

Heritage Statement

Property: Kitchener's Court, Hill Street, Trowbridge, Wiltshire, BA14 8LA

Designation: Grade II* Listed Building

Application: Listed Building Consent – External Repairs

Prepared for: Wiltshire Council

1. Introduction

This Heritage Statement accompanies an application for Listed Building Consent relating to external repair works at Kitchener's Court, Hill Street, Trowbridge. The purpose is to assess the significance of the building, its contribution to the historic environment, and to demonstrate that the proposed works will preserve and enhance its special architectural and historic interest.

2. Site and Context

- **Location:** Prominent corner position at the junction of Hill Street and Wicker Hill, within the historic core of Trowbridge.
- **Setting:** The building forms part of a group of historic town centre properties, contributing to the character and appearance of the wider conservation area.
- **Visibility:** Its corner siting makes it a landmark within the streetscape, with elevations visible from multiple approaches.

3. Historical and Architectural Significance

- **Designation:** Grade II* Listed, reflecting its exceptional architectural and historic value.
- **Historic Use:** Originally a public house, later converted to residential flats.
- **Architectural Features:**
 - Constructed in traditional materials, with rendered masonry front facing elevations decorative stone surround openings.
 - Distinctive sliding sash windows and detailing that contribute to its character.
 - The building's form and detailing illustrate the evolution of Trowbridge's town centre during the 18th–19th centuries.
- **Group Value:** Strong visual and historic relationship with adjacent listed buildings along Hill Street and Wicker Hill.

4. Proposed Works

- Removal of cracked and damaged hard cement/sand render to south facing gable elevation and front facing east elevation and renewal in traditional breathable lime based render. Lime wash finish.

- External repairs to and redecoration of timber windows and joinery.
- Replacement of severely deteriorated stonework elements, stone windows cills, stone window mullions and surrounds with like-for-like stone masonry components. Localised masonry repairs and repointing using lime-based mortars.
- Repair and repainting cast iron rainwater goods in historically appropriate colours, ensuring water can discharge efficiently.
- Replace significantly deteriorated modern timber window to rear elevation as highlighted with new purpose made hardwood window – double glazed for thermal efficiency purposes. Style to the approval of the Conservation Officer.

5. Impact Assessment

- **Preservation of Significance:** The works are conservative in scope, focusing on repair and renewal rather than alteration.
- **Materials and Methods:** Traditional materials and techniques will be employed, ensuring compatibility with the historic fabric.
- **Visual Impact:** Minimal, as repairs will reinstate original detailing and maintain the building's established appearance.
- **Enhancement:** The works will arrest decay, prolong the building's life, and sustain its contribution to the conservation area.

6. Policy Compliance

The proposals align with:

- **Planning (Listed Buildings and Conservation Areas) Act 1990** – preserving the building's special interest.
- **National Planning Policy Framework (NPPF)** – conserving heritage assets in a manner appropriate to their significance.
- **Wiltshire Core Strategy** – supporting the protection and enhancement of the historic environment.

7. Conclusion

Kitchener's Court is a highly significant heritage asset in Trowbridge. The proposed external repairs are essential to its ongoing preservation, carefully designed to respect its historic character and architectural integrity and safeguard the building's long-term future and sustain its prominent role within the townscape.



