Kingsbury Street and the group of buildings identified above lie within the Marlborough Conservation Area.

3. Historic Background

Location

Statutory Address:

17-21, KINGSBURY STREET

Parish:

Marlborough

National Grid Reference:

SU1876269453

Details

KINGSBURY STREET (East Side)

1. 5407

SU 1869 1/211

Nos 17 to 21 (consec)

GV II

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2.

C18/early C19. Chequer brick. Pitched tile roof. Brick stacks. 2 storeys. Oversailing course at eaves. Each cottage has 1 range of casements with glazing bars. No 18 has 1 extra on 1st floor. 1 planked door each with gabled hood on scroll-shaped brackets, No 17's a small porch. Each door has 3 ashlar steps up. Nos 17 to 34 (consec) form a group.

Listing NGR: SU1876269453

4. Previous Planning History

Ref	Date	Item	Decision
K/54439/LBC	July 2006	Replacement front door	Approved

5. Historic England Advice – Listed Buildings

The policy espoused by Historic England for the upkeep of Listed Buildings has a three-tier structure.

- A. Maintain – look after the building and its original fixtures and fittings by a programme of maintenance using appropriate techniques and materials.
- B. Repair – where parts of the building have not been maintained to a satisfactory level repair the substandard areas using appropriate techniques and materials.
- C. Replace – if an element of the building is beyond repair replace with a faithful facsimile of the original.

6. Existing Joinery – Please see pictures below.

Front Door and Canopy Porch

Neither the current front door nor the canopy porch are original items. They do not match the description in the Historic England Listing which is dated in 1974. The listing describes a planked door and gabled hood on scroll-shaped brackets. Consent to replace the door was granted in 2006 by Kennet District Council. One can only assume that both door and porch were replaced at the same time. Of the five cottages in the group only the next-door neighbour, No 19, still has a planked front door. Whether this is original is unknown.

Fabricated in a combination of soft wood and a composite material, the existing modern front door leaf has an external frame enclosing a section of 'planking' with a shallow arched head. The section of planking is a moulded material rather than traditional individual tongue-and-groove staves. There is a rectangular glazed light in the upper section of the door. This has a moulded beaded surround and stained-glass double-glazing. The door furniture is a modern copy of an old style pattern.

The door leaf has deteriorated and been overpainted to maintain its appearance.

The door frame pre-dates the door and is similar in pattern to those in three of the four neighbouring properties. This may suggest that the frame is of some age.



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The frame has not been well-maintained and is now rotten. Gaps between the frame and surrounding brickwork have opened up as the timber has deteriorated beyond repair.

The existing gabled canopy hood has been formed from plywood. The top of the porch has faux slate panels as the covering. Flashings etc have been dressed with a low code lead. This is not an original item.

The plywood in the porch canopy has delaminated and is now in an unstable condition.

Windows

All six external windows are formed from exactly the same frame profiles and sections. The windows differ in size but the method of construction is uniform throughout. The Living Room Ground Floor window on the front elevation (G1) has two plant-on vertical beads fixed to the outer frame elements.

The windows have traditional flush-sash casements. However, the profiles and construction method are all modern. All sections have been machined rather than produced in a traditional joinery workshop. The hinges are modern items as are the lightweight aluminium handles and catches.

All the windows are double-glazed.

The materials, construction method and glazing all suggest that these are late 20th century windows that were all installed at the same time. There is no apparent Listed Building Consent for this replacement. These windows may have been installed at the same time as the rear flat roof dormer.

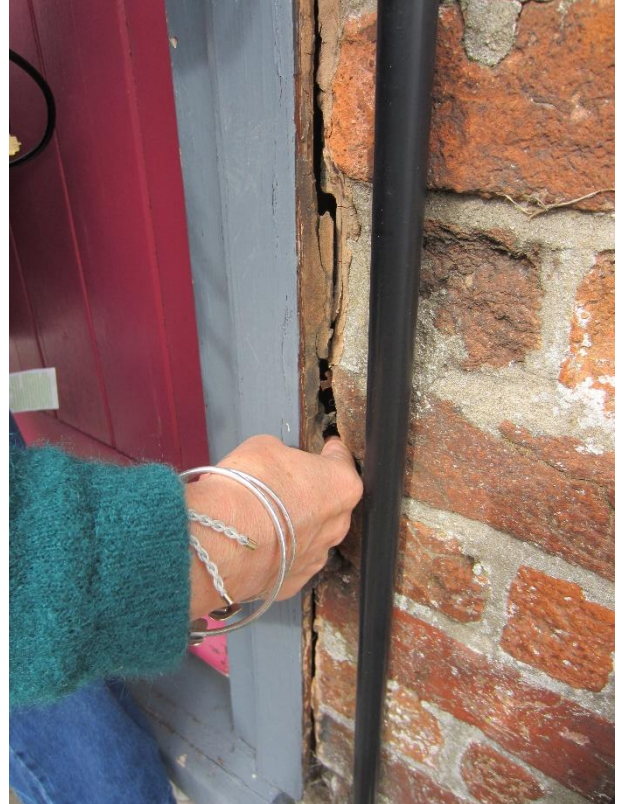
The windows are now in poor condition.

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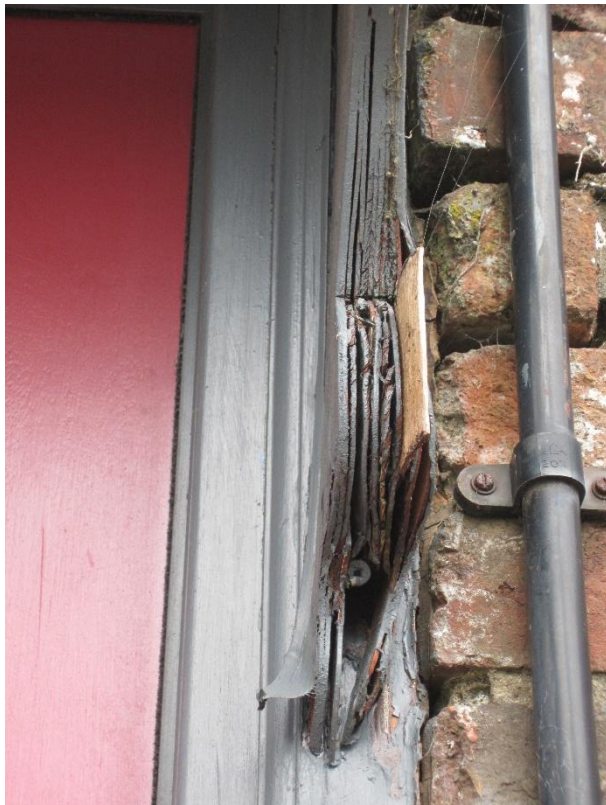
7. Existing Joinery – Pictures



Front Door D1



Front Door D1 – Frame



Front Door D1 Porch



Front Door D1 Porch

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Window G1



Window F1



Window G2



Window G3

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Window F2



Window F3

The proposed replacement door and windows will be faithful copies of the profiles and dimensions of the existing joinery. The proposal seeks to change the material used from softwood to hardwood in order to improve both the functionality and longevity of the external joinery. The proposal will maintain the historical significance of the property. The front elevation's contribution to the Conservation Area street scene is not impacted. Harm to the fabric of the building is insubstantial.

Kind regards,

Graham.

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