
Heritage and Planning Statement



Site Address:
66 Frome Road,
Trowbridge,
BA14 0DG

Proposal: Retrospective application to regularise external render and slate roof, along with Proposed dropped kerb to facilitate two off-street parking bays.

1. Executive Summary

This statement supports a combined retrospective and prospective application aimed at the architectural revitalization and functional modernization of 66 Frome Road. Located within the Trowbridge Conservation Area, the property had fallen into a state of severe architectural dereliction. The interventions described herein were undertaken to rescue the heritage asset from structural decay and to provide a high-performance building envelope that aligns with the traditional vernacular of the streetscape.

2. Building Pathology & Necessity for Intervention

The pre-existing structure was characterized by a failing building envelope consisting of traditional solid-wall masonry. This construction lacked a thermal break, resulting in:

- **Architectural Dereliction:** The property was in a visible state of disrepair, detracting from the visual cohesion of the Conservation Area.
- **Environmental Health Issues:** The absence of insulation led to significant cold bridging, resulting in persistent interstitial condensation and mould growth. The works were, therefore, a technical and environmental necessity to restore the dwelling to a habitable and sustainable standard.

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3. Heritage Statement: Enhancing the Conservation Area

The National Planning Policy Framework (NPPF) and Wiltshire Core Policy 58 require that developments preserve or enhance the character of a Conservation Area. The following sections justify how the choice of materials achieves this.

3.1. External Wall Insulation (EWI) and Render Finish

The application of a high-performance external insulation system has not only resolved the thermal failures of the masonry but has also significantly improved the property's contribution to the street scene.

- **Contextual Justification:** Frome Road is defined by a rhythmic variety of rendered and painted frontages.
 - **Direct Precedents:** Nos. 60, 62, and 64 feature prominent coloured render finishes. No. 90 likewise utilizes a coloured render.
 - **Textural Consistency:** Nos. 70, 80, 88, 92, 94, and 96 all benefit from painted masonry.
- **Heritage Impact:** By selecting a white silicone render, the proposal utilizes a "neutralizing" aesthetic. This crisp, clean finish acts as a visual "anchor" within the terrace, bridging the gap between more vibrantly coloured neighbours. It replaces a dilapidated and stained facade with a high-quality finish that enhances the overall cleanliness and order of the Conservation Area.

3.2. Reintroduction of Traditional Slate Roofs

As part of the structural restoration, the failing roof tiles were replaced. In a move designed specifically to enhance the heritage credentials of the property, the applicant opted for **slate tiles**.

- **Material Authenticity:** Slate is a high-status, traditional material integral to the Trowbridge historic vernacular. Its reintroduction replaces failing materials with a medium that is historically appropriate for this period of terrace.
- **Visual Dialogue with the Streetscape:** Slate roofs are an established feature of the Frome Road skyline:
 - **Immediate Terrace:** Nos. 82, 84, and 62 all retain slate tiled roofs.
 - **Wider Context:** Directly opposite the site, a significant cluster of properties (Nos. 12, 14, 15, 16, 17, 19, 20, and 22) exhibit slate roofs.
- **Heritage Impact:** The use of slate provides a continuous visual link across the streetscape, reinforcing the historic silhouette of the terrace and demonstrating a clear commitment to traditional materiality.

4. Proposed Site Intervention: Access and Parking

The introduction of a dropped kerb and two off-street parking bays represents a logical modernization of the site's curtilage.

- **Spatial Integrity:** The configuration maintains the established building line and prevents the clutter of on-street parking on a primary thoroughfare.
- **Highways Safety:** Relocating vehicle storage from the highway to the private curtilage improves traffic flow and reduces the density of parked cars, which often obscure the architectural detail of the Conservation Area at ground level.

5. Planning Policy Framework Assessment

- **Wiltshire Core Policy 57 (Design Quality):** The project has successfully rescued a derelict asset, restoring its aesthetic value through high-quality design.
- **Wiltshire Core Policy 58 (Heritage Conservation):** The combined use of a neutral white render and a traditional slate roof constitutes an enhancement of the heritage asset. The works have replaced a "negative contributor" (a derelict building) with a high-quality, thermally efficient dwelling that respects the historic grain.
- **NPPF Section 16:** The proposal sustains the significance of the heritage asset while putting it into a viable use consistent with its conservation.

6. Conclusion

The retrospective elements of this application represent a sensitive and technically superior restoration of a previously failing building. The reintroduction of traditional slate and the application of a high-quality render finish are contextually justified and serve to enhance the character and appearance of the Trowbridge Conservation Area. We respectfully request that the Local Planning Authority grants favourable consideration to this application.

Appendix:

1. No 66, 68 and 70 Frome Road: Showing Render of 66 and Paint of 70 Frome Rd



2. No 66, 68 and 70 Frome Road: Showing Render of 66 and Paint of 70 Frome Rd



3. Terraces showing no 66-96 Frome Road, 52-62 Frome Rd, 64 and 12, 14, 15, 16, 17, 19, 20, and 22 Frome road
Street Scene showing Different coloured façade and roof of neighbouring properties.

