

Heritage Statement

46 Fore Street, Trowbridge, BA14 8EL (HSBC Bank)

1. Introduction

This Heritage Statement has been prepared to support an application for Listed Building Consent at 46 Fore Street, Trowbridge. The proposed works comprise the repair, restoration, and limited replacement of timber sash windows, together with localised repairs to stonework.

The building is a Grade II listed structure included on the National Heritage List for England, maintained by Historic England.

This statement assesses the significance of the heritage asset and the impact of the proposed works in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF).

2. Description of the Heritage Asset

According to the list entry published by Historic England, 46 Fore Street is a late 18th to early 19th century building forming part of a continuous terrace within the historic commercial core of Trowbridge.

The building is constructed of dressed stone under a pitched roof and presents a formal street elevation typical of the period. It retains characteristic features including vertically sliding timber sash windows and traditional masonry detailing.

Fore Street is one of the principal historic streets within Trowbridge, reflecting the town's development as a prosperous market and industrial centre. The building contributes to the architectural cohesion and historic character of the streetscape.

3. Significance

The significance of the listed building can be understood through the following heritage values:

Architectural Interest:

The building is a good example of Georgian/early Victorian commercial architecture, displaying balanced proportions, traditional materials, and original detailing such as timber sash windows.

Historic Interest:

It reflects the growth and economic development of Trowbridge during the late 18th and early 19th centuries.

Townscape Value:

The building forms part of a cohesive terrace and contributes positively to the character and appearance of Fore Street.

Fabric Value:

Surviving original materials, including timber windows and stonework, are key contributors to its significance.

4. Proposed Works

The proposals include:

- Careful repair and overhaul of existing timber sash windows
- Replacement of any windows beyond repair on a like-for-like basis
- Localised stone repairs to address weathering and deterioration
- Infilling and making good historic fixing holes in the stone façade

All works will be undertaken using appropriate traditional materials and techniques.

5. Impact on Significance

The proposals have been developed with a conservation-led approach and will have a **neutral to beneficial impact** on the significance of the listed building.

Windows:

The retention and repair of original timber sash windows preserves historic fabric and maintains the building's architectural character. Where replacement is required, new units will replicate the original design, ensuring no loss of visual integrity.

Stonework:

The repair of weathered stone using compatible materials will protect the building fabric and prevent further decay. The sensitive infilling of historic fixing holes will enhance the visual appearance of the façade without removing meaningful historic evidence.

No significant historic fabric will be lost, and the works will sustain the building's contribution to the wider streetscape.

6. Policy and Legislative Context

The proposals have been considered in relation to:

- Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require special regard to be given to the desirability of preserving listed buildings and their setting
- The National Planning Policy Framework (NPPF), particularly Chapter 16 (Conserving and Enhancing the Historic Environment)

In NPPF terms, the proposals would result in **no harm** to the significance of the designated heritage asset.

The works align with guidance provided by Historic England, particularly in prioritising repair over replacement and using like-for-like materials.

7. Conclusion

The proposed repair and restoration works to the timber sash windows and stonework at 46 Fore Street represent a sensitive and appropriate approach to the conservation of this Grade II listed building.

The works will preserve historic fabric, enhance the building's condition, and sustain its architectural and historic significance. As such, the proposals fully comply with statutory duties and national policy requirements.