DESIGN & PLANNING *WORKS* Ltd

July 2023

Heritage Impact Statement
Change of Use
No 31 St Georges Terrace, Stallard Street, Trowbridge, BA14 9AA

No 31 St Georges Terrace is a two-storey house that is part of a terrace formed by numbers 28 – 35 inclusive. Close to the town centre, the Terrace lies on the south-western side of Stallard Street broadly opposite the Church of the Holy Trinity. The terrace as whole is Grade II Listed.

The Official List Entry description from Historic England index of Listed Buildings:

No 29 to 35 Stallard Street (statutory address)

Formerly Nos 3-9 St George's Terrace circa 1824 (rates). 2 storey small-ashlar terrace set back from road by front gardens with paths running to front doors. Cornice and parapet swept up twice. Plain flush surrounds to windows, 2 per house on 1st floor. Recessed frames to ground floor. Sash windows (apart from 1st floor casements to No 30). Plate glass Nos 31-35, glazing bars No 29 and ground floor of No 30. Stone surrounds with recessed inner edge to doorways. 6 panel doors mostly raised and fielded, the lower panels of Nos 29-32 with circles to corners. Nos 30, 31, 34 and 35 retain diamond pattern to rectangular fanlights. 7 chimneys, (4 ashlar). Slate roofs.

Nos 28 to 35 (consec) (St George's Terrace) garden walls, rails and gatepiers form a group.

No 31 is currently classed as office accommodation following approval for change of use in 1979. The current application seeks to gain approval for change of use back to a domestic residential dwelling.

Built around 1824 the whole terrace will have started life as residential dwelling houses. During the intervening years in common with many other town centre houses of this age throughout the country the buildings were converted to various commercial uses. Accountants, Dentists and a Beauty Salon have been based in No's 33, 35 and 32 respectively. No 31 itself is currently the base for an Accountants practice.

In recent years the trend has been reversing. Demand for town centre office accommodation in buildings not built for this specific purpose has been falling. Many of these buildings are being converted back to residential use – particularly attractive older Georgian and Victorian properties. Numbers 32, 33 and 35 mentioned above have all now returned to being residential dwellings following change of use application approvals.

After 44 years as office accommodation, the current application seeks to return No 31 to its original use as a single residential dwelling. During its use as office accommodation there has been little impact on the original design and features of the building as originally constructed. The proposed change of use will have no impact on the surviving heritage features of the building.

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