

HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT

PROJECT	– Alterations of Building to Rear of Homefield House
JOB NO	– 2603
DATE	– July 2026
PURPOSE	– Listed Building Application Submission
REF	– Polebarn Cottages/Listed Building/Heritage Statement
REV	–

Contact Details:

Applicants:



Site:

Polebarn Cottages
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Trowbridge
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Photograph 1 - View of Polebarn Cottages from the main road

Project:

To obtain listed building approval for the alterations to Polebarn Cottage including new thermal improvements, replacement and new window and doors as well as internal layouts. The applicant intends to maintain the implemented residential use and numbers of the dwellings.

Application:

Over the years, a number of planning and listed building applications have been submitted for the nearby properties, as well as some for this site.

15/01866/FUL - Proposed change of use from existing storage area to form 2 residential dwellings and associated works – Withdrawn

15/01883/LBC - Proposed change of use from existing storage area to form 2 residential dwellings and associated works – Withdrawn

15/05060/FUL - Proposed change of use from existing storage area to form 2 residential dwellings – Refuse

15/05160/LBC - Internal and external alterations to facilitate conversion into 2 dwellings – Refuse

15/12319/FUL - Proposed conversion of existing storage area to form 2 residential dwellings – Approve with conditions

15/12332/LBC - Proposed conversion of existing storage area to form 2 residential dwellings – Approve

21/00804/VAR Variation of Condition 2 of Panning Application

15-12319/ FUL Proposed Conversion of existing storage area to form 2 residential dwellings - Approve

21/00809/LBC - Proposed Conversion of existing ancillary building to form 2no residential dwellings

Finally, on the 18.05.2022, under listed building application PL/2022/01325, approval was given for significant amount of internal alterations to the building along with replacement windows and new openings.

The Building in its Environment

The property is located off a residential street that is off Polebarn Road in Trowbridge town centre. Polebarn Road is in turn off Roundstone Street that connects to County Way and the A361.

Homefield House is a Grade II listed building, with other listed buildings around it. The listing for Homefield House be found in Appendix A, but a brief description of the listing is as follows:

‘Late C18/early C19 pair of houses, 3 storeys to road. Bath stone on projecting plinth, rusticated ground floor treatment, Plain string at 1st floor cill level, carved string, diaper pattern at 2nd floor cill level. Plain frieze, moulded cornice and parapet with balustraded panels over windows. The front divided into 4 bays by slightly projecting pilasters, whole height, with raised key pattern. Glazing bar sash windows. 4 ranges of windows, in diminishing sizes, 3 on ground floor in slight recesses with segmental heads. Entry to Rosefield House, 2nd bay from left; half glazed door with reeded lower panels and rectangular fanlight with cured and radiating pattern. Stone porch with 2 pairs of slender piers, incised key pattern, supporting panelled architrave, carved with key fret and diamonds over piers and small balustrade with angle blocks enriched with fan motifs. Small arched heads to side openings and 3 centred arch supported on small offsets to piers over central entrance. The design is reminiscent of Sir John Soane's work. Entry to Homefield House now in large 3 storey 1950s extension of 1+6 windows in sympathetic style. 2 storey bow on south east return of main house. A bow also on north west end which has small cast iron flower

guards. 2 pairs of cast iron panelled gate standards of diagonal pattern with urn finials to road. Small wrought iron gate to Homefield House. 1 remaining rusticated stone pier with key pattern at base of capping.

There is no mention of the stable/storage structure within the listing description of Homefield House, but it appears to be listed by association.

In the current Local Plan (North Wiltshire Local Plan), Polebarn Cottage is located in a 'Conservation Area' as shown in Image 1, but is not in an Area of Outstanding Natural Beauty.

Image 1 shows that Polebarn Cottage is within the Conservation Area (blue hatching)



Image 2 shows the location of other listed buildings around Polebarn Cottage, including the associated building to the front and side of the site. However, it is important to note that the setting of the other listed buildings are not affected by the proposed works to Polebarn Cottage.



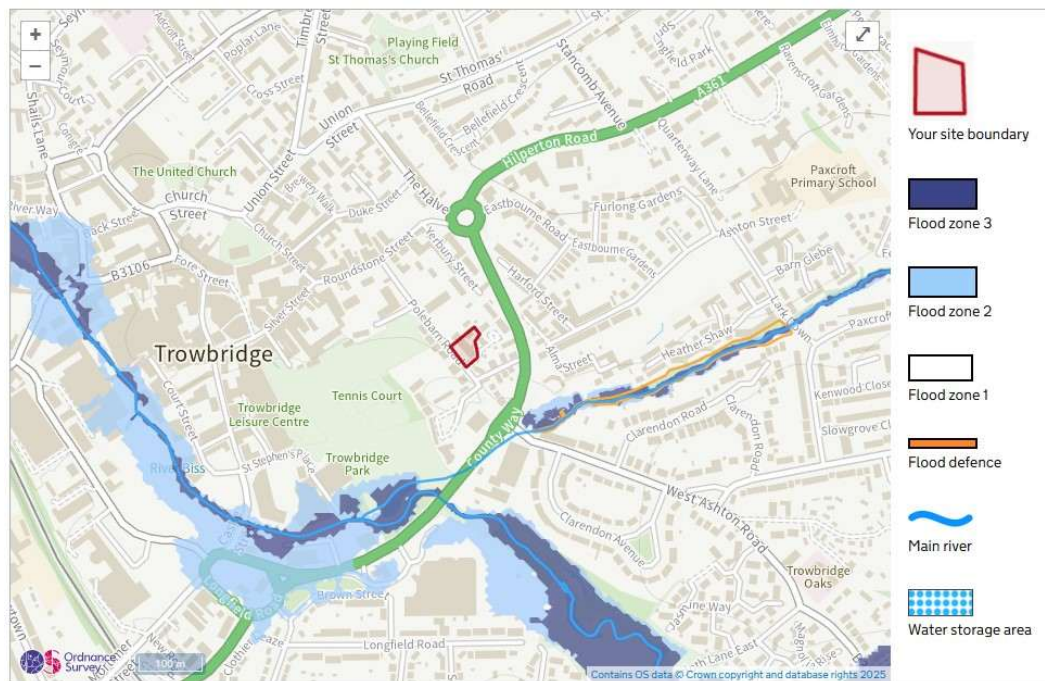
It is also noted that there are no Tree Preservation Orders (TPO) on the site as per Image 3, but there is to the front of the site.

Image 3 shows that Polebarn Cottage has no Tree Preservation Orders on site (Green hatching)



As per the Environment Agency maps Polebarn Cottage is located in a flood risk zone 1 area. Refer to below image.

Image 4 shows the flood risk zone for Polebarn Cottage



The building is a two storeys period building of red brick and a clay tile roof. The external doors and windows are timber of varying styles and age.

The building is believed to have been a stable block that was later changed for use as a storage building associated to Homefield House, the building is currently empty and is part way through being converted into dwellings through previously consented applications 15/12319/FUL & 15/12332/LBC. Incoming electric and water supplies have been installed. It is therefore considered that the previous applications have been implemented and secured. As such we have approached the application on the assumption of a C3 Use Class

This site appears to be an area of historic significance due to the building being within the Trowbridge Conservation Area and Homefield House itself is Grade II* listed. Historic maps suggest the property was constructed sometime between 1840-1888 with ancillary buildings to the rear since that date as well. Refer to below map images.



Image 5 shows the map of the site in 1840



Image 6 shows the map of the site between 1844 and 1888

Statement of Need

The existing building is of simple architectural style which was appropriate to its original use of ancillary/back of house accommodation serving the main dwelling.

The external fabric of the building appears to hold the most significance of the significance, mainly due to age rather than design or material. The first floor interior appears to hold a moderate level of significance with original wide timber floor boards as well as a lath and plaster ceiling.

The information of the first floor is from the conservation officer's previous comments due to restricted access as a result of a structurally-unsafe floor.

The external walls do show signs of extensive alteration and repair over the years with the current windows and doors appearing to be relatively modern (possibly early 20th C). The existing clay roof has undergone some repair but this has been sympathetic and as such does not harm the character of the building. The ground floor interior fabric holds little architectural significance with modern interventions of blockwork partitions, columns and plasterboard lining throughout.

As a result of the various alterations, repairs and interventions, the existing building has lost some of its original architectural significance.

For further information on the impact and justification of the works, refer to Appendix 2 with the outline schedule of works prepared by Bibo.

The Proposals

The proposal is to maintain the existing C3 residential used confirmed through a previous change of use application and approval.

Existing openings in the elevations are to be altered and new openings formed to ensure that adequate daylight and access is provided to the dwellings. Proposed joinery items are to be timber, similar in appearance to the existing and double-glazed. Where infilling of openings is required, brickwork to best match the area immediately adjacent will be used. The existing appearance of the property is a varied patchwork of brick bond, colour, size and mortar. It is therefore felt that the proposed alterations to the elevations will not be detrimental to the character of the property.

The proposed works do not have any impact on the size and scale of the existing building.

Access to the property remains via the existing Polebarn Road entrance. Due to site constraints, and in line with the previously approved scheme, this application seeks to be considered as a no parking scheme. The limited availability of space on site also restricts the provision of private amenity. However, it is proposed that this be mitigated due to the sustainable location of the site which benefits from close proximity to a variety of local amenities. The train station and other local transport facilities are within approx. 800m, as well as the town centre and town park being under 400m. An external store for bins and bicycles is included within the proposals. Cycling will be encouraged, given the urban context of the site.

For further information on the proposed works refer to the proposed drawings and appendix 2.

Appendix 1

Appendix 1 – Listing of Rosefield and Homefield House

Appendix 2

Appendix 2 – Outline schedule of works prepared by Bibo