



HERITAGE, DESIGN & ACCESS STATEMENT

Planning application for the following works:

Loft Conversion to: 15 Avenue Road, Trowbridge, Wiltshire, BA14 0AQ.

PCD Ref No. A3248
July 2026

Introduction

Trowbridge, the county town of Wiltshire, developed as an important market town and later became one of the foremost centres of woollen cloth production in south-west England during the late eighteenth and nineteenth centuries. The expansion of the town, supported by the Kennet and Avon Canal network, resulted in the development of a number of planned residential suburbs, including Newtown.

Designated as a Conservation Area, Newtown is recognised as a late Victorian suburb. Its special architectural and historic interest derives from the extensive rows of modest terraced housing, constructed predominantly of Bath Stone and red brick beneath slate roofs. Together with their consistent building lines, traditional detailing, enclosed front gardens, and mature street trees, these elements combine to create a cohesive and distinctive townscape.

The application property, 15 Avenue Road, occupies a typical position within one of Newtown's principal residential streets. Dating from approximately the 1890s, the dwelling is orientated on a south-west to north-east axis and retains many of its original architectural features including: an ashlar Bath Stone principal elevation, with a two-storey canted bay window, timber sliding sash windows to the front elevation, brick chimney stacks and a slate roof. To the rear, the property is constructed in red facing brickwork with traditional outrigger and benefits from an extended rear garden plot, characteristic of historic development patterns for the area.

The dwelling is currently a 2 storey, 2 bedroom family home, altered little from its original simple pitched roof form. The existing loft space has sufficient ridge height to offer suitable potential for expansion within the property.

Proposal

A scheme that utilises the redundant loft space proposes an additional 3rd bedroom at second floor level, complimented by en-suite shower room facilities. This new habitable space will be accessible via a new staircase accommodated within the first floor landing area. To achieve additional usable headroom, the proposals intend a flat-roof dormer to be sited upon the existing rear roof plane. It is of note that similar development in near proximity has been approved in recent years, namely nos. 13 & 19 Avenue Road – app ref. 18/04120/FUL and 13/03737/FUL, respectively.

The proposals have been informed by an understanding of the site's historic context and are well considered so as to preserve the significance of the dwelling within the wider character of the Conservation Area.

All construction works will be carried out to high standard: insulation and energy efficiency measures will meet with current government regulations for work to existing dwellings; adequate light and ventilation is provided by a combination of windows and roof lights; and the conversion of a 'cold' space to a 'warm' habitable one contributes positively towards energy retention within the home. The dormer has been designed in line with current Local Planning Policy guidelines, with further reference made to the Conservation Area's character appraisal. All materials specified are to match or compliment the property's current traditional appearance—to include:

Rubber single-ply system to dormer roof;
Plain slate/tile hanging to face and sides of dormer;
Lead or suitable *lead-free* alternative flashings;
White framed, double glazed windows (to match existing);
Velux roof lights.

Use

The property is a residential household (class C3). The works outlined in this application do not affect any change to this status.

Access

Internal access to the proposed second floor level will be served by a new staircase rising from the existing first floor landing area. Regulation minimum headrooms are provided for.

Drawings

Details are indicated on PCD drawing no's. A3248 – 01, 02 & 03.

Photographs

Included below.



Top: Front elevation as viewed from Avenue Road.

Bottom: Rear aspect as viewed from rear garden showing gable ended outrigger and neighbouring dormers.

