Change of Use
32 Fore St,
Trowbridge,
BA14 8EW

Job Ref: 3903

June 23/2023



DESIGN & ACCESS STATEMENT

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk

1 Introduction

2 Background

3 Brief

4 Proposals

5 Conclusion

aba design

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk

1 Introduction

1.1 AB Architectural Design Ltd. have been instructed by Jamsons Geotechnics Ltd. in conjunction with Planning Sphere planning Consultants to prepare and present an application for the conversion of part of 32 Fore St “the existing building”, to form multiple dwellings, together with associated works.

1.2 The Site’s redline boundary follows the curtilage of 32 Fore St as defined in the planning statement prepared by Planning Sphere Ltd.

1.3 This statement has been prepared to understand the existing site materials and the proposed designs and material choices and is to be read in conjunction with:

AB Architectural Design Ltd - Drawings AL(1)01, AL(1)02, AL(1)03, AL(1)04, AL(1)05, AL(1)06, & AL(1)07.
Planning Statement prepared by Planning Sphere Ltd.

1.4 This statement forms part of a s.73 amendment to extant permission 20/11327/FUL.

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk

2 Background

2.1 The site is made up of a single four storey building as outlined in the Existing plans consisting of:

- Basement for storage and services
- Ground Floor currently vacant but previously used for retail.
- First floor previously used as warehouse storage for the ground floor retail unit.
- Second Floor. The North-East of the main building was used as office/ staff accommodation which has a Certificate of lawfulness for use as 2No. one-bedroom residential flats under application ref: 20/08272/CLP. The remainder of this floor incorporates a stairwell, lift motor room and roof over the first floor.
- In the Southern corner of the building is a goods lift which provides access between the ground and first floors with the lift motor room on the second floor/ roof

2.2 The building is made up of varying materials including:

Walls:

- West Elevation and North Elevation (Ground Floor) - Red brick (Wirecut, Rusticated) walls with cement mortar
- North Elevation (First Floor) - Yellow brick (Smooth yellow)
- East Elevation – Red brick (Blended)

Roof:

- Bitumen roof covering.

Windows/ Doors:

- Traditional Crittall steel windows & UPVC windows.
- PPC Aluminium shop frontage.
- Solid Timber fire doors
- Steel lift sliding doors.

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk

Rainwater Goods:

- Various colour PVC
- Various colour cast iron.

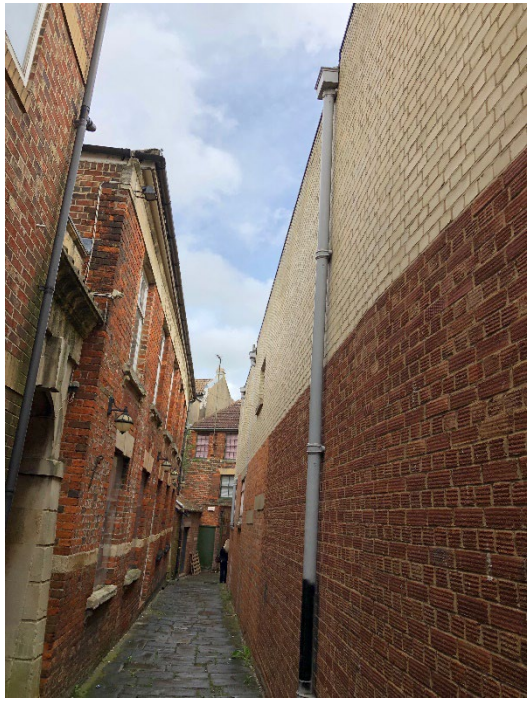
AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk

2.3 The following images show the existing materials in context.



North-East elevation from Fore St.

Walls – Blended red brick
Roof – Bitumen behind a parapet
Doors/ Windows – PPC Aluminum shop frontage,
Crittall style to upper storeys
Rainwater goods – N/A



North-West elevation from Narrow Wine St.

Walls – Ground Floor – Red brick (Wirecut, Rusticated) walls with cement mortar
Walls – First Floor - Yellow brick (Smooth yellow)
Roof – Bitumen behind a parapet
Doors/ Windows – Crittall style steel, UPVC
Rainwater Goods – Cast iron

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk



Photo © Planning Sphere

South-West elevation from the rear of Narrow Wine St.

Walls – Red brick (Wirecut, Rusticated) walls with cement mortar
Roof – Bitumen behind a parapet
Doors / Windows – Crittall style, Solid fire doors, steel lift doors
Rainwater goods – N/A



Photo © Planning Sphere

West corner of Narrow Wine St.

Walls – Red brick (Wirecut, Rusticated) walls with cement mortar
Roofs – Bitumen behind a parapet
Doors/ Windows – Crittall style, Solid fire doors, steel lift doors
Rainwater Goods – N/A

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk

3 Brief

3.1 The brief is to convert the existing first floor (Warehouse storage) space along with a second-floor extension to create 8No. residential Flats.

4 Proposals

4.1 It is proposed to convert the area of the first and second floors other than that covered by the lawful development certificate ref: 20/08272/ CLP into residential accommodation with ancillary accommodation on the ground floor and an extension to the second floor.

4.2 The elevations of the proposed extension to the second floor will be set back from the existing main building elevations by approximately 3.2 – 4.8m therefore will have minimal impact on the street scene. This decision not only allows for terraces to the properties on the second floor but also minimises the impact of the extension within the conservation area.

4.3 The proposals include the use of terraces for each property providing much needed external amenity space. Each terrace has been carefully considered with regards to privacy for neighbouring properties with the use of appropriately positioned opaque frameless glass screens.

4.4 Given the depth and size of the property a critical decision was made that where possible the proposals include bringing natural daylight into all spaces within the building by use of sun tunnels and roof lights to make the properties more attractive and reduce the need for artificial lighting during the daytime.

4.5 The entrances to the flats utilise the existing openings in the rear (South-West) of the property to minimise the impact to the shop frontage on Fore St.

4.6 Due to the town centre location the flats are predominantly made up of 1-bedroom properties as it was felt that this would be more sustainable and the parking requirements for such properties are less than for larger multiple bedroom units.

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk

4.7 The proposals include the following accommodation:

- Plot 1 – 50m2 1 Bed flat – Terrace – 12.5m2
- Plot 2 – 97m2 2 Bed Duplex – Terrace – 17m2
- Plot 3 – 88.5m2 2 Bed Duplex - Terrace 12.5m2
- Plot 4 – 79m2 2 Bed Duplex – Terrace 12.5m2
- Plot 5 – 60m2 1 Bed Duplex – Terrace 8.6m2
- Plot 6 – 50m2 1 Bed flat – Terrace (Shared 98m2)
- Plot 7 – 37.5m2 1 Bed Studio flat – Terrace (Shared 98m2)
- Plot 8 – 40.5m2 1 Bed flat – Terrace 11.5m2

All the accommodation has been designed to comply with the Nationally Described Space Standards 2015 (added 19 May 2016) and most of which are above the minimum standards.

4.8 The Material choices for the new extension / alterations have been chosen to offer a contemporary overhaul of the existing building and give the rear (South-West) elevation a much-needed overhaul to make it more appealing as the main entrance to the flats. The material choices include:

- Composite cladding (Western red cedar style)
- Yellow brick to match existing to North-East elevation
- Red brick to match existing.
- Roof – EPDM single ply membrane
- PPC Aluminium doors/ windows - RAL 7016
- Frameless glass balustrade
- PVC Rainwater pipe – Black
- Stainless steel/ glass canopy
- Stainless steel lettering
- Exterior lighting along Narrow Wine St. activated via PIR’s.

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk

4.9 Material proposals:



Walls – Composite cladding



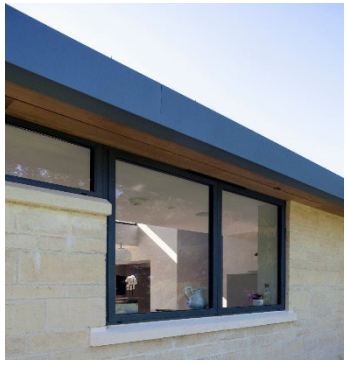
Walls – Yellow Brick



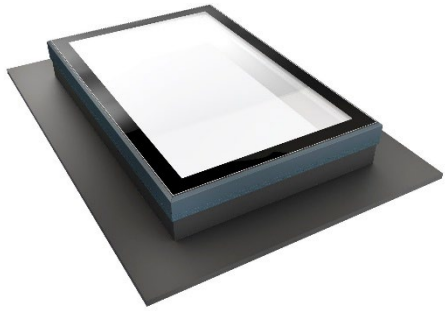
Walls – Red Brick



Roof – EPDM single ply membrane



Windows/ Doors – PPC Aluminium RAL 7016



Frameless glass rooflights



Fakro sun tunnels



Canopy – Stainless Steel and Glass

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk



Stainless steel lettering



Frameless glass balustrade



Rainwater pipe & Guttering
Black PVC



Proposed light fitting.
Toorak Lantern from
Candela Lighting

4.10 To enhance the public realm, it is also proposed to replace the windows to the first and second floors on the North-East elevation overlooking Fore St. with new PPC Aluminium windows in RAL 7016.
It is also proposed to improve the lighting down Narrow Wine St. with new lighting activated via PIR sensors.

4.11 Access:

The proposed access into the new flats will be from the South-West elevation which will see the greatest changes to the exterior building envelope to offer a greater sense of arrival to the properties and help minimise anti-social behaviour.
The proposed entrances will be level or have a single step off Narrow Wine St. as the topography allows.
The existing lift shaft has been removed from the South-West corner of the building to enable a better flow throughout the building with direct access to most of the flats from this point.

4.12 In addition, a new fire escape access will be created on the ground floor onto Narrow Wine St. to allow for future sub-division of the ground floor space.

AB Architectural Design Ltd.
Tel: +44 (0) 1373 832 133
Email: queries@abadesign.co.uk
www.abadesign.co.uk

5 Conclusion

5.1 The material proposals outlined make best use of the existing building with well detailed contemporary additions to enhance the existing structure.

5.2 The contemporary extension will be a juxtaposition to the existing structure and help to bring it up to a modern design standard.