



# Mill House, Stallard Street, Trowbridge, Wiltshire, BA14 9AE

## Design, Access, Planning and Heritage Statement

In support for a planning application to restore and part rebuild Mill House

1878\_B PLANNING Aug 2024

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| A   | 2024.05.31 | Planning issue          | cf/bb  |
| B   | 2024.08.22 | Planning Issue          | cf/bb  |

# 1.0 Introduction

## 1.1 Background

This statement has been prepared in support of a Planning Application and Listed Building Consent for the restoration and partial rebuild works to the property known as Mill House. Mill House already benefits from Full Planning Approval and LBC under reference 17/00200/FUL and 20/00186/VAR. The 2017 and 2020 approvals grant consent for the alterations and change of use of Mill House to four self contained C3 dwellings.

Recent water damage over the last two years has left Mill House in a serious state of disrepair with urgent action required to preserve the heritage asset. The proposed works will rebuild Mill House to reflect the original fabric prior to the bombing in WW2.

For clarity this document combines information on Design, Access, Planning and Heritage.

The proposal will be supported by the following drawings / information:

1878\_PL001 Site Location Plan  
1878\_PL002 Block Site Plan

1878\_PL100 Ground Floor Plan (Proposed)  
1878\_PL101 First Floor Plan (Proposed)  
1878\_PL102 Second Floor Plan (Proposed)  
1878\_PL103 Roof Plan Proposed

1878\_PL200 Proposed SE and SW Elevations  
1878\_PL201 Proposed NW and NE Elevations  
1878\_PL202 Proposed SE and SW Courtyard Elevations  
1878\_PL203 Proposed NW and NE Courtyard Elevations



Above: Mill House, as Existing  
Photograph: October 2023

## 2.0 Contextual Appraisal

### 2.1 Location

The application site is located on Stallard Street, near the town centre of Trowbridge. The site is bounded by The River Biss and behind is a large multi storey car park which serves the Shires shopping centre.

### 2.2 Mill House

Millhouse, formerly known as Bridge House was built in the early 19th century. First listed in November 1976, Mill House is a Grade II\* listed (Ref: 1021658) building with red brick facades and chamfered stone quoins. Details about the heritage assets of Mill House will be explored further in the Heritage Statement towards the end of this document.

### 2.3 History

Trowbridge was once a mill town that played a significant role within the wool trade. Clarks Mill was used for the production while Mill House was the owners accommodation.

In 1817 a fire necessitated one of the many re-builds of Mill House. Mill House was also extended and re-built several times due to the business improving, and the family increasing their on site living accommodation. During the Second World War Mill House was used partly as a British Legion Club and was largely destroyed by bomb damage in July 1942.

In the post war period many of the buildings surrounding the bomb site were repaired and rebuilt using debris from the bombing. The nature of repairs are seen today across the facade of Mill House where varying ages of brick and mortar infill the damaged facades. These events start to reveal the timeline and nature of Mill House's reconstruction.

### 2.3 Clarks Mill

Clarks Mill, formerly known as Studley Mill was the primary factory building built in 1860. Clarks Mill was originally a 4-storey industrial Grade II listed building listed in 1974. This building has since been converted into flats as granted in the Listed Building Consent application reference 19/09392/LBC

### 2.4 Beaucroft Mansions

The property now known as Beaucroft Mansions was an extension to their business that was converted to self contained flats completed in 2007.

### 2.5 Conservation Area

Mill House is located within the Trowbridge Conservation Area specifically situated within the Secondary Retail Area and the River Corridor.

### 2.6 Conclusion

Mill House and Clarks Mill have a long and varied history within Trowbridge. Clarks Mill has since been restored and an opportunity exists to restore Mill House.

## 2.0 Contextual Appraisal - Existing

### 2.7 Existing Site Plan



Above: The site in context NTS  
Google Earth imagery, October 2023

## 2.0 Contextual Appraisal

### 2.8 Immediate Context

#### Key

- ① Rear two storey extension to Mill House constructed as part of Post-War rebuild and repairs.
- ② Rounded facade facing Clarks Mill
- ③ Mill House. Post-War repair/patch works are visible across the facade.
- ④ Remaining Mill building on site which faces onto the River Biss.
- ⑤ Trowbridge United Church
- ⑥ Clarks Mill viewed from the rear
- ⑦ Rear of Mill House.
- ⑧ The River Biss running down from the bridge crossing at Wicker Hill past Mill House.

Photos: Local precedent imagery demonstrating architectural features; Brick built up in layers of varying ages from Post-War repairs, Limestone Headers, Sills and Quoins, painted window framing, and Clay tile roofs.



# 3.0/4.0 Planning History and Consultation Responses

## 3.1 Planning History Overview

A search has been undertaken for any planning history and the previous applications for Mill House are as follows.

17/00200 /FUL and 20 00186 /VAR. These 2017 and 2020 approvals grant consent for the alterations and change of use of Mill House to four self contained C 3 dwellings.

W/86 01360 /LBC formation of new doorway in lieu of existing window

W/01 00094 /FUL change of use to education and instruction D1

W/95 00165 /LBC Lengthening of ground floor windows to the front elevation

W/95 00162 /FUL Lengthening of windows to front elevation

W/81 00014 /HIS Improvement to existing offices.

W/88 01769 /FUL Change of use to Central Conservative Club

W/88 01770 /LBC Internal alterations in connection with change of use from offices to club.

W/01 00147 /LBC Internal alterations

W/01 00171 /LBC Internal alterations

## 4.1 Existing Application Response

The existing set of drawings for this application were supported in principle, and advice was given to improve the scheme and design quality. This feedback from the planning officer and conservation officer led to the development of the current proposed drawings, addressing previous suggestions.

## 4.2 On-going Consultation

The applicant and their consultant team has undertaken an iterative design process to develop this proposal engaging with the Local Authority Planning and Conservation Officers throughout, as well as recieving feedback from Historic England ahead of submission.

Over the period of 15-18 months the scheme has been subject to rigorous discussion and design development, resulting in a unique design that is believed worthy of the historic setting of Mill House.

Design development discussions involved the following key team:

Principle Conservation Officer - Wiltshire Council  
Senior Planning Officer - Wiltshire Council  
Planning Consultant - Planning & Land  
Architect - Grainge Architects  
Historic England

Throughout this collaborative process the applicant has sort to develop the most sympathetic design solution whilst ensuring a viable and high quality proposal can be delivered.

## 5.0 Design and Access Principles

### 5.1 Use

The existing building was historically residential accommodation built for the mill owners. Throughout its history, the building has had multiple uses including clubs, offices and education. The recent planning approvals changed the use back to residential, prior to this it had been Wiltshire College for many years.

The proposed design retains the residential use approved in 2017/2020.

### 5.2 Amount

The proposal seeks to create 5 houses (3 already approved) and 5 flats. The flats include four 1-bed flats and a top floor 2-bed flat. The 5 houses consist of 3 bedrooms each.

### 5.3 Layout

The footprint of the proposal recreates the original arrangement of the building prior to its bombing and partial demolition. This has been achieved by plotting the remaining original foundations on site against historic plans. The proposed building will sit around a central courtyard providing 4 of the units with outdoor space.

### 5.4 Architectural Style

Historic photographs have been used as precedent to recreate the original building. The re-built parts of the building have therefore been designed to include the original features lost through the years. These features include timber sash windows, stone quoins and brickwork to match the existing.

The new part of the building has been designed to respect the existing building, matching the details of the existing building and the proposed re-built element.

### 5.5 Scale and Massing

The proposal comprises of ground floor, first floor and second floor accommodation. The second floor accommodation is achieved using dormer windows of the same size and style as the existing dormers. Similar dormers can also be seen in historic photos, showing that the building previously included 2nd storey accommodation. The 3 gable frontage also helps create second floor accommodation without increasing the ridge height of the existing building, as this follows an existing gable end.

### 5.6 Amenity/Landscaping

An informal communal garden will be created along the edge of the site fronting The River Biss. In addition, the internal courtyard of Mill House will provide an area of private amenity space for 5 of the units.

### 5.7 Access

Under the current proposal both pedestrian and vehicular access will remain identical to the existing lawful arrangement.

The site is located within walking distance of the bus stop and is in the local commercial centre of Trowbridge. In addition the main railway station is just across the road making the site easy to access.

## 5.0 Design and Access Principles



### 5.8 Site Orientation

The image to the left shows the proposed building in context.

The North East elevation fronts onto the River Biss and will feature 3 new gables to allow the proposed houses to make the most of the views. The existing elevations are the South East and South West facades facing towards Clarks Mill and Beaucroft Mansions respectively. Finally the North West elevation is proposed to be rebuilt as per historic photographs.

Above: Roof Plan of Site  
PL002\_Rev / Block Plan

# 6.0 Planning Justification

## 6.1 Historic Imagery - South West Elevation

The images below show how the historic photos have been used to shape the elevations of the proposal



1. Bridge House, Photographed 1910

Bridge House seen above prior to partial destruction during the Second World War. This photo shows the scale of the existing building, with additional windows located on the South West Elevation. Clarks Mill can also be seen in the background.



2. Proposed Elevation

Mill House (Previously Bridge House) rebuilt as a sensitive reflection of the historic fabric by following the existing facade and recreating heritage features.

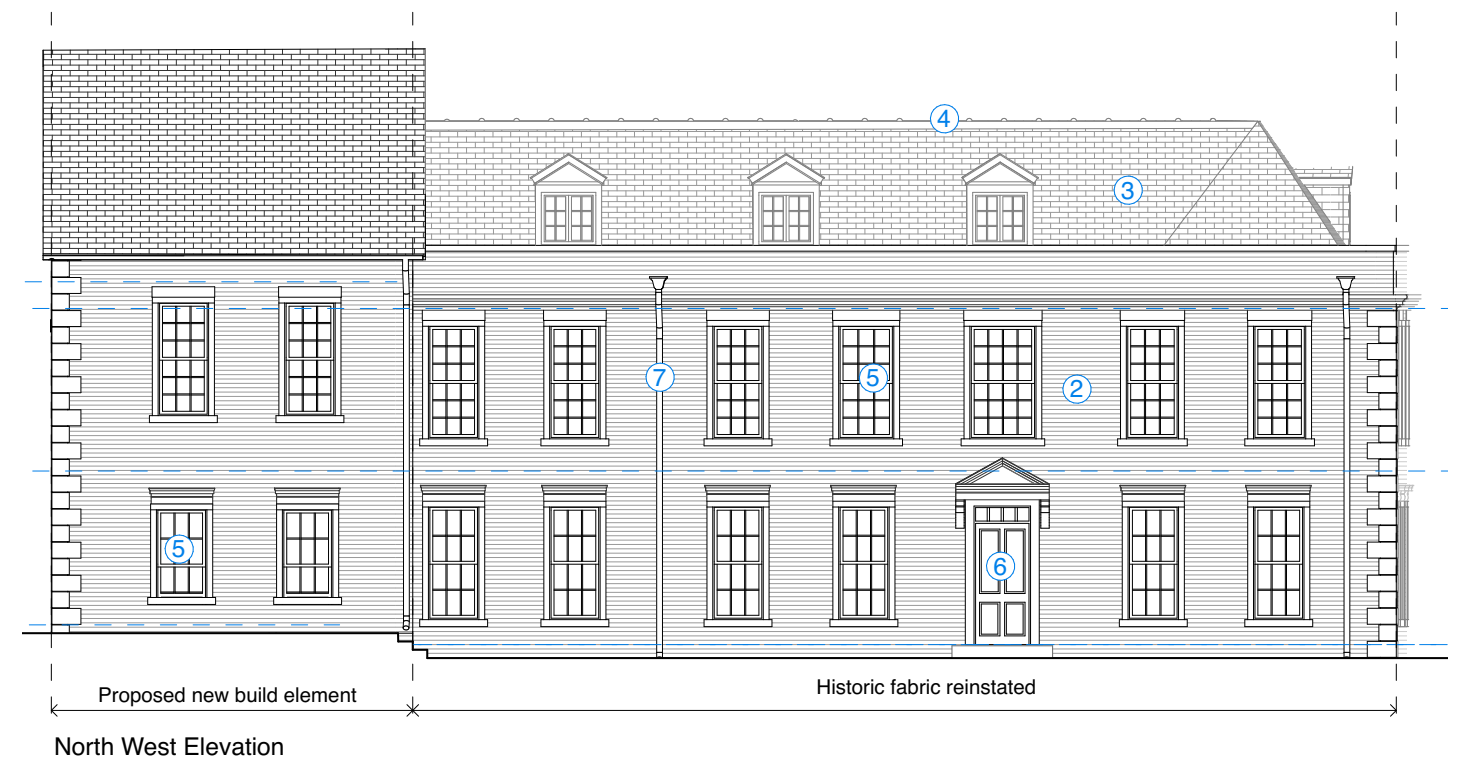
## 6.2 Historic Imagery - North West Elevation

The images below show how the historic photos have been used to shape the elevations of the proposal



1. Bridge House, Photographed 1935

Bridge House seen above prior to partial destruction during the Second World War.



2. Proposed Elevation

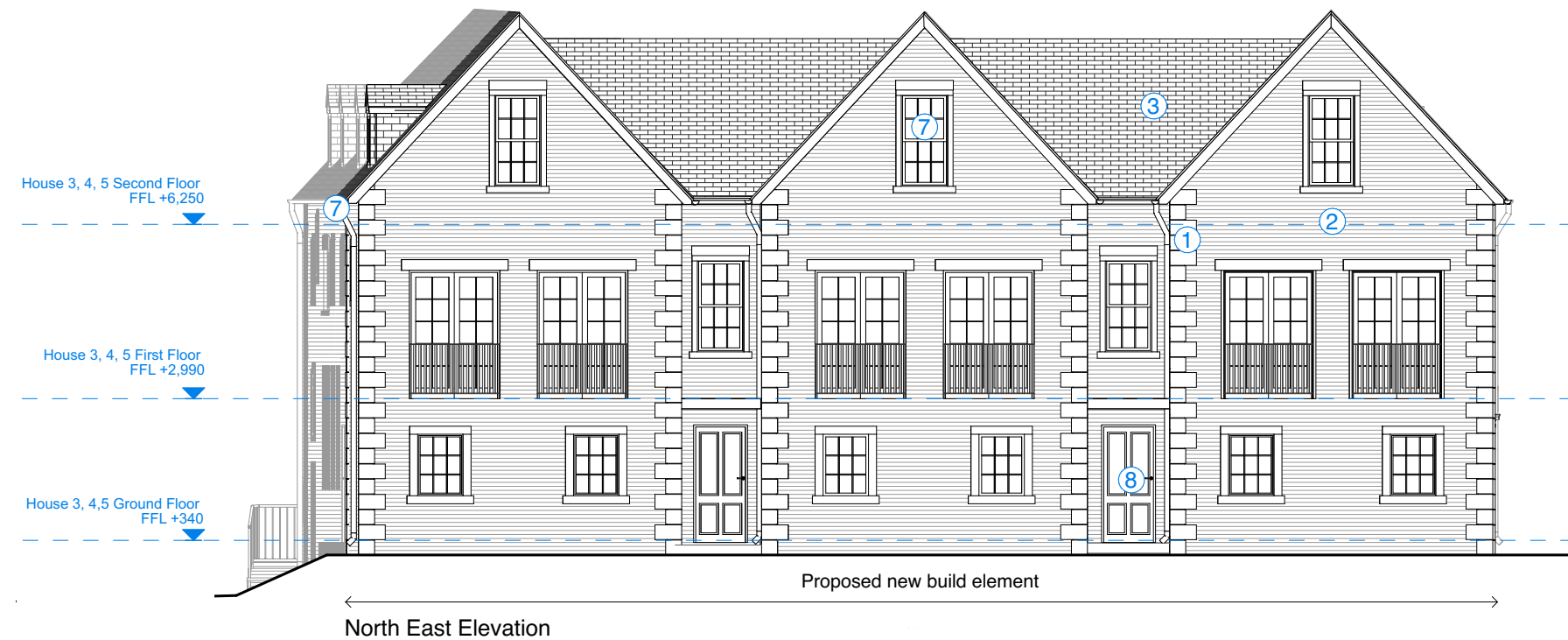
Mill House (Previously Bridge House) rebuilt as a sensitive reflection of the historic fabric by following the existing facade, recreating heritage features.

### 6.3 Proposed New Build Element

The elevations to the right demonstrate how the newly built section of the building matches the architectural style of the existing, while introducing additional gables to the North East elevation.

### 6.4 Impact on Character and Appearance

Given that this proposal recreates parts of the building that were lost during the war, the proposal should be considered as causing little to no harm to the heritage asset. Existing heritage features have been retained on the existing building and similar features have been introduced into the rebuild, using historic photographs as reference.



Above: Elevation SW and SE, see drawing 1878\_PL201

## 7.0 Conclusion

### 7.1 Planning Justification

Mill House is at a critical time in its history. Recent water damage has meant that the building is in a very serious state of disrepair and urgent action is now required.

The proposed works will act to restore and preserve the building whilst also providing additional much needed residential units in the local area.

### 7.2 Heritage Impact

The proposal does not introduce any undue adverse impacts on the character or appearance of the conservation area, the amenities of surrounding residential occupiers, or the existing listed building which is in a serious state of disrepair.

It is firmly considered that the rebuilding of Mill House is the right approach, especially when balanced with the historical significance of the site.

Overall the preservation works to Mill House will make a positive contribution to the conservation area.

# 8.0 Heritage Statement

## 8.1 Overview

This statement has been prepared to support the planning application and listed building consent application for the proposed works to Mill House.

## 8.2 Mill House Listing

Mill House is a Grade II\* listed building (Ref: 1021658) first listed on the 26th November 1976. Among the notable heritage assets outlined within the listing are the chamfered stone quoins and molded cornice details. The building also features sash windows with moulded stone sills and architrave details. It is noted that the building is somewhat reduced by a wartime bomb but has since been patched up.

## 8.3 Internal Alterations

The internal features highlighted in the listing, including a contemporary stair with moulded hand rail details, will remain unaffected by the proposed works. Due to the severe water damage inside the building, internal works are required to restore the existing building. While new walls are proposed internally they do not impact any of the existing windows, allowing the historic window details to be retained.

## 8.4 External Alterations

Externally, proposed works to the listed building have been limited in order to retain the original features. The main heritage assets outlined above, will remain unaffected by the proposed design.

## 8.5 Listed Buildings in the Area

Other listed buildings in close proximity are:

- 50-51 Stallard Street: Grade II
- 52-54 Stallard Street: Grade II
- 55-57 Stallard Street: Grade II
- Entrance Screen to Studley Mills Site: Grade II
- Handle House: Grade II

As the proposal restores and rebuilds the existing Mill House there is no reason that the proposed works should impact negatively on the surrounding listed buildings.

## 8.6 Conclusion

Overall the works proposed restore a water damaged Mill House, allowing the heritage assets to be saved. The proposal retains all of the features outlined in the listing, and limits works to the existing building where possible.

# 9.0 Internal Condition

## Internal Photographs

### Key

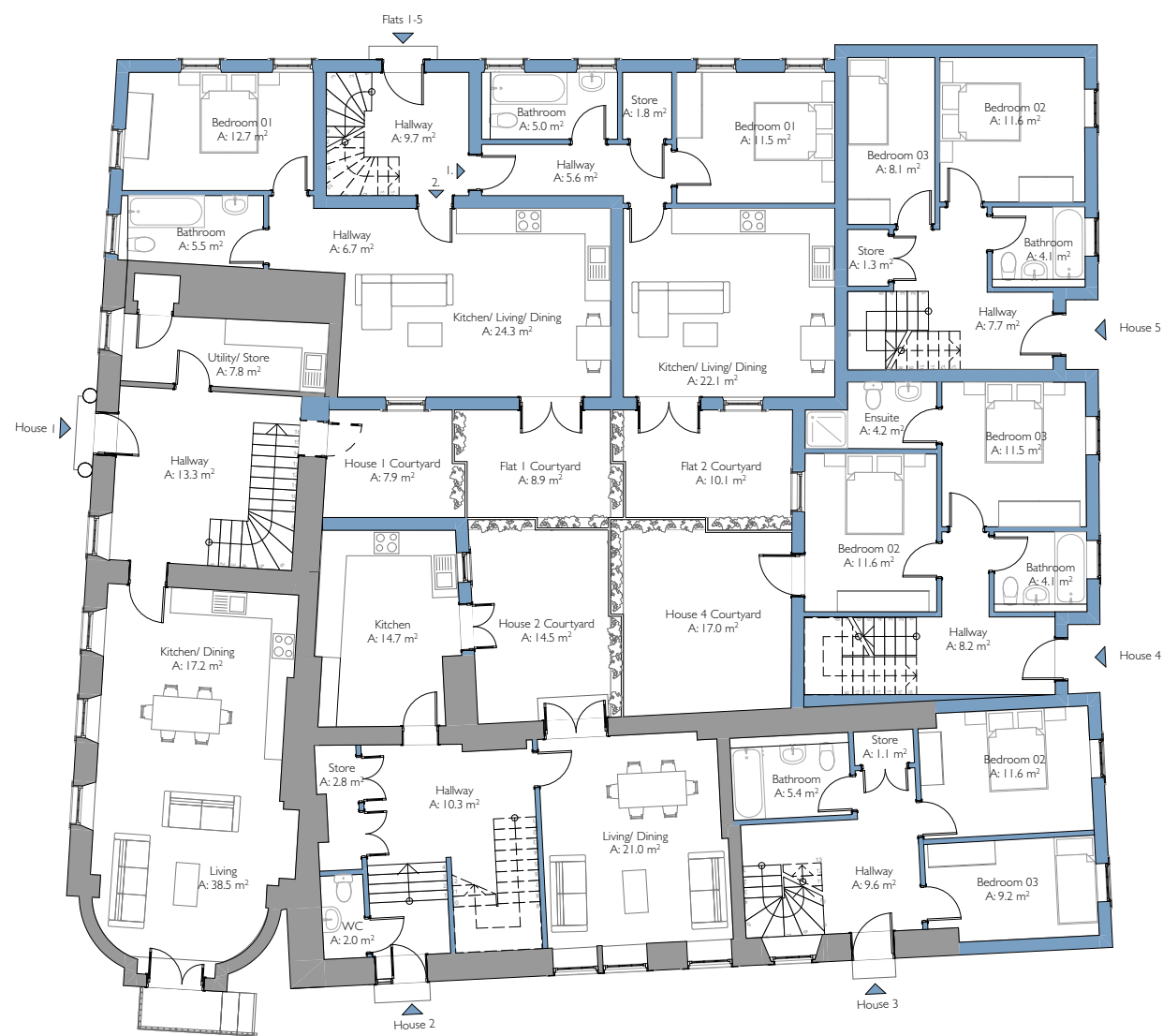
- ① Impact of water damage to the first floor ceiling
- ② Impact of water damage to the second floor walls
- ③ Existing staircase
- ④ Detailing of existing staircase
- ⑤ Existing first floor internal condition



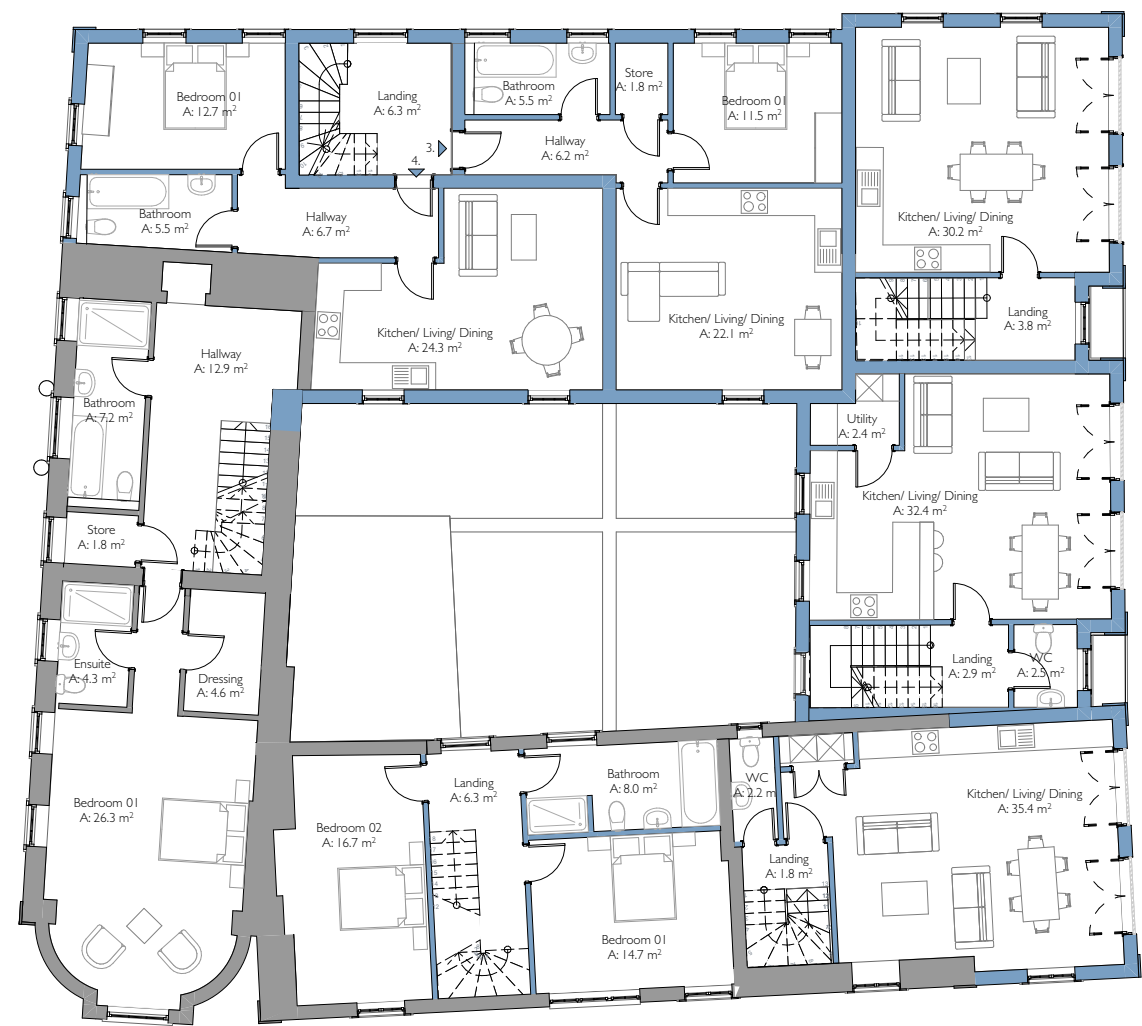
Photos: Photographs showing the current condition of Mill House, including the water damage and key heritage features.

Above: Context photographs (July 2022)

10. Proposed Floor Plans

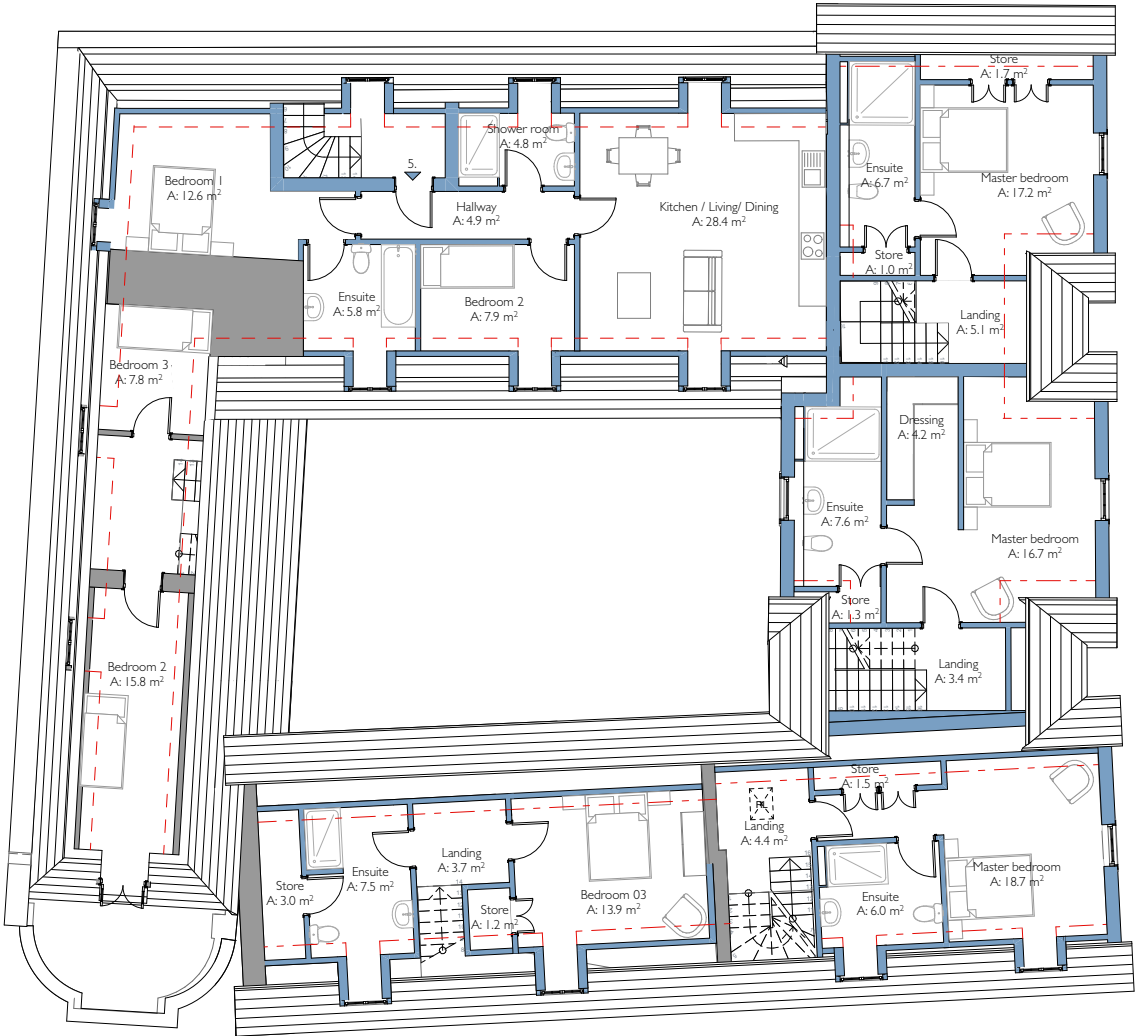


Above: Proposed Ground Floor Plan NTS



Above: Proposed First Floor Plan NTS

# 10. Proposed Floor Plans



Above: Proposed Second Floor Plan NTS