

Design, Access & Heritage Statement

Address: 11 Hill Street Court, Trowbridge, Wiltshire, BA14 1JQ

Proposal: Replacement of rotten single-glazed timber window with slimline double-glazed timber window (retaining glazing bars)

Applicant: Monica Bruton

Date: 19/10/2025

1. Introduction

This Design, Access and Heritage Statement supports an application for Listed Building Consent at 11 Hill Street Court, Trowbridge. The proposal seeks to replace an existing single-glazed timber window that has deteriorated beyond repair with a new, slimline double-glazed timber-framed window of similar design and appearance.

The aim is to maintain the building's historic character while improving the property's energy efficiency, comfort, and long-term sustainability.

2. Site and Context

11 Hill Street Court forms part of a Grade II listed building located within the historic centre of Trowbridge, Wiltshire. The property is a two-bedroom residential apartment occupying part of a converted historic structure, which contributes to the area's architectural and cultural significance.

The building retains traditional materials and features, including timber-framed windows with glazing bars, which are integral to its visual character. The surrounding area comprises similar period buildings, many of which have been sympathetically adapted for modern use.

3. Design Statement

Use

The property will remain in residential use. The proposal involves no change of use or alteration to the internal layout of the dwelling.

Amount

The works are limited to the replacement of one existing window. No extensions or alterations to the building's structure or footprint are proposed.

Layout

The proposal does not affect the layout of the building or its surrounding context. The replacement window will occupy the same opening as the existing unit.

Scale

The replacement window will replicate the existing window, whilst the window to glaze bar ratio will be amended slightly to make better proportions and fit better with other windows within the building.

Appearance

The new window will be constructed in timber, matching the original material, mouldings, and profiles.

The only differences will be the introduction of slimline double glazing, chosen to provide improved thermal performance while remaining visually indistinguishable from the existing single glazing.

The glazing bars will be reproportioned so window to glaze bar is inline with other windows within the building and better proportioned. All external finishes will match the existing paint colour and style.

4. Access Statement

The proposed works will not alter the existing access arrangements to the property. There will be:

- No change to entrances, thresholds, or circulation routes;
- No impact on accessibility for residents or visitors; and
- No changes to levels or gradients around the property.

The works are confined to a like-for-like window replacement at first-floor level and therefore have no implications for inclusive access.

5. Heritage Statement

Significance of the Heritage Asset

The building's significance lies in its architectural detailing, traditional materials, and contribution to the historic streetscape of Trowbridge. The timber-framed windows with glazing bars are key visual elements that reflect the building's period and craftsmanship.

Condition of Existing Fabric

The existing window is heavily rotten and deteriorated, particularly within the lower frame and joints. The decay compromises both the structure and weatherproofing of the opening, rendering it beyond reasonable repair.

Impact of the Proposed Works

The proposal has been designed to minimise any impact on the building's historic character:

- The replacement is like-for-like in design of opening, material, and colour.
- Slimline double glazing will not alter the visual depth or sightlines.
- The overall appearance will be in line with the character and age of the building.

The visual impact is therefore negligible, while the intervention is fully reversible and will extend the building's life through improved protection and performance.

Justification

Replacement is necessary due to the extent of rot and damage. Retaining the existing window is not feasible as repairs would not ensure structural integrity or weather resistance. The use of slimline double glazing represents a sensitive and proportionate upgrade that meets modern energy efficiency standards while preserving the heritage appearance.

6. Conclusion

The proposed works represent a sympathetic and necessary repair to a listed residential property.

They:

- Preserve the building's architectural character and appearance;
- Improve energy efficiency and comfort;
- Use appropriate traditional materials and detailing; and
- Have no impact on access, use, or the wider setting.

The proposal complies with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF), and Wiltshire Core Strategy Core Policy 58, which seek to conserve and enhance heritage assets.

Accordingly, it is considered that Listed Building Consent should be granted for these essential and sensitively designed works.