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Change of Use
2-3 Silver St.,
Trowbridge,
BA14 8AA

Job Ref: 4309

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DESIGN & ACCESS STATEMENT

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

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1 Introduction

1.1 AB Architectural Design Ltd. have been instructed by Adam Management Ltd. to apply for the change of use of the ground floor of 2-3 Silver St., Trowbridge from a single commercial unit to 3No. units, together with associated works.

1.2 The Site's redline boundary follows the curtilage of 2-3 Silver St as defined in the Location Plan drawing prepared by AB Architectural Design 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.

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2 Background

2.1 The site is made up of a single three storey building consisting of:

- Ground Floor currently vacant but previously used for retail (Space to be converted) The remainder of this floor incorporates a stairwell and storage space.
- First floor previously used as warehouse storage for the ground floor retail unit. (Retained as storage)
- Second Floor. Above 2 Silver St. was previously used as storage.

2.2 The building is made up of varying materials including:

Walls:

- North Elevation (First & Second Floors) – Dressed stone
- North Elevation – (Ground Floor) – Painted Timber shop frontage
- East Elevation – Render to passageway (Coursed stonework elsewhere), Red Brick to 2 Silver St.
- South elevation – Red Brick to 2 Silver St.
- West Elevation – Coursed natural stone/ Red Brick to 2 silver St.

Roof:

- Corrugated cement/ asbestos roof covering 3 Silver St.
- Slate to 2 Silver St.
- Flat Roof to North Elevation (Shope front) assumed Lead/ EPDM roof covering.

Windows/ Doors:

- Traditional Crittall steel windows to North Elevation (3 Silver St).
- PPC Aluminium doors to shop frontage within painted timber frame.
- Solid Timber fire doors
- Painted timber sash windows to 2 Silver St.

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Rainwater Goods:

- Various colour PVC
- Various colour cast iron.

2.3 The following images show the existing materials in context.



North elevation from Silver St.

Walls – Dressed stone
Roof – Bitumen/ Lead/ EPDM behind parapet / Slate to 2 Silver St.
Doors/ Windows – PPC Aluminum doors, timber shop frontage, Crittall style to upper storeys/ Painted timber to 2 Silver St.



East elevation from Passageway off Silver St.

Walls – Painted render/ coursed stonework

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West elevation from Park Rd.

Walls – Coursed natural stone
Roof – Corrugated cement/ asbestos (TBC)
Doors / Windows – N/A
Rainwater goods – Black UPVC



South elevation from Park Rd.

Walls – Red brick
Roofs – Natural slate
Doors/ Windows – Painted timber sash windows (2 Silver St.)
Rainwater Goods – Black UPVC

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3 Brief

3.1 The brief is to convert the existing ground floor from 1No. 377m2 unit to form 3No. units 1No. 91m2 (2 Silver St.), 2No. 80m2 (3 Silver St.), ancillary Accommodation in the remaining space.

4 Proposals

4.1 It is proposed to convert the area of the ground floors from 1No Class E use to 3No. separate Class E units.

4.2 The North elevation will see changes including the incorporation of 2No. new PPC Aluminium doors into the amended timber frame shop frontage to allow for the proposals.

4.3 Given the depth and size of the property and in line with the building regulations the depth of the shops are limited to 18m as they only have 1No. escape route in case of a fire.

4.4 The entrances to the first and second floors will be retained off the passageway to the East and off Park Rd to the West. It is proposed that the upper floors will form part of a further planning application in due course.

4.5 The proposals include the following accommodation:

- Unit 1 – 91m2 Retail unit (Formally 2 Silver St.)
- Plot 2 – 80m2 Retail unit (Part of 3 Silver St.)
- Plot 3 – 80m2 Retail unit (Part of 3 Silver St.)
- First and Second floor – Existing use unaltered.

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4.6 The Material choices for the shop frontage have been chosen to reflect the existing and that of the conservation area including:

- Painted Timber frame and sign boards.
- PPC Aluminium shop doors.

4.7 Access:

The proposed access to the new retail units will be from the North elevation off Silver St. which will see the greatest changes to the exterior building envelope to offer a greater sense of arrival to the shops.
The proposed entrances will be level as the topography allows.

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5 Conclusion

5.1 The material proposals outlined make best use of the existing building with well detailed shop frontage offering an attractive and usable space.

5.2 The conversion of the single retail unit has been brought about due to the existing building being too large for any one retailer to take on and this has been confirmed by marketing and putting the property to the market without any takers.
It was proposed by Trowbridge town council that there is a requirement for smaller independent shops in the town and this will help to facilitate that.