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Trowle House, Wingfield

Listed Building Consent Application
External Alterations and Landscaping
Nov 2022

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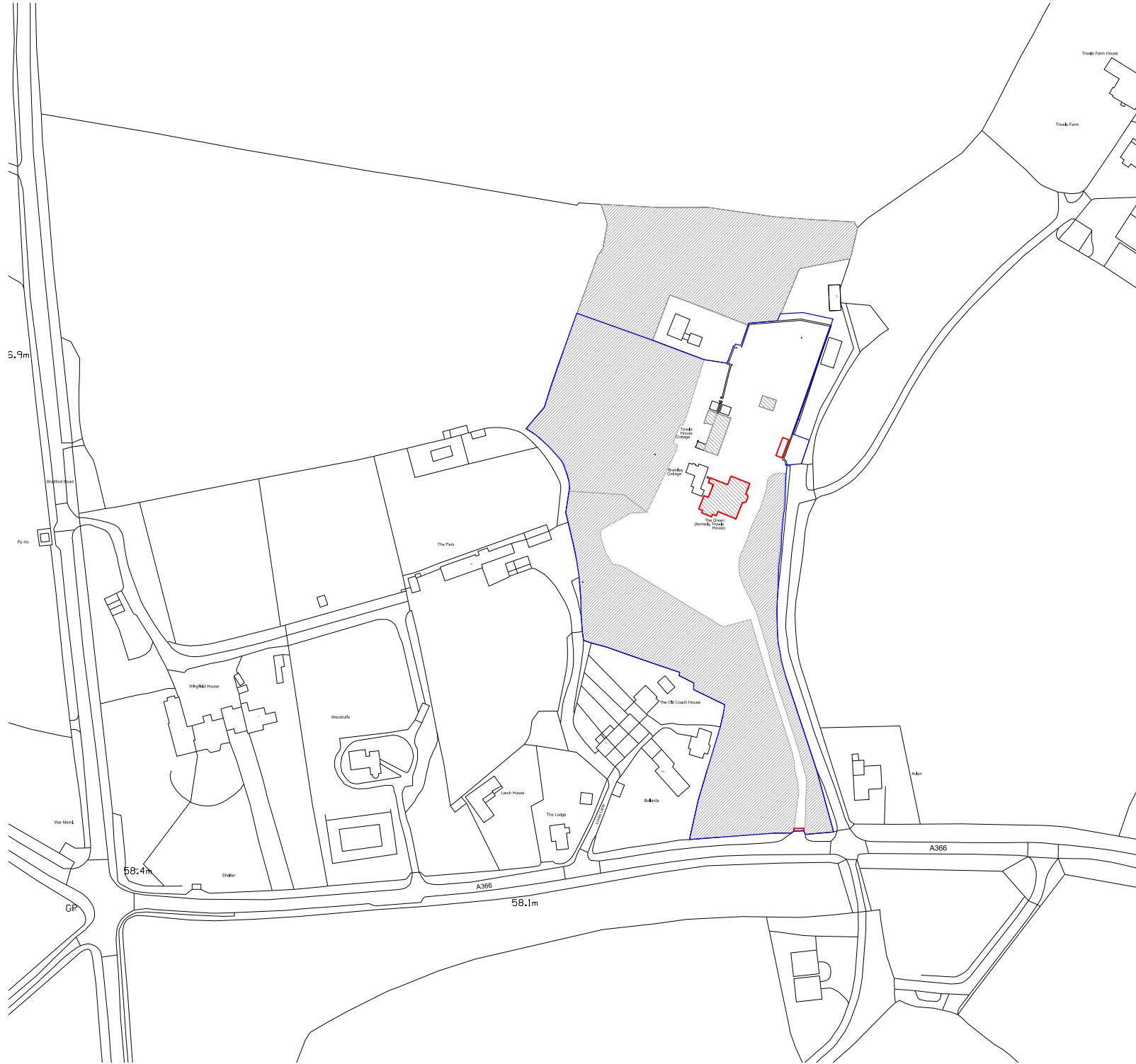
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01 Introduction



Location Plan
Scale 1:2500

The application seeks to obtain permission for the construction of a new potting shed, covered store and relocation of an existing greenhouse, plus the introduction of a visitor parking area.

02 Historic Context



Trowle House, known as The Green, presents an amalgamation of styles due to various extensions and developments made throughout its history.

The core of the original building is thought to be late 17th or early 18th century, although much of the internal layout and decoration of this part of the house dates from the 19th century. A rear extension in rubble stone was added in the early 19th century and further extensions and alterations were carried out in 1863 and 1874 by the then resident John Bayfield-Clark: a Trowbridge industrialist whose initials decorate the parapets of the bay windows, added as part of the works carried out in 1863. This extension also included a large orangery (pictured left) which was demolished at some point, possibly during the mid-late 20th century. The plinth of this can still be seen as part of the external landscaping surrounding the house.

The development of the grounds has not been documented to such an extent, but the historic maps below show various small structures present within the grounds throughout its history, concentrated around the walled garden to the north. These are recorded as being both glass houses and masonry structures.



Figure 2A map from 1823

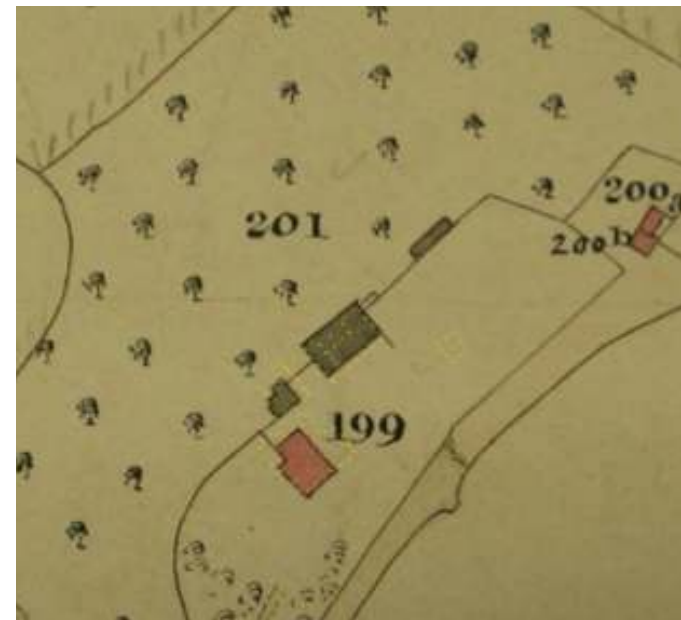


Figure 2B map from 1841



Figure 2C map from 1887

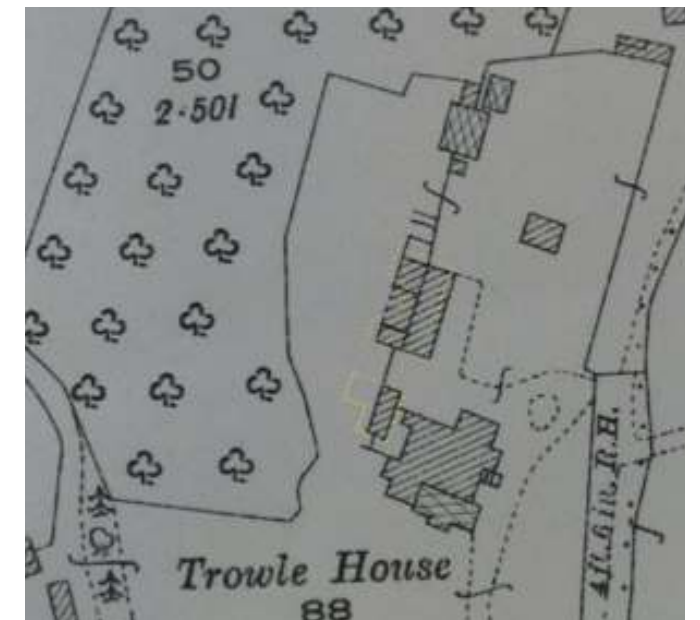


Figure 2D map from 1924

03 Planning History



The owners of Trowle House applied for the change of use of the main house to become bed and breakfast accommodation. This application was consented.

Application Ref: 17/06276/FUL

A Listed Building Consent was permitted for internal alterations.

Application Ref: 19/00106/LBC

Permission was granted in October 2020 for the construction of a single storey biomass boiler room building and pellet store.

Application Ref: 20/06004/FUL
20/06786/LBC

Permission was granted in July 2021 for the partial reconstruction of the east and west facing walls which had been displaced by the deformation of the roof, and the reconstruction of the roof utilising the existing earlier timber structural components.

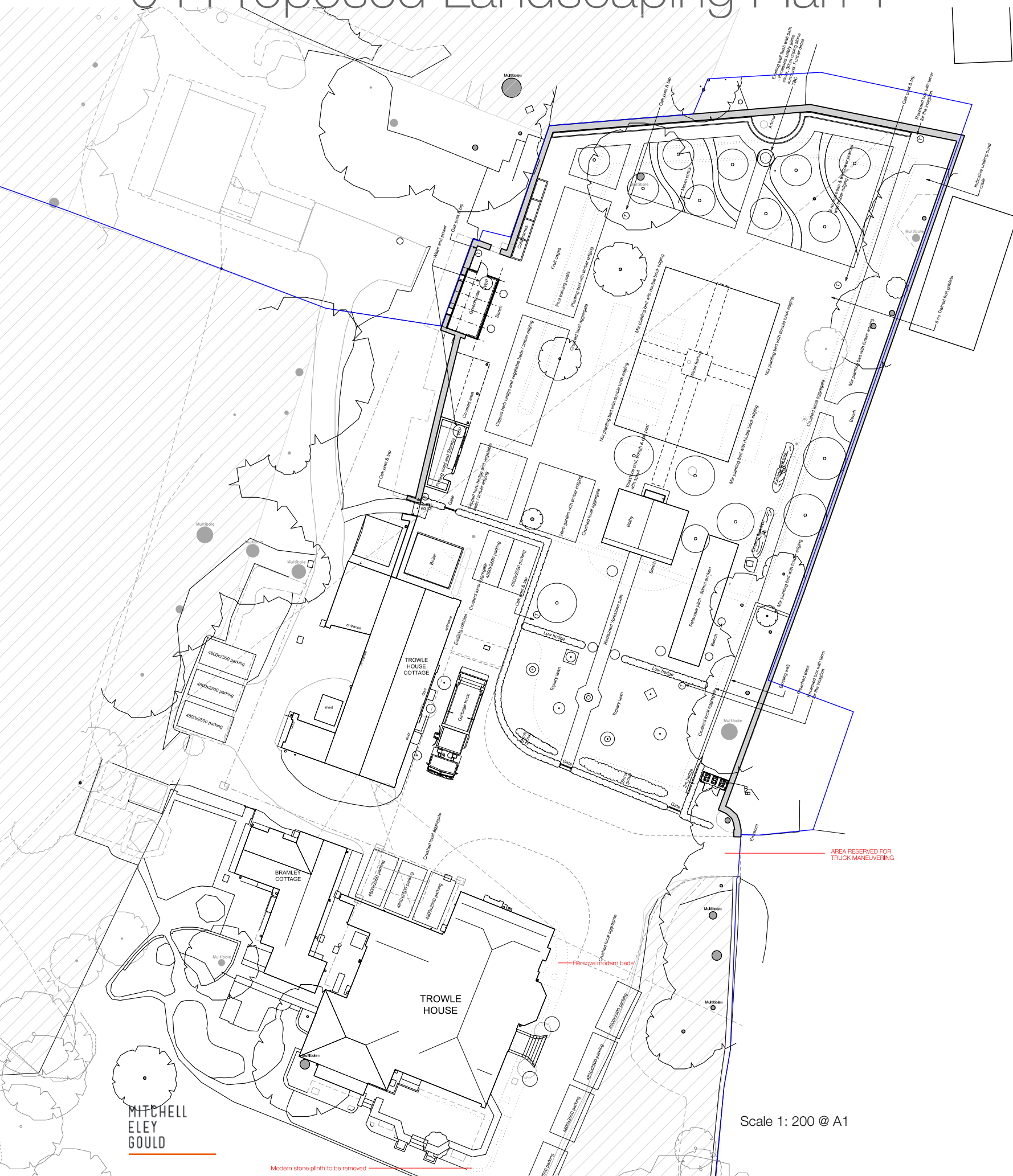
Application Ref: PL/2021/04280
PL/2021/05741

Permission was granted in June 2022 for the construction of a new refuse bin store and installation of two entrance gates.

Application Ref: PL/2022/01276
PL/2021/02368

Figure 3
Dated plans (1:200 @ A3) which were submitted as part of the original pre-application (18/10697/PREAPP)

04 Proposed Landscaping Plan 1



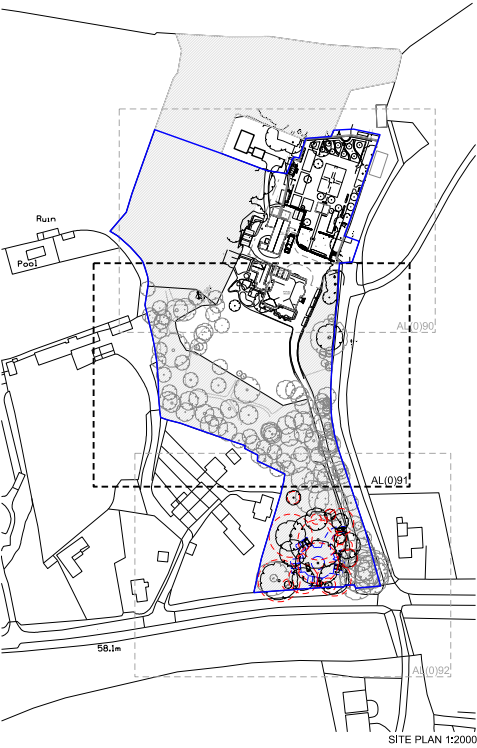
The grassy area to the north of the main house will be landscaped to create a formal garden area, including a series of paths, planting beds, trees and a water feature.

Within this formal garden, 3 small outbuildings are proposed along the existing stone wall to the west. The glasshouse is an existing building which will be relocated from a neighbouring property and reconstructed. Its condition will also be improved and upgraded.

The potting shed is a proposed small building to be constructed against the existing wall, the roof of which will extend to form the roof of the covered store beside, which will be open along its west facade.



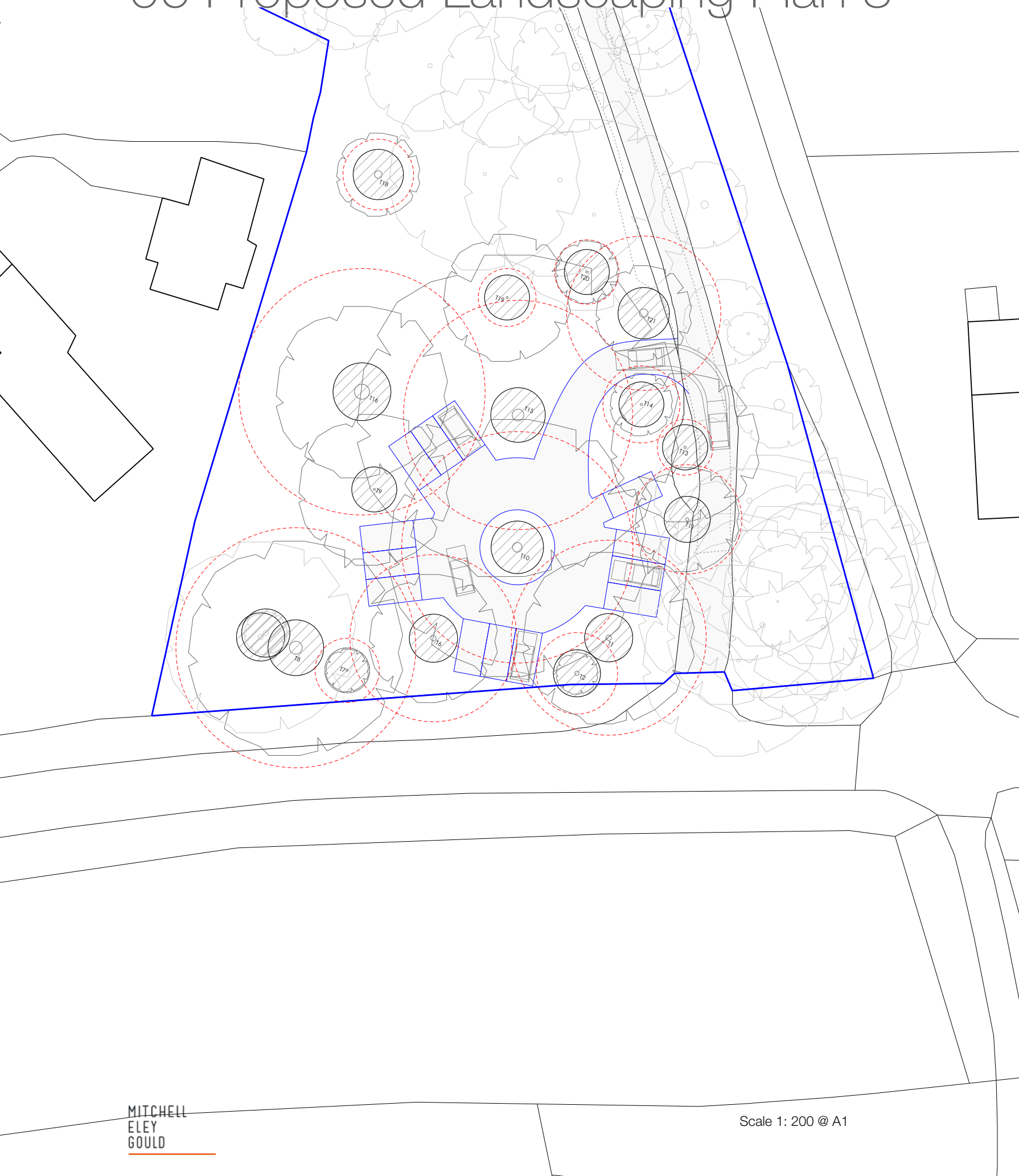
05 Proposed Landscaping Plan 2



Scale 1: 200 @ A1

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06 Proposed Landscaping Plan 3



KEY
 --- Root Protection Zones
 --- Parking/driving areas



The layout of the parking area has been determined by the root protection zones of the trees (red dashed lines) as provided by an arboricultural survey. Anti-compaction matting will be installed throughout the parking and entrance zones, and tree stem bases and buttress roots will be protected by natural barriers to stop vehicles getting within 2m. This protected area is shown by the hatched circles. The access to the parking zone is set back from the main entrance by approximately 30m.

07 Existing Condition



Figure 7A View to the south across the proposed landscaped space towards the existing Bothy and Boiler House.



Figure 7B View to the west of the existing wall against which the potting shed and covered store will be constructed and the greenhouse relocated.

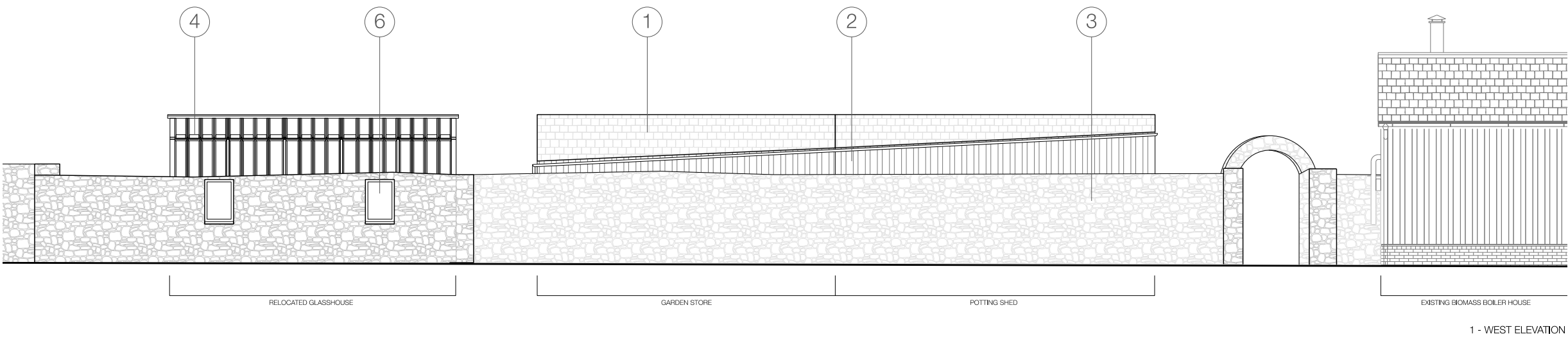


Figure 7C Existing greenhouse condition.

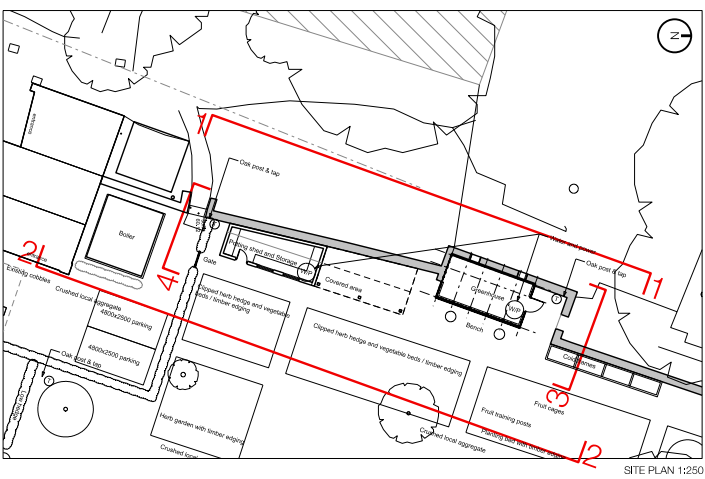
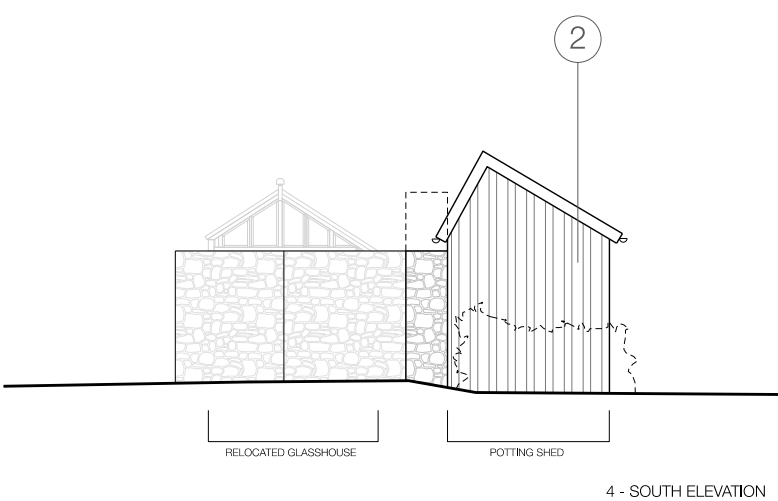
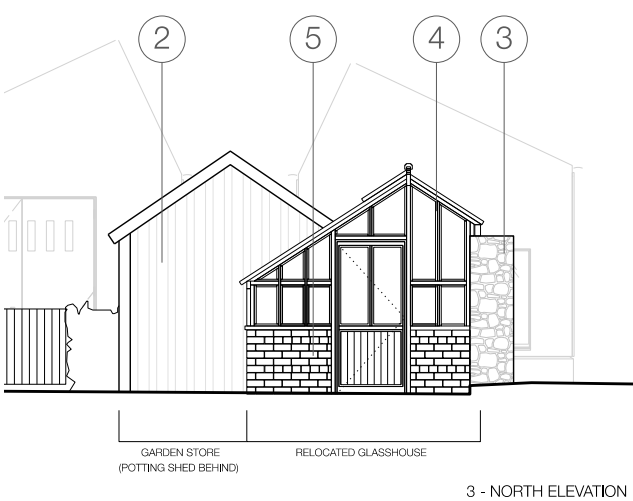
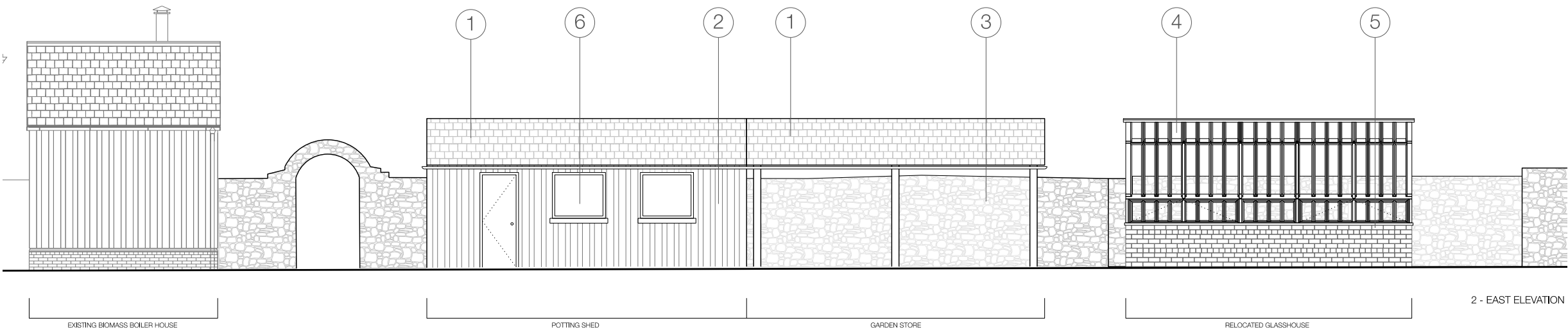


Figure 7D Existing greenhouse gable end condition.

08 Proposed Garden Buildings Elevations



The proposed garden buildings will sit along the existing wall to the west of the proposed formal garden. The greenhouse is an existing structure which is to be relocated from a neighbouring property and restored. The proposed potting shed and covered store will match the ridge height of the greenhouse and will be clad in timber in-keeping with the existing boiler house to the south.



- MATERIAL KEY:
- 1 Natural slate roof tiles
 - 2 Vertical timber cladding
 - 3 Cotswold stone
 - 4 Existing timber frame with glazing
 - 5 Existing brick
 - 6 Timber window frames

09 Conclusion

The changes identified in the application have arisen as a result of the development of the brief for the property for guest and service accommodation for the bed and breakfast business. The parking provision is required for guest accessibility.

The proposed landscaping for the formal garden is in-keeping with the period and style of the existing house and will improve the appearance of the area. The proposed garden buildings have been designed and placed such as to minimise visual impact on the host property, and the relocation of the existing greenhouse ensures the restoration and maintenance of a historic asset which is currently disused.



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