
Heritage, Design and Access Statement

116 HIGH STREET, MARLBOROUGH, SN8 1LZ
NOVEMBER 2019

PREPARED FOR DENTALCARE GROUP LTD

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APPENDICES

Appendix 1 – Location Plan

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1.0 INTRODUCTION

1.1 This Heritage, Design and Access Statement has been prepared by Hybrid Planning & Development ('Hybrid') on behalf of our client (Dentalcare Group Ltd), in support of applications for Full Planning Permission and Listed Building Consent submitted to Wiltshire Council for development of the Grade II listed building at 116 High Street, Marlborough, SN8 1LZ.

1.2 Specifically, planning permission and listed building consent are sought for the:

'Change of use of basement and ground floors from members' club (Sui Generis) to dental clinic and surgery (Use Class D1) and associated internal alterations.'

1.3 This Statement will set out the policy context and a brief history of the site and its surroundings, before discussing the significance of the heritage assets which have the potential to be affected by the development and the works which are proposed. Finally, the Statement will assess the impacts of the proposed works on the relevant heritage assets.

1.4 This Statement is intended to be read alongside the submitted drawings and Planning Statement accompanying these applications.

2.0 HERITAGE POLICY AND GUIDANCE

National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 Section 66 of the Act establishes a general duty for a planning authority, in considering whether to grant consent for a development which affects a listed building, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historical interest which it possesses. A building is listed by virtue of its special architectural or historical interest (Section 1(1)).
- 2.2 Section 72 of the Act establishes a duty in the exercise of any function under the Act to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. A conservation area is an area of local interest designated principally by the Local Planning Authority.

Revised National Planning Policy Framework (2019)

- 2.3 Section 16 relates to the conservation and enhancement of the historic environment and heritage assets. Annex 2 of the NPPF (2019) defines heritage assets as:

'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

- 2.4 Annex 2 further defines 'significance (for heritage policy)' as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

- 2.5 Paragraph 184 goes on to highlight the importance of heritage assets, whilst stating that they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 2.6 In determining applications affecting heritage assets, Paragraph 189 requires applicants to describe the significance of any heritage assets affected by proposals, including any contribution made by their setting. Importantly, *'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 the significance'* (Paragraph 189).
- 2.7 Paragraph 192 requires local planning authorities to take account of the following when determining applications related to heritage assets:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.8 When considering impacts of proposals on the significance of designated heritage assets, Paragraph 193 states that *'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).'* The NPPF discusses harm to heritage assets as either substantial, less than substantial or total loss. Where a development proposal leads to less than substantial harm, this should be weighed against the public benefits of the proposals, including securing its optimum viable use (Paragraph 196).

Local Policy

- 2.9 Wiltshire Council's Local Development Framework, as it relates to the site, is comprised of the Wiltshire Core Strategy (2015) and the 'saved' policies of the Kennet Local Plan (2007) and Proposals Map. Regarding heritage assets and the historic environment of Wiltshire, the following policies are of particular relevance.
- 2.10 Core Policy 57 seeks to ensure high quality design and place shaping in new developments, requiring applications to be accompanied by appropriate information to demonstrate how proposals make a positive contribution to the character of Wiltshire. This includes, inter alia, enhancing local distinctiveness by responding to the natural and historic environment, responding positively to existing townscape, being sympathetic to and conserving historic buildings and historic landscapes and making efficient use of land whilst accounting for the characteristics of the site and local context.

- 2.11 Core Policy 58 seeks to ensure the conservation of the historic environment of Wiltshire, stating that development should *'protect, conserve and where possible enhance the historic environment'*. Specifically, designated heritage assets and their settings shall be conserved, and where appropriate enhanced, *'in a manner appropriate to their significance'*. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57.
- 2.12 Core Policy 59 relates specifically to the 'Stonehenge, Avebury and associated sites' World Heritage Site.

3.0 SITE BACKGROUND AND HERITAGE SIGNIFICANCE

Site and Surroundings

- 3.1 The application site is a three-storey building, comprising basement, ground, two upper floors and an attic. The building is located on the north-west side of High Street in Marlborough and is located within the Marlborough Conservation Area. A small lane on the south side of the building provides access to a small cul-de-sac at the rear of the site. A site Location Plan is included at **Appendix 1**.
- 3.2 The site itself is part of a Grade II listed pair of buildings with no. 114 High Street, which adjoins it to the south. To the north is the Grade II listed Castle and Ball Hotel, whilst additional listed buildings can be found along the High Street to the north and south of the site.
- 3.3 The basement, ground and first floors have long been in use as the Marlborough Conservative Club (Sui Generis Use), whilst the second and third floors are in use as a separate residential flat (Use Class C3). Recent alterations to the interior include the creation of a servery/bar and function room at ground floor rear and a snooker room at first floor level.
- 3.4 Much of the historic interior has been altered and/or lost over the years, whilst new window openings have been inserted into the south side elevation at ground and first floor levels, overlooking the old coachway. Although there is no public record of a decision having been issued on the application, it is clear that these works have been carried out in accordance with the proposed plans for application LPA ref: 17/05878/FUL.

Heritage Significance

- 3.5 114-116 High Street, Marlborough was added to the National Heritage List at Grade II on 18th July 1949, with its most recent amendment occurring on 21st October 1974. The full listed building description, taken from Historic England, is as follows:

'HIGH STREET 1. 5407 (North Side) Nos 114 to 116 (consec) (formerly listed as Nos 114 & 115) SU 1869 1/32 18.7.49. II GV 2. Early C18. 3 storey and attic. Tile hung (shaped tiled) with wood angle rusticated bands, whole height above ground floor. Moulded and bracketed wood cornice. Old tile roof. 6 hipped dormer casements. 10 windows on 2nd floor. 4 angular bay windows and 2 single sash windows on 1st floor. All glazing altered. The 2 right hand bays larger than 2 left hand. On ground floor to left hand 3 C18 shop windows - 2 altered, but H Duck window, a projecting rectangular bay with curved ends has original glazing and shop door at left hand side. Yard entry to right hand of centre and plain C19 shop front at right hand. Tiled pent roof supported on cast iron columns across ground floor. Nos 112 to 116 (consec), Potters End, The Castle & Ball Hotel and Nos 117 to 124 (consec) form a group.'

3.6 In addition, the site is discussed within the ‘saved’ Marlborough Conservation Area Statement (June 2003). Here the site is identified as forming part of The Old Hart, a former inn operating, in some form, from 1456 until 1730. It is said that Samuel Pepys stayed at the Old Hart Inn and its galleried courtyard was used as setting for Shakespearean plays. In the section discussing the High Street, it is stated that:

‘In several instances along the High Street single burgage plot frontages are combined together to form one impressive facade. These are exemplified by pairs of houses at nos.3 and 4, no.s 114–116 of three burgage plots and the Castle and Ball Hotel of two.....[which] are hung with patterned clay tiles and listed grade II.’

3.7 As can be seen from the above, much of the special interest of this heritage asset relates to its architectural design and external appearance, especially as it relates to the group value attributed to the site and the adjacent listed buildings.



Figure 1. Nos. 114-116 High Street, Marlborough. Image adapted from Google, June 2017.

3.8 Many of the original external features have been retained, including the characteristic patterned tile hung façade at first and second floor levels, the larger bay windows at first floor and the original arrangement of window openings at the front. The attractive C19 curved bay shopfront has been retained at ground floor level, thereby preserving the character and appearance of shopfronts within the group.

3.9 Notwithstanding, a number of new window openings have been inserted on the south side elevation of the building at ground and first floor levels, overlooking the old coachway. These appear to have been inserted as part of planning application LPA ref: 17/05878/FUL.



Figure 2. View of rear of no. 114 and side (south) elevation of no. 116 with new windows.

- 3.10 Internally, limited features of historic interest are readily evident within the listed building. The front members bar area has been retained, but the internal fit out and finishes for the remainder of the ground and basement floors, including those to floors, ceilings and walls, are all modern. This includes new modern partitions and floorboards throughout, and a new bar/servery area.



Figure 3. Photograph of ground floor rear bar/servery and function room, including modern floorboards, fixtures and finishes.

3.11 As a result of the works recently carried out in accordance with the proposals of planning application LPA ref: 17/05878/FUL, the interior of the building at basement, ground and first floors retains no readily apparent historic features, although there may be some features hidden by the modern fittings.



Figure 4. Photograph of ground floor interior following recent renovations.

4.0 DESIGN AND ACCESS

Development Proposals

- 4.1 These applications have been submitted for the change of use of the basement and ground floor levels of no. 116 High Street in Marlborough from Sui Generis (Conservative Club) to Class D1 (Non-residential institution), along with associated internal alterations. The proposals seek to enable the part-use of the building as a dental clinic and surgery and comprises solely of internal alterations to this Grade II listed building. As such, no external alterations are proposed.
- 4.2 The reconfiguration of the internal layouts, primarily comprising minor demolition of internal walls and erection of new partitions, will enable the creation of a reception, 5 no. surgery rooms, a consultation room, decontamination room and associated staff facilities and storerooms. All of these rooms are standard components of dental clinics and surgeries, necessary for the operation of the business and the provision of services to patients, and are fully compatible with the diverse mix of surrounding high street uses. As a result of these works and the change of use, the applicant will be able to provide comprehensive dental services to local residents, workers and visitors to Marlborough Town Centre.

Design

- 4.3 No external alterations are proposed to the existing building. All existing and external historic features shall be retained.
- 4.4 Internally, the proposals seek to minimise alterations to the original building fabric, of which little remains, as well as the historic arrangement of spaces. As such, the existing members bar at the front of the ground floor shall be re-purposed as a new reception area. The non-original and recently added servery/bar shall be removed, along with its associated utility area. The rear basement stairwell shall be sealed, with new flooring overlaid, providing additional circulation space.
- 4.5 New partition walls are to be inserted within the existing function room in order to create the necessary 5 no. surgical rooms and the patient consultation room. The existing WCs at rear ground floor level shall be reconfigured to provide a decontamination room and separate plant room, whilst a patient WC shall be retained. At basement level, the existing configuration of spaces shall be retained, with rooms reallocated for staff purposes.
- 4.6 The new partitions shall be of suitable high quality to limit noise transference and ensure patient privacy, whilst being affixed with as little harm to the existing building as possible.

Access

4.7 The principle access into the building and the ground floor shall remain as existing, whilst the access to the first floor level shall be retained at the rear from the existing doorway which opens onto the old coachway. Access to the residential flat on the upper levels shall remain as existing.

4.8 The front staircase to basement level shall also be retained, providing access to staff facilities in the basement. However, the second staircase, located internally along the flank wall to the north, shall be sealed to provide additional circulation space at ground floor level. This will help improve the internal arrangement of spaces and allow for easier movement of employees and visitors.

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5.0 ASSESSMENT OF IMPACT

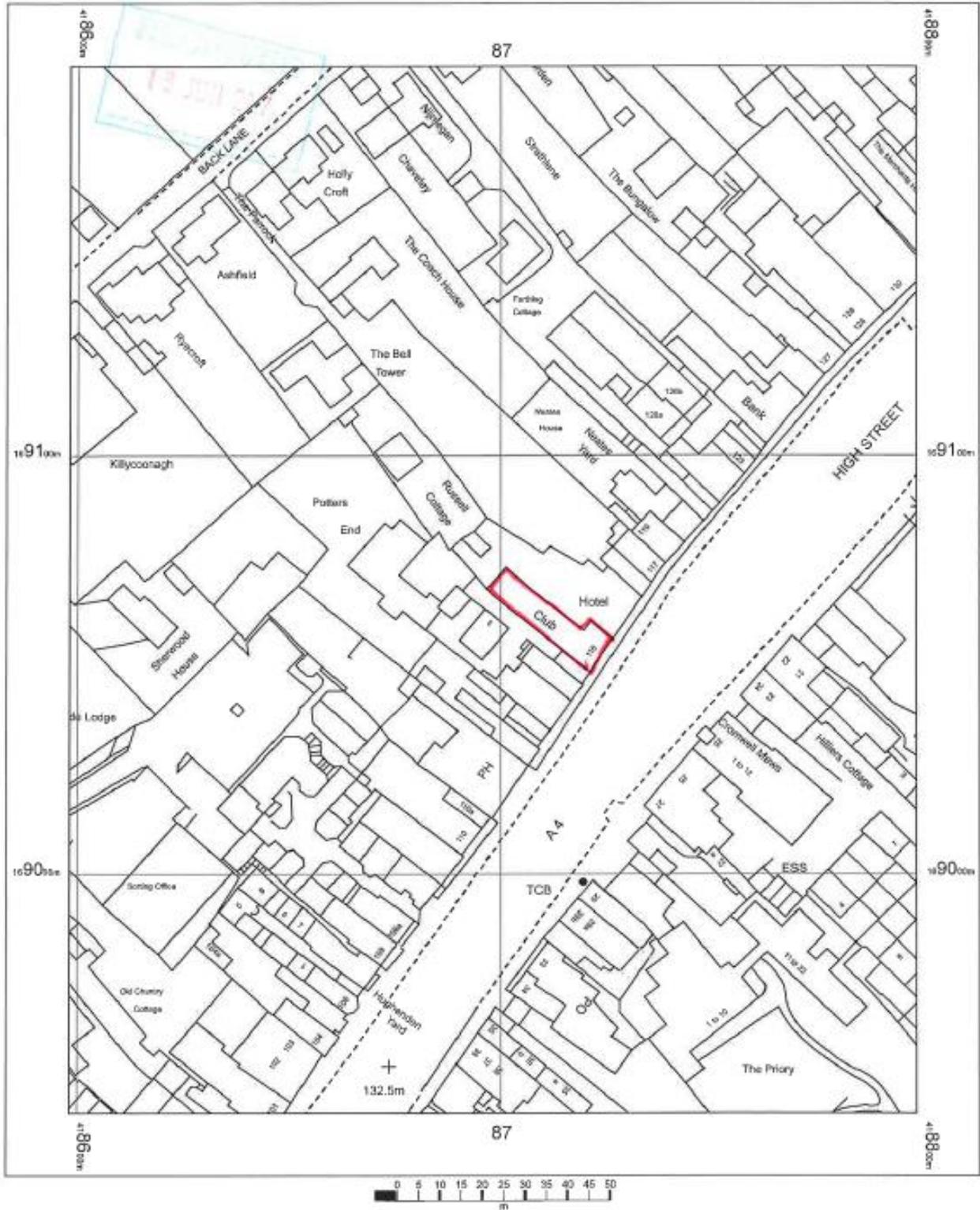
- 5.1 The full extent of the works proposed are shown in the drawing pack which accompanies these applications.
- 5.2 As discussed above, the proposals do not comprise any external alterations to the existing building. Only internal alterations to the ground floor level are proposed to enable the use of the basement and ground floors as a dental clinic and surgery.
- 5.3 Due to the recent internal renovations and reconfigurations as part of planning application LPA ref: 17/05878/FUL, there are no readily apparent historic features within the interior of the basement and ground floor levels of the building. The proposals, comprising the removal of non-original partitions and the insertion of new partitions will, therefore, have cause no harm to the special architectural or historic interest of the building. Whilst it is proposed to cover over the rear basement staircase, the principle front staircase shall be retained and it is not considered that this arrangement contributes significantly towards the special interest of this listed building.
- 5.4 Whilst it is unlikely on the evidence of survey that historic finishes are present at ground floor level, any that are uncovered during the works will be retained, photographed, and re-covered or repaired depending on the needs fit out.
- 5.5 Internally, much of the original historic fabric has been altered or removed, leaving little of heritage value remaining. The proposed works primarily relate to heavily altered areas of the interior.
- 5.6 It can, therefore, be determined that the special architectural and historic significance of this building, which relates solely to its external appearance and group value, shall be preserved. As a result, the setting of the listed building, surrounding listed buildings and the Marlborough Conservation Area are to be retained.
- 5.7 The proposals adhere to the requirements of the 1990 Act in that they seek to preserve the significance of the listed building, and the character of the Conservation Area in which the site is located. With regards to the NPPF, in this case it is considered that while the changes are at the very low end of 'less than substantial', they do not constitute harm, and rather align with the wider aspirations of the NPPF in improving the future viable use of the historic environment, and preserving heritage assets and their significance. The benefits of securing a long-term and viable use of the basement and ground floor levels, one which will contribute towards the provision of local health services whilst diversifying the offer and mix of uses within Marlborough Town Centre, outweigh any harm to the listed building.

- 5.8 The proposals are further in accordance with Wiltshire's adopted Core Strategy (2015), specifically Core Policies 57 and 58. Accordingly, the Council are required to look favourably upon the proposals.

6.0 CONCLUSION

- 6.1 The current applications for full planning permission and listed building consent seek to provide a viable alternative use for the basement and ground floor levels of this heritage building, whilst minimising harm to the special architectural and historic interest of it.
- 6.2 The above sections set out the site background and heritage significance, whilst assessing the impact of the proposals on that significance. This has been carried out in accordance with the relevant National and local planning policies and acts.
- 6.3 Overall, it is considered that the proposals would result in less than substantial harm to this Grade II listed building and its setting, whilst preserving the character and appearance of the surrounding Marlborough Conservation Area. In this case, the benefits of providing local health services in a town centre location outweigh any harm to the heritage asset.

APPENDIX 1



OS MasterMap 1250/2500/10000 scale
 12 June 2017, ID: JEW-00631167
 maps.johnwright.com
 1:1250 scale print at A4, Centre: 416698 E, 169068 N
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APPENDIX 2