



a: 17 Foundry Barton, Frome, Somerset. BA11 3HX
e: hi@funlabdesign.co.uk
p: 07866 763715

25-1064: Design & Access Statement

Site : 18 Stallard St, Trowbridge, Wiltshire.
BA14 7LY

Client: Mr Chris Hudson

Client Address:

Introduction

Following the the planning approvals PL/2025/04686 and PL/2025/04764 for the class MA and respective application to convert 18 Stallard Street into two flats.

Works commenced at the start of 2026 and are on going.

The original application sought to refurbish the existing windows in the protruding bays on the Stallard Street elevation. Following further inspection while the bay structures can be refurbished the window units need to be replaced as they are beyond economical repair.

Proposed Development

Replace existing timber central sash windows and fixed side windows to both street facing bays and replace with UPVC central sash window and fixed side lights to both bays, existing Stallard St timber door and fanlight is to be replaced with new upvc unit to match style of sash windows.

At first floor on the Stallard St elevation the existing timber 6 over 6 sash's are to be replaced with u-pvc sash windows of a similar style.

It should be noted that there are numerous examples of UPVC windows on the street frontages within the Newtown Conservation Area.

Site Context

Located on the south east corner of the roundabout home to the Holy Trinity Church number 18 Stallard Street is well in the Newtown Conservation Area.

Sitting mid terrace where Stallard Street and Newtown intersect. 17 & 18 Stallard St are both of stone construction and appear to be of a similar age of the mid to late 19th Century and the setting is general considers as urban with good connectivity to the town centre and main transport routes.

Conservation Area

"The Newtown area of Trowbridge is special. It is an outstanding example of a Victorian suburb built in the later part of the nineteenth century.

Some of its buildings were Listed because of their special architectural and historic interest in 1976 and in 1985, in recognition of its importance, the Newtown Conservation Area was designated.

The character of the Newtown Conservation Area comes of its tight-packed rows of late nineteenth century terraced houses with pitched slate or clay tile roofs, punctuated by chimney stacks, brick or Bath stone walls, vertical sliding sash windows and a wealth of high Victorian Gothic and Classical design detail including balustrades, arches and carving typical of the exuberance of its period. The majority of the houses have small front gardens with boundary walls at the back edge of the pavement, some with railings, and often long rear gardens. These are also some fine public buildings including a church, chapels and schools as well as numerous mature trees."

From Conservation Area Appraisal

Use

18 Stallard Street has been approved to become class C3 dwelling flats, construction is underway.

Amount

The proposal does not seek to change the footprint.

Layout & Access

The layout and access do not change as part of this application.

Landscaping

There are no landscaping works in this application.

Appearance

The front elevation of 18 Stallard Street is a good example of Victorian design, constructed of Bath stone. The lower section is painted with the upper being fair faced stone.

A key feature either side of the main entrance doors area a pair of splayed bay windows with vertical sash windows and side lights.

Conclusion

There are a number of properties in the conservation area that have had UPVC windows approved and/or installed.

The new windows will not only improve thermal and acoustic comfort they will also improve security. This application is not deemed to be controversial or out of character, Funlab seek support from Wiltshire and their subsequent approval.