



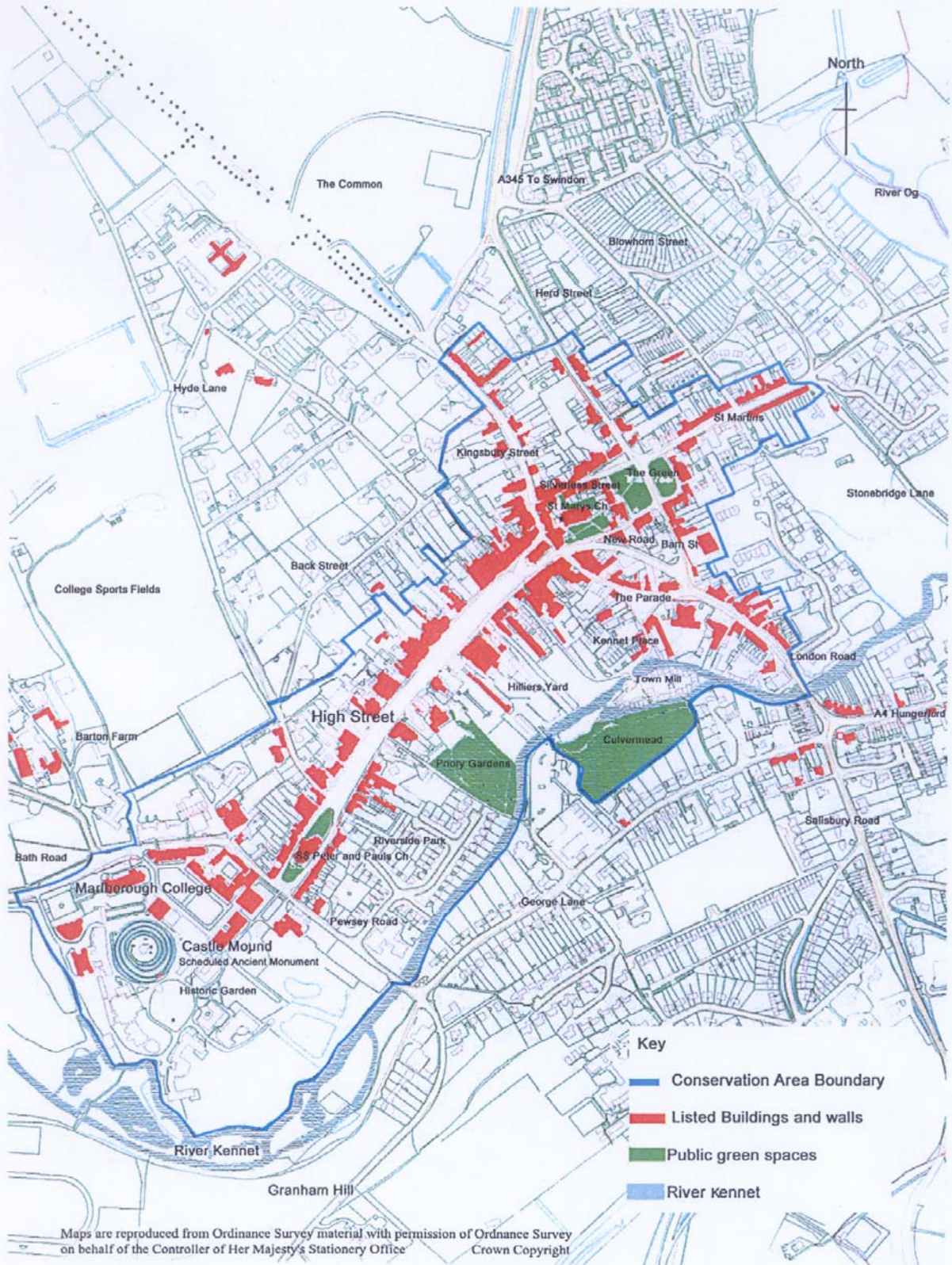
MARLBOROUGH CONSERVATION AREA STATEMENT

June 2003

Planning Services

-  Development Control & Conservation
-  Forward Planning & Transportation
-  Building Control & Property Management

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MARLBOROUGH CONSERVATION AREA

PURPOSE OF THE DOCUMENT

Planning Policy Guidance Note No. 15 issued by the Departments of Environment and National Heritage states that the more clearly the special architectural interest of a Conservation Area is defined and recorded, the sounder will be the decisions, policies and proposals which affect it. This Statement aims to provide an assessment of the Marlborough Conservation Area, for use by all those involved in influencing the management of change in its built and living form.

The Conservation Area was first designated and a Statement produced by Wiltshire County Council in 1971. The Department of the Environment recognized Marlborough as an Outstanding Conservation Area in 1976.

The Statement and the Conservation Area boundary, were amended by Kennet District Council in 1992.

LOCATION

Marlborough is an important regional residential, commercial and scholastic centre of about 6,000 population and an historic town of national renown. The town is 12 miles north east of Devizes on the A4 London to Bath Road and 10 miles south of Swindon on the A345 and 23 miles north of Salisbury on the A346.

LANDSCAPE SETTING

It lies in the valley of the River Kennet, south of the Marlborough Downs and north west of Savernake Forest bounded to the north east by a valley slope of the river Og. The Kennet meanders in from the south west among willow and poplar through the wet meadows of Manton and Preshute. It enters the town close under the steep slope of Granham Hill through a series of ponds and streams and south and east approximately parallel with the High Street before flowing out north east across marshy meadows of Elcot and Poulton where joined by the Og it passes into a narrower valley towards Mildenhall and Ramsbury. The Culvermead water meadow south east of the High Street.

The town is enfolded by chalk downland with beech tree groups in the north west and south east. The historic town centre is bounded at each end by flat riverside meadows that to the north west extend up the dry valley of Barton Farm. To the north west Marlborough College playing fields slope gradually up with the Common while on the south east side the steep slopes above the town are Granham Hill, Postern Hill, and Savernake Hill.

From the north the 20th century developments of Cold Harbour Lane can be seen on the crest of the hill beyond the wide hedgerow and trees along Port Hill on the A345. Early 20th century mansions along the top of Kingsbury Street define the northern edge of the historic town bordering the Common.

ARCHAEOLOGY

There is a background of prehistoric activity in the region. Paleolithic, Mesolithic and Bronze Age artifacts have been found around the town. From the Iron Age the star find was the 'Marlborough Bucket' found south of the site of the river ford off the London Road. There is a wide scatter of Romano-British finds from sites all across the town. However few Saxon artifacts have been found. There are no structural remains or features known from excavations but there have been few investigations in the eastern part of the town.



Mansions overlooking the Common are on the northern edge of the historic town.



Marlborough from Granham Hill in the south.



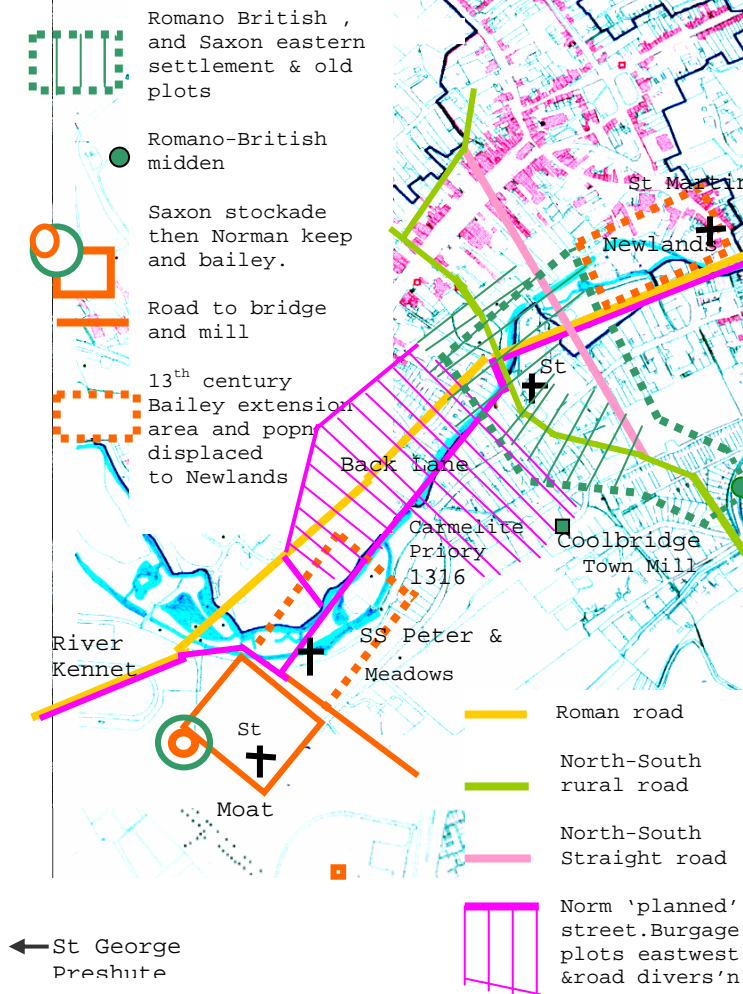
The Kennet riverside south of the High Street



The Marlborough Bucket. An Iron Age burial vessel and a fine example of Celtic Art.

ORIGINS AND DEVELOPMENT OF THE TOWN

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By 1900 Marlborough had barely developed beyond today's Conservation Area. During the 20th century many new developments have been added to the town detracting from its setting while historic buildings have been lost detracting from its character.

Few of the additions have enhanced local character although housing, highways and standards of general amenity have of course improved immeasurably.

In the area of the mound there has been ample evidence of the Norman builders in the form of wall foundations, parts of the castle wall and pottery. Also the remains of the moat in the area of the College old swimming pool are well documented. A length of trench has recently been found during the excavations for the college's new swimming pool west of Hyde Lane although this is unlikely to relate to the castle. The Roman Road passed through this area and one possibility is that stone and artifacts found might relate to this. There are no signs of the 14th century extension of the castle to an outer bailey, probably because the area was only reserved for such a project.

North of the High Street in the area of No.109 an 11th century barrel containing lime for making mortar was found that does support the theory of the 'planned' Norman Street of the period.

The castle mound is one of two scheduled ancient monuments in the urban area and believed to be of prehistoric origin. The other scheduled monument is a ploughed out barrow near the river east of the town. There is a similarity between the mound and an early phase of Silbury Hill in composition and dimensions. The size of the mound is also not uncommon in other early Norman mottes. Roman coins were found during the landscaping and Neolithic antler picks were found in 1912 and some recently. The effect of the 18th century landscaping is however unknown.



1950s eastern Marlborough. Showing the intersection of Burgage plots, the serpentine alignment of the old north-south rural route and the 1812 cut for the easier New 'London' Road.



London Road Bridge and the site of the ford.



St Peter and St Paul on its island graveyard in the western High Street.



The 12th century doorway of St Mary's Church reinstalled during construction of the perpendicular tower.

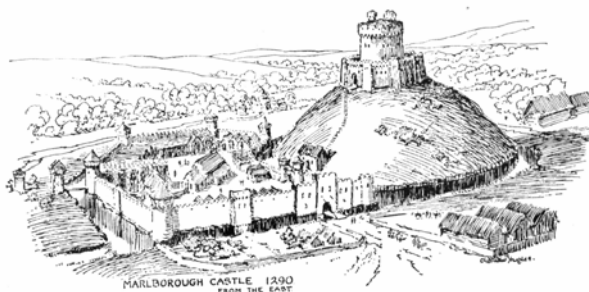
ORIGINS AND DEVELOPMENT OF THE TOWN

It is well documented that there was a Roman settlement of importance at Cunetio near the village of Mildenhall less than a mile to the east and there was a Roman road running east-west along the Kennet valley. Also at least two Roman villas existed on sites north and south of the river near Marlborough. These together with the existence of the known ancient route from the Ridgeway at Barbury Castle through to Savernake Forest established a river crossing point somewhere in the vicinity of the present town. Pre-conquest, Saxon settlements were regularly spaced at just over half mile intervals along the Kennet thereby positioned one between those known to be at Preshute and Elcot. It was almost certainly the river crossing point referred to above and was known as Coolbridge.

Two roads influenced development of the settlement that was to become the eastern end of the present town. Firstly the east-west Roman road along the Kennet valley situated high up on the north valley slope approximately on the contour of Silverless Street heading for Cunetio. Secondly the ancient north-south route that crossed the river at Coolbridge. A winding road, rural in character, it followed Kingsbury Street, Perrins Hill and The Parade. It was at the crossing of these roads that the earliest church was sited well clear above the low lying ground of the Marsh. This church would have been the predecessor of St Mary's Parish Church within the area of Saxon expansion of the earlier crossing settlement. The archaeological evidence to prove this pre-conquest provenance is a Romano-British midden found in 1898 in the area of the old gasworks near the river crossing.

Of the other settlement that was to become the western end of the town it is known that soon after the Norman conquest a convenient mound already lightly fortified by the Saxons and commanding the Kennet valley to the west was taken over and strengthened by the invaders. The mound is likely to have been a prehistoric barrow, similar to Silbury Hill as it diverted the direct course of the Roman road along the Kennet valley suggesting it to be older than the road and prehistoric. In addition the Normans were known to have fortified such strategically placed mounds elsewhere soon after the conquest. The place is referred to in the 1086 Domesday Book as 'Merleberge' probably meaning Merlin's Barrow but possibly deriving from 'marl' the type of chalk in the area.

It was north-east of this mound with its Norman 'keep and bailey' that a civil settlement became established. It was located far enough from the eastern settlement to evolve independently. The mound was well sited for defence, being partly encircled by the river to the south and west and a moat was dug to improve it still further. The river was crossed south of the mound at castle bridge on what is now the Pewsey Road. The 'keep and bailey' were first constructed of timber but grew in importance throughout the 11th century so that by 1110 it had largely been rebuilt in stone and was so well fortified for the day that it offered secure accommodation for King Henry I. And continued to do so that in 1186 Henry II gathered there with the king of Scotland and a great retinue to consider the election of Bishops. Random civil development grew outside the castle gates and the increasing population there prospered. At the end of the 12th century the king planned to extend the castle east into an outer bailey, reputedly as far as the present Priory on land then occupied east of the castle. However some crown land in the north east of Marlborough was provided for its resettlement and the displaced community moved to the area that became known as the 'Newlands'. And there the community being so inconveniently removed far from its Parish Church of St George at Preshute founded a 'chapel of ease' to Saint Martin.



A conjectural view of Marlborough Castle in its heyday at about 1200AD (Courtesy of Mr Simson).



St Martins. 19th century terraces near the site of the 12th century chapel.



*Silverless Street/Kingsbury Street. Dormy House
At the crossing of ancient roads and a survivor of the 17th century fires.*



Culvermead. A former water meadow.

By the end of the 12th century trade passing between the castle community, those at the 'Newlands' and the Saxon eastern settlement required a better link and the Normans 'planned' a wide street to meet this need. At the far end it was wide enough to accommodate a market place between a high cross in the region of the present Town Hall and a corn cross nearer to the centre. A new north-south route was planned to improve the eastern settlement on a straighter alignment that is Herd Street and Barn Street, both names with agricultural connotations. As a result two routes crossed the Roman road and part of the open ground between them came into use as a stock gathering area and for sheep fairs by St Helen's Cross on the Green. As part of the 'planned' High Street, frontages were built-up and burgage plots set out to the north and south, developed and cultivated in depth. Plots in the north extended to a 'Back Lane' and those in the south to the river bank.

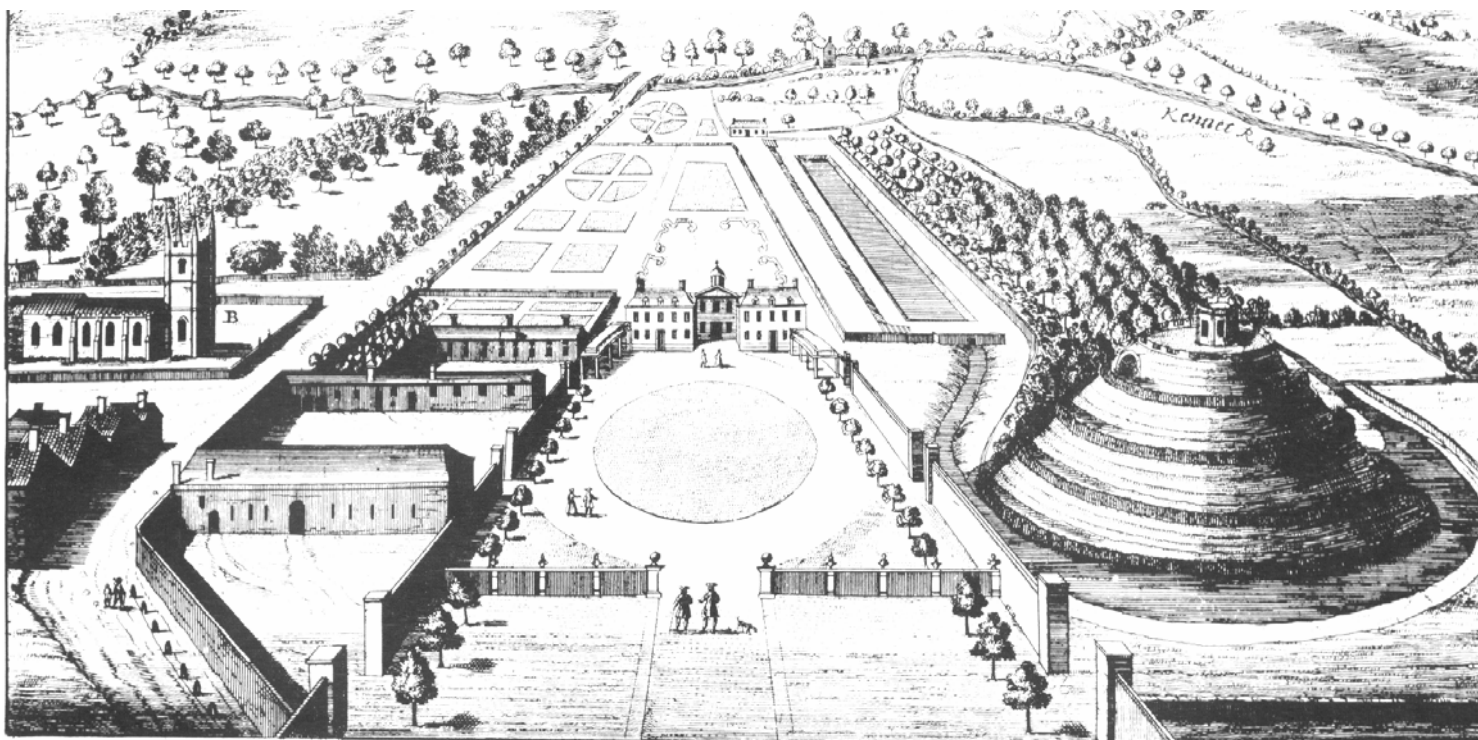
The formation of these new longer plots is evident in the jumbled intersections with old shorter plots of the 'eastern settlement' off the Parade and Kingsbury Street. Once established the 'planned' street presented an attractive alternative route to the former Roman road. In addition south west of Kingsbury Street the long north side plots interrupted this old road. A bend in Ironmonger Lane defines an intersection with the older Kingsbury Street plots and a similar bend in Chandler's Yard is evidence of the position of the old road upon the hillside. High Street however was not the only London-Bath route through the town. Another road, Love's Lane, south of the river diverged from the foot of Postern Hill near the George Inn and the Smithy there to become George Lane and crossed the river at Castle bridge later called Duck's Bridge. Further east still Stonebridge provided another river crossing and the lane there connects the foot of Marlborough Hill to St Martins.

The combined eastern and castle based settlements prospered with the completion of the wide new High Street and the expansion at St Martins so that by 1204 the town achieved Borough Status and was a Royal Borough until 1273. Marlborough was now of sufficient importance as to have a mint for the production of coin and by the early 13th century King John had established his treasury there and was married in the town. Marlborough grew into a marketing centre for goods from much of north east Wiltshire and was itself a producer of foodstuffs, coarse cloth, leather goods, gloves, smokers' clay pipes and pins. In 1267 the parliament of Henry III sitting at the castle passed the Statute of Marlborough.

However by the 14th century royalty had ceased to visit the castle and it fell into disrepair. The area reserved for extension of the bailey to the east became available again for civil redevelopment and this included a new church of St Peter and St Paul with a large burial ground. Also a house was provided for chaplains of St Katherine's chantry and this was located at today's No.99 High Street.

A Carmelite religious house was established in 1316 at a site close to the present Priory.

After 1485 the castle was largely abandoned and its stone plundered for civil construction in the town. By 1610 it was reported that nothing survived of the castle except rubble. The castle ruin, the mound, the moat and its home farm - Barton Farm, all passed to the Seymour family who were the hereditary wardens of Savernake Forest. In 1621 Sir Francis Seymour built a house and a stable court within the bailey.



A view from the Bath Road in 1723. Charles Seymour's House in the centre, the Castle Mound within Lady Hertford's gardens, St Peter & St Paul's Church at the west end of High Street and the stable court backing on to Bridewell Street.

When the Civil War broke out the Seymours were supporters of the king but the townspeople were for the Parliamentarians.

In 1642 the Royalists stormed the town and surrounded the garrison and attacked it in St Mary's Church. The town changed hands and the damage to it was severe. The church and over 50 houses were burnt and although loss of life was not great many prisoners were taken and sent to Oxford. The town was re-occupied by Parliamentary forces in 1645.

The great fire of 1653 resulted in even more destruction. It spread from a tannery in the south west of High Street through the town to St Mary's Church in the north east. Buildings in its path were of thatch and timber frame and most were seriously damaged and some destroyed. The few that survived unscathed were mainly in the western High Street, Silverless Street, The Green and The Parade. St Mary's church was burnt out to its shell, the 12th century arcade left so unsafe that almost all of it had to be demolished. Cromwell however, because the town had shown support for his cause during the Civil War, ordered a collection to be made from parish collections throughout England and from this fund parts of the town and the church were repaired. The church interior was as a consequence reinstated in the austere style of the puritans.

The severity of a fire in 1653, another in 1679 and again in 1690 caused damage to so many buildings in the High Street that few gabled fronts, jetties and leaded casement windows survive. Extensive re-fronting and some complete rebuilding were necessary. This took place in the style of the period, which together with a 1690 Act forbidding thatched roofs, transformed the appearance of the street.

The 1700s saw the introduction of the relatively flat facades of brick, becoming fashionable with the new architecture of sash windows, cornices and parapet walls. However many buildings were simply repaired and still retain the timber frame structure behind the new facing.



Marlborough College. The Castle mound from the south. The many yew trees are the overgrown hedging which with the stone grotto are the remains of Lady Hertford's 18th century garden. Also the axis of footings to the castle wall is recorded on the red brick Leaf building.



St Mary's Church.



The former Old Hart Inn 114 –116 High Street.



*The Castle mound and Lady Hertford's grotto
The alignment of a castle wall is recorded on
the plinth of the Leaf Building*



*Marlborough College 'C' House.
Formerly the 18th century Castle Inn until
1843. Built by Charles Seymour 6th Duke of
Somerset as a mansion during 1700-1723.*



*Marlborough College. The former stables of
the 17th century House and of the Castle Inn.*

Also new buildings, because of local tradition and a convenient supply of oak from Savernake Forest continued to be constructed around timber frames. Where brick was not used, clay tile hanging clad the frames. And it is this combination that still predominates in the High Street although recurring fires have since resulted in the continuing loss of the timber frames.

In 1699 Charles Seymour 6th Duke of Somerset demolished the house in the castle precincts that he had inherited and proceeded to plan another more impressive new house of brick in the contemporary style. The stable court from the earlier house was retained for the new. This was finished in 1723 and his son Lord Hertford lived there with his wife Frances. She created a picturesque garden that included a canal, a cascade, exotic planting, terraced walks, a grotto, and a path with yew hedges spiralling up the castle mound to a belvedere on top.

The Earl died in 1750 and the house was leased to become The Castle Inn a particularly grand hotel for a small town. It was popular for about 90 years with fashionable travellers to Bath. As a stopping point along the Bath Road Marlborough has for centuries catered for travellers. Over 70 inns are recorded in the heyday of coaching during the 18th and early 19th century. Inns such as The Antelope, The Duke's Arms, The George, The Angel, The Black Swan, and the Ailesbury Arms have all at some time offered board and lodging. The Old Hart at 114-116 High Street traded from 1456 until 1730. Samuel Pepys stayed there and its galleried courtyard was the setting for Shakespearean plays. The landlord of the Castle Inn provided 400 horses for the 40 coaches a day that passed through the town on the Hungerford and Devizes stages. The yard behind The Angel Inn, Angel Yard was stabling for 300 horses. Many other yards and courts provided trade premises and a warren of rooms and lofts for grooms, ostlers and hotel staff connected with this mode of travel.

Routes in and around Marlborough were improved by the Turnpike Trusts of 1726 and 1743 for the east-west roads and of 1761, 1762 and 1819 for those in the north-south. In 1812 'The New London Road' or New Road was built so that horse drawn traffic could avoid the awkward steep turn by the Bear Hotel up from The Parade into the High Street. However with the advent of the London to Bristol railway in 1840 causing the demise of coaching, hostleries generally and the Castle Inn in particular, fell on hard times. It was sold in 1843 together with its stable court to the newly founded Marlborough College to become 'C' House.

The College, opening in 1843 with 200 boys, commissioned Edward Blore to design the Chapel, Master's Lodge, 'A' and 'B' Houses to add to 'C' house all in 1845. Later between 1870 and 1893 several other buildings including a replacement larger Chapel were also completed.

After 1880 it expanded to the north side of the Bridewell Street and the first were racquets courts 1881 and 1893. Then the old prison was converted to a gymnasium in 1908. Also the former Mount Inn nearby was incorporated into the college. The Sanatorium, Field House and the arched foot bridge over the A4 were built around 1911. Several residential houses were built west along the Bath Road. A remaining section of the castle moat was filled in when a language school and residential buildings were recently built in that area and south towards the river. Sports buildings and facilities are now generally north of the Bath Road. Teaching facilities including the listed Science Block and Memorial Hall have been added west of the castle mound. Also several houses in the town continue in college use.



The High Street from the Town Hall looking west showing its great width and cross camber.

ARCHITECTURAL AND HISTORICAL CHARACTER

The statement is divided into four separate areas of review:-

High Street Pewsey Road and Lanes, Places and Yards.

The Green Silverless Street, St Martins, Barn Street and Herd Street.

The Parade Kingsbury Street, Kennet Place and London Road.

Marlborough College Bridewell Street, Bath Road and Hyde Lane.

THE HIGH STREET

Marlborough High Street's most striking characteristic is the great width between the continuous built up tall frontages on either side combined with a hardly perceptible curve along its length. The width at the eastern end between opposite buildings is attributable to the 32 metres of the original 12th century Norman 'planned' Street. Also noticeable is the cross camber of the street from north-east to south-west due to its situation on the river valley slope. At the north east end buildings are of a generous scale of three storeys and attics all raised even higher over cellars.

Today this splendid street accommodates a wide footway on both sides, two double carriageways with kerb-side parking and a central rank of echelon parking. In addition on both sides there is a margin of private footway over most of its length. At the north east end this footway is sheltered by a colonnaded pentroof. The private footway is paved in many instances with the locally obtained sarsen setts. Several have York Stone flags and others have limestone or slate slabs. The ambience for pedestrians is of the highest quality and conducive to the many trading activities in the town.



The eastern end of the High Street.



An all timber framed group with tile hung facades sash and wide casement windows. Pent roofs form a continuous shelter over the footway.



Late 16th century . The Merchants House extends over two plot widths. Three gables and leaded windows. The 18th century tile hanging conceals more casements of the original façade across the entire first floor.



St Mary's Church Tower and Kingsbury Street shops framed by tall buildings of the eastern High Street form a fine urban group.



No.s 121-124 High Street. The 16th century gable repaired after fires with 18th century parapet, sash bays and patterned handmade clay tile hanging.



A roof view of 124 High Street showing the tiled slope up to a timber parapet wall of an 18th century front to a 16th century building.

It is a tribute to the original Norman plan that the street has adapted so well to modern life.

The fundamental architectural character of the street can be attributed mainly to the survivors of the fires from the 16th and 17th century. These are timber framed buildings with steep pitched gable roofs facing the street. These have characteristic casement windows at each floor level originally extending across the whole facade to gain maximum advantage from the relatively narrow frontage. In contrast a great depth of structure was possible by building down the length of the burgage plot.

At the eastern end is the 1901 Town Hall by the architect C E Ponting. This is the latest in a succession of market halls and is built in a 17th century revival style of a grandeur appropriate to the focus of the street. An elaborate stone armorial relief is raised high over a portico of honey coloured Ham Stone. It is built of brick and render to a large scale with tall stone mullioned leaded casement windows. Massive internal columns are probably those salvaged from its predecessor. The steep pitched tile roof has a rich bracketed cornice, pedimented dormers and a domed lantern high on the main ridge that is a landmark visible from many parts of the town

Buildings reduce steadily in scale down both sides of the street towards the west together with the width although it is still wide enough to pass on both sides of the island churchyard of St Peter and St Paul. The tall Holm oak and yew trees at the churchyard gateway terminate the street space. The frontages continue however with smaller scale 2 and 3 storey buildings as far as the College gates. There the High Street ends and Pewsey Road diverges to the left and Bridewell Street to the right.

In the High Street many facades of listed buildings are of the 18th century, in a markedly consistent architectural style. Behind almost all though are older timber structures of the 15th, 16th and 17th century. Parapet walls of timber were added to conceal many of the main roof slopes and a particular and special feature are the pentroofs that form a continuous cover over the footway for long stretches of the north and parts of the south side. In some instances they are part of the main structure but more often are attached to the ground floor front of each building. The oldest have supporting posts turned and shaped into simplified Doric columns. To most buildings there is a consistency of fenestration and a limited pallet of walling and roofing materials.

A north side group, consisting of the Town Hall and the rich 18th century facades of Kingsbury Street frame between them the stone tower of St Mary's Church. Together these make a particularly fine urban composition of architectural form, colour and materials.

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. There are four in one structure at no.s 121 – 124, one grand house at no.s 133-134, and a pair of houses at nos.142 and 143. The former are hung with patterned clay tiles and listed grade II and the latter are of painted stucco listed grade II star. The sash bay windows in the Venetian style and flat pent fascia decorated with a triglyph frieze are of particular quality. These wide buildings however are the exceptions and the rich variety of the frontage is more attributable to the many of a single plot width adjoining one another over the length of the street. Differences in height within the 3 storey and an attic limit add to the rich skyline of chimneys and roofs of varying styles and pitch angles.



The north side of High Street. No.s 104-106.



No.s 99 and 100 High Street.



Hyde Lane and the former school.



The western end of High Street.

The range of different building materials is however quite limited. Most buildings are listed but many of those unlisted also contribute handsomely to the scene

An unlisted pair at Nos.104 –105 adjoin listed no.106 as former show rooms and workshops of an undertaker and furniture-maker together display the cabinet maker's craft. to the false timber frame and the scrolled carving above the 2- storey high shop windows are quite unusual. Lloyds Bank is an imposing gabled and half timbered 3-storey 17th century revival structure with a brick and stone ground storey.

Historic interest lies within No.99 that is outwardly an unimposing rough-cast rendered façade with sash windows of the early 20th century but includes much fabric of the 15th century. The original building was the house of a priest who served a chantry founded in 1446 but dissolved in 1548. Now a restaurant with offices above there are surviving historic internal wall frames, a stone chimney breast, a stone shaft with moulded capital, a moulded stone window, cellar vaults and a section of sophisticated roof structure.

No.100 is a 1748 example of a prestigious early brick facade with vitreous blue and red bricks walls and fine barred sash windows. It also has a moulded and carved cornice and a parapet with a moulded coping. First constructed with a frontage four times as long but largely demolished on construction of a Post Office and an adjoining building in the early 20th century.

Several houses built entirely of brick in the High Street followed before the end of the 18th century. Ivy House and Wykeham House are examples of the stylish all brick town house of the late 18th century.

HIGH STREET West end

The north part of the western High Street is outside the prime shopping area and most of the buildings are 2 -storey in residential use although most have attics and there is a public house, a car dealership, a dentist surgery and three or four small shops. The street is confined to the width of a quiet lane by the proximity of St Peter and St Paul's Church and is principally a pleasant pedestrian route from The College to the town centre. The buildings of particular character are the smaller cottages of brick and sarsen stone, 18th century sash and casement windows with small panes, 19th century shop fronts, timber door cases, and small projecting bays. Almost concealed are the pedestrian yard entries to Macklin Court, Smith's Yard and Bernard's Court behind the frontage. Most roofs retain old clay roof tiles, dormer windows and tall brick chimney stacks. Small in scale but of varying height and roof pitch several of the gambrel form also have tilehung gable walls.

The pavement is relatively narrow and kerbed for some of its length in natural stone. Several houses have cellars and pavement lights form part of the surface though this is mainly tarmac.

The whole range from the corner shop at No.65 to the Sun Inn with largely historic ground storeys intact has an historic character and domestic scale that is becoming rare and is therefore especially worthy of preservation.

HIGH STREET South side east end

On the south side a pair of houses and shops No.s 3 and 4, repaired after a 20th century fire have an early 18th century tile hung timber façade structure of about a metre deep attached to a timber frame of a much older building. No. 5 is also faced by an early 18th century façade but of chequered brick with early 18th century sash windows.



The former Ailesbury Arms Hotel is a key building on the south side of High Street.



The former Corn Exchange on the south side of High Street with an adjacent 20th century rebuild that are now the supermarket.



Hillier's Yard.



The Priory approach.

The Ailesbury Court however is entirely of the early 19th century. A former hotel of 6 bays 3 storeys and attics of unusually large scale, it is in painted stucco with a mansard roof covered in Cornish slate. The iron balustraded porch spans right across the footway supported on coupled cast iron columns. At the west end of the façade a former carriage arch is now sadly restricted to a mere footway. This building is of similar scale to the Town Hall and both are impressively urban in character. Adjoining is a series of buildings of the late 18th century but of more modest scale with fine barred sash windows, those at the centre of the first floor embellished. The first is of three bays, symmetrical and the next of four bays and 3- storeys.

The 2-storied gabled bays, the moulded brick panels These are stucco painted with modern shop windows, the electricity goods showroom the former Angel Hotel includes the original carriage arch to Angel Yard. Next is a large rusticated Bath stone building, part painted, of seven bays and 3 storeys, site of the White Hart Inn, retaining an original panelled front door and steps together with a four centred carriage arch leading into Alma Place. The cobbled surface within the archway is of particularly good quality. The Green Dragon is of the same period but of red brick and a slate roof with flat overhanging eaves. To the rear is a 16th century wing.

Further west the former Corn Exchange is interesting. The façade, now part of the town's main supermarket, is of Bath stone, mid 19th century of 2 storeys and four sash windows over an arcade. Included under the eastern arch is the cobbled access to Riding School Yard. The yard has been curtailed by a side extension to the supermarket but there is one listed 18th century cottage of chequered brick attached to the remains of the burgrave plot wall. The supermarket ground frontage is set back and offers a covered footway in the Marlborough style.

At the end of the range a high carriage opening allows passage into Hillier's Yard. The 18th century buildings there were formerly builders' premises of that name, originally stables they were converted in the 1980s to small shops. In a long narrow range they extend down the burgrave plot and are constructed of brick with stone quoins and old tiled roofs. Each has a Bath stone segmental headed door surround built up to an eaves cornice incorporating both stable and hayloft doors. This range and the Corn Exchange are especially interesting because both were purpose built for specific historic non domestic purposes in Marlborough.

No.s 23-27 is the first major building in the High Street completed in the 21st century. Tall with twin gables it is the façade to an appropriate residential development behind. However there is little about the design or materials that have any affinity with Marlborough.

The Polly tea-rooms externally are of stucco with three bow windows. The 18th century block was originally 7 bays and 3 storeys but reduced by fire in 1965 to one bay of brick and old tile and the ground floor but not rebuilt. The resulting gap detracts from the built-up frontage and detracts from the quality of the High Street. One window of the late 18th century of notable quality turns the corner beside a cobbled surface of sarsen setts towards the small walled garden of Priory Cottage set back.

Against the wall of Priory Cottage three lime trees offer both shade and some green relief over the approach to the Priory. While the modern frontage buildings are utilitarian they link back to the Priory mansion built of salvaged material in the early 19th century. It has unusual and pleasing walls in a chequer of squared limestone and flint under a low pitched slate roof with wide eaves. Doorways and window openings are Gothic arched with interlaced glazing bars. On the south side of the mansion terraced lawns extend down to the river Kennet and include a variety of mature trees.



The Priory Gardens.

The grounds offer the public a retreat from the noise of traffic and bustle in the High Street. The Priory and its Gardens are a particular asset and special to the centre of Marlborough.



The Merlin Hotel and Figgins Lane corner

Back in the High Street to the west a range of buildings, including one listed, all have modern shop fronts or ground floor openings in the frontage to small car parks, the next building of particular note is The Merlin Hotel. This is yet another early 18th century front to a 3-storey older building but not in the usual Marlborough style. The façade is of brick but elaborately rusticated and painted quoins, window surrounds and an entablature. There is also a cornice to the bracketed roof eaves, a projecting central bay with Ionic over Doric pilasters to the upper floors, architraved central windows with mask keystones. Rustications between the pilasters break around the central bay which is crowned with a pediment, coat of arms and swags. Joining the Merlin and connected to it internally is a modest corner building onto Figgins Lane. It is vernacular 18th century in painted brick with a half hipped tiled roof and sash windows to the first floor front and tile hung to the gable. Together with the Merlin Hotel these are special in representing both the sophisticated and the vernacular of building within the town.



Figgins Lane

Continuing west is a frontage group no.s 39-41 of significant unlisted Edwardian buildings. These are all part of the same architectural composition of 2-storeys and attics. Between the two main blocks there is a symmetrical single storey and attic range half timbered and set behind a wall of flints with a carriage opening into Old Lion Court. At No.39 the first block, a pentroof covers the shop window bays and supports a substantial central square bay with casements and half timbering. Attic gables with three and four light casements are hung in patterned red clay tiles. The brick chimney stacks with multiple shafts are also a local feature. No.41 is similar with variations in the use of the same materials.



Lloran House and The Ivy House Hotel.



The Wellington Arms PH.



Wykeham House High Street.

Post war repointing has marred the left hand flintwork and an alteration to lower roof on one side spoils the original symmetry. Several elements of their architectural design and materials are characteristic of Marlborough and worthy of preservation because of this.

Lloran House is generally 18th century of 2-storeys and attic dormer windows behind a parapet. The irregular pattern of sash windows is evidence of at least one old timber cottage incorporated in the building behind the façade. The doorway and bow windows are mid 20th century.

The Ivy House Hotel is a complete building of the 18th century. A brick façade, arched pedestrian yard entry to right and a neat cobbled courtyard. The stone band and keyblocks, picked out together within the gauged and segmental brick arches, are unique in the High Street. There are Palladian windows on the first floor, a fine front doorcase and a fanlight incorporating a lantern. Incorporating interlaced Gothic glazing these are among its most interesting features. Elegant too is the small front 'area' with iron rails. Railed 'areas' are relatively uncommon in the High Street.

The Wellington Arms Public House is a timber framed building raised to 3-storeys with an early 19th century front of stucco and rusticated quoins to the upper part. There are sash windows, an angular 2-storey bay, and a yard entry to the rear and Wellington Place. A bold sign in relief across the upper façade together with a colourful hanging sign combine with sharp black and white architectural detail epitomize the good urban pub exterior. The façade links across the carriage arch to the adjoining tailor's shop although this has poor modern shop fronts. The forecourt to these buildings is cobbled with sarsen setts.

No. 49 is of similar age and style, of stucco with a rusticated ground storey with a narrow arched front door to the side and a modern central bay in-keeping. The slate roof extends out over a wide bracketed eaves. Three sash windows on each upper floor have architrave surrounds on the first floor and on the second include a false central sash with a 'trompe l'oeil'.

Wykeham House Dated 1761 is of 2 storeys and attic over a basement. This is another house with railings around an 'area' and stone steps up to a 6-panel central door in panelled reveals. The wooden doorcase has Doric pilasters carrying entablature and pediment. There are five sash windows and three casement dormer and basement windows. The walls are of vitreous blue/red brick with red quoins and window surrounds and the mansard roof is covered by tiles. An arched carriage opening is closed by double planked doors. A 19th century addition to one side is a full height angular bay with a hipped roof. This is a house of quality and dignity.

The wall to the grounds and stable yard of the Old Rectory are all of flint in a similar style to that of No.s 39-41 High Street. The central part curves with a stone coping into a gateway and is also possibly of reclaimed material. The former rectory itself, is not so remarkable, of buff brick and stone dressings it is in a mild Gothic revival style of 1835.

In the narrowing of High Street the frontage is maintained by No.52 an 18th century 2-storey and attic house that is set low relative to the roadway indicating that as the oldest house in the range it predates the raising of the road. It is in painted brick with an old tile roof, wide sash windows and a good panel door under a wide arched opening covered by a cantilevered flat hood. There are 19th century simple horizontal iron rails around the sunken front area.



Pise' Buildings No.s 53 –64 High Street



Pewsey Road Cottages.

No.s 53 – 64 Pise' Buildings of 1831 are technically quite remarkable and of innovative architectural design for the period. In a symmetrical terrace of 2 and 3 storeys high the houses are constructed with walls of pise' de terre' which is largely just shuttered dried earth and straw. This is built over sarsen stone random rubble basements. Roofs are of Welsh slate nailed to boards, each slope being carried directly on two tiers of purlins on the separating walls. The sash windows with bays to lower floors and stucco finish to the walls conceal this unusual building material. One 3-storey house, having suffered damage, has been repaired in brick. This was a cause for the whole terrace to be mistaken for construction in this much more common material. No. 64 is designed with roof, eaves and sash windows (now Upvc) to neatly turn the street corner into Pewsey Road. Basements give out onto rear gardens that also have access to a back lane.

PEWSEY ROAD

Entry to the back lane is via Pewsey Road where three early 19th century cottages with nodular flint walls, red brick dressings and low pitched hipped slate roofs are enriched with a central 'trompe l'oeil' clock. The roadside brick and flint walls and doorways to cottage gardens are significant to the frontage of the Pewsey Road.

High Street. The Church of St Peter and St Paul

The 15th century Church of St Peter and St Paul is a fine stone building with a tall tower topped by pinnacles, a landmark in the town at the western end of Marlborough. It stands on an island graveyard slightly askew in the centre of the High Street. Built of limestone and perpendicular in style of the mid – late 15th century with nave, side aisles, vaulted chancel, porch, traceried windows. There are 18th century pinnacles and 19th century crenellations, the nave roof, a chancel wall and finials by T H Wyatt 1862-63.

The building is redundant as a parish church but open for exhibitions, presentations and the sale of crafts and refreshments. Special church services are still held there from time to time. In the graveyard the trees are a natural link with those in the college grounds and create a green setting for the church. The Holm oak by the gateway and Scots pine are particularly significant. The surrounding low retaining wall is of brick with a roll top moulded stone coping that continually suffers scrape damage from traffic.



The High Street west end. The church of St Peter and St Paul is screened by the Holm oak and other trees.



Hughenden Yard.



Chantry Lane.



Chandler's Yard passage from High Street



Wellington Place

COURTS, LANES, YARDS and PLACES

The frontages of buildings on the High Street are for the most part continuously built up without gaps. However external access to the rear, or to the rear burgage plot and to upper floors above shops has been historically made with inconspicuous passages through the ground floor façade of most buildings. Many of those that have been an access merely to one plot or to one building under one person's control are now blocked and have been simply incorporated into ground floor accommodation. Often this has been carried out with little evidence that the façade opening or passage ever existed. The loss of these passages detracts from the history of the burgage plot development, the evolution of the town, the historic character of the street and the original design of the buildings.

It is important to recognize the remaining passages and to maintain their historic and architectural character even if public access is for the time being denied. Where the openings and passages through the frontage have become common thoroughfares it is vital to maintain their continued use, character and good condition. The following are still in regular use:-

Accessibility Status

High Street South side

Ailesbury Court.	Arch	Was a carriageway now narrowed to pedestrian only
		Leads to a private car park. Exit to Kennet Place
Angel Yard.	Arch	Carriageway to Kennet Place
Alma Place	Arch	Private carriageway shared surface to cottages only
Riding School Yard.	Arch	Carriageway access to cottage only. End blocked by extension to Supermarket extension development.
Hilliers Yard	Arch	Carriageway to river bridge and car parks
The Priory	Open	Vehicular access to rear of Priory building only
		Pedestrian access to the Priory and grounds
Figgins Lane	Open	Limited vehicular access to private car park
		Pedestrian access to river footbridge and gardens
Wellington Place	Arch	Carriageway access of limited depth for loading.
		Pedestrian access to terraced cottages

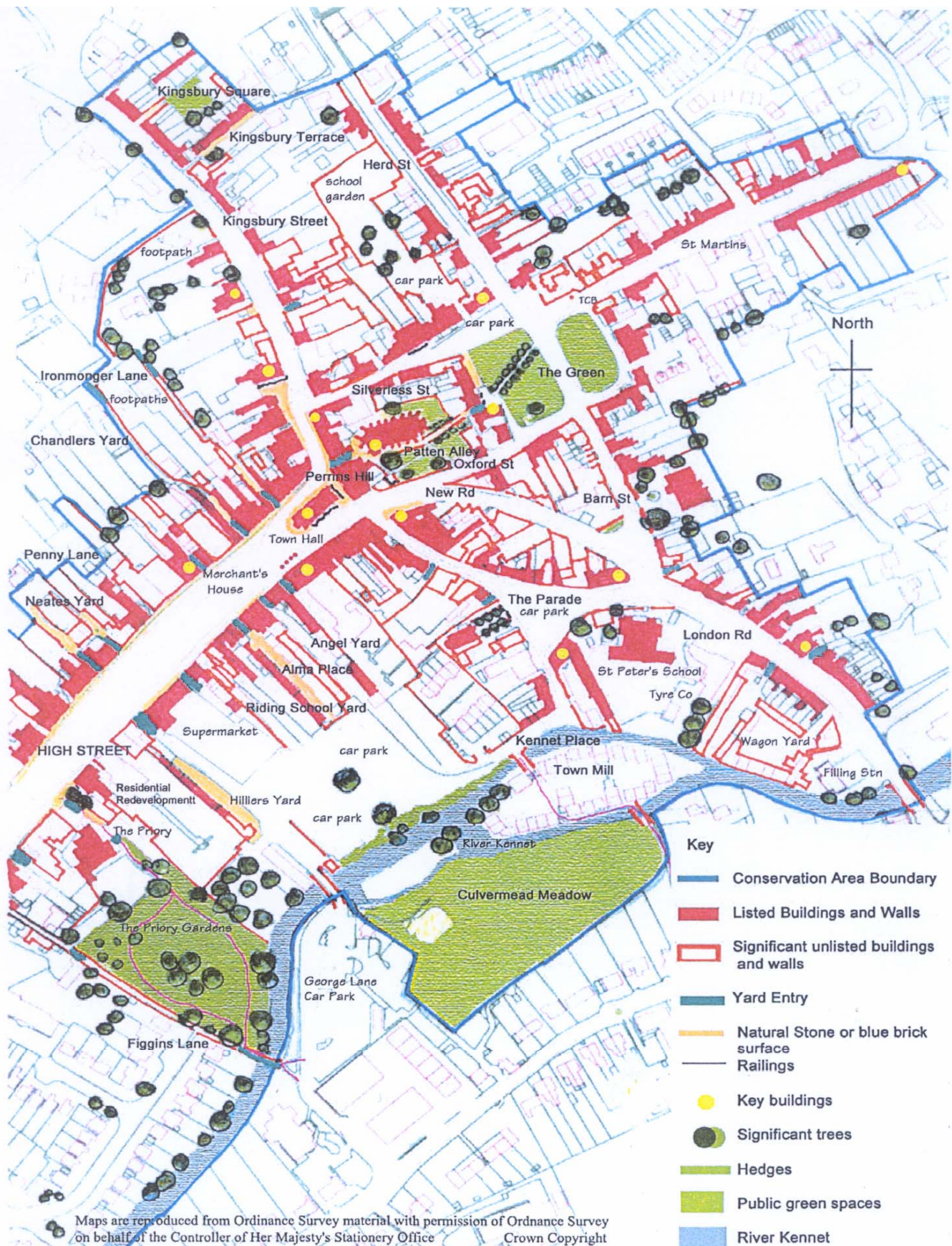
High Street North side (east-west)

Ironmonger Lane	PP	Pedestrian Extends right through to Back Lane
Chandlers Yard	PP	Pedestrian to rear of No.138 and to ditto
Penny's Yard	Arch	Pedestrian to shop, houses and flats ditto
Neates Yard	Arch	Pedestrian to offices in No.121 and houses ditto
The Castle & Ball Arch	Arch	Carriageway to rear and car park ditto
Russell Square	DD	Carriageway and pedestrian to rear and Potters End
Hughenden Yard	Open	Pedestrian to shops and offices ditto
104/105 & 106/107	Arch	Pedestrian connecting to the above
Chantry Lane	Open	Carriageway to public conveniences, businesses and the rear of 95, 96, 97, 98 and 99.
Militia Court	PP	Pedestrian to three cottages in a square.
Hyde Lane	Open	Highway
St Peters Terrace	PP	Pedestrian to cottages now part of No.77-78
Smiths Yard	PP	Pedestrian to cottages ditto No.76-77
Bernards Court	PP	Pedestrian to cottage ditto
Macklins Court	PP	Pedestrian to cottages ditto No.69-71

Kingsbury Street

Perrins Hill	Open	Pedestrian to The Parade
Patten Alley	PP	Pedestrian to St Marys Church Yard and The Green
Kingsbury Terrace	Open	Pedestrian to cottages and Herd Street
Kingsbury Square	Arch	Pedestrian to cottages
Footpath to West	Open	Pedestrian to Back lane

DD Double door/way PP Pedestrian passageway



MARLBOROUGH CONSERVATION AREA East



The Green. A village green in the town centre.

THE GREEN

The Green is predominantly of grass with closely built up frontages defining four roughly equal sides. An avenue of pollarded limes and an ornamental cherry are the only trees. It has the character of a village green within the town. Its trees and grass are vital to the special quality of the Green that is such a pleasing contrast to the hard surfaces of the streets and urban spaces of the town. There should be no encroachment on the grass or loss of trees.



The south east corner of The Green.

The whole Green slopes from north to south and suffers from traffic noise and vibration at the steepest part of the Swindon - Salisbury Road. Of elements that detract from the quality of its environment it is the latter that is the worst. The electricity sub station also detracts to a small extent. Roads in and out of the Green are the principal breaches in the frontages. Predominantly these are Herd Street to the north and Barn Street to the south. These two streets inline form the main road. There is also St Martins and Silverless Street opening off to east and west. Oxford Street is off to the west side towards High Street while Patten Alley is a footway that leads through St Mary's churchyard to High Street.



The western frontage to The Green.

Most buildings appear to be of the 18th and early 19th century. Several however have 16th and 17th century structure with later re-fronting. Stucco and render with some red brick are the common walling materials and old red/orange clay tiles or slate for roofs. Close by in the south east corner there is a particularly good group of small 18th century houses whose porches, canopies, doorways and railings cluster together in a fine composition of colour and architectural detail. On the west side there is further group of small scale cottages and houses with stucco and an exposed timber framed structure and a variety of porches. Vertically sliding sash windows predominate although some cottages still have casement windows.



The north side of The Green. No.s 1, 2-4 and 5.



The east side of the Green No.s 9,10 and 11-15.



Silverless Street. Jettied cottages



Silverless Street. An exposed timber frame

The relationship of each adjoining cottage adapted to the slope has resulted in a most interesting roof line with chimneys, gable ends, and doorways. The narrow and unobtrusive perimeter road is adequate to serve the frontage houses and cottages while the footways, some of blue pavior bricks combine with natural stone kerbs are particularly worthy of preservation.

Of the buildings No.1 The Green dominates the Green from the high north frontage with 3-storeys and a long red brick facade of 7 bays of sash windows, a fine stone porch, steps and a lamp overthrow. Adjacent to its eastside is a timber frame range No.s 2-4 of jettied rendered cottages formerly a 16th century hall house and cross wing. The end gable facing the Green strongly marks the corner into Herd Street. A regency house at No.5 marks the opposite street corner. Low down on the east frontage No.10 is also a mansion of large scale, unusually for Marlborough in Bath Stone, it has a wide hipped slate roof, an imposing portico and a flight of stone steps. In contrast gambrel tiled roofs cover several tall vernacular cottages on the south side of The Green and are a characteristic of late 18th century Marlborough buildings. Unusually a low cottage, originally 18th century, on the corner to Barn Street has walls constructed almost entirely of sarsen stone but was rebuilt recently.

Towards Oxford Street the row of 18th century cottages with vitreous brick or painted walls continue each at increased height until No.22 that is the highest with a 3-storey wall up to a parapet. The smaller cottages have casement windows. The larger have sashes while two of those have pentroofs. Returning up the west side a group of three storey timber framed stucco cottages no.s 25 –28 form a projecting corner into the Green but face Patten Alley. The sidewall of the 16th century symmetrical front of no.29 defines the opposite side of the path and lies behind railings. The building has a central projecting jettied porch supporting a small first floor room. The white painted pebble dash overall however is bland and uninteresting. Its neighbours leading up to Silverless Street are unpretentious cottages stuccoed or rendered with a variety of front doors, porches and windows set in a fine composition of narrow facades under varied roof eaves and gables.

The variety of building styles together in the close-knit groups present a architectural composition of particular character and quality. The Green has a settled residential character of harmony and tranquility marred only slightly by the traffic on the Swindon Road.

SILVERLESS STREET

Footways and the carriageway here are relatively narrow and overhung by several jettied 17th century timbered buildings predating the fire, exemplified by No.7 and No.s 13-15. Some houses rise above cellars to 3-storeys but most are two and an attic. Unusually one timber structured building; Rosetree House has upper storeys including sash window bay spandrels clad with mathematical tiles simulating brickwork. It also has a handsome doorcase and fine iron railings.

Original casement windows have in several cottages been replaced by a range of sashes as in one house at No.15 and recently at No.4. The latter with others were at sometime shops. Shutters survive at No.14; both of the side and bottom hung type. There are several buildings with ground floor windows in ranges of casements. Some with angled bays No.s 9-11 is a prestigious house of chequered brick with original sash windows and an elaborate doorcase being a former local bank and then a solicitor's office. The blind windows are part of its original formal façade design.



No.11. A late 18th century doorcase.



Oxford Street from St Mary's churchyard



Barn Street and the fine copper beech tree in the grounds of Wye House.



St Martins south side. Early 19th century terraces

Most buildings in Silverless Street are listed. Those unlisted are also significant because they complete the closely built up frontages. Most buildings have retained historic ground storey features. From the north side all of the timber framed buildings and from the south side the listed No.s 9-11, 13, 14 and 15 all together form a group of particularly special quality.

Except for the gap to the Church Hall the street has retained much of the essence of historic Marlborough.

OXFORD STREET

As a side street off the Green, Oxford Street has historically been a narrow vehicular link to High Street. A terrace of cottages once defined the southern edge of St Mary's Church Yard but now there is only a pair, a row of garages and a high retaining wall merging into New Road. The pair of cottages are a 18th century timber framed now combined into one house of 2-storeys and attic over a cellar following the typical Marlborough style of pentroof over ground floor sash window bays and central doors now one. Old red clay tiles are the wall cladding on front and gable with hipped dormer casement windows projecting from the tiled front roof slope.

On the south side two early 19th century cottages are included in a closely built up frontage of a variety of secondary facades in brick together with a rendered corner building all with hipped slate roofs. Their principal elevations face New Road except for a 2-storey cottage pair of red and blue glazed brick. These have curved headed openings for the small pane sash windows and the paneled front doors, a tiled roof and massive central ridge stack.

The 19th century Masonic Hall has an imposing pediment-like gable ended roof and stone small cornice to its street wall relieved by tall window recesses, central circular window and a narrow modern entrance. The church hall is less forbidding with three tall curved headed mullion windows in projecting gables also with a small doorway.

This southern frontage and the cottage pair on the north are an interesting group because of their range of form and function.

BARN STREET

Only the east side of Barn Street is built-up with historic houses and cottages. The west side is composed of garages and sheds relating to the Green and there is no roadside footway. Wye House is a late 18th century red brick mansion at the foot of the hill at the junction with London Road. It lies behind a high brick garden wall and can be viewed through the gateway. A large copper beech tree is however very significant in the street scene and ameliorates to a large extent the unsightly effects of the busy traffic junction. Several of the houses on the hill are set behind 'areas' with good iron railings. The houses have substantial 18th century fair faced brick facades, no.5 of chequered brick with sash windows, but timber framed 17th century structures extend back into long rear garden plots. Towards the Green are 19th century cottages built on the back of the pavement with casement windows. All have brick chimney stacks and tiled roofs with eaves over the street. Several have yard-entries under the first floor. One entry is wide for vehicles but now all are in use only by pedestrians.

ST MARTINS

The Street is part of the ancient east and west route along the Kennet Valley and was a separate settlement in the middle ages. Entering from the Green on the north side there are closely built-up 2-3 storey frontages of early 20th century houses and flats.



St Martins north side. Early 19th century No.10 of chequered brick and 17th century cottages



Herd Street. East side and the former school



Herd Street. Sarsen cobbles and buttressed wall



Herd Street Nos. 12-15

These are well-modelled large scale buildings rough cast rendered and red tile clad. Opposite on the south side are modern Housing Association flats but No.5 is the historic former Seven Stars Inn of small scale on the back of the pavement and now a house with painted brick front with significant rear boundary walls, two-level garden, coach-house and a driveway out on to the Green. .

The British Legion Club No.10 is a chequered brick house of some style with gambrel old tile roof and dormers but a poor entrance. Up to the corner of Blowhorn Street there is a terrace of white painted unusually small scale cottages of one storey and attic. The south side is closely and impressively built-up with more formal of 18th and early 19th century uniform red brick terraces. The principal terrace houses are approached by steps upto ground floor, all have cellars and extend to the end of the Conservation Area.

Opposite is the Queen's Arms pub closely built into the street frontage, early 19th century of chequered brick, sash windows and an arched yard entrance with double doors. Beyond and upto the Conservation Area boundary is a terrace of small scale cottages spoiled somewhat by replacement windows and motley rear extensions.

HERD STREET

Herd Street suffers from traffic noise and vibration on the steepest part of the Swindon-Salisbury Road but is wider than Barn Street with cottage frontages and relatively wide footways on both sides.

Its exit from the Green is well defined by substantial buildings to both street corners. To the left is the 16th century hall and cross-wing house and to the right the Regency house. In Herd Street itself only a garden wall and a recent infill begin the frontages. On the east side an 18th century cottage group around a yard entry make a good contribution to the street. The cottages are of timber frame, sarsen stone, brick and clay tile. Further up on the same side are the two stone gables of the 19th century former St Mary's School with large mullioned windows and slate roofs standing above the footway.

Extending up the east side of the hill are small scale two storey individual and terraced cottages closely built up to the back of the pavement. Those towards the summit are raised with a blue brick footway above the traffic. Those of the 18th century are partly constructed of timber frame while further up the hill those of the early 19th century are brick reconstructions of earlier cottages.

On the west No.s 36 and 37 have sarsen cobbled pavement to the front listed Grade II. There are also 18th century timber framed cottages of two storey rendered and tile hung, first a pair and then three.

Opposite the former school is the school garden behind an old brick buttressed high wall with wrought iron gate listed Grade II above a sarsen cobbled pavement. This open space, its boundary wall, the pavement and its relationship to the school are all of particular local historic character and should be preserved.

Beyond is a red brick built 18th century group no.s 12 –15 with sash windows where No.14 is of chequered brick. These buildings are important in providing a substantial architectural conclusion to the west side of the street to the summit of the hill and exit from the historic town.



St Mary's Parish Church. The 17th century



A key building in Kingsbury Street. No.s 10-11



Kingsbury Street. East side



Kingsbury Terrace

KINGSBURY STREET

St Mary's Parish Church is semi enclosed by houses within a grassy graveyard high above Oxford Street. The 15th century tower dramatically looms above the roof and chimney tops in the views from the eastern High Street, The Green and London Road. The Norman west door once faced across an open approach to Kingsbury Street. The approach is now via Patten Alley, entered by a passage between shops under No.s 46 and 47 Kingsbury Street.

The 12th century building is the older of the two churches in Marlborough and the parish church for the borough. The 11th century door in the 15th century tower is a survival of the earlier church on the site. The fire of 1653 destroyed the original nave and roof. The interior was rebuilt in the 17th century with a colonnade and ceiling in the plain puritan style of the period. The chancel and east window are of 1874.

Trees are important to the character of the churchyard and Patten Alley. A yew tree stands opposite the south porch and lime trees line the walled path towards the Green.

Several buildings at the lower end of Kingsbury Street are of particular quality and interest. Dormy House of 1654 on the corner of Silverless Street is a triple gabled timber framed structure with jetties at first and attic floor levels. It is stuccoed with angular bay windows beneath the overhangs and has a large section of its 17th century ground floor front window surviving. Other windows are an interesting selection evolving through the 18th, 19th and 20th centuries. This is a dramatic building that together with the adjoining tile hung 3-storey buildings extend down to New Road by way of the steps in Perrins Hill to comprise an historic frontage of particular character and interest.

Opposite and forming the corner into the High Street is an 1860s building planned in a quarter circle of 3-storeys and a basement. The street façade is of stone rusticated at ground floor including the shop windows but to the upper floors six pilasters attached to the stone walls are interspersed by sash windows. The roof is hidden behind the parapet.

Further up the hill is a range of timber framed 16th and 17th century buildings several with steeply gabled roofs and walls mostly stuccoed. Of the late 19th century another stone fronted building is part of this range. It has sash windows with sills supported by decorative stone brackets. No.9 is a very fine 3-storey timber framed house, stuccoed with jetties at both upper floor levels with a pentroof and sash bay windows.

No.s 10-11 is a key building because of its south facing orientation at right angles to the street. It is also a fine example of two framed houses with a combined front of chequer brick surmounted by prestigious pediments, sash windows, stone dressings and string courses, elegant porches and railings. The pair is an impressive 'stop' to this range of very high quality historic buildings on both sides of the lower end of this street. The forecourt and that of No.9 is fully cobbled in sarsen stone and the footways almost entirely of blue pavior bricks and stone kerbs.

Further up the hill on the right Kingsbury Hill House is yet another 17th century house. Set behind a front garden the symmetrical mid 18th century brick façade has a central wide door, flat canopy, sash windows, pediment and modern extensions to the side and rear all in use as a school. This house is part of a group that includes several cottages of similar age with chequer brick facades with old clay tile roofs and planked doors. Several are approached by flights of steps from the pavement because of the gradient.

Merle Cottage is older, tile-hung on the first floor and a steep roof with



The top of Kingsbury Street has a built-up frontage of mainly 19th century brick houses



The Parade. Before 1812 it was the main route into Marlborough from the south east.



The Parade is principally a car park with a single lamp-standard as a centre piece



The Parade. Weeping willow and the 17th century Katherine House

dormer windows. Its timber framed structure includes wide leaded light and 19th century casements of 3 and 4 lights coupled together. Opposite is the early 19th century Ardlie Bank approached through fine quality railings and steps to a handsome stone portico and panelled front door. The hipped roof has a boxed eaves and dormers with massive chimney stacks. Together with its trees, a former coach house to the north and flanking garden walls stepping with the hill it is an asset to the street.

Of groups of smaller dwellings; Kingsbury terrace is a survivor of several similar cottage terraces that disappeared in Marlborough during the early 20th century. With pedestrian access only via a common garden path of sarsen stone setts across the front, these cottages are a departure from the normal type of house beside a roadway and present with their tranquil front gardens an example of historic development well worthy of preservation.

THE PARADE

Once part of the original pre conquest eastern settlement and known in the middle ages as 'The Marsh' the Parade has a long history. Its alignment is attributable to the pre-conquest rural north - south route to the ford across the river Kennet. Most buildings are as historic as those in the High Street with several of the 17th century and older.

Two and three storey buildings are closely built-up on the back of the narrow pavements and follow a curving alignment of the street that broadens into an open space. Formed of three frontages of shops, pubs, 'takeaways' and commercial buildings of varying architectural quality the open area is surfaced in tarmac with the carriageways. A single street lamp post is the only central focus. It is somewhat bland as an environment and with little visual appeal. Its main asset is as a car parking space and an open prospect for the surrounding buildings. However it and its approaches bustle with activity. Shops, offices, undertakers and other businesses provide retail and other services no longer offered in the High Street.

Buildings that are significant to the character and quality of the Parade begin in New Road with the strongly coloured restaurant corner building No.13 and extend down the east side with no.s 3 and 4 of the 16th and early 17th century. These are timber framed with first floors, one is clad in painted clay mathematical tiles over the early 20th century shop-front. Also included in the interesting group is the unlisted Lamb Inn and several stucco fronts as far as the 18th century chequered brick Crown Hotel.

Opposite are no.s 28-30 within a single long stuccoed timber framed 17th structure unusually covered by a single steep pitched continuous slate roof and attics. A common eaves level extends over all three. The pavement is quite steep between each house and the 18th and 19th century sash windows vary in position on the façade with the slope. No.28 consequently has 3-storeys with blind upper floor openings. No.30 has only 2 storeys including shop windows on the ground floor.

Further down the street late 19th century unlisted buildings of redbrick of 2 and 3-storeys include the former Cross Keys Inn with a formal façade that includes a balcony and a pediment in the roof above.

No. 24 is Regency, listed Grade II of 2-storeys in stucco and painted brick with a low pitched slate roof, wide sprocketed eaves and attic dormers. The large central projecting first floor bay has sash windows and is carried over the central shop door by a semi circular shop window bay on each side. The shop doorway is finely detailed with reeded pilasters, convex roundels, a cornice and stained glass. To the left is a carriage arch and to the right is the door to the offices above.



The former congregational chapel and yard



The key corner building on London Road



New Road. The imposing Methodist chapel



London Road. The Five Alls & the 18th century corner house to Plume of Feathers

Katharine House has a 250 year history as a rope and tarpaulin works. The front building now in use as a gallery and a residence is a 17th century timber frame structure clad in patterned clay tiles.

Two gables in the steep roof survive together with leaded light casements to the upper floors. Sashes however have been installed at the ground floor. Attached to it at the rear are industrial buildings, still in employment use, but these are approached from Kennet Place.

Significant in contributing some green relief to the urban scene is the fine weeping willow tree next to Katherine House that overhangs the wall in the school grounds. Trees in the forecourt of the Congregational chapel also add much to the quality of The Parade. The chapel, partly concealed by the trees and first dated 1827 is of pleasing scale and proportions. Across the frontage original wrought iron railings, a lamp overthrow and a pair of gates are all features of elegance and quality.

Also significant is the long range of the home furnishes' shop on the east side. This includes the former Borough Arms Inn at no.15. It is unlisted but above the plate glass shop windows and ranges of first floor casements is a high central gable that frames the Marlborough borough coat of arms. At the end of the shop window range No.18 is listed Grade II with a rounded corner on to London Road including a good curved barred sash window. The gambrel old tile roof is also curved and supports a somewhat plain modernised dormer window.

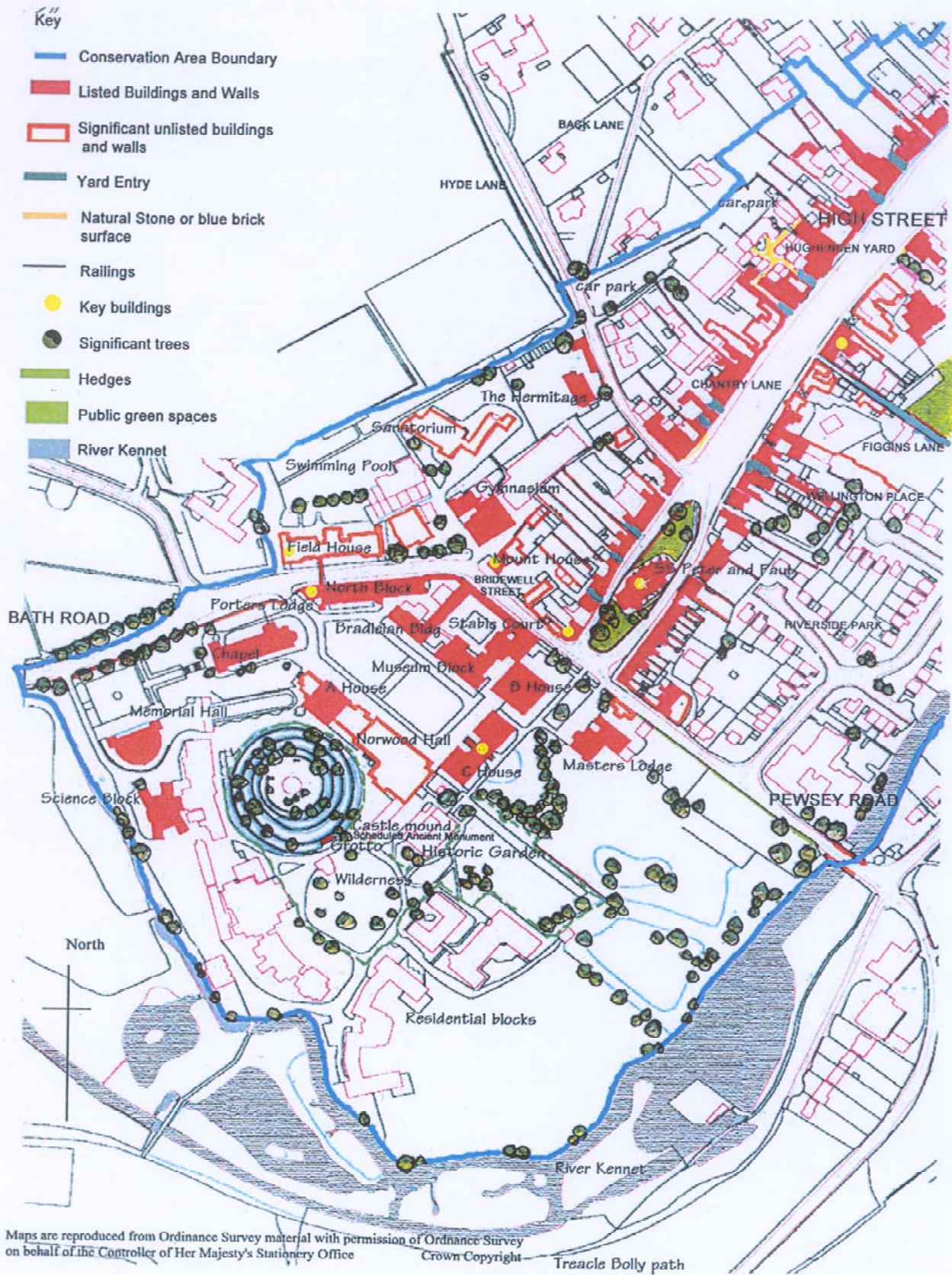
The latter building is part of the east side range of The Parade and strongly defines the street corner as a 'key building' in the London Road.

NEW ROAD

Its southern frontage is a non-descript collection of outbuildings and yard entries that relate to plots fronting The Parade. The north side however is developed with 19th century 2-storey buildings including a shop, a double fronted cottage, an imposing non-conformist church with railings and gates and the rear part of the hall in Oxford Street.

LONDON ROAD

The London Road enters the historic town by the modern road bridge over the river Kennet. The bridge has little architectural significance as an entrance to the historic town but the site of the historic ford is just up stream of the structure. It is however unapproachable now as both banks are too steep. Adjacent the 20th century Bridge Garage buildings are set back behind a modern forecourt but include an 18th century listed cottage. London Road is relatively wide and lined on both sides side by mainly 2-storey buildings. The east is closely built up with a variety of buildings of the 18th and 19th century. The west side has some unsightly gaps. Buildings are sited on the back of the pavement but few are particularly imposing. The road however is pleasantly curved and includes two terraces following that alignment. One is a long terrace of 18th century brick cottages no.s14-23 on the east side, while opposite is a good uniform terrace no.s 112-118 of mid 19th century painted brick town houses with attics. Both terraces are listed Grade II. Behind them is Wagon Yard, a group of early 19th century stables and cart sheds converted to employment uses. Of the significant individual buildings on the east side; St Peter and St Mary's School of 1904 adjoins the Parade and is reminiscent of the Town Hall in brick with an octagonal lantern surmounting a roof with modillioned timber pediments, eye windows surrounded by moulded brick cartouches and stone columned entrances adorned by wreaths carved in relief. Large central windows are one above the other. Another interesting building is the former Five Alls public house of 3-storeys, mid 18th century and rebuilt in the 19th century but adjoining the original 18th century chequered brick house. Both are important in the street scene and as a corner building on Plume of Feathers Lane. The former inn and its stabling around a yard are all now converted to residential flats.





*Marlborough College
The grade I listed 'C' House*



*Marlborough College
'C' House The south front*

Further down on the east side No.10 is a long 2-storey red brick house with six sash windows on the first floor, a moulded eaves cornice and a simple Tuscan style door case. No.6 is 18th century and central to the range of buildings 3-storeys high it is timber framed and cream stuccoed with a distinctive 19th century first floor oriel. This feature is 'key' to the whole frontage. Adjoining are no.s 3-5 a small scale terrace of four shops of 2-storey and attics. The shop bay windows are covered by a tiled pentroof under wide casements in the chequered brick walls. These support a continuous gambrel old tile roof with casement dormers. Adjoining and also with a pentroof is a large scale brick building of the late 19th century. It is unlisted but significant as a substantial end building in the frontage. It has a good oriel at first floor and attic dormers. The shop had been for many years a saddler and harness maker's. The whole frontage from Plume of Feathers Lane is a good group with much surviving ground floor interest.

MARLBOROUGH COLLEGE

The College precincts are extensive in the south west of the town and include the castle mound and bailey area. Its origin and subsequent expansion are described in the section 'Origins and Development of the Town' above.

The centre of Marlborough College is the Court, an impressive lawned quadrangle, of which the Grade I 'C' House is the focus at the end of a vista from the gates off the Bath Road.

'C' House was completed in 1723 as a mansion house of chequered red and red orange bricks in three blocks each of two large scale storeys. Into the court two wings with hipped tiled roofs and attic dormers stand out from a smaller central block with a pediment. Tall chimney stacks with corncicing, rise above each wing and two stand in the valleys of the centre block. In the recess is a covered passage of four pairs of stone columns covered by a flat roof. The many sash windows are arranged in a formal pattern. From the south side the façade is relatively flat but the difference in bricks distinguishes the wings from the central block and the building appears taller on a basement over the lower ground level of the garden. Flights of sweeping steps lead to entrances in the centre and at the western end.



Marlborough College. The main entrance from the Bath Road **27**



Marlborough College. The Master's Lodge



The Old Sick House



*North Block, The Bradleian Building 1873
and Museum Block 1883*



Marlborough College Chapel

A variety of large red brick buildings and a stone chapel form the quadrangle. Most are by notable architects of the mid 19th – mid 20th century expressing the scholastic style in different forms. After 'C' House the Master's Lodge and two boarding houses 'A' and 'B' are the earliest buildings of the college dating from 1845.

The Master's Lodge of 1850 is a large house partly in use as offices that stands to the south of the entrance approach from the High Street. Its proportions are of an early 19th century villa but with elements of a 17th century revival style. It is 2-storeys of brick with brick quoins, sash windows and a hipped slate roof with attic dormers. There are extensions and alterations of 1860 including a front porch of red and herringbone coloured bricks, gothic windows, a flat roof and an open parapet.

'A' and 'B' Houses are of 3-storeys and attics placed on sites diagonally opposite across the court. When originally built they were grim and prison-like in fenestration and massing each with four prominent chimney towers but both were 'cheered up' (*sic Pevsner*) in 1880 by the addition of 2 storey high painted timber oriel windows.

Between 'B' House and Bridewell Street is the Old Sick House of 1863. The south facade is mildly Gothic revival in design but its importance is in linking the north corner of 'B' House with buildings of the old stable court. It also remotely encloses the forecourt of the Master's Lodge and enhances the approach from the west end of High Street to the promenade across the garden front of 'C' House. Opposite 'A' House the Bradleian Building is of a simple Gothic revival style of a single storey and just three bays. It has a steeply pitched gabled roof with comparatively low eaves, originally with two tall eaves chimneys it is now relatively plain. However designed alongside it is a light arcade of brick with carved stone capitals that screens the 18th century old stable court to the east and links through to the Museum Block of 1882. This block is a large scale 2-storey building with a central five bays under a raised roof with modillion cornice, pedimented dormers and substantial brick chimneys. To each side single bay wings break back and carry elaborate painted timber oriels at the front. Most windows are 15 pane sashes and the front of the building is richly embellished including the roof with a ridge level balustrade. The building is splendidly proportioned and very appropriate to the impressive quadrangle context.

North Block 1893, together with the earlier Porter's Lodge divides the Bath Road from the Court. North Block is substantial, of Tudor collegiate in style with four gables of 2-storeys and basement. It has long ranges of mullioned and transomed windows facing the court and to each end staircase turrets with stone panelled parapets are decorated with shields. On the Bath Road side the gables and windows are smaller. The large arch brick bridge of 1911 spanning the main road to Field House opposite is an excellent feature and of great importance in the town's approach from the west.

Of buildings that enclose the Court the squared sarsen and Bath stone chapel of 1886 is almost French Gothic in style with its high chancel apse, soaring fleche, steep slate roof and closely spaced flying buttresses. Like North Block it is parallel with the Bath Road and by the same architect. Its detached relationship to the Court is quite superb. The intervening space between it and adjacent buildings and width of the entrance gateway are very well arranged.



The sarsen and limestone of the chapel walls



Field House, the bridge and the Porter's Lodge



The Memorial Hall and the Science Building



Marlborough College. The Historic Garden

The Porters Lodge of 1876, is a small Baroque design, with many features and details for a small building. A most appropriate building for this corner entrance site it is something of an architectural jewel. The gate piers, gates and railings are all integrated into the design. Recently the railings and piers originally fronting only the chapel have with good effect been extended west along the Bath Road.

Of other buildings around the Court, Norwood Hall and the single storey Art School, are really only significant in completing the quadrangle.

Outside the Court the Science Block by Professor W G Newton of 1933 is innovative. The form of the building is a central rectangular core supporting a high central cupola with four 2-storey flat roofed wings splayed 'X' shaped on plan and glazed in broad horizontal bands with steel casements. Ingeniously interlocking raked lecture rooms are arranged around a central circulation space of staircases and landings. Constructed originally in exposed reinforced concrete it has been painted white since repairs and refurbishment in 1993.

By the same architect by contrast, The Memorial Hall of 1925 is impressive and stands at the end of one axis from the Bath Road crossed by another continuing the line of the chapel to the west. It has a 2-storey giant order of stone Ionic columns with a deep entablature to the front. Behind however, it is a low key brick semi circular drum with stone dressings and small doors and windows. The forecourt of paving and low planting is an incongruous space though the steps up to the chapel and the great trees to the north and east maintain a high standard of environment. South west of 'C' House there is a Registered Historic Park and Garden which includes surviving features of Lady Frances Hertford's 18th century garden. This includes a grotto, a broad walk beside a former canal and 'The Wilderness', a roughly circular area of grass with a grove of birch, poplar and hornbeam. A perimeter path and 20th century 2-storey ancillary and residential buildings loosely define its limits.

The standard of the grounds with the many mature trees, hedging and lawns south of 'C' House and the Master's Lodge that extend down to the riverside is of a very high order. The Kennet flowing through the grounds is managed by annual clearance of fallen branches, overgrowth and floating debris from all water courses. Control sluices are used to flush through the channels.

Listed Building exteriors are proposed only for brick and stone cleaning and maintenance with minor alterations to the interiors only. Outlying College paths are of compacted gravel and include the provision of ducts for the removal of overhead wires and poles where practical and the installation of IT cabling to boarding houses.

North of the Bath Road Field House of 1911 is connected to North Block by the splendid brick arched bridge. Apart from the bridge the house is an indifferent neo Georgian design but with North Block on the south side defines the very distinctive corridor of urban buildings as Bath Road enters the town.

Other significant college buildings on the north side of Bath Road are the two old racquets courts of the 1880s, Mount House of the 18th century, the gymnasium of 1904 converted from the old town gaol, Southfield of the 18th century and the Sanatorium. The Grade II listed Hermitage on Hyde Lane originates from the 17th century has two brick gables but is clearly timber framed in original form. It fronts the lane behind a high brick garden wall entered under an iron fire-basket overthrow. Its stables and coach house are listed 18th century brick and hipped roofed tiled buildings.

Although there is no formal grouping as within the Court the variety of mellowed historic buildings standing informally among mature trees contribute strongly to the quality of the Conservation Area.

PROBLEM AND OPPORTUNITY AREAS

High Street north side

Ironmonger Lane

Neglect of a footpath off the town centre.

- Maintenance by frontagers and Kennet District Council

In parts of the town there are sites that detract from the character of the historic street frontages of Marlborough. These include the following:-

- * With each is a suggestion for possible action that could be taken to restore the frontage:-

High Street south side

No.s 26 and 27 The Polly Tea Rooms – A gap in the frontage is due to incomplete reinstatement of upper floors to a listed building after a fire in 1966.

- * Reconstruct upper floors to an appropriate design.

Angel Yard

Vacant listed warehouse and other buildings.

Planning consent for terrace houses on east side.

- * Use warehouse for continuing employment use.

Barn Street

Underused outbuildings on the west side.

Traffic blights the frontage in a narrow main road.

- * Abandon vehicular access out into street. Erect continuous brick boundary wall.
- * Allow new uses for garage buildings. Improve access where necessary from associated properties off the Green.

New Road

Part occupied and dilapidated buildings along the south frontage.

- * Redevelop with better quality buildings.

AREAS OF POTENTIAL CHANGE

Areas north of the High Street are vulnerable to redevelopment for car parking or residential infilling. Particularly vulnerable are backland areas of the burgage plots offering the possibility of vehicular access indirectly from Hyde and Back Lanes.

More use could be made of upper floors above business premises in historic buildings for housing and other appropriate uses.



Ironmonger Lane. A neglected historic pedestrian route.



High Street. A first floor gap in the frontage



Barn Street. Under used buildings in the frontage



Garden land north of the High Street

SUGGESTED ENHANCEMENTS GENERALLY

1. To complete sarsen stone setts and natural stone paving to the private footway areas of the High Street particularly on the south side.
2. Reinstall and relay areas of the above that have been the subject of excavation for installation of underground services.
3. To plant a tree in the centre of the Parade.
4. Repair church yard walls at SS Peter and Paul church.
5. Clear vegetation, repair paving and walls in Ironmonger Lane.
6. Marlborough College. Add an additional matching pier and railings at the south (High Street) gateway to complete it.
7. Enhance and extend the riverside walk from Kennet Place to the London Road bridge.
8. Replace the unsightly traffic barrier of tubular railings and mesh at the pavement on the Pewsey Road - High Street junction with rails of a simple 19th century style design.

Riverside Walk

When opportunities occur land on the river banks should be acquired by the Town Council to form a continuous footpath to connect Pewsey Road Bridge with Stonebridge Lane.



Delapidated Buildings in New Road

ECONOMIC SITUATION

*Marlborough is an affluent town and the centre of a much sought-after residential and retirement area.

*House prices in the Conservation Area are some of the highest in the southern counties.

*Trading in the High Street is becoming less diverse with more shops specialising in boutique goods such as clothes and small luxury items.

* Hardware and most independent staple food shops have moved out of the High Street.

* Manufacturing industry south of High Street has closed down and empty sites are now combined as a large car park.

* Hotels with conference space are in short supply.

* Banks occupy purpose-designed buildings. Wherever possible the branch should remain viable so that the building is not subjected to inappropriate alteration.



High Street. Changes in the use of premises.

NEW DEVELOPMENT

At the time of writing two significant proposals are known to be under consideration, as follows:-

Redevelopment by Marlborough College.

The Old Music School and adjacent site in Bridewell Street is the subject of preliminary consideration. The prominence of the site, its proximity to Mount House requires that any redevelopment of the site would have to be particularly sensitive.

A theatre is proposed for a site bordering the George Lane car park.

Both proposed buildings may be contemporary in design but should incorporate features and building materials traditional in Marlborough.



Marlborough College. The Old Music School and garden adjacent the Mount House.



Sarsen stone in a cottage wall. Blowhorn Street



Scollop and club clay plain tiles hanging on timber frame in the High Street



No.s 141-142 High Street. Architectural details usually of stone carried out in timber.

GEOLOGY

The geology of the area has determined the shape and form of the development of the town from the plateau of the open Common down the hillsides to the wooded river banks. In addition minerals found locally have been traditionally used as building materials.

The predominate soil type in Marlborough is chalk with an outcrop ridge of clay with flints crossing the town from south west to north east. There are alluvial clays and river gravels in the valley floors of the rivers Kennet and Og. Sarsen stones are found lying on the chalk of the Marlborough Downs. Sarsens are a sandstone, a quartzite bound together with silica and frequently stained red/brown by oxides of iron.

BUILDING MATERIALS AND DETAILS

TIMBER FRAMED BUILDINGS

Historically Savernake Forest has provided oak and elm for the structure of walls and roofs in many buildings in the town. Where timbers have been kept dry and ventilated surviving examples in Marlborough have lasted 400-500 years. Originally most frame buildings were set up above ground level on sarsen stone base walls some of which were founded deep enough to form cellars.

Timber framed and brick buildings

There are many examples of buildings that appear to be of brick but are invariably of timber frame structure. In Marlborough often the façade only is of load bearing brick while the rear, side and internal walls are framed in timber. There may often be a later extension in brick or brick has been used in a repair or alteration to replace part of the frame and infill panels.

ROOFS

Plain handmade clay tiles size 260 x 160mm are the most common roof covering in Marlborough.

Slate roofs are also common and various indigenous British slates such as Welsh, Cornish and Cumbrian are laid as original on roofs of the early 19th century and later. Slates may also have been used as a replacement covering to earlier buildings. Slates may be pitched down to 30 degrees particularly on the upper slopes of gambrel and mansard roofs.

Flat roofs will not usually be acceptable on new buildings or extensions although small lead covered flat areas will be appropriate in valleys, wells or flat decks between pitched roofs. In all other situations a pitched roof will normally be more appropriate.

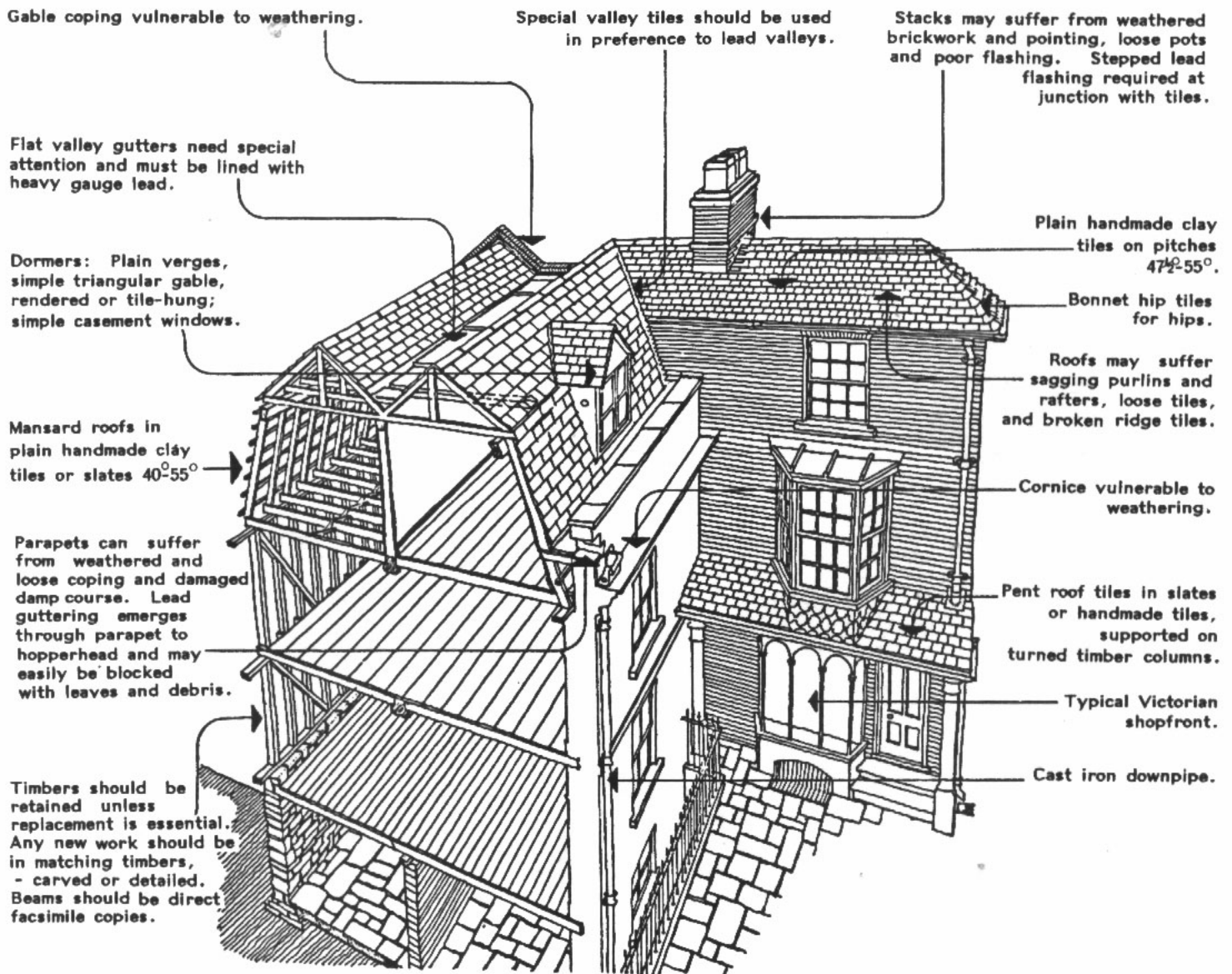
Gabled roofs

There are many surviving roofs in Marlborough where gables of steep pitched roofs face the street. One, two or more gables were traditional up to the 18th century for extending a roof across a frontage. Shaped and pierced barge boards, peak finials and pendants are sometimes decorative features of these roofs. Attic accommodation is found inside the roof space often lit by a single casement.

WALLS

The range of walling found in Marlborough includes the following load bearing materials:

Sarsen stone, red and vitreous blue brickwork and Bath stone. Sand and cement render or preferably lime render is quite a common feature in Marlborough particularly applied to framed buildings. It may be appropriate to apply this to the walls of small new extensions. Tile hanging in plain tiles is also appropriate for new buildings but tiling must be well clear of possible damage from ground level.



Cutaway drawing illustrating features of Marlborough Buildings



Silverless Street. Timber frame buildings clad or faced in stucco, plain and mathematical tiles.

Parapet walls.

Parapet walls were introduced in Marlborough in the mid 18th century as part of the new fashion in sophisticated architecture to conceal the pitched roof. In Marlborough existing buildings were brought 'up to date' with new façades concealing eaves and gables. In some cases a new brick façade was simply built from the ground up high enough to include a parapet. If, as in most cases, the timber front was retained a new timber structure would be erected in front of the existing to hide the old fashioned jettie and extended on upward to form the parapet wall. So as not to encroach on the footway the covered pent might also have been created with the new wall and the lean-to roof supported on columns. In most cases the timber structure was clad in tiles and even in some buildings embellished with bay windows, a projecting cornice and a coping of lead sheet. The parapet walls invariably face the street only and were not applied to the less important sides or rear of the building.



A typical 17th century central chimney stack with repaired upper courses supporting an inconspicuous modern pot. The TV aerial and gas terminal are fitted to a less important stack almost out of sight.



A tiled pentroof partly under the building supported by simplified timber Doric columns



Left, a 19th century iron column and right, an 18th century turned timber column.

CHIMNEYS

Chimney stacks make an important contribution to the view of roofs in most streets of the town. They are often formal architectural features of a building as well as functional installations. Also the breasts and stacks can be vital to the building's structural stability and important to the history of the building. New buildings should include at least one stack of minimum dimensions on plan of 675 x 675mm to serve its heating appliance. If a substantial chimney exists, every effort should be made to use it for any heating appliance requiring a flue to be installed. Stove pipes and wall outlets should be avoided wherever possible and never fitted on the street front.

The condition of many old chimneys in Marlborough is a cause for concern. Restoration to original height or repairs to upper courses and corbel detail is needed in many cases. Pots and flaunching may also be loose and frosted. Where pots of an unobtainable pattern have perished all remaining ones should be re-arranged to maintain symmetry where appropriate. Lead flashings and soakers ensure a weather-tight junction where the stack emerges from the roof. Back gutters are required behind a chimney on the slope of a roof. If a new stack of this type is required it should be built up to a height exceeding that of the roof ridge. Lead sheet should be used to form front and rear aprons and stepped cover flashings. Lead soakers on each side of the stack should be lapped between each tile course and bedded beneath the ridge tiles.

PENTROOFS

Pentroofs are part of the street facades of many buildings in the High Street particularly along the north side with a few in Kingsbury Street, The Green and London Road. They are a distinctive feature of Marlborough and should be maintained as a tradition in new buildings and preserved and restored in existing buildings. Traditional designs shelter part of the footway. Several types exist:

1. A lean-to roof on columns covered by tiles or slates.
2. A flat roof on columns, covered in lead sheet.
3. Part under the building carried by the supporting columns
4. Supported by brackets or carried by a bay or bow windows

Pentroof support columns

These columns line through with those adjacent to form a continuous covered way of consistent width across the front of adjoining buildings. The soffite or ceiling height and finish varies with the character of the building behind but the columns are traditionally of a consistent Doric design turned in timber with a square base standing on a stone above the paving. Spacing is usually related to the frontage but is generally about a carriageway's width. Some columns have been replaced in decorative iron but some plain metal tubes of recent manufacture are not appropriate. All the columns should be retained for structural reasons. The turned wooden columns should be preserved and repaired as necessary as part of the character and architectural interest of the buildings. Where columns have been removed or are heavily decayed these should be remade to the original design.

WINDOWS

The design of windows and window details is a most important consideration in all types of work and can have a profound effect on the appearance of buildings. Window design and proportions should be in-keeping with the street scene, as well as the building itself. In extensions and alterations the windows should match the existing.



Early 18th century iron-framed leaded light casement windows



A gauged arch in soft red bricks to the head of a sash window of classic proportions in a chequered brick wall.



An 18th century bay window with curved glass and glazing bars and reed moulded sill

During restoration and alteration works opportunity should be taken to replace unsuitable inappropriate types from previous alterations.

Casement windows are the traditional windows of the earliest buildings and their use continues to the present day. Each light is side hung on hinges or fixed in a wooden subframe. Most open outwards although some sited over a pavement open inwards. The earlier lights are iron framed carrying small panes held by lead comes wired to the iron. Later lights are timber with larger panes puttied into glazing bars. The modern light has the largest panes puttied or held by beads into the frame. Only lights 400-450 mm wide with flush fitting plain rebates are appropriate in traditional and historic buildings. Casement lights of 500-600mm width of double rebated 'storm-proof' sections or fixed lights glazed direct to the sub-frame are not appropriate in Marlborough.

Sash windows

The double hung vertically sliding sash window is the most common window type in Marlborough. The type varies in pattern and detail. The photographs shows an example of the most common variation. The size of panes varies with the scale of the building, but proportions, particularly for stylish early 18th century facades, are slightly more than twice as high as wide.

In deciding on appropriate windows in the restoration or alteration of an historic building, a 'Georgian' sash window is too broad a description of the various types of the period from the mid 18th century to the early 19th century. During this period box frame designs, pane sizes and glazing bar sections and brass-mongery changed considerably. An appropriate design should correspond to the date of building or when the original structural openings were made.

Non-traditional window types should not be built into Listed Buildings and architects' drawings should be clear in describing the manner in which new windows are to open.

Replacement windows

The Council's Conservation Section should be consulted in all cases.

As a rule replacement windows in Listed Buildings should be exact copies of the original in design and material.

If an existing window is not thought to be an original as a result of previous alterations then a replacement window to an appropriate design and material should be agreed with the Council following an investigation procedure.

When it is proposed to install double glazing this should be achieved by internal secondary glazing and not by total replacement of windows. Total replacement in aluminium, pvcU or modern patterns of timber are not acceptable because the proportions and detail of the rebates, frames, meeting rails and glazing bars are all entirely different to those in historic and traditional timber windows.

Bow windows

Bow windows proposed in addition to or as replacement for existing casement or sash windows are not appropriate in the town.

Angular bay windows are a more traditional feature in Marlborough

Inscriptions etc.

Inscriptions, fine old lettering, old signs, date plaques and stones, coats of arms, monograms, and fire insurance plates are found on many buildings in Marlborough and are part of its history. These features should not be obscured, obliterated or preferably not moved from their original sites.

DOORS

Existing doors and doorways

Much of the architectural richness of the Conservation Area is owed to the variety of doors and doorcases in the streets. Original doors up to the mid Victorian period are of historic value and should be retained. Even if doors are draughty and worn it may be unnecessary to replace them. Removed temporarily to a joiner's workshop any door can be effectively repaired and draught-proofed.

Panel doors should not be modified by the insertion of glass in the upper panels. An alternative source of light for the hallway should be sought.

Existing historic overlights and fanlights should be carefully preserved with all original glass and glazing bars.

When a new entrance is required with daylight to the hallway then an overlight or symmetrical side lights should be incorporated into the design. The door itself should be solid.

Porches

Porches, hoods and other embellishments draw attention to the entrance to a building. They are often the dominant feature of a façade. Steps and railings add importance to the approach. The frame or doorcase may be embellished by pilasters or free standing columns that support a roof projecting out over the approach. Roofs are embellished with impressive motifs such as classical entablatures and pediments. Lighting and lamps are also items of embellishment and may be carried out and over the approach on decorative brackets or elegant overthrows.



The 17th century door at 7 Silverless Street. A planked door with later mouldings added to give the appearance of a panelled door.



42 St Martins



30 The Green



The Five Alls



The Priory



10 Kingsbury Street



5 The Green



St Peter's Jnr School



No.1 The Green



9 The Green



Chapel. The Parade



The Town Hall



10 The Green



Railings, stone walling, steps and sarsen



A cellar window grill under a curved shop window. Limestone and York stone paving under a pentroof.



A proliferation of signs is confusing rather than inviting. Those on the railings are obscure and all detract from the building.



An intriguing historic sign that attracts attention by being original.

PAVING AND STEPS

The surfacing of pavements and footpaths throughout the town make a vital contribution to the setting of the historic buildings and to the character of the Conservation Area. Every effort should be made, including by contractors to the Highway Authority and the Statutory Undertakers, to preserve traditional stone and brick surfacing.

Iron work

Railings, handrails and other ironwork such as cellar window grills and boot scrapers are an integral part of the architectural design and the frontage areas of some buildings may border on the public realm. The building owner has a responsibility to maintain these in a safe and presentable condition particularly if the building is listed.

SERVICES TO BUILDINGS

On the exterior of buildings plumbing for gas and water services, electricity supply, television and telephone cables should not be fixed or draped over street facades but kept to a minimum on rear or side walls. Pipes and cables should not disturb, break through or cover mouldings or special architectural features. The installation of meters on the front elevation wall is quite unacceptable. Meter boxes are available which can accommodate the meter below ground.

Further advice on Building Materials and Details is available on request from the Conservation Officer at Kennet District Council. Tel. 01380 724911

SHOP FASCIA CONTROL.

* The design and colour of shop fascias should respect the architectural design of the building façade and traditional shop-fronts where existing.

* No fascia board should obscure window sills or glass, string courses or shop-front cornice mouldings.

*Fascia boards and signage should not rest on pentroof coverings or stand in the gutters.

*Fascia signs should appear to be sign written on timber/ plywood boards with a traditional edge moulding or frame.

*There should be no internal illumination of signs. Any lighting fittings should be inconspicuous

FIRE RISK IN MARLBOROUGH.

A Fire Prevention Forum has been formed of officers of the Wiltshire County Fire Service, Kennet District Council, Town Council members and professional representatives of building owners from the town.

The forum are primarily concerned with increasing the awareness of building owners to the risk of fire in historic buildings and encouraging prevention and early detection.

The most urgent need is to prevent the spread of fire by ensuring that there are adequate fire retardant walls between adjoining buildings and by the provision of alarms and detectors to give early warning of fire starting.



Traffic on the main road through the Green.

TRAFFIC

The residential streets of Herd Street and Barn Street carry excessive traffic. There is a bottleneck in Barn Street for wide vehicles. LGVs tend to damage the churchyard wall in the western High Street.

Parking

The provision of car parking space to meet the very high weekday demand has extended into large areas south of the High Street combining burgage plots formerly occupied by premises of local industries and cottages. The grain of the historic town has suffered with this clearance. There should be no reoccurrence of this north of the High Street



Car parks to the south of the High Street

MARLBOROUGH COLLEGE Estate Policy

At Marlborough College the 'new buildings programme' is essentially complete south of the Bath Road except for minor replacements. The Chapel roof is proposed for more re-covering in the Vermont silver/green slates already used in an earlier reroofing phase. Alterations to the principal listed buildings are only to be minor and internal. However in Bridewell Street the Old Music School is proposed for demolition and together with the garden adjacent Mount House for redevelopment. See **NEW DEVELOPMENT** above.

All proposals for north of the Bath Road and Bridewell Street are to be the subject of discussion with the Local Planning Authority.

A study of the Registered Historic Park and Garden will refer to Stukeley's 18th century description with a view to restoring the 'Wilderness' as far as practicable. However the arrangement of original paths will not be possible.

South of the Bath Road policy is now to try to maintain the 'status quo' with management plans for the river Kennet in the grounds and the care and planting of trees. College studies are in hand in respect of future policy on the Scheduled Ancient Monument and the Registered Historic Park and Garden.

Tree policy throughout the college is generally not to fell unless trees are unsafe – usually because of old age. Surgery will be carried out only to landmark trees to extend their life.

Many new trees, mainly broad leaf are planted annually.



Bridewell Street. The Old Music School

THE PLANNING CONTEXT

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to determine which parts of their area are “Areas of Special Architectural or Historic Interest, the character and appearance of which it is desirable to preserve or enhance” and to designate them Conservation Areas. The Act, and Government advice given in Planning Policy Guidance Note 15, Planning and Historic Environment, states that the local planning authority should formulate and publish proposals for the preservation and enhancement of all Conservation Areas and this assessment, published as the Marlborough Conservation Area Statement is part of this process. This Conservation Area Statement was adopted by the Council as Supplementary Planning Guidance on 19th June 2003. Supplementary Planning Guidance (SPG) provides additional information on the interpretation and implementation of policies and proposals contained in the Local Plan. Consultation procedures, consistent with the advice contained in paragraph 4.7 of PPG15 – *Planning and the Historic Environment* have been undertaken during the preparation of this Statement. Paragraph 3.16 of PPG12 – Development Plans, also states that adequate consultation is a requirement for adoption of SPG. The Council considers that the consultation meets the obligations for consultations set out in PPG12. Information for the interpretation of policies contained in the Replacement Kennet Local Plan (March 2001) is at an advanced stage of preparation having been subject to two stages of Deposit and a Public Local Inquiry. The SPG provides detailed background. In addition the guidance will be relevant to the application of Policies :-

PD1, HH1, HH5, HH6, HH7, HH8, HH9, HH10, HH12, HC3, HC21, ED9, ED15, ED16, ED24, ED25, AT4, AT5, NR9, NR11, AT25 and NR9.

The Conservation Area is large and complex and although priority has been given to highlighting significant features, omission of items from the text or from the illustrations should not be regarded as an indication that they are unimportant in conservation or planning terms.



High Street. The Church of St Peter and St Paul

SUMMARY AND CONCLUSIONS

Marlborough's importance as an historic town may sometimes be regarded as solely the High Street, however it extends to other areas such as the Green and Marlborough College where environments of equally great quality include trees and green space in addition to historic architecture. The town is as a result popular for tourism, shopping, leisure, retirement, as well as business. Marlborough is the centre of an affluent residential and sporting rural area and the location of a school of national renown. These factors contribute to the vitality of the town and to the viability of its businesses and the value of its property. As a consequence there is economic pressure to exploit to the full the potential of its buildings. While the ideal should be to maintain the buildings in beneficial use with the fabric unaltered many are subjected to alteration, extension or even demolition and redevelopment.

Alteration of a listed building should never be considered lightly.

The quality of historic buildings is in the detail and even the smallest alteration may remove historic fabric. Modern reproduction of historic detail is rarely sufficient to maintain original character. Care and proper maintenance of existing fabric is therefore vital. Historic buildings are the basis of the environment upon which the vitality of the town depends. Also along with the buildings is their setting of trees, historic pavements steps and railings. To disregard these as non-revenue earning would be to undermine the quality of the total environment that was attractive in the first instance.



Chandlers Yard



Wagon Yard off The London Road



Patten Alley. Tranquil historic Marlborough

All those concerned with buildings and features in the general environment should play a full part in conserving the character of the town in their charge.

The broad conservation policy should be to preserve the 'grain' of the town found in the layout and form of buildings of the lesser streets, yards and burgage plots. Where, for example, it might be tempting to combine several burgage plot widths together for an economically large development or a large car park this should, in the future, be resisted.

There are examples of appropriate redevelopments of the narrow plots. These are terraced housing, as recently in Angel Yard, ranks of small shops as at Hillier's Yard or small scale employment units such as those in Wagon Yard. This policy is relevant to the rear of High Street and Kingsbury Street and the Parade. The New Road west frontage could also be improved where appropriate with redevelopment on a plot by plot basis.

Conservation policy for the Green and adjoining streets should be to maintain the 'status quo'.

In London Road new development has satisfactorily taken place in the depth and width of a plot behind No.119 and also at The Five Alls. The development of Burt's Yard is also of an acceptable form and Marlborough Town Council are actively pursuing a riverside walk, which is the subject of a Planning Application. Where listed buildings in the High Street and in the quiet residential streets may not be threatened with inappropriate change it is the unlisted and minor buildings, yards, boundary walls, natural stone paving, steps and railings that are vulnerable to alteration or deterioration that detract from overall historic character. These elements add immeasurably to the pleasant ambience and quality of the town. Conservation policy with regard to this essential furniture should be to maintain the 'status quo'.

There appears to be a case for extending the Conservation Area to include the group of historic buildings in George Lane and to omit River Park.

The information in this Statement is intended to assist the process of conservation and provide guidance for the future.

Bibliography

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 Marlborough and NE Wiltshire Dr J Chandler
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 KDC Landscape Assessment Conservation Strategy

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