

Design and Access & Heritage Statement

Replacement Timber Windows

Flats 5, 6, 10, 12, 20 and 21

Beaufort Mansions

55-57 Stallard Street

Trowbridge

Wiltshire

BA14 8GD

April 2026

1. Introduction

This Design, Access and Heritage Statement accompanies an application for Listed Building Consent for the replacement of existing windows with new timber windows at Flats 5, 6, 10, 12, 20 and 21 within Beaufort Mansions, 55-57 Stallard Street, Trowbridge.

The purpose of this statement is to explain the design rationale, assess the heritage significance of the building, and demonstrate that the proposed works will preserve the character and special architectural interest of the listed building.

The proposed works involve the replacement of existing windows within the specified flats using traditionally detailed timber units designed to match the original appearance of the building.

2. Site Location

The site is located at Beaufort Mansions, 55-57 Stallard Street in Trowbridge, Wiltshire.

Beaufort Mansions a Grade II Listed building (List Number 1364183) situated within the historic built environment of the town and forms part of the established streetscape along Stallard Street.

The building has been subdivided into residential flats and continues to function as residential accommodation.

3. Description of the Listed Building

Beaufort Mansions is a historic residential building constructed using traditional masonry construction with light stone elevations.

The building displays architectural characteristics typical of historic residential development in the area, including:

- Symmetrical elevations
- Vertically proportioned window openings
- Traditional timber windows
- Period architectural detailing

The windows form an important component of the building's overall character and contribute significantly to its architectural composition.

Over time, some windows have deteriorated or have been replaced with units that do not fully reflect the historic design and materials originally used.

4. Heritage Significance

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard must be given to preserving the character and appearance of listed buildings.

The significance of Beaufort Mansions derives from several heritage values:

Architectural Significance

The building demonstrates traditional Architectural design and construction typical of historic residential buildings in Trowbridge. Key elements contributing to this significance include:

- Original window proportions and detailing
- Traditional materials such as timber and masonry
- The rhythm and symmetry of window openings across the façade

Historic Significance

The building contributes to the historic development of Trowbridge as an established residential area and reflects the architectural character of the period in which it was constructed.

Townscape Significance

The building contributes positively to the character and appearance of the surrounding streetscape along Stallard Street.

5. Description of the Proposed Works

The proposal seeks consent for the replacement of windows within Flats 5, 6, 10, 12, 20 and 21.

The works will include:

- Removal of existing windows that are deteriorated or inappropriate
- Installation of new timber-framed windows
- Replication of the original window proportions and glazing patterns
- Enhancement of the existing window openings to provide better ventilation.

The works are limited in scope and will not involve any structural alterations to the building.

6. Design Principles

The design approach has been guided by the principle of minimal intervention and the need to preserve the architectural character of the building.

The replacement windows will:

- Match the existing historic design
- Maintain original proportions and opening styles
- Replicate glazing bar patterns
- Be constructed using traditional joinery techniques
- Sit within the existing openings without modification

The design therefore ensures visual continuity with the historic building.

Window W06 design is currently not consistent with the rest of the windows of this style, and is therefore proposed to be more in line with window W05, which is considered more sympathetic to the appearance of the building façade on the South East elevation.

7. Materials and Detailing

The replacement windows will be constructed from painted timber, reflecting the traditional material historically used in buildings of this type.

The proposed windows will include:

- Timber frames likely Sapele or Accoya
- Traditional glazing bar profiles
- Appropriate frame dimensions
- Painted finish in a colour to match existing windows

Slim-profile double glazing will be used to improve thermal performance while maintaining traditional appearance.

8. Impact on Heritage Significance

The proposed works are considered to have no harmful impact on the significance of the listed building.

The proposal will:

- Replace deteriorated or unsympathetic windows
- Reinstall historically appropriate materials
- Preserve the established architectural rhythm of the façade
- Improve the overall visual quality of the building

As such, the works will preserve the special Architectural and historic interest of Beaufort Mansions.

9. Planning Policy Context

The application has been prepared with regard to national and local heritage policy.

National Policy

The National Planning Policy Framework requires that heritage assets are conserved in a manner appropriate to their significance.

Paragraphs relating to heritage assets emphasise that proposals affecting listed buildings should preserve their significance and avoid harm to their historic fabric or character.

Statutory Duty

Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, decision-makers must have special regard to the desirability of preserving the building or its setting.

The proposed works comply with this duty by preserving the appearance and historic character of the building.

10. Access

The proposed works do not involve any alterations to the building's access arrangements.

There will be no changes to:

- Building entrances
- Circulation routes
- Accessibility provisions

Access for construction will be achieved using temporary equipment such as scaffolding where required, however most work will be undertaken from the inside.

11. Sustainability Considerations

The replacement of deteriorated windows with well-constructed timber units will improve the long-term sustainability of the building.

Benefits include:

- Improved thermal performance
- Reduced maintenance requirements
- Increased lifespan of window units
- Use of sustainable natural materials

Timber windows also allow for repair and maintenance over time, which is consistent with conservation best practice.

12. Conclusion

The proposed replacement windows at Flats 5, 6, 10, 12, 20 and 21 at Beaufort Mansions have been designed to respect and preserve the character of the listed building.

The works will:

- Reinstall appropriate traditional materials
- Maintain historic window proportions and detailing
- Improve the condition and longevity of the building fabric
- Preserve the architectural significance of the property

The proposal therefore complies with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the heritage policies of the National Planning Policy Framework.

Accordingly, the proposed works are considered to be appropriate and sympathetic to the heritage significance of the building, and consent is respectfully sought.

Yours

Philip Jenkins *Engtech* MICE
PMJ Planning Services
Affiliate member RTPI