



FORMER BARCLAYS BANK, FORE STREET, TROWBRIDGE

DESIGN & ACCESS STATEMENT



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It should be noted that the scale accuracy of images within this document cannot be guaranteed.

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INTRODUCTION

1

INTRODUCTION

- 1.1 This Design & Access Statement has been prepared by BHPH Architects in support of a Full Planning and Listed Building Consent Applications for the partial refurbishment and change of use of the former Barclays bank, Trowbridge, as well as the erection of a new apartment building to the rear.
- 1.2 The Proposal: Change of use and internal layout changes to the northern section of the former Barclays Bank, Fore Street, Trowbridge to provide 2no. 2 bedroom apartments. Most of the existing 1 storey modern construction central section of the site is to be demolished and a new 3.5 storey apartment block is to be erected to the south of the site, providing a further 4no. 1 bedroom apartments. Creating 6no. new apartments.

DOCUMENT CONTENT

- 1.3 In particular this statement will address the following design issues;
- Use – What the land and buildings will be used for.
 - Amount – How much development can the site accommodate?
 - Layout – How the interior spaces can be maximised based on the proposed use.
- 1.4 The document will also seek to consider the following access issues;
- Vehicular & Transport Links – The proposed access points and routes onto the site and how these respond to the existing highway network.
 - Inclusive Access – Equal ability to move within the site regardless of age or disability.
- 1.5 The statement should be read in conjunction with the submitted drawings and the following documents:
- Planning Statement;
 - Tree Survey;
 - Ecology Survey;
 - Heritage Statement.

— Site Boundary



CONTEXT & CHARACTER

- 1.6 This statement sets out the results of the research undertaken into the context and character of the locality of the site and the wider area of Trowbridge and how this has influenced the design proposals.
- 1.7 The assessment of the site and context is vital in establishing the parameters for the new development.

HERITAGE

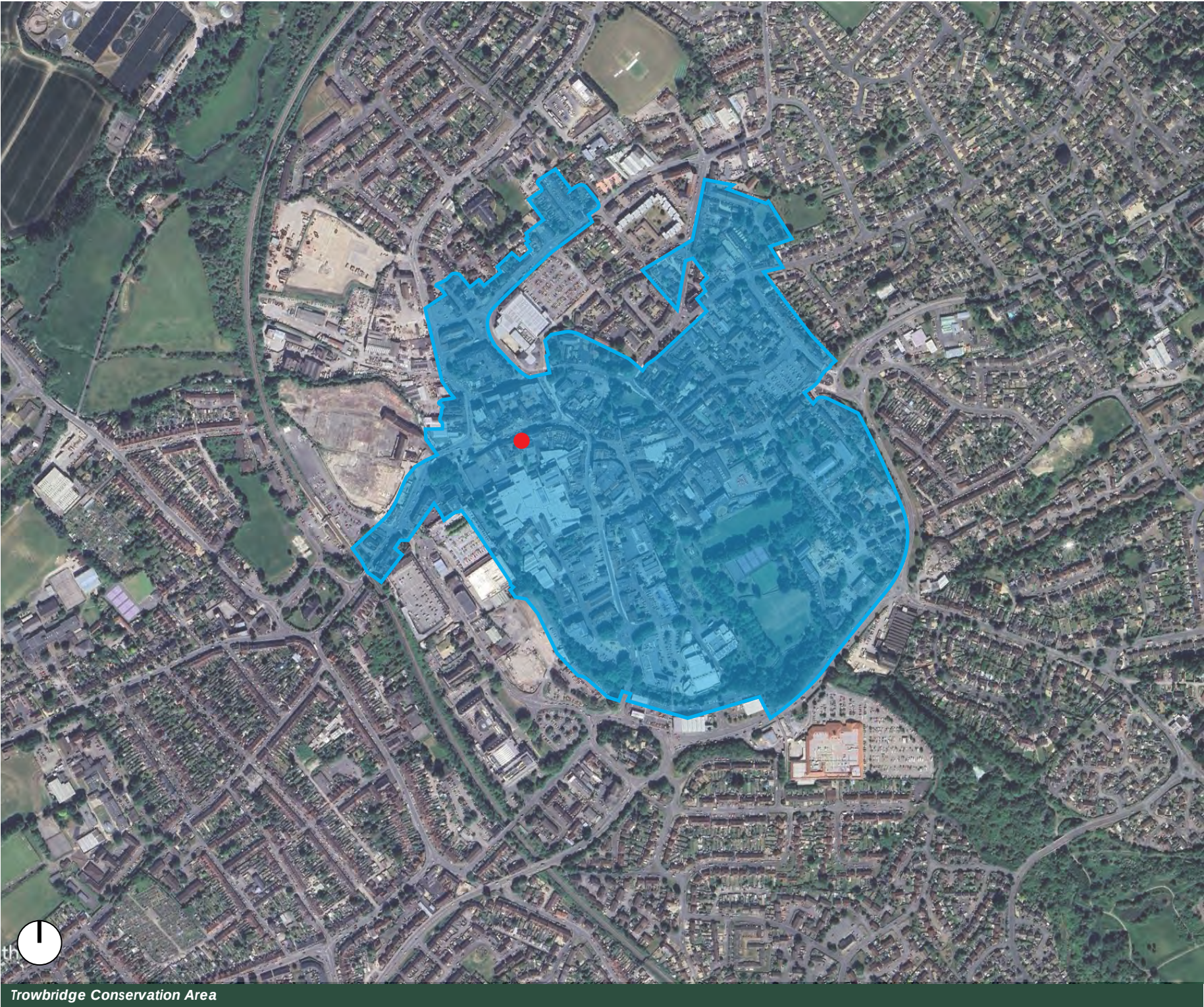
- 1.8 The site is within Trowbridge's Conservation Area.
- 1.9 No. 3 Fore Street Grade II* Listed Building. Official list entry: "FORE STREET 1. 5411 Nos 2 and 3 (formerly listed as No 2 No 3 (Barclay's Bank)) ST 8558 4/82 29.12.50. II* GV

2. Older house, refronted circa 1700. 2 storey and attic. Ashlar stone. Projecting plinth. String at 1st floor level. Narrow moulded cornice and parapet with moulded coping. Formerly 4 now 3 tall carved vases on parapet (right hand missing). Stone tile roof. 3 pedimented dormers, the central segmental, with heavily moulded heads. each with 2 light casements, and decorative leadwork to front verges. 7 glazing bar sash windows with bracketted cills and stone architrave surrounds on 1st floor. 8-panel central door on ground floor in stone doorcase of engaged Doric columns and entablature with block triglyph and rounded frieze, moulded cornice and segmental modillioned pediment. Barclay's Bank has modern windows to left hand of door and yard entry in left hand corner. The ground floor of No 2 altered and 'restored' with central replica Doric doorcase with segmental pediment, 6 panel door and steps protected by railings. Doorway flanked by glazing bar sashes with bracketted cills and moulded architraves. No 3 retains railing to an exiguous area and has been lately embellished by a projecting cast iron bank sign and ornate cast iron panelled standards with a lamp overthrow. In the east gable wall are traces of timber framing (now exposed) and in the roof and fine array of wind braces.

Nos 1 to 9 (consec) form a group."

Site Location

Trowbridge Conservation



ASSESSMENT

2

PLANNING POLICY AND CONTEXT

1.10 A Planning Statement has been prepared to accompany this application which sets the background to the proposal and provides the justification for the scheme in the context of planning policy.

REGIONAL CONTEXT

- 1.11 The site is located within the County of Wiltshire and falls within the jurisdiction of Wiltshire Council. It is approximately a 30-minute drive from the centre of Bath (located to the North-West of Trowbridge) and a 30-minute drive from the centre of Chippenham (located to the North-East of Trowbridge).
- 1.12 The extents of the site are bounded by a public footpath and adjoining existing buildings.
- 1.13 The closest train station is in Trowbridge, located approximately an 8 minute walk away, and has good connections to Gloucester, Cardiff, Portsmouth, Bristol, Westbury, Weymouth & Swindon.

LOCAL CONNECTIONS AND PUBLIC TRANSPORT

- 1.14 Trowbridge has bus & coach connections to Chippenham, Frome, Westbury, Swindon, Devizes, North Bradley, Corsham, Melksham, Saverton, Bradford-on-Avon, Bath, London, Gloucester & Warminster.
- 1.15 Trowbridge train station is approximately a 0.3 mile drive or walk away.
- 1.16 There is a public car park within walking distance of the site in every direction.
- 1.17 The closest cycle parking facilities are at either end of Fore Street/Wicker Hill.



LOCAL FACILITIES AND SERVICES

1.18 The immediate context of the site offers a multitude of amenities and facilities within walking distance, making this location highly sustainable in terms of reliance on private transport.

-  School/Nursery
-  Pubs
-  Trowbridge Museum
-  Garage
-  Church
-  Bus Stop
-  Post Office
-  Dentists
-  Doctors
-  Trowbridge Police Station
-  Pharmacy
-  Gym/Leisure
-  Eatery
-  Supermarkets
-  Site Location



2

OPPORTUNITIES

- Proposed changes to the exterior of the building to reinstate the original front elevation;
- Create an apartment block to the south of the site, screen from view from Fore Street;
- Long term protection and rejuvenation of a currently vacant building through a viable scheme;
- Provide a range of smaller residential units in response to local needs;
- Create a high quality scheme;
- Reduces footprint with the demolition of most of the central 1-storey building to create an open and spacious courtyard area;
- Repair and preservation of historic fabric.

CONSTRAINTS

- Grade II* Listed Building;
- Design responses to existing southern tree;
- No on-site parking opportunities;
- Sympathetic repair and upgrade to listed building fabric;
- Adjacent building aspect;
- Inclusion of sustainable housing standards.

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



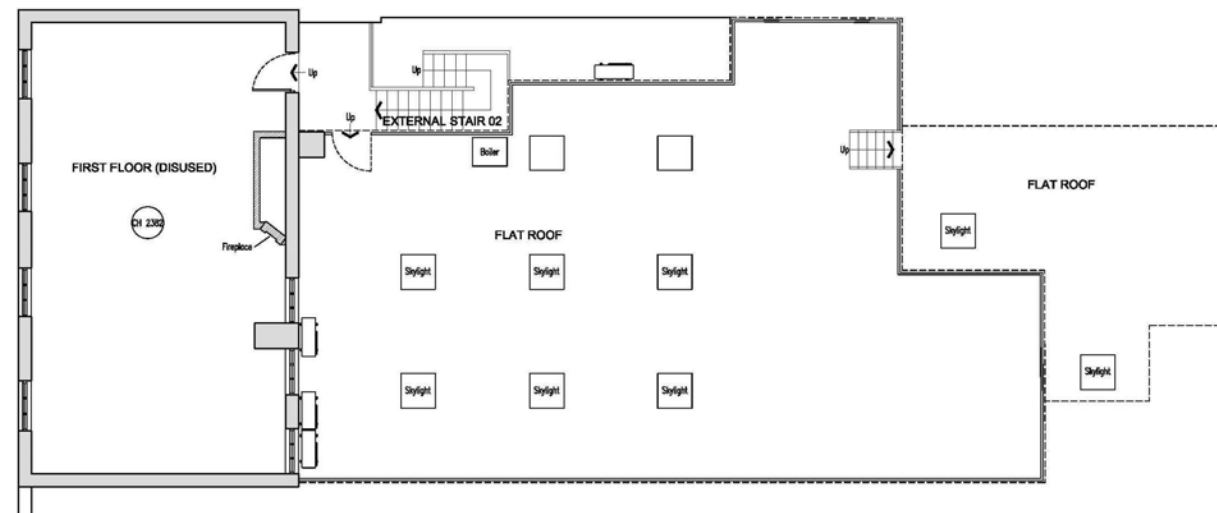
Photo 7



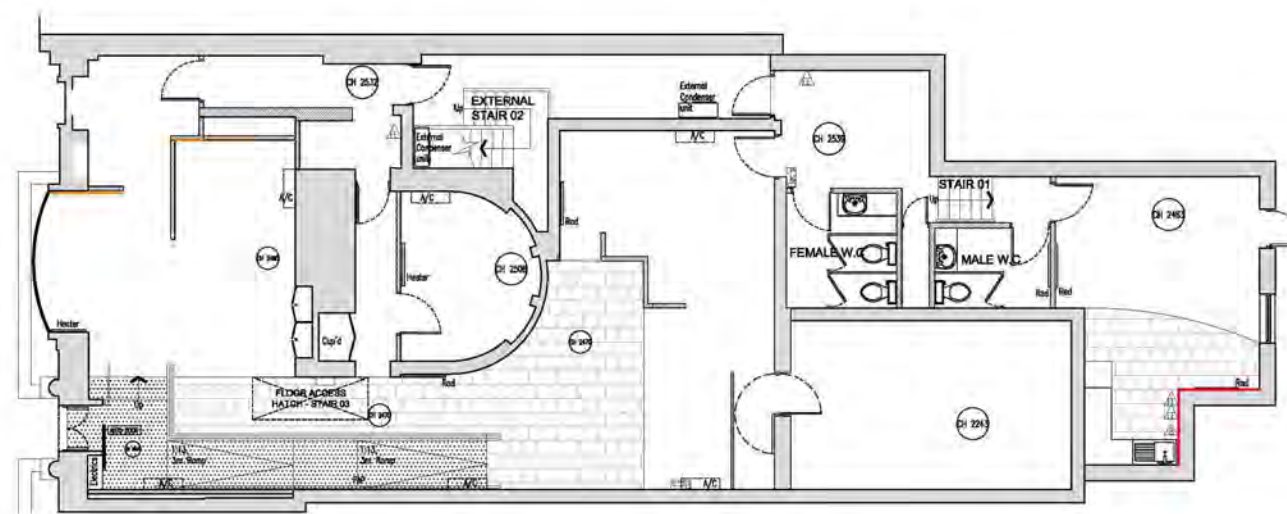
Photo 8



Site Photos



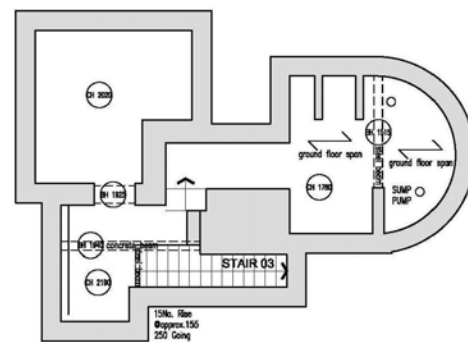
First Floor Plan



Ground Floor Plan



Front Elevation



Basement Plan

Existing Building

DETAILED DESIGN

3

PRE APPLICATION ENQUIRY

- 1.19
- The client and design team engaged with the Local Authority in a Pre-Application Enquiry to aid the design development and ensure the appropriate preservation of the Listed Building.
- 1.20
- Summary of the Wiltshire Council response:
 - *“Potentially acceptable, subject to resolution of key issues.”*
 - *“Council is unable to demonstrate a five-year supply of deliverable housing sites. Currently the Council can show a 2.42 year supply.”*
 - *“The proposal for a four-storey building would be in contrast to the two-storey + attic of the existing Grade II* listed building. However, there are larger buildings flanking the rear of the site and therefore the scale of the proposal may be considered acceptable if sufficiently well detailed.”*
 - *“The presumption of current policy and guidance however is towards conservation, and the details of the conversion should be designed to maintain as much of the building’s remaining historic character, fabric and features as possible.”*
 - *“a future application will also need to provide information in respect of how the scheme will be constructed and how the requirements of other legislation such as Building and Fire regulations are to be addressed.(...) General issues which will need to be addressed include the creation of acoustic and fire separation between units (particularly between the ground and first floors), means of escape provision and upgrading for thermal efficiency. Small items such as vents, heating and flues and meter and bin stores can also, cumulatively, be damaging to the character and appearance of a building and will need to be carefully resolved.”*
- 1.21
- We trust the information provided within this Full Planning Application (and Listed Building Consent Application) responds to the issues raised in the Pre App.

SCALE

- 1.22
- The proposals are mostly contained within the footprint of the existing property.
- 1.23
- The front building will remain at 2 storeys, but the rear building will be extended from 1 storey to 3.5, ensuring the height cannot be seen from Fore Street.

ACCESS

- 1.24
- Pedestrian access is via a communal entrance on the north elevation of the building, except for plot 1 which has its own private entrance.
- 1.25
- There is no on site car parking provision.
- 1.26
- Cycle storage will be provided in a designated area.
- 1.27
- Pedestrian access to the southern block will be through a central communal courtyard.
- 1.28
- Pedestrian access to all dwellings will comply with Part M of the Building Regulations.
- 1.29
- The layout has been designed to provide an inclusive environment that is fully accessible for all residents.

LAYOUT

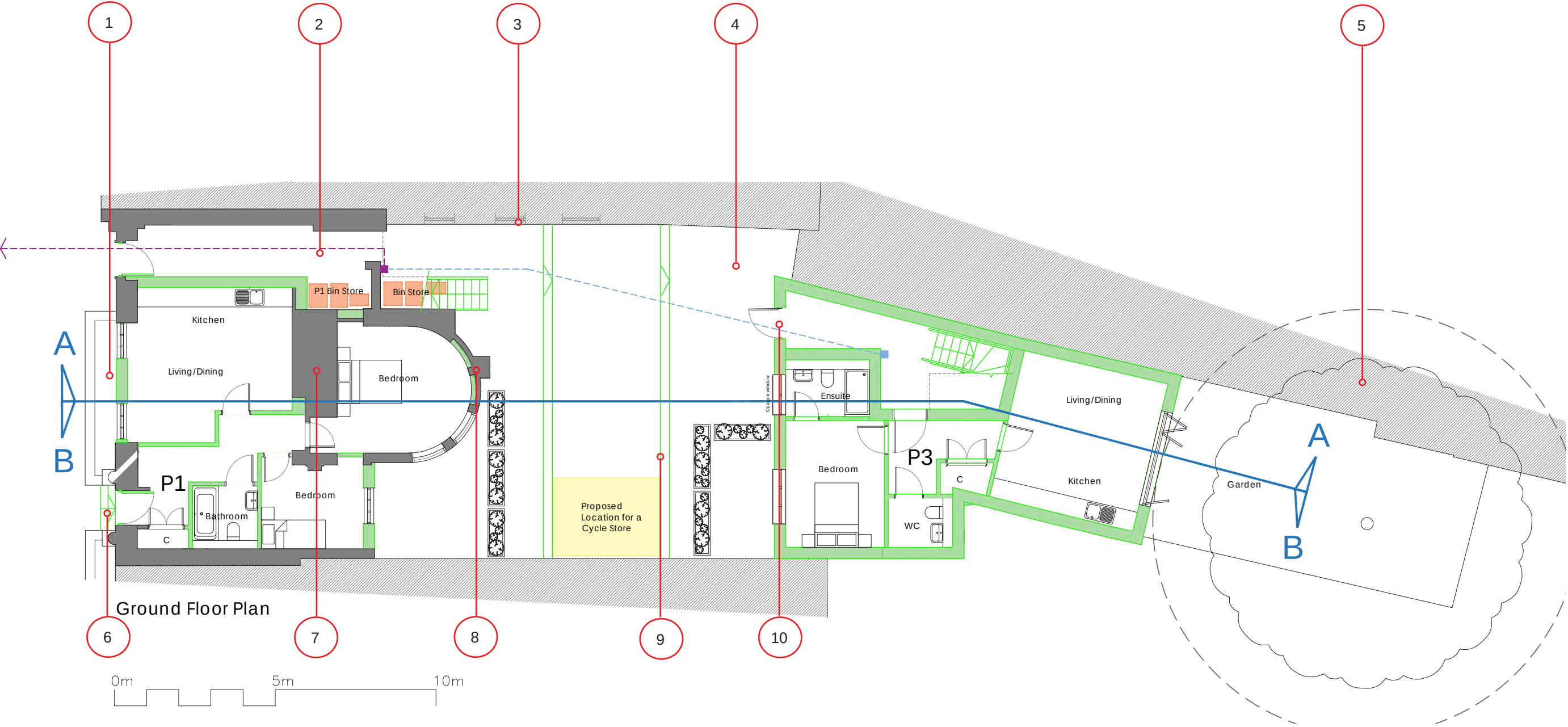
- 1.30
- The proposed development will create 6 No. new apartments:
 - 4 No. 1 bed apartments;
 - 2 No. 2 bed apartment.

REFUSE & SERVICE STRATEGY

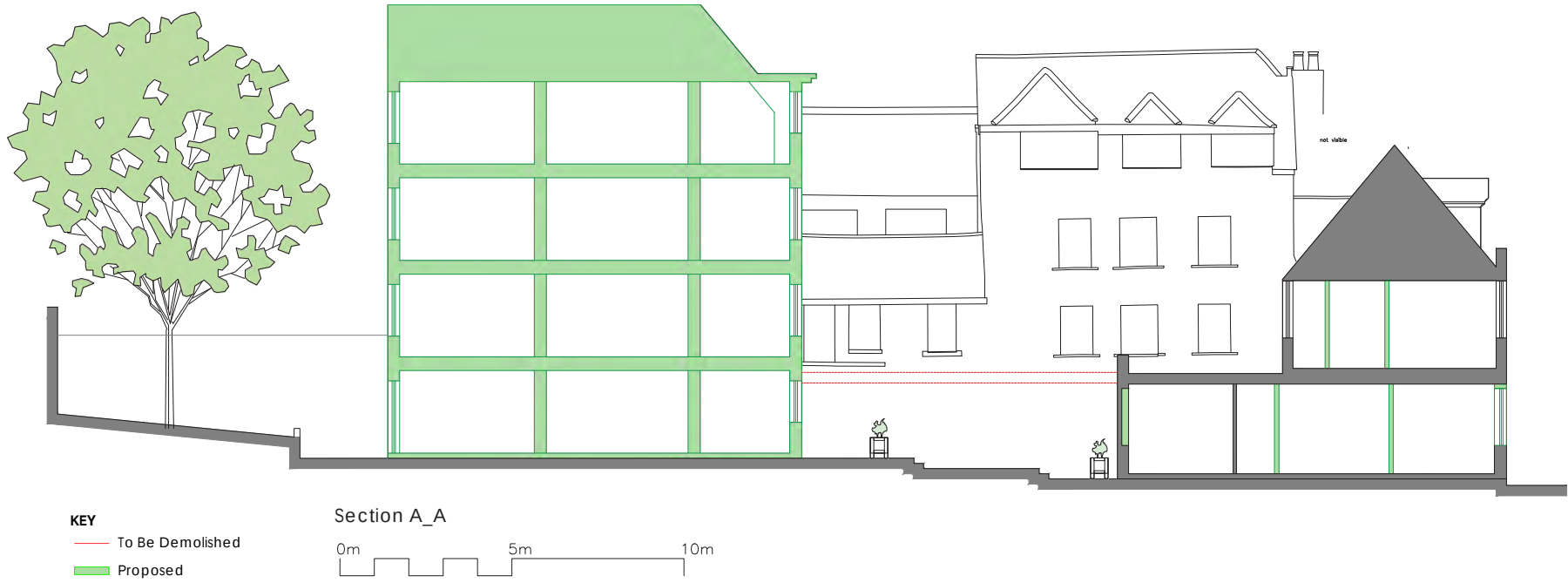
- 1.31
- Refuse collection will be as existing.
- 1.32
- Waste and recycling storage will be accommodated in designated areas.

DETAILED DESIGN

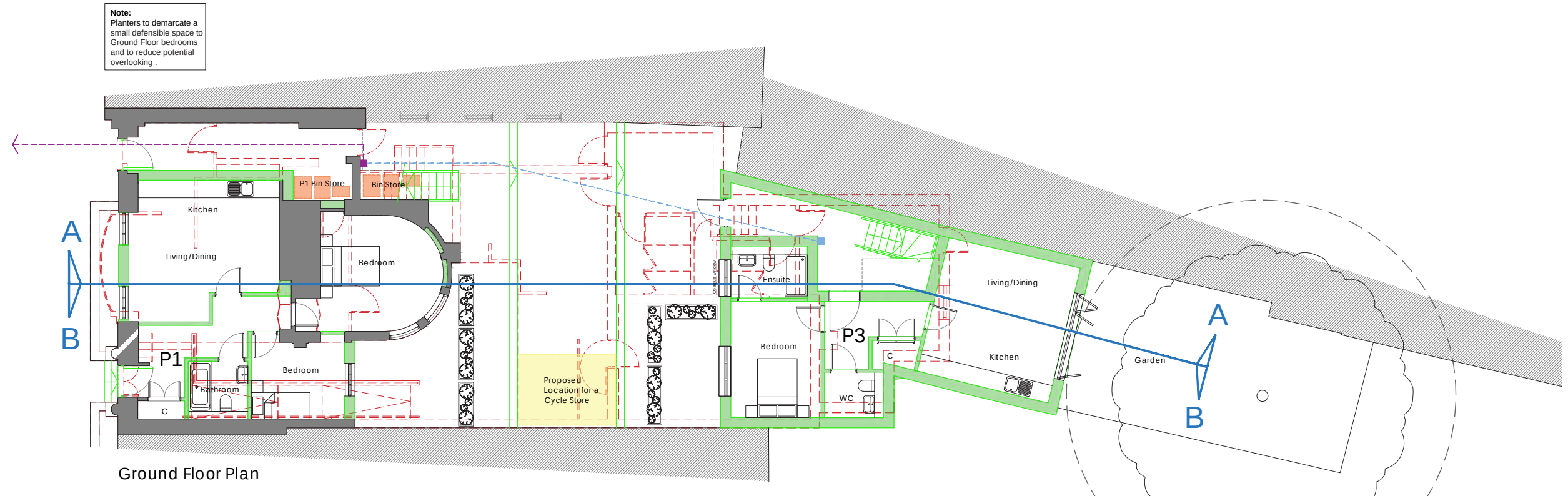
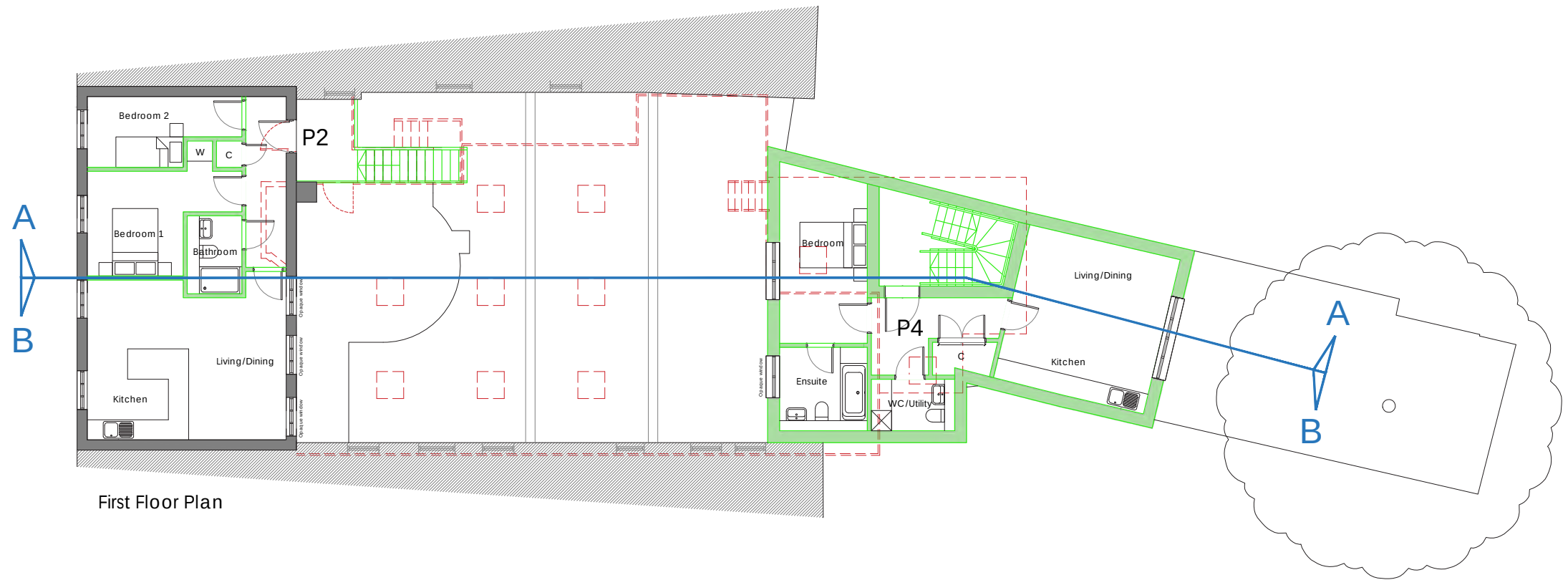
- 1.39
- Key design components (key plan on the right):
 1. Bay window replaced with 2no. sash windows, reflecting the building’s original elevation;
 2. New pedestrian alley reintroduced to reflect original access layout;
 3. Enhanced aspect to neighbouring windows;
 4. Original courtyard reinstated
 5. Tree to the rear retained;
 6. Existing front door to be retained;
 7. Retention of Ground Floor fireplace;
 8. Semi-circular original bay revealed post proposed demolition;
 9. Controlled Change in level.
 10. Communal entrance to apartments.

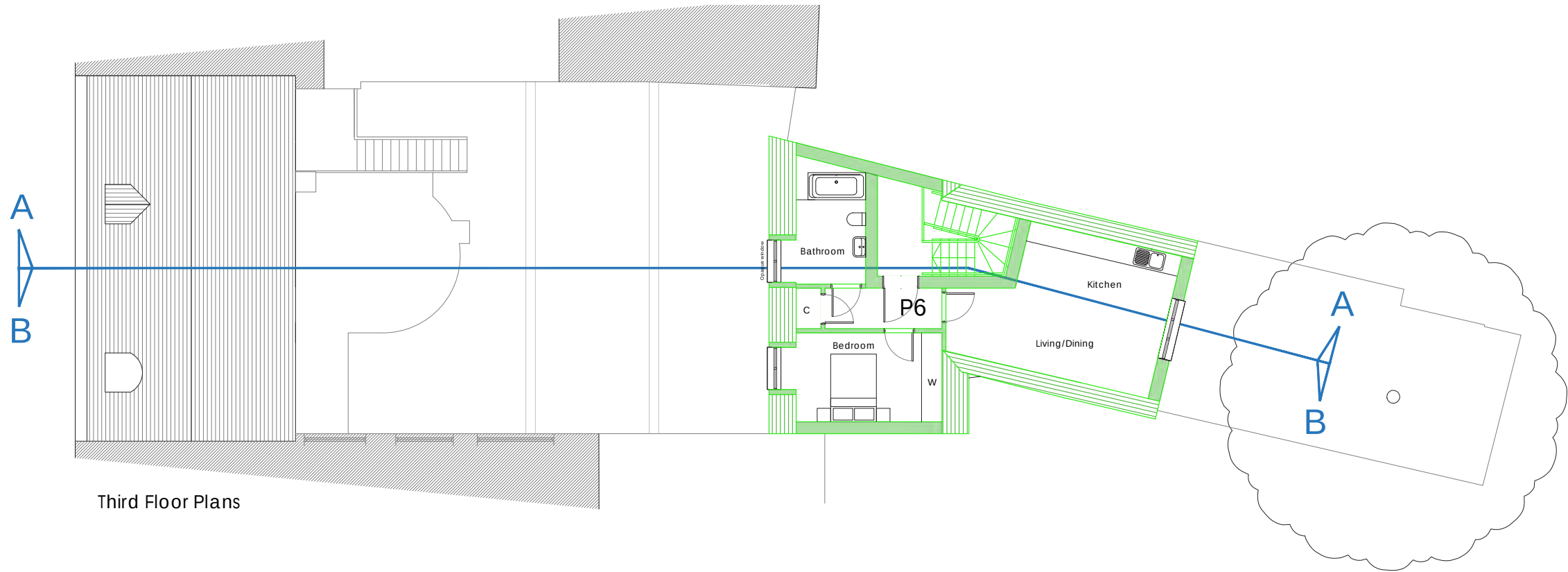


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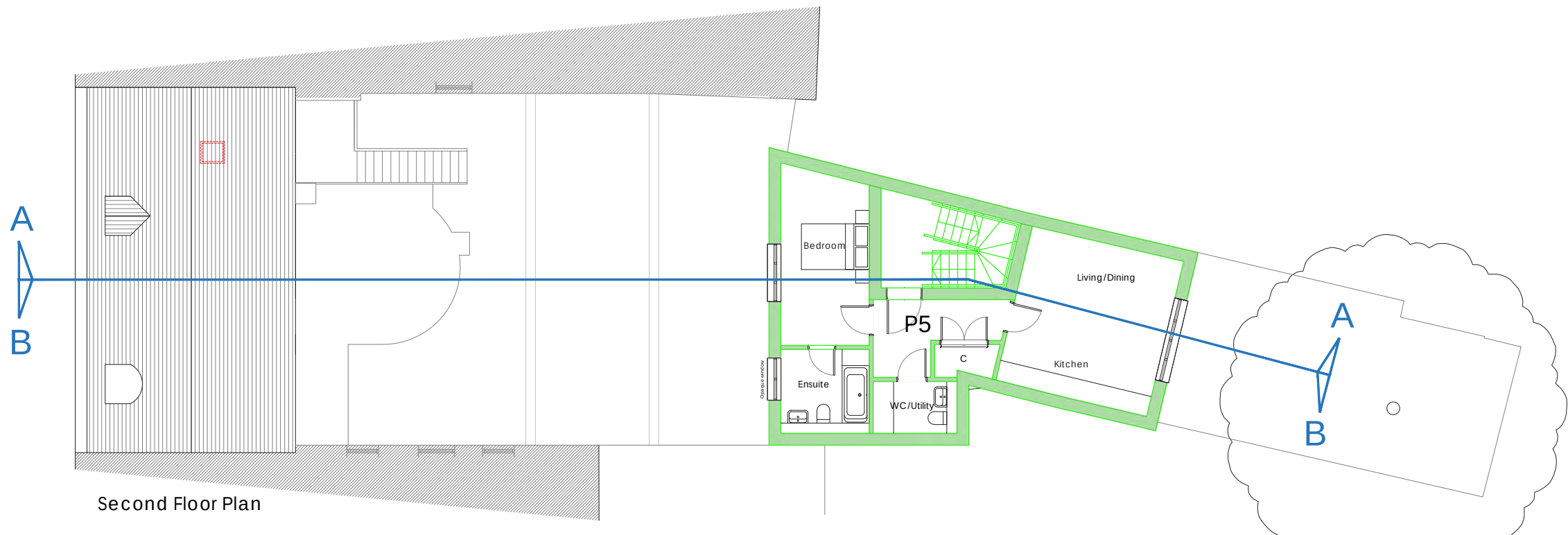


Proposed site sections





Third Floor Plans



Second Floor Plan

APPEARANCE

- 1.33 The front elevation of the Former Bank will be restored to its original proportions. The modern bay addition will be removed and replaces with 2 windows matching existing.
- 1.34 A new communal access from door will mirror the original entrance door.
- 1.35 Materials, colours, textures and fenestration patterns are all to match existing.
- 1.36 The rear single storey modern extension to the Former Bank is to be demolished to reinstate the circular rear bay overlooking the proposed courtyard. The material for that rear elevation is to remain as existing.
- 1.37 The existing external staircase for the First Floor accommodation in the Former Bank building is to be replaced with a perforated metal staircase in compliance with Approved Documents Part M and Part K.
- 1.38 The new apartment building to the rear of the site is proposed elevated in brick and flint with stone window cills. The architectural language of the proposed building reflects the surrounding context in terms of scale, materials, detailing, fenestration and proportions.

Note:
Window glass to be made opaque to reduce potential overlooking with proposed apartment building.
New stairs to be perforated non-slip metal.

Note:
Opaque windows to bathrooms and dressing areas.



North Elevation Former Bank

KEY
— To Be Demolished
— Proposed

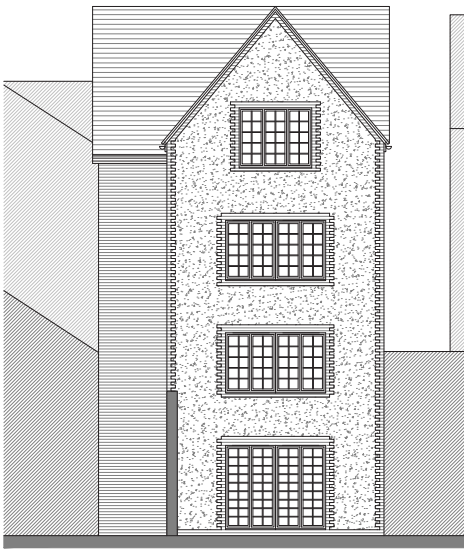


South Elevation Former Bank

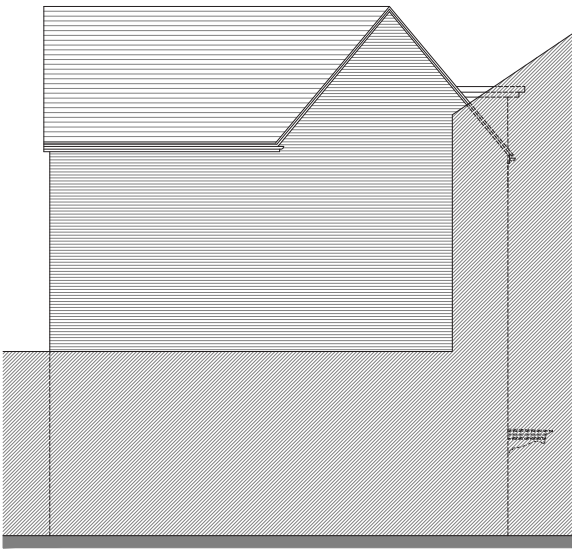
KEY
— To Be Demolished
— Proposed



North Elevation Apartment Building
(all new construction)



South Elevation Apartment Building
(all new construction)



East Elevation Apartment Building
(all new construction)

Proposed Elevations

3

LISTED BUILDING ALTERATIONS

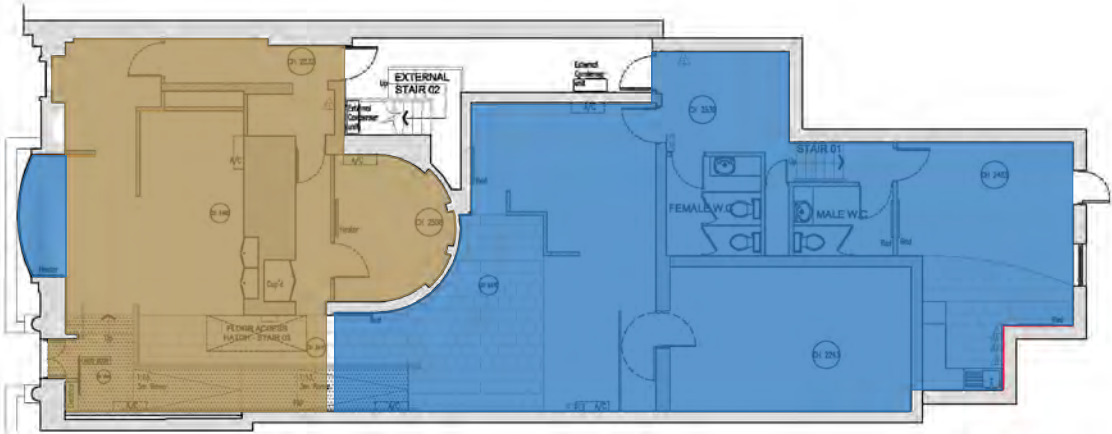
- 1.40 The refurbishment strategy for the Listed Building is to keep as much of the historic fabric as feasible.
- 1.41 The necessary thermal and fire upgrades to existing fabric are intended to be with sympathetic, breathable materials suitable

for historic buildings.

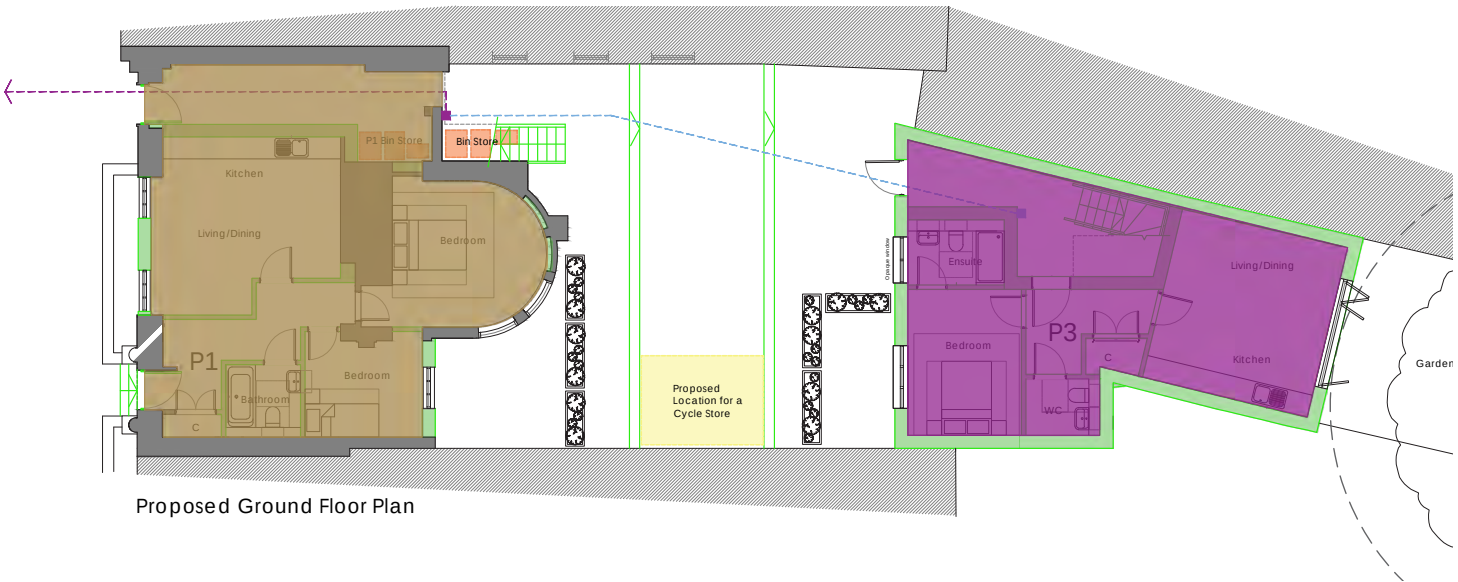
- 1.42 All proposed upgrades will be installed to the inside of the building, protecting valuable architectural features where necessary.
- 1.43 The floor upgrade between the proposed apartments within the Listed Building can be achieved both over or under the existing structure subject to a detailed investigation at construction stage.

- 1.44 There is no intention to open new ventilation outlets on the front of the Listed Building. To the rear of the building those will be expressed in a suitable manner in-keeping with the character of the Former Bank.
- 1.45 The ceiling to the First Floor apartment is proposed on the underside of the existing roof trusses to protect existing roof features such as the dormer windows.
- 1.46 The existing basement will not be refurbished as part of the

- Listed Building retained
- Listed Building demolished
- New apartment block proposed



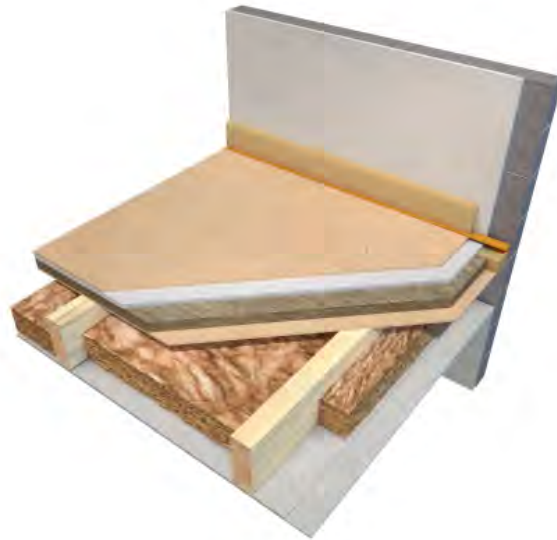
Existing Ground Floor Plan



Proposed Ground Floor Plan

Existing and proposed

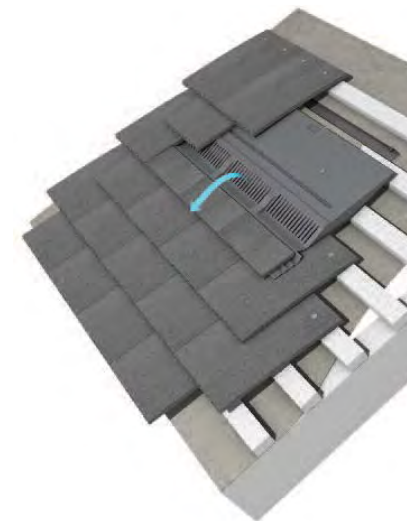
APPLICATION OVERVIEW: UPGRADE TO AN EXISTING TIMBER FLOOR WITH NEW PLATFORM FLOOR



In a separating timber floor, insulation is required for acoustic performance to reduce unwanted impact sound on the room below.

In this application, multiple layers of acoustic mineral wool insulation are friction fitted between timber battens and combined with layers of chipboard and floorboards to comply with construction details that are registered in the Robust Details Handbook.

If upgrading an existing floor, the existing timber joist floor is overlaid with hardboard and a new independent timber joist ceiling containing absorbent mineral wool is installed below, or it is overlaid with a new floating platform (min 25kg/m²) on a resilient layer of acoustic insulation.



Standard vent details

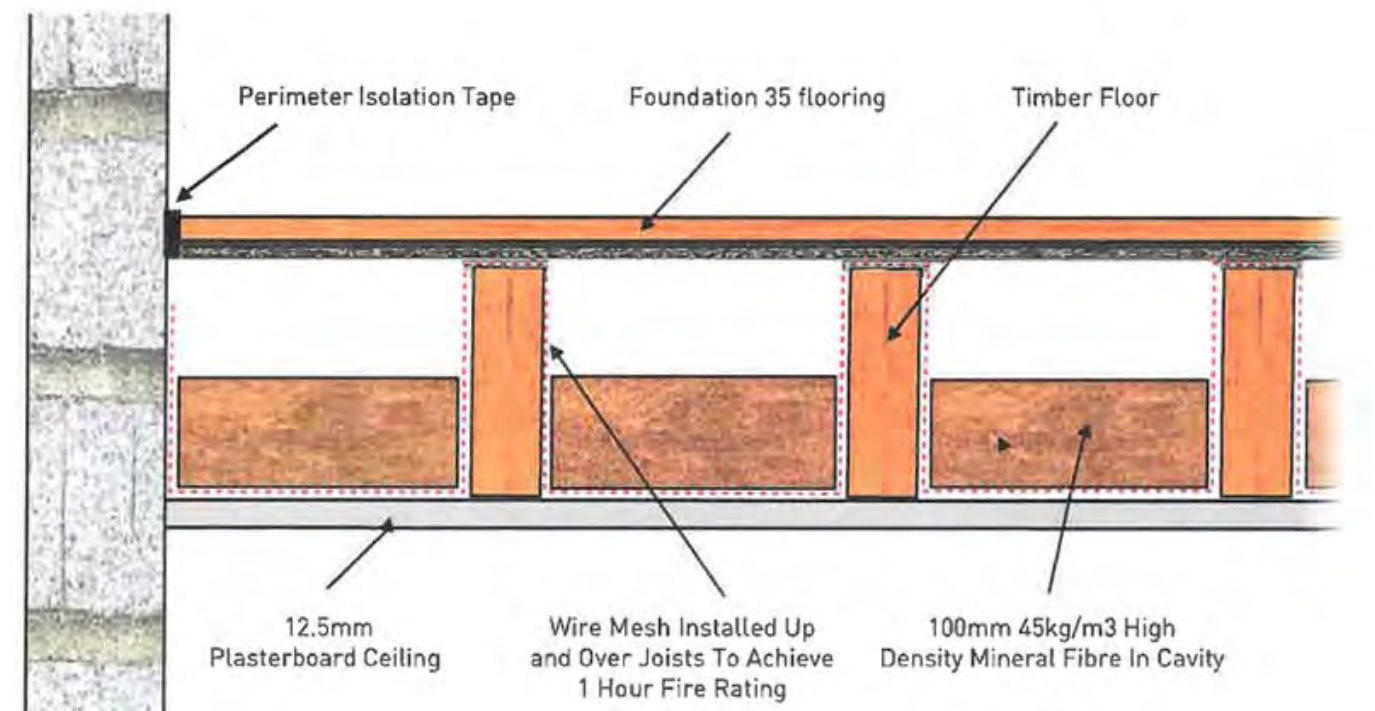
APPLICATION OVERVIEW: UPGRADE TO AN EXISTING TIMBER FLOOR WITH NEW CEILING



In a separating timber floor, insulation is required for acoustic performance to reduce unwanted impact sound on the room below.

In this application, multiple layers of acoustic mineral wool insulation are friction fitted between timber battens and combined with layers of chipboard and floorboards to comply with construction details that are registered in the Robust Details Handbook.

If upgrading an existing floor, the existing timber joist floor is overlaid with hardboard and a new independent timber joist ceiling containing absorbent mineral wool is installed below, or it is overlaid with a new floating platform (min 25kg/m²) on a resilient layer of acoustic insulation.



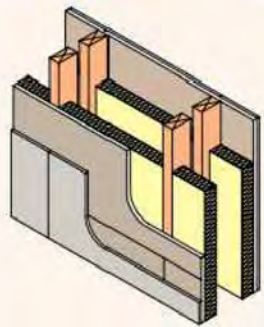
REDUC standard fire upgrade detail

Knauf standard product floor upgrade options

30 E-WT-1: Timber frame
Without sheathing board

Robust Detail Approved Construction

- Overall construction nominal width 300mm
- Cavity width minimum 240mm, gap of minimum 50mm between frames
- 90mm Isover Timber Frame Batt 40 positioned between the studs in each timber frame
- Board options:
 - Inner layer of 19mm Gyproc Plank, outer layer of 12.5mm Gyproc WallBoard each side
 - Or
 - Double layer of 15mm Gyproc SoundBloc each side,
 - Or
 - Double layer of 15mm Gyproc FireLine each side,
 - Or
 - Inner layer of 19mm Gyproc Plank, outer layer of 12.5mm Gyproc FireLine each side



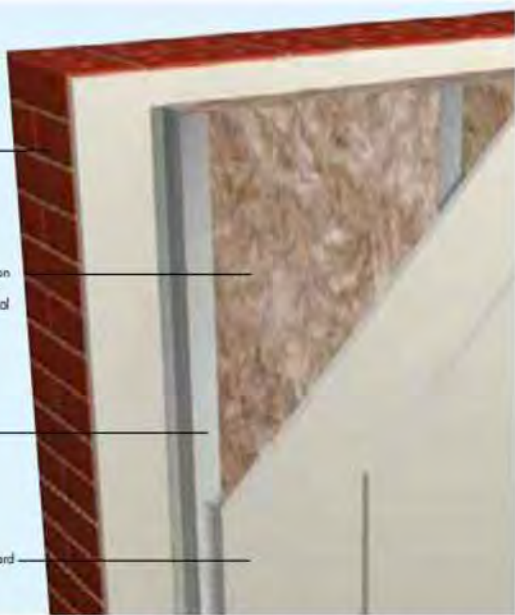
TYPE 1 New Wall

Advantages

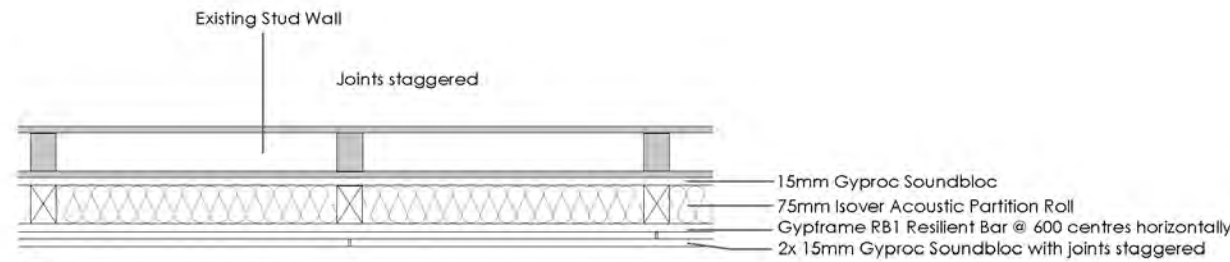
- ✓ The independent steel studwork provides good acoustic isolation
- ✓ 50mm deep studs results in minimum loss of room space
- ✓ Mineral wool in void absorbs sound and improves acoustic performance
- ✓ Provides a high level of thermal separation between adjoining properties and unheated enclosed spaces, such as stairwells and corridors

Sw05

- Existing separating wall
- 50mm Earthwool Acoustic Partition Roll or 50mm Earthwool Flexible Slab or 50mm Earthwool Universal Slab CS24
- Independent 1" stud
- Two layers of 12.5mm plasterboard



TYPE 2 Wall upgrade adjacent to Existing $\frac{1}{2}$ Brick Masonry Wall



NOTE
Construction assumes existing wall to be stud.

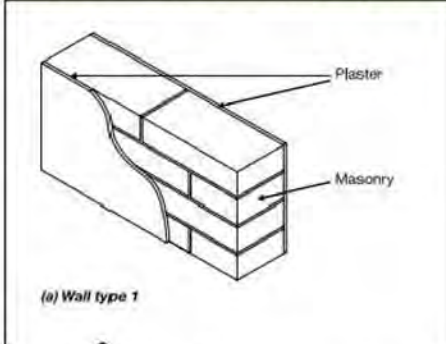
TYPE 3 Party Wall upgrade adjacent to Existing Stud Wall

Section 2: Separating walls and associated flanking constructions for new buildings

Introduction

- 2.1** This section gives examples of wall types which, if built correctly, should achieve the performance standards set out in Section 0: Performance – Table 1a.
- 2.2** The guidance in this section is not exhaustive and other designs, materials or products may be used to achieve the performance standards set out in Section 0: Performance – Table 1a. Advice should be sought from the manufacturer or other appropriate source.
- 2.3** The walls are grouped into four main types. See Diagram 2.1.
- 2.4 Wall type 1: Solid masonry**
The resistance to airborne sound depends mainly on the mass per unit area of the wall.

Diagram 2.1 Types of separating wall



TYPE 4 Wall upgrade adjacent to Existing Brick Masonry Wall

CONCLUSION

CONCLUSION

- 1.47 The proposals provide range of smaller 1 and 2 bedroom apartments offering wider housing choices for local people.
- 1.48 High quality scheme will provide a convivial and desirable sense of place.
- 1.49 The sensitive conversion nature of the proposals will enhance and protect existing buildings ensuring its continued contribution to Trowbridge's varied historic architectural range.
- 1.50 The site is and will remain self contained and enclosed with only one point of access to the new residential units. The site is visually and physically contained and will remain visually unchanged from the public realm.
- 1.51 We have sought Pre Application Advice in order to address Local Authority and Historic England comments and resolve all issues accordingly.
- 1.52 The scheme will be highly sustainable given its location within the Town Centre.
- 1.53 The proposals will ensure the preservation and enhancement of the historic buildings.

4



North Elevation Former Bank

- KEY
- To Be Demolished
 - Proposed

North Elevation