DESIGN, HERITAGE AND ACCESS STATEMENT

relating to an

APPLICATON FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT

for

CHANGE OF USE FROM SHOP TO SHOP AND THREE DWELLINGS AND ASSOCIATED ALTERATIONS

at

7 SILVER STREET, TROWBRIDGE, WILTSHIRE, BA14 8AA

Ref: 3920.STAT.REV.A

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Design, Heritage and Access Statement relating to 7 Silver Street, Trowbridge, Wiltshire, BA14 8AA

1. Site Analysis

7 Silver Steet is a Listed Grade II end-of-terrace Shop to the North-East of the Town Centre of Trowbridge. It was originally constructed in the late-18th / early-19th Century with the projecting angled bay shop front added in the mid-19th Century. The frontage of the building appears to be unchanged since then.

To the North-East side and rear of the building there have been a number of extensions / alterations. The original building is curved to the rear. There are two pitched roof extensions to the rear that appear to be added in the 19th Century (one with a lean-to, which appears to have been added in the 20th Century), with a flat roof infill extension added in the 20th Century.

To the southernmost rear extension, there is a flush panel door with no external ironmongery (currently used as a fire escape) to the first floor there are three windows (central window at elevated height) with leaded frames.

The infill extension has a door that has been infilled (internally there is a masonry pier in the way) and a first-floor high level uPVC window.

Above the lean-to is a window, visible externally but has been infilled internally.

Internally the shop has been altered significantly, presumably when the 20th Century Infill Extension was constructed. This extension is believed to have infilled what was previously a courtyard. There are a number of large contemporary masonry piers and beams supporting the building structure, opening up the plan; presumably prior to these interventions there were a number of masonry walls dividing up the spaces.

Planning Permission and Listed Building Consent for a similar development was Approved in August 2022 (Ref: PL/2022/05047 & PL/2022/05310), this current Application relates to a slightly altered development with some additional works to replace the sash windows and provide additional fenestration to the North East Elevation. The number of Units and type of Units (1No. Shop, 2No. one-bedroom and 1No. two-bedroom) remains the same.

2. Brief Description of Proposal

The entire building has until recently been used for a shop and ancillary storage to the rear and upper floors; however, it is a large space (over 280m²) and larger than most businesses want to rent. It is therefore intended to partially change the use of the property to accommodate three dwellings as well as retaining a shop to the front.

A Ground Floor Dwelling is proposed to the rear, as well as two First Floor Dwellings. Access is provided to the dwellings from the North East Elevation. The Shop also has access from the North East Elevation for rear access and bin storage.

No works are proposed to the Second Floor Attic.

3. Principle of Development

Planning Permission and Listed Building Consent for a similar development was Approved in August 2022 (Ref: PL/2022/05047 & PL/2022/05310), so the principle of development is determined, the altered scheme is what is being applied for.

4. Proposed Development

The Ground Floor retains the Shop, with ancillary storage, WC and bin storage. A one bedroom Dwelling is provided to the rear.

To the First Floor two Dwellings are provided, one and two bedroom properties.

Unit	Type	Floor Area
Unit 1	Ground Floor - Shop	71m²
Unit 2	Ground Floor – One Bedroom Dwelling	61m²
Unit 3	First Floor – Two Bedroom Dwelling	64m²
Unit 4	First Floor – One Bedroom Dwelling	63m²

Externally the only additional alteration proposed to the Shop Frontage is replacing the existing timber sash windows. The existing windows are dilapidated and require replacement with timber sash windows to match the existing joinery. Details of the sash windows (to match the existing) can be conditioned if required.

The new / altered fenestration to the side North East Elevation, is upon an Elevation which has been altered in the past, and where possible, existing openings have been altered to minimise visible alterations. The 20th Century lean-to structure is to be removed to provide access to the dwellings / rear of the shop.

Bin and bicycle storage is provided to the rear all as previously approved, in the car park, as this is the nearest area under the ownership of the Applicant that they can reasonably be stored and accessible by the occupants.

5. Heritage Listing

Below is the Heritage Listing copied from Historic England:

SILVER STREET 1. 5411 (South Side) No 7 ST 8557 7/353 II GV

2. Late C18/early C19 2 storey end of terrace with painted ashlar front, side piers, moulded cornice and parapet to double roman tile roof having stunted gable end chimneys. 3 glazing bar sash windows to 1st floor, centre narrower. Originally a cill string which is obscured by fine mid-C19 projecting angled shop front with carved consoles to dentil and palmette cornice, having central entrance. Side front rubble with pitched path and rounded corner to south. Roof to south has stone tiled base courses. Brick pantiled extension to rear with casement window in gable; small courtyard with large casement windows with leaded frames to 1st floor. 2 small 1st floor glazing bar sash windows in gable to east.

Nos 5 to 7 (consec) form a group with Nos 9 and 10.

Listing NGR: ST8573257962

The application site is located within the Trowbridge Conservation Area and close to a number of other Grade II listed buildings, including Nos 5-6, 9-10, 15-16, and 18-21 Silver Street.

The street frontage of these grouped Heritage Shop Fronts is diverse, each frontage is different than its neighbour, adding great character to the street scene.

6. Impact upon Heritage Assets

As already indicated the works are predominantly internal in nature to divide the property into four units with a central communal area.

Sadly, due to significant detrimental internal alterations presumably completed when the flat roof infill extension was constructed there is little internal character to the property, it is open plan with masonry piers. Some small features such as fireplaces remain, and it is intended to retain all of these elements.

The modern staircase is to be removed and relocated, the existing staircase is clearly contemporary and of no historic merit.

These internal works are a positive contribution upon the heritage asset, they do not impact upon any heritage fabric and will allow the property to have a partial new use.

Externally it is intended to open up a previously infilled door opening and provide 2No. additional door openings to provide access to the dwellings / rear of the shop. The 20th Century lean-to is to be removed to allow easier access for the dwellings, this lean-to is of no historic merit and allows much improved access to the Units.

One new Ground Floor window within the 20th Century infill extension is provided to allow light into the Ground Floor Dwelling. All other windows openings are existing or within formerly blocked openings, although some are currently high level, and it is intended to reduce the sill hight to provide adequate light to the First Floor Dwellings.

It is intended to replace the existing leaded lights to the windows to the southernmost extension to provide means of escape from the Bedroom.

Two rooflights are to be added to Unit Four within the southernmost pitched roof and the flat roof. These will not be visible from the street.

The works are a neutral impact overall upon the heritage asset, the proposed openings are within the less significant side elevation and are minimal. The existing openings are to be altered sensitively to minimise harm to the historic asset.

There is no negative impact upon the surrounding Grade II Listed Properties or the Trowbridge Conservation Area.

7. Highway Matters

It is not intended to provide on-site car parking provision given its town centre location, which is close to amenities, public transport links and public car parks. Furthermore, the proposed scheme comprises a secure cycle store for eight bicycles.

This complies with Wiltshire Core Strategy CP60 and CP61; new developments should be located in accessible locations and designed to reduce the need to travel by private car.

8. Refuse Storage

Refuse storage for the three dwelling is provided to the rear of the property all as previously approved, this is located 39m from the access, this is due to the existing buildings that are located to the rear providing no area that can house refuse closer to the proposed dwellings.

This does not meet the council requirements (which is to be located within 30m), but the slight additional distance allows the provision for all the dwellings. Which is considered to be acceptable when converting a property, working within the constraints of the site as best as possible.

For collection the bins can be brought up to the Bin Collection Point as indicated, this is a location near to where the St George's Works bins are collected.

9. Access Statement

The access provision for this proposal is entirely positive. The Shop remains accessible with no stepped access, as is the Ground Floor Dwelling. The First Floor Dwellings are accessed via a stair (which will be compliant with Part M).

10. Conclusion

This proposal allows the addition of three dwellings within the town centre of Trowbridge; a 'Principal Settlement' where new residential development is supported by the Settlement Strategy and Delivery Strategy.

It also allows the retention of a Shop that currently cannot be let due to its significant size hampering its desirability, therefore making a viable use from an existing built form.

The works are appropriately minimal within a heritage asset to convert the property to four units; there is no alteration to the shop streetscape frontage and minimal alteration to the side elevation to provide a much-needed alteration to allow this heritage asset to continue to be in use in the future.