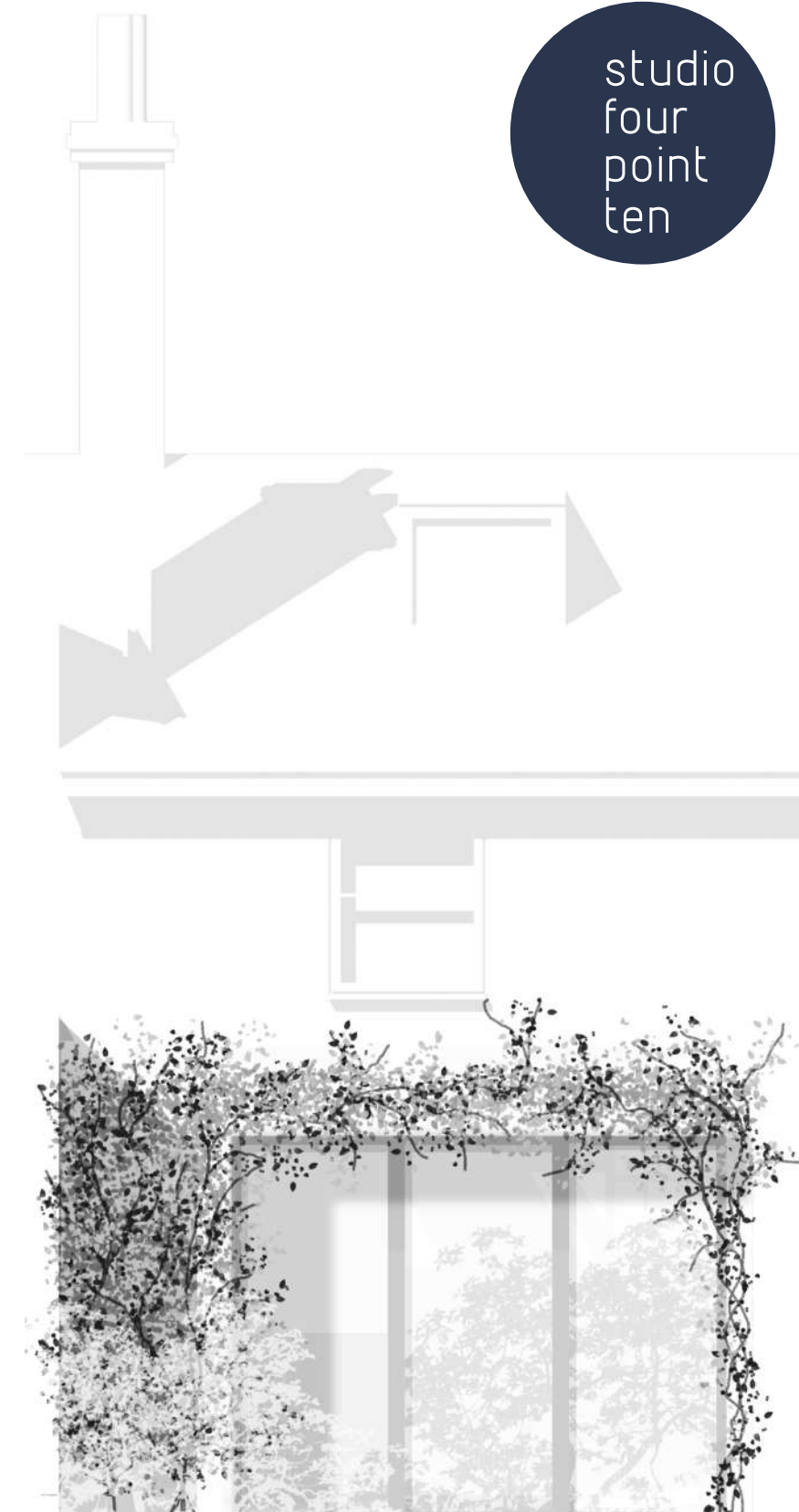


studio
four
point
ten



MARCH 2026

9 POLEBARN ROAD

DESIGN, ACCESS & HERITAGE STATEMENT

DESIGN & ACCESS STATEMENT

SITE ADDRESS

9 Polebarn Road
Trowbridge
BA14 7EG



BATH / SOUTH WEST

Newark Works
2 Foundry Lane
Bath
BA2 3DZ



01225 688410

KENT / EAST SUSSEX

5 The Hive
Flimwell Park
Flimwell
TN5 7FJ



01622 538410

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INTRODUCTION



The application relates to the removal of an existing lightweight rear lean-to extension and proposes its replacement with a new, purpose-built single-storey rear extension. The extension will serve as an enlarged dining, socialising, and flexible working/snug space connected directly to the existing kitchen and opening onto the rear courtyard garden.

The core aim is to increase space for greater usability and comfort - particularly when entertaining - while strengthening the relationship between the kitchen, extension, and garden. The existing lean-to is thermally inefficient and uncomfortable during colder months, often necessitating separation from the main house. The new extension should feel fully integrated, robust, and usable throughout the year.

As part of the internal works, the existing doorway will be partially infilled and replaced by a slightly wider opening with new concrete lintel over - these alterations affording far improved access and circulation around the rear of the property. Additionally, the floor level of the extension will be slightly lowered to allow for better head room, as the roof height is limited by site constraints.

A key part of the design strategy was to integrate a better lighting scheme, to bring daylight into the enclosed kitchen. The integration of rooflights and a largely glazed external façade will significantly better the existing lighting and sense of openness.

Where the existing shed-like rear lean-to is of relatively poor construction and material quality, the proposals also look to replace this with higher quality fabric and fittings more appropriate to the listed building status.

EXISTING BUILDING



Connection with kitchen

Restricted access between spaces and divorced from garden and light.



Layered building fabric

Layered masonry walls conditions, boiler and drainage services to be negotiated in the scheme.



Party wall condition

Current space built between neighbouring wall faces.



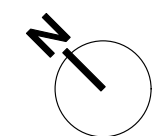
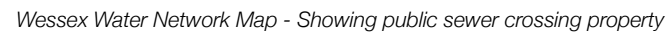
Garden setting

Currently a lightweight (shed like) structure with poor connection to garden and building.

Constraints and Opportunity

- Tight space building between two extended neighbouring boundary walls.
- Restricted heights between neighbouring walls.
- Drainage lines are within 3m of public sewer and will require a license.
- Overshadowing from neighbouring walls and garden fences.

- To open up to garden better and engage with external space and planting.
- To enlarge upon the existing space within the limit of neighbouring properties.
- To replace the current low quality structure with new higher quality fabric.
- To improve natural light reaching kitchen and overall efficiency of kitchen layout.



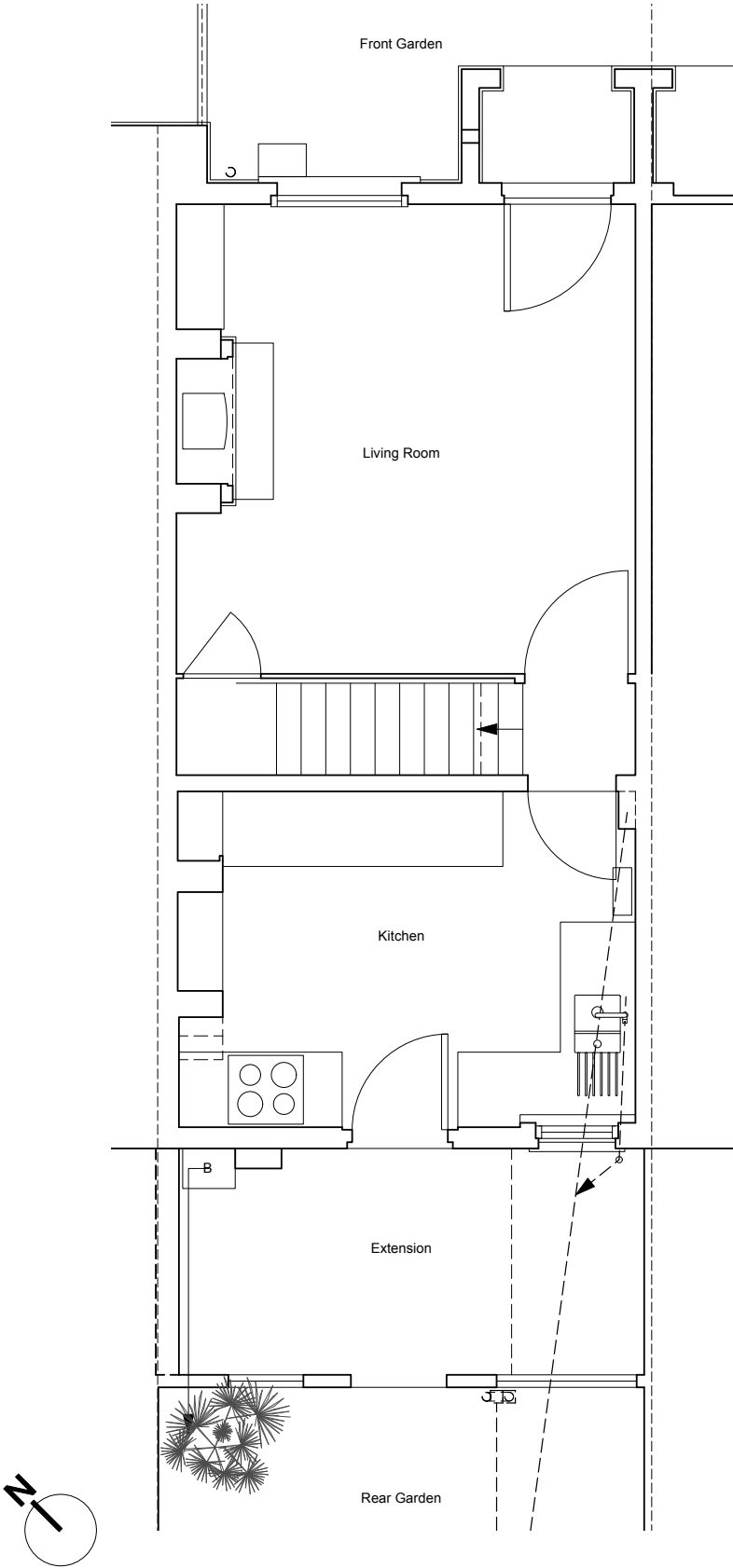
EXISTING FLOOR PLANS

The existing rear lean-to acts as a dining space, which is heated, but has a poor thermal performance. The roof has polycarbonate panels which reduce this performance significantly.

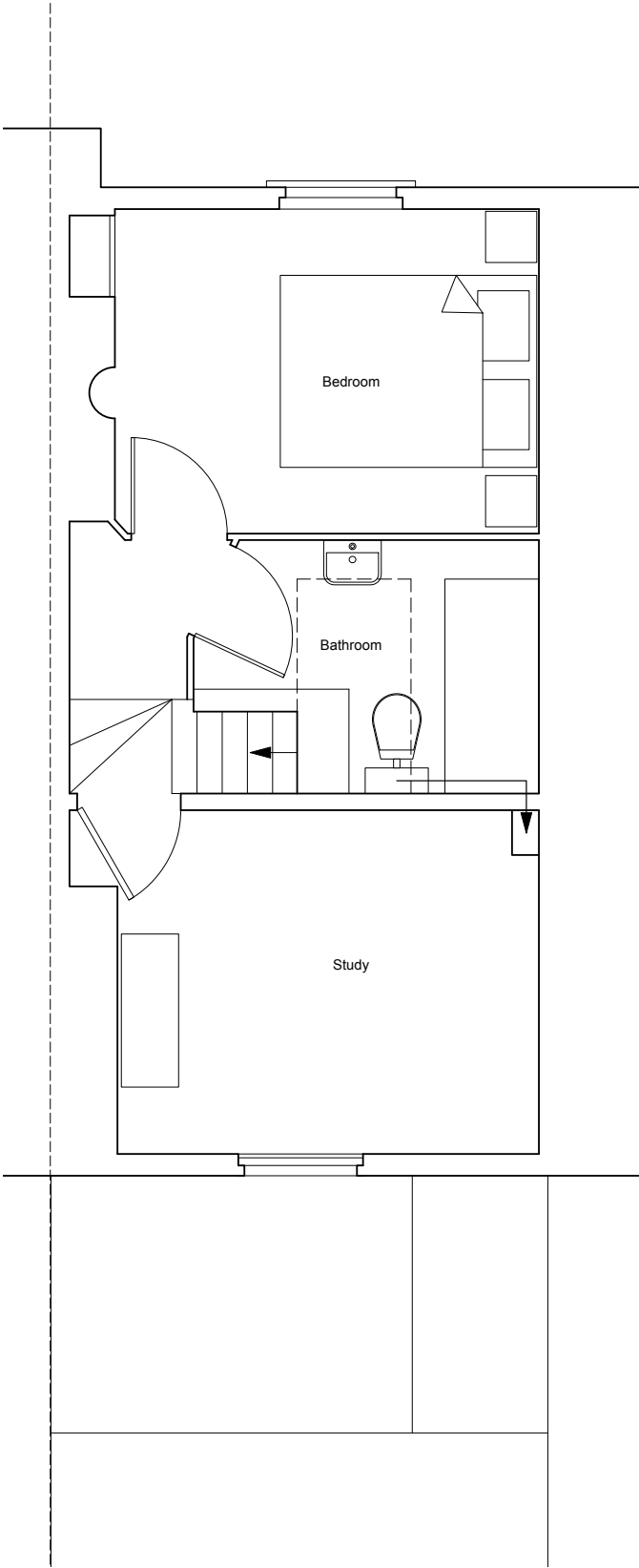
Circulation through the property is currently uncomfortable and the kitchen's spatial arrangement is overly busy and inefficient. This proposal seeks to better the flow and arrangement of these areas, by creating a larger opening and a moderately larger dining space.

As an inner room borrowing light from the rear extension, the kitchen also suffers from feeling dark and divorced from the rear garden - a condition we seek to ease and enhance through the works by opening up the dividing wall and adding new rooflights.

No works are proposed to the first floor as a part of this application.



Existing Ground Floor



Existing First Floor

LISTED BUILDING

Listing Details

Listing Details

POLEBARN ROAD 1. 5411 (South West Side)
Nos 8 to 15
Grade II Listed

Mid/late C19. 2 blocks of small houses. 2 storeys. Ashlar stone. String at 1st floor level. Slate roof with projecting eaves. Symmetrical design. Double gabled fronts of 4 windows and pair of central doors in plain pediment porches. The outer ground floor windows tripartite with stone millions. Nos 8, 9 and 11 glazing bar sashes, the rest late glazed sashes and later casements. The side wings have central doors.

Rosefield Cottage and wall, Rosefield and Homefield with gate piers and gates wall between Rosefield and Police Station form a group with Nos 1 to 15 (consec).



Location of nearby listed buildings - site shown in red.



Showing block of nos 8-11. No. 9 occupying right side of central white rendered portion.



View of no 6 Polebarn with Grade II listed 'Lady Brown's Cottages' beyond.

HERITAGE AND CONSERVATION DESIGN STATEMENT

1. Conservation Statement

Conservation Philosophy

The proposed works to 9 Polebarn Road, a Grade II listed dwelling, are informed by a sensitive, design-led approach that seeks to preserve the building's special architectural and historic interest while allowing for modest and sympathetic adaptation to support and enhance its continued residential use.

The project centres on the removal of a later, lightweight rear lean-to extension of limited architectural or historic value and its replacement with a purpose-built single-storey rear extension. The existing structure is of poor construction quality, incorporating UPVC windows and doors and timber cladding, and bears little relationship to the character, materials, or proportions of the original building. With modern rear extensions flanking the site on both sides, the current lean-to sits enclosed between contemporary masonry walls and flat felt roofing. While it has a modest, shed-like informality, it neither enhances the significance of the listed building nor makes a positive contribution to its setting.

The replacement extension is intended as a more robust and fit-for-purpose addition, with a stronger architectural relationship to the original house, improved material quality, and a clearer role in supporting the historic building's connection to its rear garden. Located to the rear of the property, it does not affect the principal elevation and is not visible from the public realm, resulting in no impact on the streetscape of Polebarn Road. Its scale, form, and material approach respect the hierarchy of the original building, with only limited and carefully considered alterations to historic fabric (namely the rear connecting wall door access) to improve the legibility and flow of ground floor spaces, while responding sensitively to the constraints imposed by adjoining properties.

Conservation Objectives

The key conservation objectives of the scheme are:

- To remove an unsympathetic later addition that detracts from the building's significance.
- To improve the functional use and environmental performance of the property in a manner appropriate to its listed status.
- To ensure that any removal of historic fabric is carefully considered, minimised, and justified by the overall improvement to the building's legibility, functionality, and presentation.
- To enhance the character and appearance of the wider group of listed buildings as viewed from the rear.

2. Statement of Significance

Significance of 9 Polebarn Road

9 Polebarn Road forms part of a planned mid to late-19th-century residential development (Nos. 8–15), constructed in ashlar stone with a symmetrical composition, gabled fronts, stone detailing, and slate roofs. The group reflects a coherent phase of suburban expansion along Polebarn Road and contributes to the historic character of this part of Trowbridge.

The building's significance derives from:

- Its architectural interest as part of a unified group of modest but well-composed Victorian houses.
- Its use of consistent materials, detailing, and proportions that define the character of the group.

Contribution of Setting and Nearby Heritage Assets

The significance of No. 9 is reinforced by its relationship with nearby designated heritage assets, including Rosefield House and Homefield House, which stand opposite and represent an earlier, higher-status phase of residential development along the same road.

While differing in scale and architectural ambition, these buildings collectively illustrate the historic evolution of Polebarn Road as a desirable residential address. The grouping of Nos. 1–15, together with Rosefield and Homefield and associated boundary walls and gate piers, creates a coherent historic streetscape in which No. 9 plays a small supporting, but integral role.

The setting of No. 9 is therefore defined primarily by its group value and by its contribution to the wider architectural rhythm, rather than by individual architectural feature.

3. Heritage Statement

Impact of the Proposed Works

The proposed works are confined entirely to the rear of the property and do not involve alterations to the principal elevation, roof form, or significant historic features visible from the public realm. As such, the impact on the character and appearance of Polebarn Road and on the setting of nearby heritage assets, including Rosefield and Homefield, is negligible.

The removal of the existing lean-to extension will result in a modest enhancement of significance by eliminating a later addition that is unsympathetic in both materials and design. The replacement extension, although slightly larger in footprint, is designed to remain visually subordinate to the original house and to read clearly as a modern but respectful intervention.

Justification and Conclusion

The proposed extension supports the long-term conservation of the listed building by:

- Improving the usability and comfort of the house for modern living.
- Enhancing the relationship between the house and the rear garden without compromising historic fabric.
- Avoiding harm to the significance of the building or its setting.

In heritage terms, the proposal results in no harm to the significance of 9 Polebarn Road or to nearby designated heritage assets. The scheme accords with the statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the special architectural and historic interest of the listed building and its setting, and is proportionate to the modest scale of the works proposed.

CORE DESIGN AND OPPORTUNITIES

Garden in a Room

The idea of a garden in a room is about crossing a threshold into a space that feels deeply embedded within the garden itself. It is not simply a room with a view, but a space intrinsically connected to the garden's character - its energy, light, materials, and mood - throughout all seasons.

The removal and the replacement of the lean-to extension an opportunity to: bring the garden indoors, allowing building and landscape to merge; extend exterior cobble or brick surfaces seamlessly inside; open walls fully, enabling living to spill outdoors and invite natural light from both the garden and above, fostering a better awareness of the sky.

Enhancing Natural Light

The extension becomes an opportunity to draw daylight deeper into the home. By carefully shaping the new space, we can invite light into the inner kitchen and gently pull the heart of the home outward toward it.

Strengthening the Garden Connection

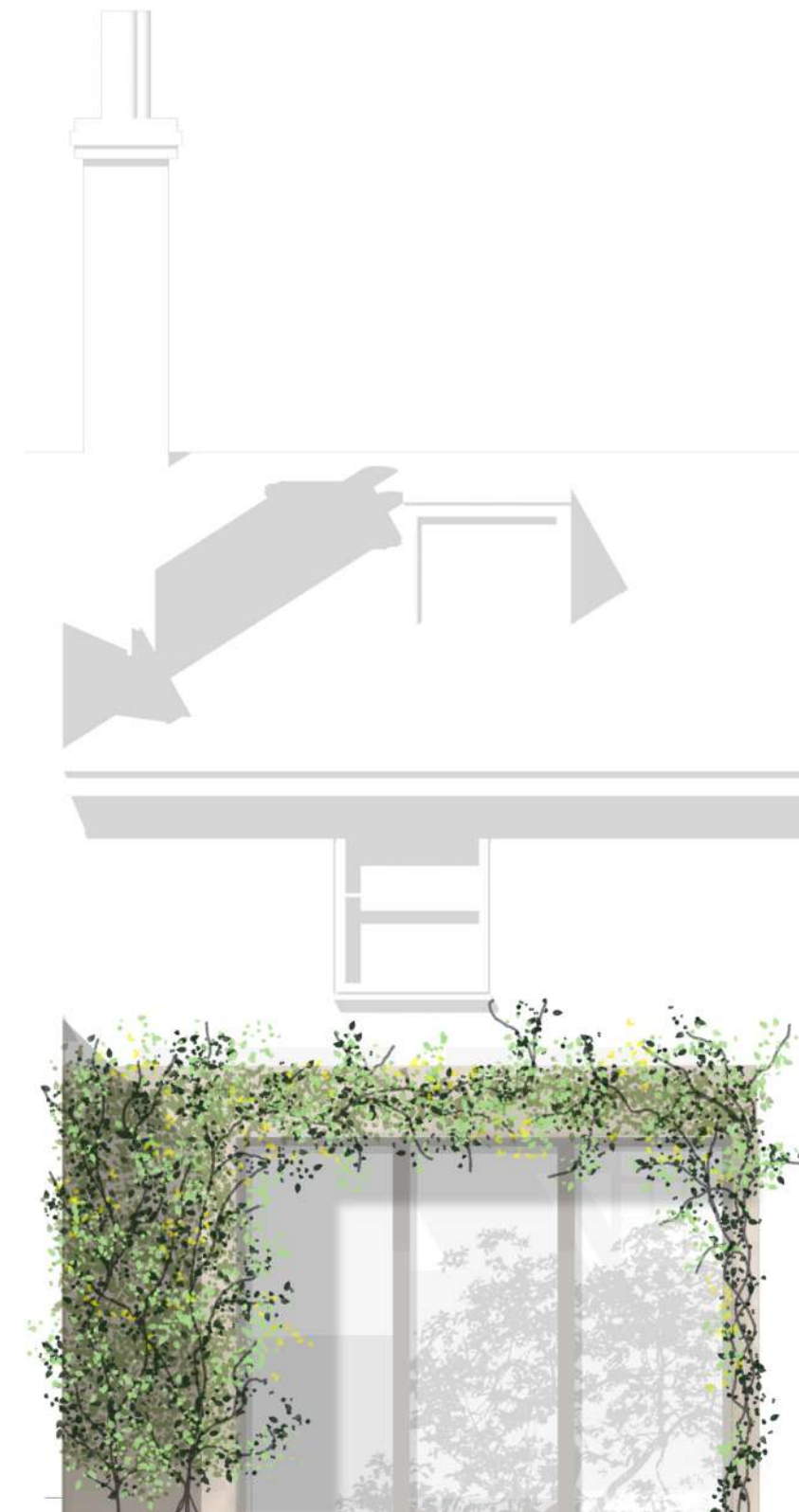
There is an opportunity to remove barriers, improve views, and establish a more immersive relationship with the garden. This new space should act as a lens - amplifying the presence of the garden within the home.

Connection is not achieved through openings alone. Changes in level, shared materials, and continuous surfaces will subtly unite inside and outside, guiding the eye outward and inviting the landscape inward.

Small Format Tile Cladding

With very little wall area remaining around the new glazing, the extension becomes less about mass and more about refinement - how a small surface can carry character and form a carefully composed backdrop to garden life.

Rather than defaulting to timber, brick or stone, this presents an opportunity for a more distinctive treatment. The rear elevation faces directly into the south-facing garden and will be experienced at close range. In this intimate setting, a jewel-like material could deliver a richness and presence disproportionate to its scale.



Early Concept Sketch

PROPOSED GROUND FLOOR LAYOUT

LAYOUT & USE

The ground floor extension will replace the existing rear lean-to extension and act as a dining-entertaining space, with a strengthened connection to kitchen and garden.

The proposed extension will match the width of the existing building and makes no significant change to the overall building layout. The widened door opening will be located to the left of the existing doorway, which will be partially infilled to shift the access to one side to optimise space for both kitchen units and dining table.

The boiler and flue are relocated and concealed in a cabinet adjacent to the rear doors.

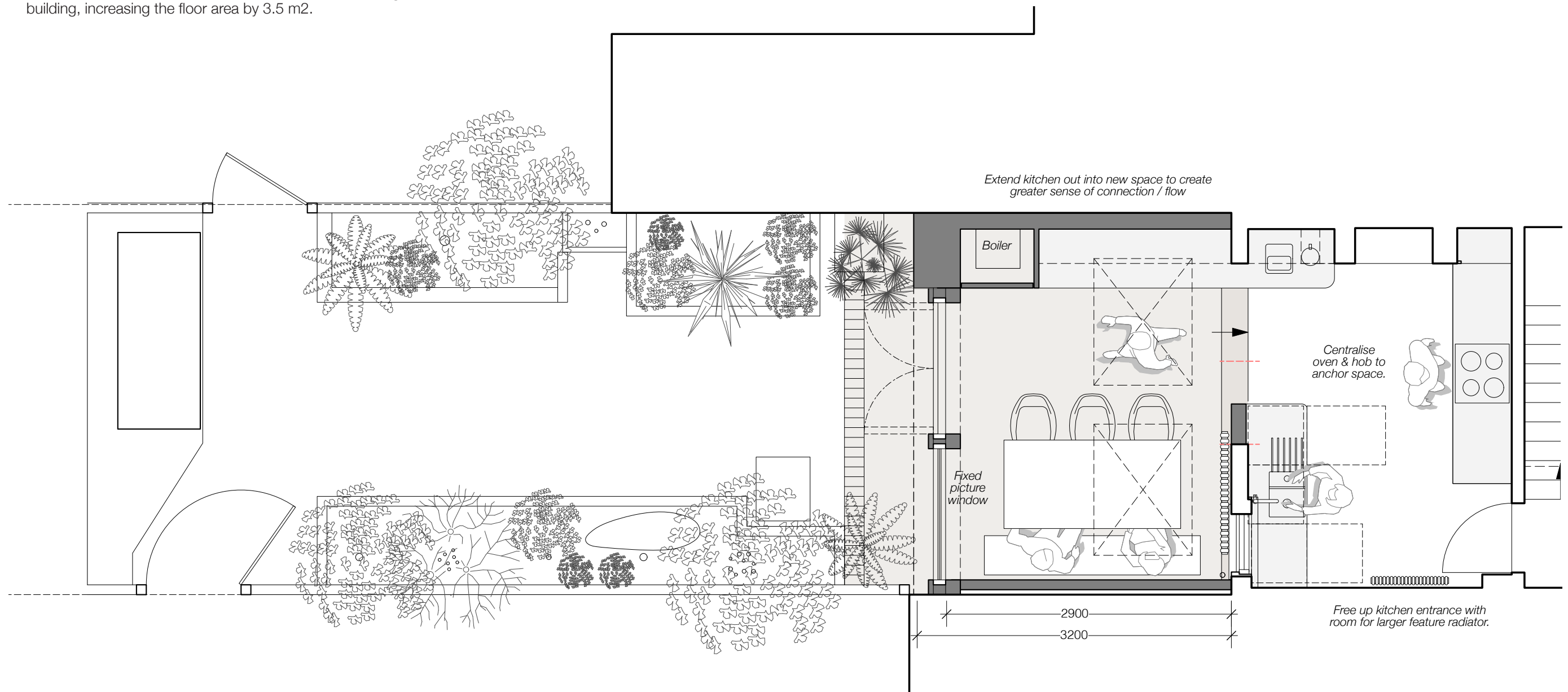
AMOUNT

This proposal extends an additional 1.1m from the existing building, increasing the floor area by 3.5 m2.

ACCESS

The scheme delivers modest improvements to overall accessibility, with a focus on enhancing flow between the kitchen, dining area, and rear garden. A small single step down will be introduced between the kitchen and dining room to achieve additional headroom on what is a constrained site. However, as stepped thresholds already exist throughout the layout, this change does not introduce any significant new barriers to access.

In fact, the proposal removes an existing 25mm step between these spaces, reducing an existing trip hazard. The reconfiguration of the rear elevation also improves access to the garden, while the removal of bottlenecks within the kitchen enhances circulation compared to the current arrangement.



HERITAGE IMPACT ASSESSMENT

The Original Rear Wall

This assessment considers the impact of the proposed enlargement of an existing rear doorway at ground floor level.

As illustrated on the before and after elevation drawings, the existing opening is to be partially infilled and widened to improve the connection between the kitchen and the proposed extension. This will result in the removal of a limited additional section of historic masonry from the rear wall, to the left side of the current doorway.

The affected wall forms part of the original fabric of the building and is therefore of some significance. However, its contribution is moderated by its location to the rear, its lack of visibility from the public realm, and the presence of existing modern interventions, including a surface-mounted gas boiler and plywood boxing which currently obscure much of the wall. The existing doorway itself is not considered to be of particular architectural or historic distinction.

Importantly, the proposals seek to retain the existing rear window feature within this wall, which contributes more positively to the character of the space, with the design approach focused on working around and preserving this element where possible.

The approach to the doorway alteration has been guided by the principle of minimum necessary intervention. Rather than fully opening up the wall, the existing doorway is to be partially infilled and the opening shifted, allowing some masonry to be reinstated and retaining a greater proportion of the wall's solid character (even if new infill).

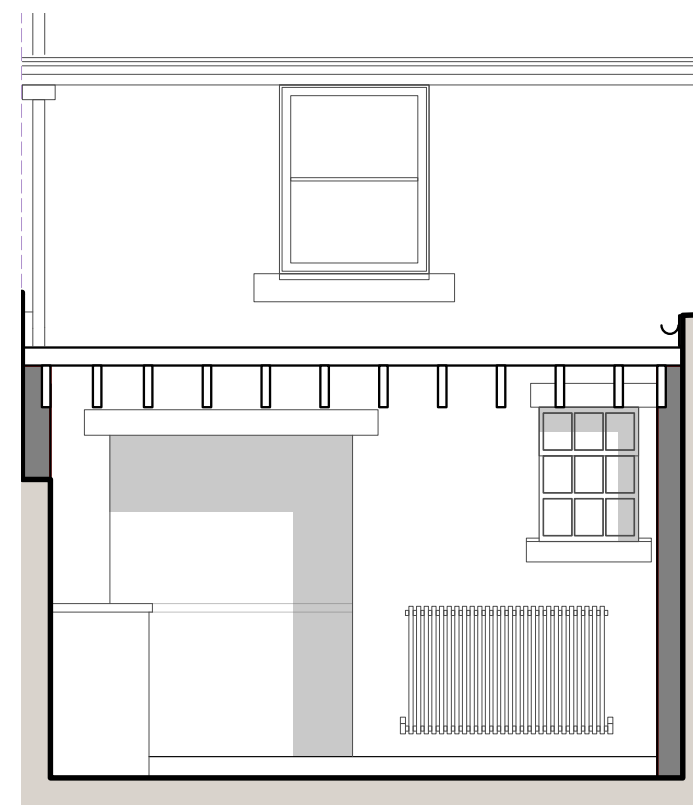
The works will give rise to a small and clearly defined loss of historic fabric, resulting in a minor degree of harm. In NPPF terms, this equates to less than substantial harm at the lowest end of the spectrum.

This harm is offset by a number of heritage benefits. The removal of modern services and associated clutter will declutter the rear wall and improve the legibility and appreciation of the retained historic fabric, allowing it to be experienced more clearly as part of the building. The enlarged opening will enhance the flow between spaces, increase natural light to the kitchen, and strengthen the relationship with the garden, supporting the building's continued and viable use.

In addition, when considered in the context of the immediate setting, the rear of the property is enclosed by neighbouring extensions of greater scale and more utilitarian construction. The proposed works represent a more considered and higher quality intervention, both in design and material terms, and therefore do not appear excessive or incongruous within this context.

In accordance with the NPPF, this low level of harm is outweighed by the identified benefits, including the improved presentation of historic fabric, the retention of key features, and the delivery of a more coherent and functional internal arrangement.

The proposals therefore preserve the special architectural and historic interest of the listed building, whilst removing the poorer quality later lean-to addition, and replacing it with a more appropriate and well-designed extension that better reflects the building's listed status.



SITE IMAGES



Existing doorway

This current opening limits the light and access between living spaces and garden.



Modern services to be removed

The boiler and flue will be removed and replaced to a more appropriate location, removing clutter from the original rear wall.



Historic window to be retained

This proposal seeks to maintain the historic character of this space by preserving this window feature. The modern radiator underneath shall be removed and replaced with one more befitting of the space.



Significant improvement in built fabric

The shed-like structure does not compliment the historic character of the existing building. The proposed extension and alterations will be a more sensitive response to the context.

BUILDING SECTION STUDY

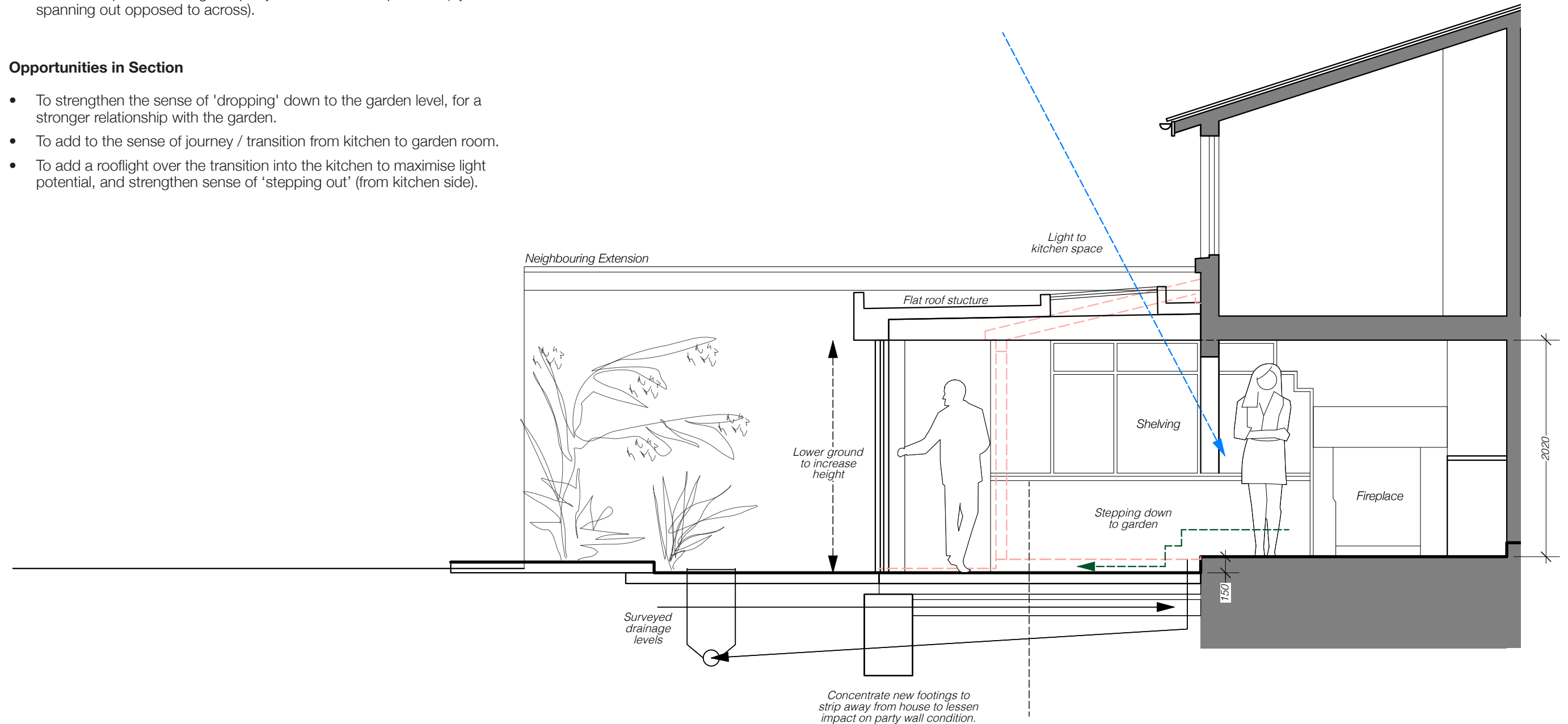
Building Section | Access and Levels

Core Aims

- Keep below neighbouring roof levels to avoid complicated party wall junctions.
- Lower floor level to achieve necessary headroom.
- Maintain flow and continuity of kitchen and new space, connecting between with new shared kitchen counter and storage wall.
- Strengthen connection between new space and garden, using glazing, levels and material treatments to stitch between / blur the threshold.
- Maximise on natural lighting to aid inner kitchen space.
- Minimise impact to footings on party wall sides where practical (by spanning out opposed to across).

Opportunities in Section

- To strengthen the sense of 'dropping' down to the garden level, for a stronger relationship with the garden.
- To add to the sense of journey / transition from kitchen to garden room.
- To add a rooflight over the transition into the kitchen to maximise light potential, and strengthen sense of 'stepping out' (from kitchen side).



INTERNAL KITCHEN VIEW

View to Enlarged Opening

KITCHEN REARRANGEMENT

This proposal seeks to reconfigure the existing kitchen layout to improve the efficiency of counter space, enhance circulation, and better orient the room around the original window and chimney features. The widened rear door opening significantly improves movement through the space while allowing increased levels of natural light to penetrate deeper into the plan.

The existing doorway will be partially infilled to reinstate a sense of solidity and structural presence to the wall, as well as to better define the space and prevent it from feeling overly open-plan.

AMENITY

The proposed scheme will have no material impact on neighbouring amenity, with no issues arising in terms of overlooking or overshadowing.

The introduction of new internal walls, set just inside the existing neighbouring wall lines, is expected to provide improved acoustic separation, offering a modest enhancement over the current arrangement.

The proposed extension does not project beyond the rear walls of adjoining neighbouring extensions, ensuring minimal impact on light levels or outlook.

SERVICES

The relocation of the boiler to a more discreet position, alongside the modernisation of electrical services within the extension, will necessitate minor works to reroute pipework and cabling within the existing ceiling zone. These interventions can be undertaken without any significant impact on the building fabric.

It is also proposed to install a new kitchen extractor hood above the hob to improve moisture control within the property. This will likely involve concealing ductwork within the ceiling zone (between joists) and forming a new opening through the rear wall (above the new lintel level) to connect to an external grille.



View from kitchen looking towards new rear extension.

PRECEDENTS

Exposed Timbers, Rooflights and Material Character



Exposed timber deck provides warmth and rhythm to a room.



Painted joists usual when relying of more standard timber.



The structure draws the eye outward to the important garden view.

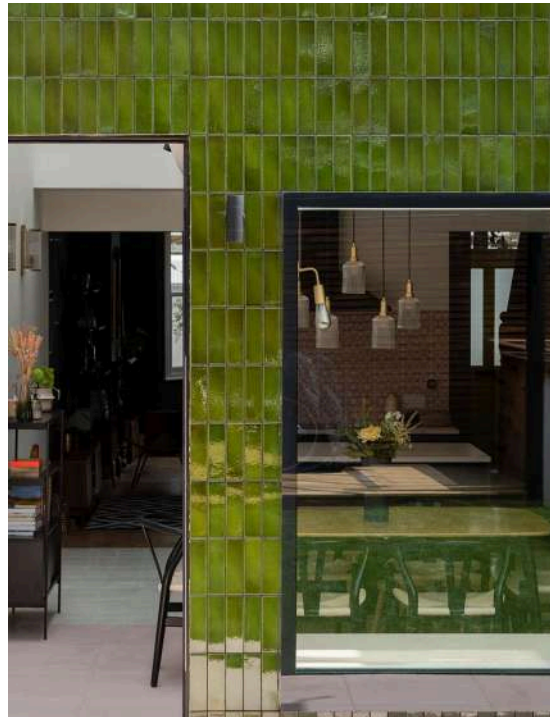


Consistent floor materials work to blur the boundary between inside and out.

CLADDING APPROACH



Lightly mottled glazed green tiles.



Use of colour and gloss to create a 'jewel' in the garden.



Option of matching window frame colour to tiles theme.



Formella tiles - made using recycled aggregates.

Small Format Tile Cladding

With very little wall area remaining around the new glazing, the extension becomes less about mass and more about refinement - how a small surface can carry character and form a carefully composed backdrop to garden life.

Rather than defaulting to timber, brick or stone, this presents an opportunity for a more distinctive treatment. The rear elevation faces directly into the south-facing garden and will be experienced at close range. In this intimate setting, a jewel-like material could deliver a richness and presence disproportionate to its scale.

Small format tiles offer significant versatility. Through controlled shifts in colour, gloss, texture and pattern, we can achieve a crafted, high-quality finish while remaining cost-effective due to the limited area involved.

Potential approaches include:

- High gloss finishes to reflect light and animate the surface
- Subtle pattern and grain variation to introduce rhythm and add sense of richness / tactility.
- Play with coursing patterns and tile orientation to build a narrative or create effect.

A Conversation with Trowbridge's Heritage

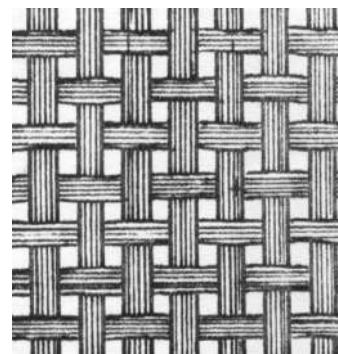
Trowbridge is renowned for its historic production of fine broadcloth, a tightly woven wool fabric synonymous with the town's prosperity and architectural legacy.

Broadcloth's strength lies in its simple, rigorous weave - interlaced yarns creating a durable, subtly lustrous and refined surface. Drawing inspiration from this textile heritage, small interlocking tile units can echo themes of repetition, rhythm, texture and grain.

Through careful selection of colour and finish, the cladding could reference:

- The slight sheen of woven wool through soft gloss glazes
- Tactile depth through relief or tonal variation
- The disciplined grid of textile manufacture through precise alignment or coursing pattern

This approach respects heritage acknowledging local identity and the town's craft legacy while giving us creative freedom to express it in a manner that feels entirely contemporary.



PROPOSED REAR ELEVATION

The roof form and elevation have been carefully designed to identify the most appropriate solution for the site. Owing to the key constraint of the adjoining extension's roofline, a flat roof with a parapet was chosen to be the preferred approach.

The glazed tiling on the façade pays homage to the rich history of Trowbridge, with complimentary green window framing. The PPC finish on the rooflights can be matched to the dark grey roofing membrane.



Proposed Rear Elevation showing green tile paired with green window and door frames.

MATERIALS AND ECOLOGY



Existing rear view with lean-to extension to be removed.

MATERIALS

The proposed materials are limited to the new external wall buildup, roof, and window/door treatments. The new ground floor external walls will have a timber structure and will be clad in a glazed tile as outlined.

The flat roof will be finished with a dark grey or black single ply roofing membrane allowing for the most compact roofing construction owing to the site constraints. New rear access doors and fixed window will be timber framed with external aluminium cappings colour matched to the tiled finish.

ECOLOGY

No ecological survey or assessment has been commissioned for this application, as the nature and scale of the works do not warrant one.

The removal of the existing rear lean-to structure poses negligible ecological risk. Its basic construction, lack of voids, and clear polycarbonate roof offer no suitable habitat or roosting opportunities. The main roof structure of the house will remain untouched.

SUMMARY OF ENHANCEMENT MEASURES

The proposals deliver a series of broad enhancements, as below:

Architectural and Material Upgrades

- Replacement of lightweight shed-like extension with high-quality tile-clad extension, which is more respectful and complimentary of the historic character of the building
- Visual simplification and decluttering of the original rear elevation
- Improved external pipework and guttering, with better-integrated and higher-quality materials
- Replacement of current felt roof with a better performing fabric.

Energy Efficiency and Building Performance

- Replacement of some existing double-glazed uPVC windows with high-performance, triple-glazed aluminium-clad units
- Thermal upgrades to the building fabric

Light, Comfort, and Amenity Enhancements

- Increased access to natural light to the core living spaces.
- Improved and more convenient access between internal living areas and the garden.