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25-1064: Design & Access Statement_Rev A

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

Client: Mr Chris Hudson

Client Address:

Rev A - Condition of windows added

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.

Rev A: The proposed windows will be from Epwin Window Systems and finished in white see the brochure that accompanies this document.

Condition of Windows

Ground floor windows have had a condition survey as part of the works being undertaken as part of the PL/2025/04686 and PL/2025/04764 approvals.

The condition survey as undertaken by Pollen Carpentry, we asked them to inspect the windows to ascertain if they are fit for purpose and if they were suitable for a thermal glass upgrade.

Pollen Carpentry findings below:

RH Bay window

- *I managed to get the sash window open. The state of the top and bottom sash aren't bad, nor is the window box.*
- *The two fixed windows, again aren't in bad condition. However the bottom rail is showing signs of rot and have been had a bit of filler in them. But nothing that is major.*
- *The window sill looks alright. The beading on the apron looks a bit worse for wear and will need replacing.*
- *It's mainly superficial work on the window*

LH Bay Window

- *I didn't attempt to fully open the sash window. I could see immediately the meeting rail on the top sash is bowing and being supported by the bottom sash with a bit of timber fixing them together. I didn't feel we needed to risk opening it currently.*
- *The bottom sash has also had some bodged repair work on the meeting rail, possibly to help support the top sash.*
- *I would all most definitely say these sash windows need replacing.*
- *Similar to Rh bay in regards to fixed windows and sill*

Also in regards to the windows, they have only been designed for the top sash to open and not the bottom. I imagine for security reasons with the street level. The bottom sash has no pulley or groove in the window to take the cord. These could be altered if you wanted. I would imagine it would be more suitable to be able to open the bottom sash not the top.

I know you were taking about possibly changing the glass in the windows to something more thermally efficient and soundproofing. At some point the windows have been upgraded to a 6mm pane, probably with similar thinking to you back in the day. However I would say the extra weight in having done this is what has caused the LH top sash to start failing. I personally wouldn't recommend trying to upgrade

the glass in those windows. I don't think the current meeting rails in either top sash will take the extra weight.

So personally I would look at trying to get sash upvc windows put into the existing bay frame, and replace the fixed windows likewise. I know it's in a conservation area, but I do think it's probably worth investigating. This I suppose is where Luke comes in. But I do think the council would find it hard to justify you to not do it. I think financially it probably makes sense to go down that way, a superior product for probably not much extra cost than trying to save and tidy up the existing. Also I think you need to consider the EPC legislation due in 2030 (if it's not pushed back again) whereby rental property needs to be at minimum rate of C. I don't think you'll get exemption as it's not a listed property. No point spending twice on the windows.

As can be seen from Pollen the recommendation is to replace there lower bay windows, especially on the left hand side, for consistenct and uniformity this should be to both bays.

It should also be noted that these windows will form part of the escape route under Approved Document Part B of the Building Regulations and as such the lower sash will need to open.

Also new windows can be to PAS 24 or Secure by Design standards depending on the supplier.



Left hand bay



Left hand bay



Left hand bay detail



Left hand bay detail



Right hand bay



Right hand bay



Right hand bay detail



Right hand bay detail

To retain consistency along the Stallard Street elevation the building owner is also seeking to change the first floor sash windows. Below is an image of the main street elevation followed by condition photos taken from the inside:





Right hand first floor meeting rail



Right hand first floor bottom rail

As can be seen in the photos the first floor windows are single glazed and there is evidence of damage or rot. The windows are single glazed and will required upgrading in due course so the flat can stay in the rental market.



Left hand first floor frame



Left hand first floor frame



Left hand first floor meeting rail



Left hand first floor upper sash

The left hand upper sash window is also in a poor state of repair as per the the above images.

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.