

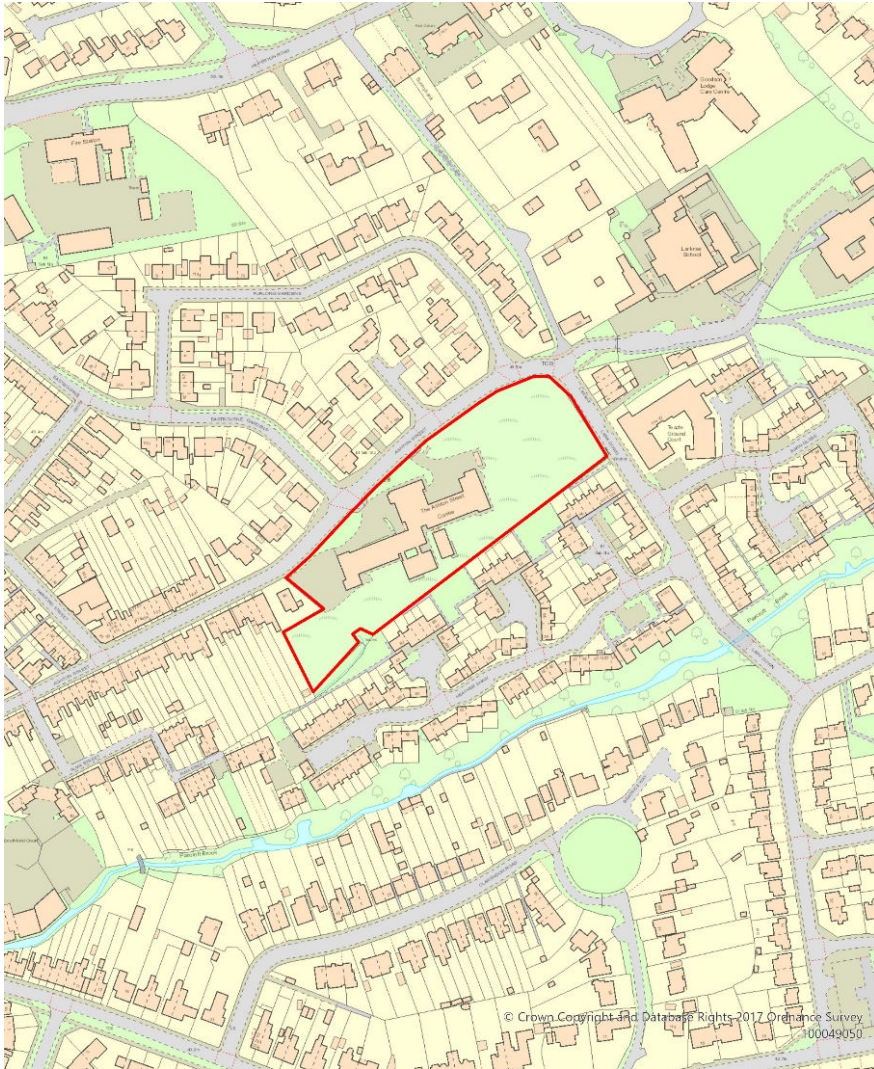
Western Area Planning Committee

7 August 2024

7a) PL/2021/09909 – Ashton Street Centre, Ashton Street, Trowbridge, Wilts, BA14 7ET

Redevelopment of former day care centre (Class F.1) comprising: the erection of 48 No. dwellings and associated access and landscaping works.

Recommendation – Approve subject to Conditions



Site Location Plan



Aerial Photography

Existing Site Plan



Proposed Site Plan

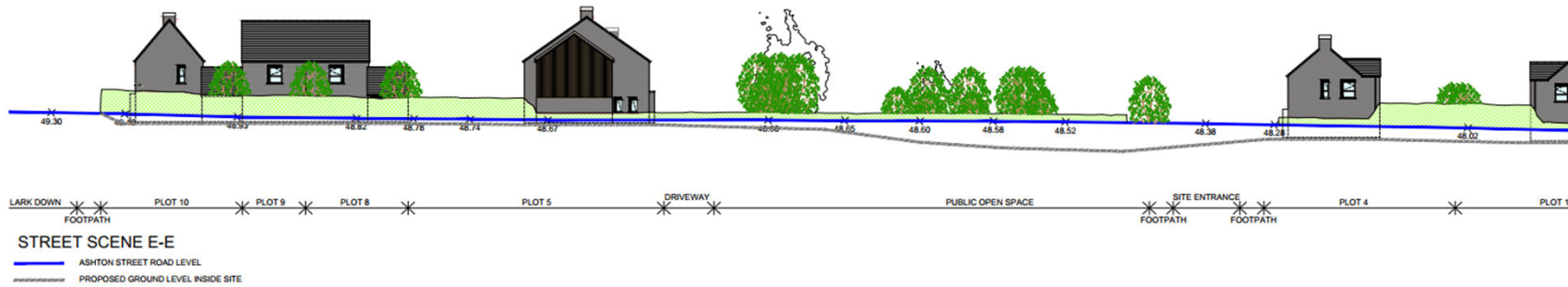
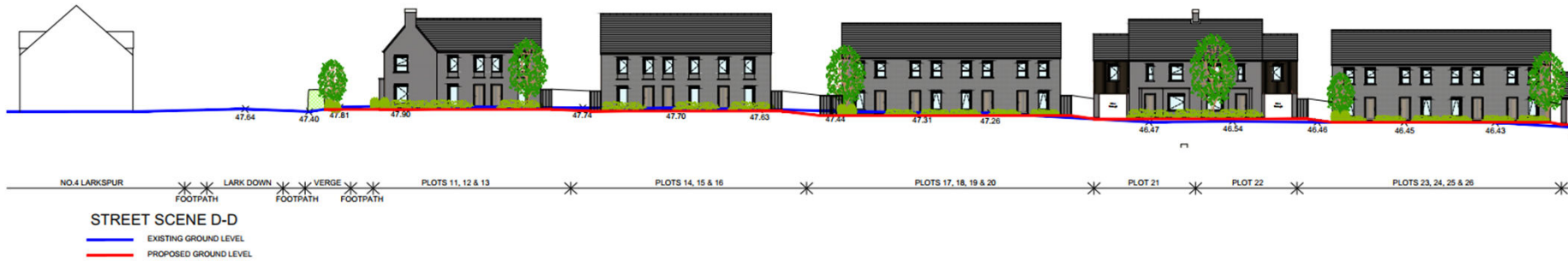


Photos of Existing Site and Surrounds

Aerial View of Application Site



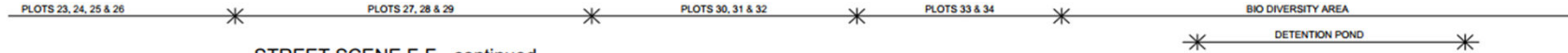
Proposed Street Scenes





STREET SCENE F-F

— EXISTING GROUND LEVEL
 — PROPOSED GROUND LEVEL



STREET SCENE F-F - continued

— EXISTING GROUND LEVEL
 — PROPOSED GROUND LEVEL

CGI modelling images of proposed development



CIL/S106

- CIL chargeable (CIL zone 2)
- S106 required and HoTs agreed for the following:
 - **Policy compliant Affordable Housing:** at 30% (14units) on a split between 60% affordable rent (8units) and 40% shared ownership (6units);
 - **Education contributions:**
 - Early years places = £105,132
 - Primary school places = £225,096
 - Secondary school places = £206,460
 - **Transport contributions**
 - Green Travel Plan (incl. £300 of travel vouchers)
 - bus stop improvements (£12.000)
 - a new footpath
 - Traffic regulation order contributions (£6,000)

Contd...

— **Open Space Management**

- The required on-site POS provisions
- Future management and maintenance of the Public Open Space, Surface Water Drainage Scheme infrastructure, structural landscaping and ecology buffer zones, as shown on LEMP

— **Recycling and Waste Facilities**

- £91 per dwelling = £4,368 for 48 dwellings.

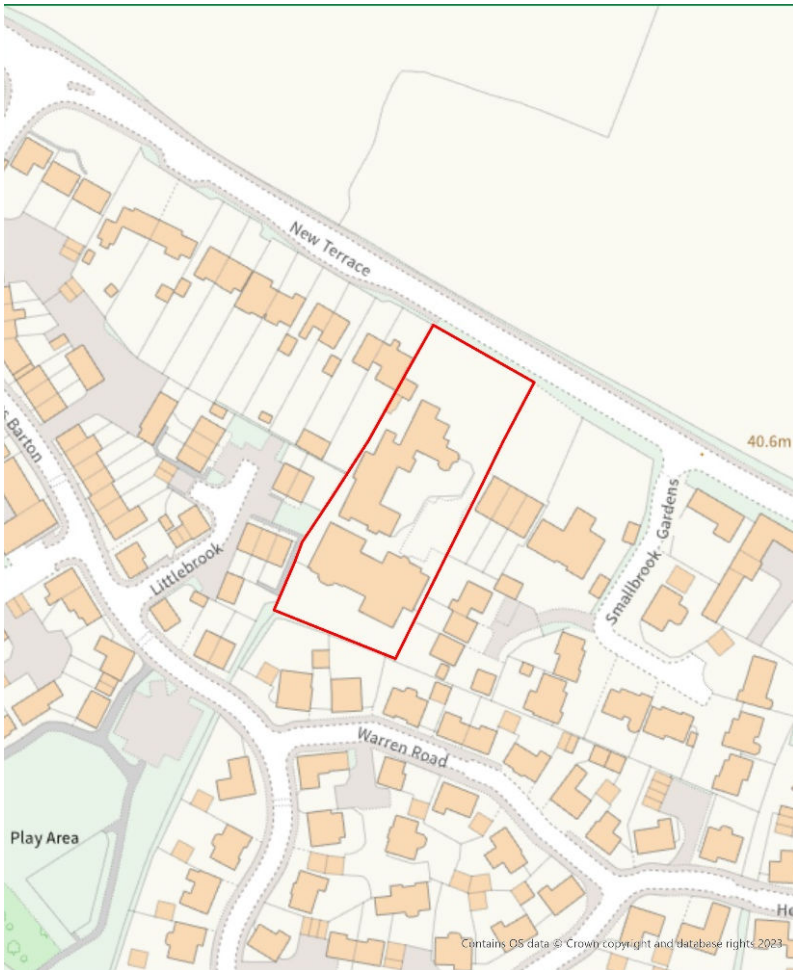
Proposed Site Plan



7b) PL/2023/04128 – The Old Vicarage and Staverton House, 51a Staverton House, Staverton, Trowbridge, Wilts, BA14 BNX

Demolition of the existing care home with replacement building providing 9 bedrooms on lower ground floor, 9 bedrooms on ground floor and 14 bedrooms on first floor, all with auxiliary space and together with the existing home would provide 52 bedrooms total and associated works (Resubmission of PL/2021/10237)

Recommendation – Refuse



Site Location Plan



Aerial Photography

Summary of changes since PL/2021/04128

- Enlarge the length of the front elevation of the main front section and the side elevation service entrance by approximately 600mm, which brings the built form closer to No 50b
- Moved the 3-storey central section approximately 1.3m (eastwards) closer to No 50b's and No 12 Smallbrook garden boundaries
- Reconfigure the existing layout of Staverton House. The existing lower ground floor (ground floor) has 10 bedrooms which would be increased to 12 bedrooms
- The ground floor (first floor) of Staverton House would retain 10 bedrooms but would be re-configured taking space from an existing lounge. Two new bedrooms would face towards Littlebrook using existing windows
- Reconfigure the layout and enlarge the footprint of the lower ground floor in both the main front section and central link section to accommodate 11 beds compared to 9 in the dismissed appeal scheme
- Reconfigure the ground floor (first floor) and decrease the footprint by approximately 22m², the removal of the 'angled modules' and all bedrooms on the western elevation facing No 6. Introducing two 'turret' design features and the provision of a new residents dining room which would have 4 small high level obscurely glazed windows. The number of bedrooms on this floor would be reduced from 9 to 6
- Reduce the footprint of the first floor (second floor) by approximately 53m² and move the edge of the flat roof 1.4-2m further away from No 6. Reduction in the number of bedrooms that have a potential to look westwards from 5 to 4
- Retain and reuse 7 window stone surrounds (an increase of 6 from the appeal decision).

Existing Site Plan

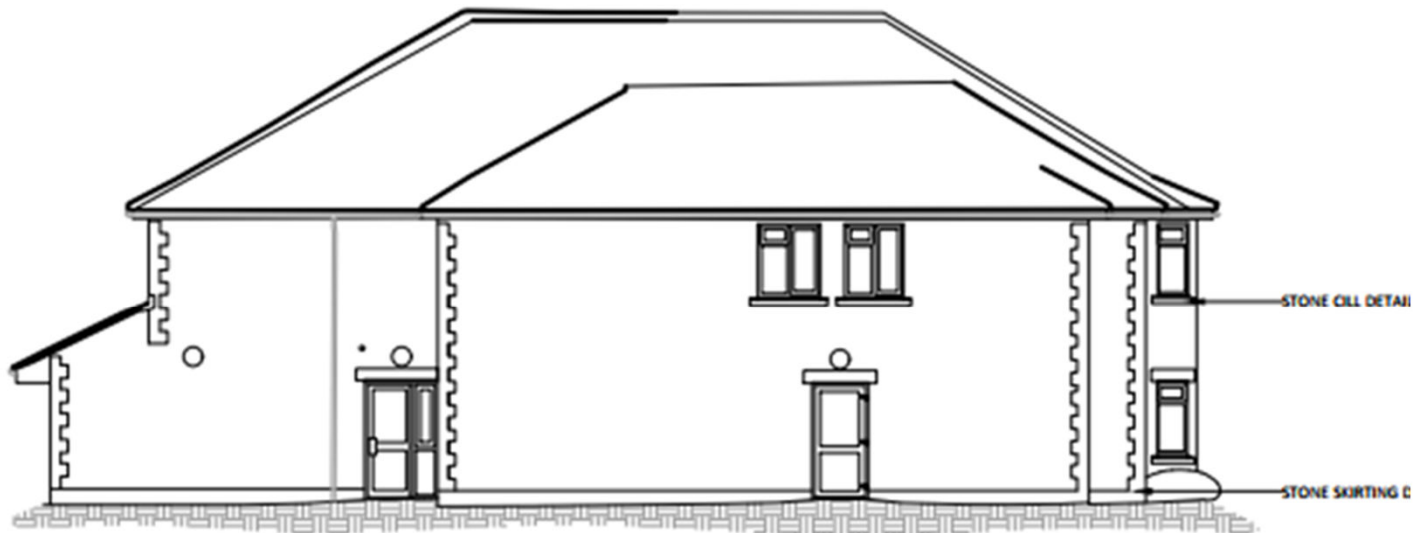


Staverton House Elevations – to be retained



DATUM
36.00M

ELEVATION C



DATUM
36.00M

ELEVATION B

Proposed Site Plan



Extract of Site Plan



Proposed Front Elevation 'B'



STAVERTON HOUSE, TROWBRIDGE
ELEVATION B

0 2.5

Proposed Elevation 'A' (eastern side elevation) and comparative elevation for PL/2021/10237 below



STAVERTON HOUSE, TROWBRIDGE
ELEVATION A



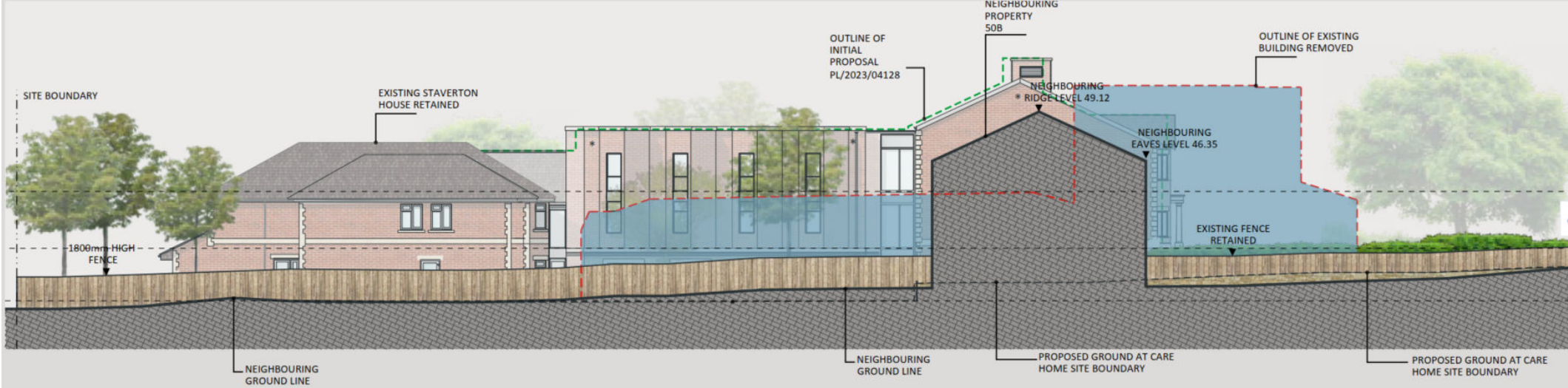
Proposed Elevation 'C' (western elevation) and comparative elevation for PL/2021/10237 below



Proposed Elevation 'D' (rear southern elevation) and comparative elevation for PL/2021/10237 below

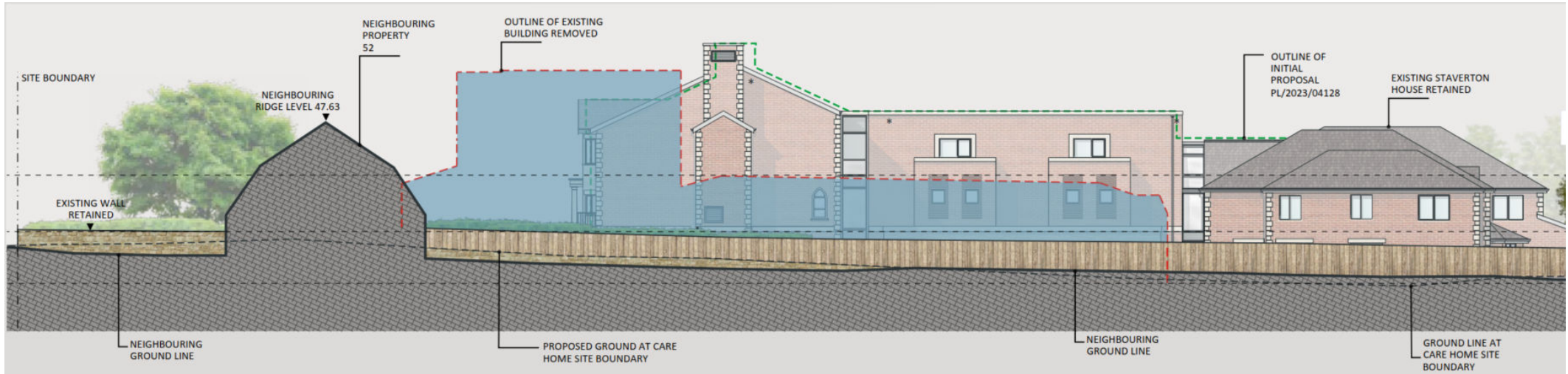


Eastern Boundary Treatment Section



Eastern boundary treatment - Section 1-1

Western Boundary Treatment Section

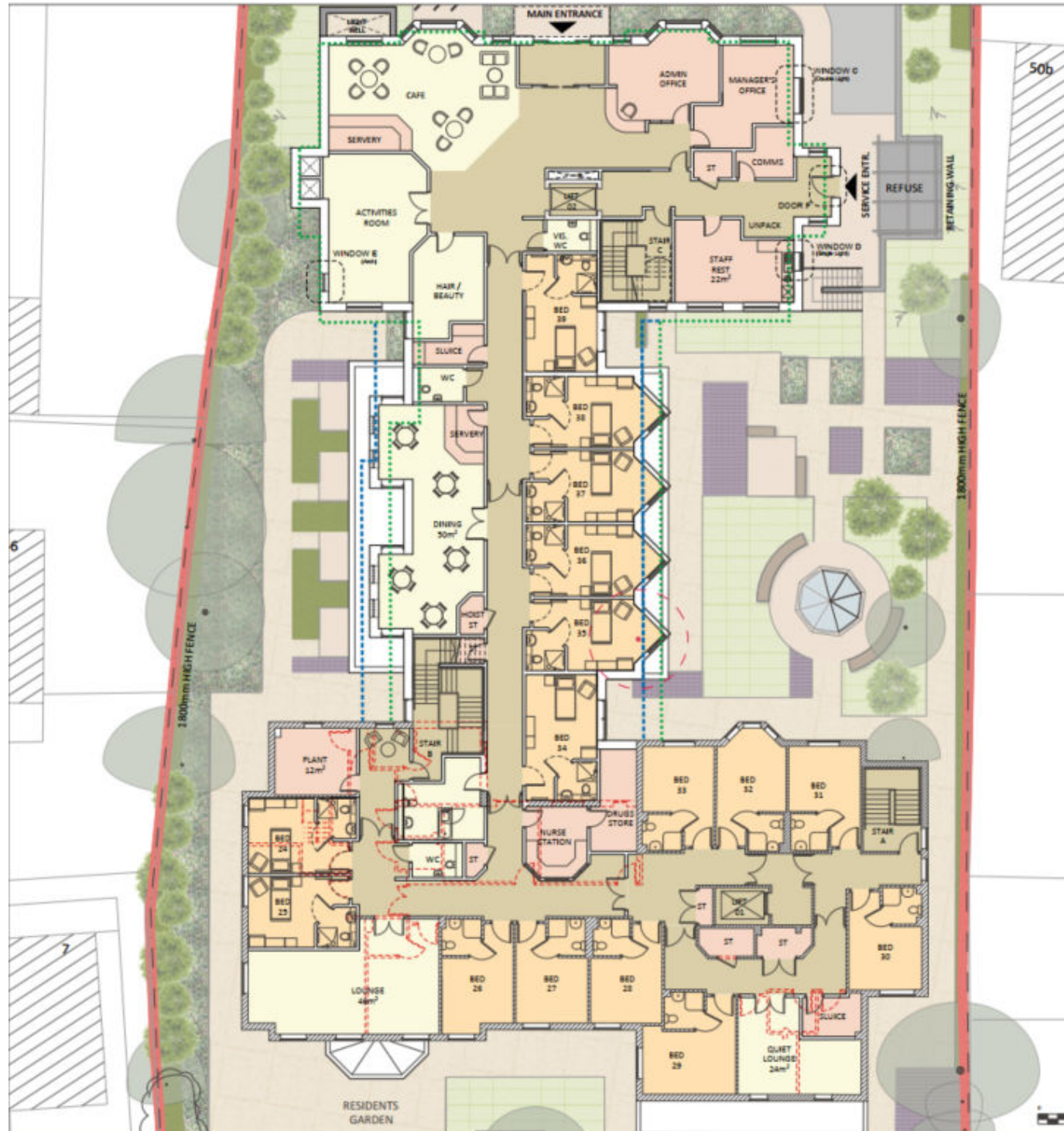


Western boundary treatment - Section 2-2

Proposed (Lower Ground floor)



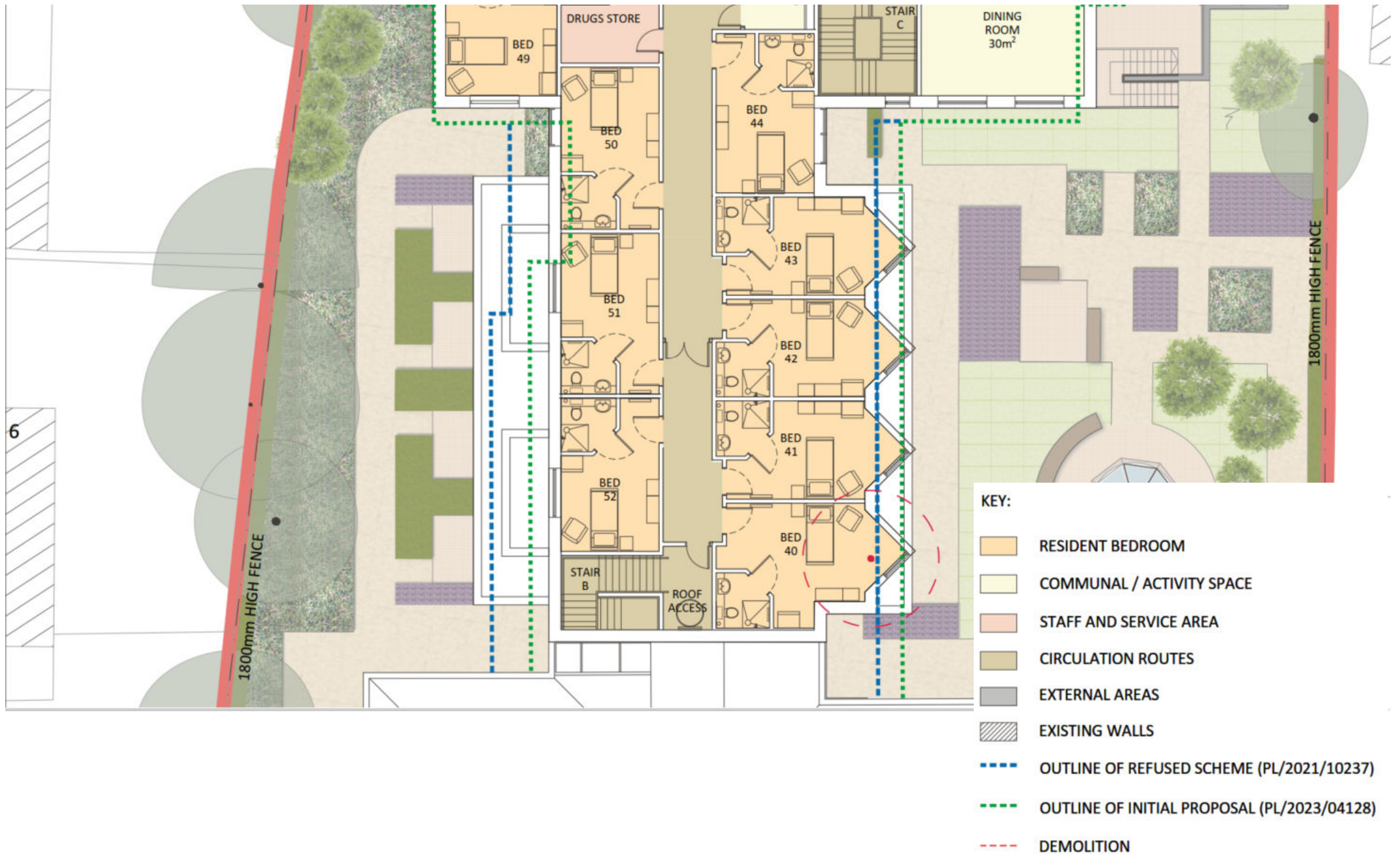
Proposed 'ground (first floor)



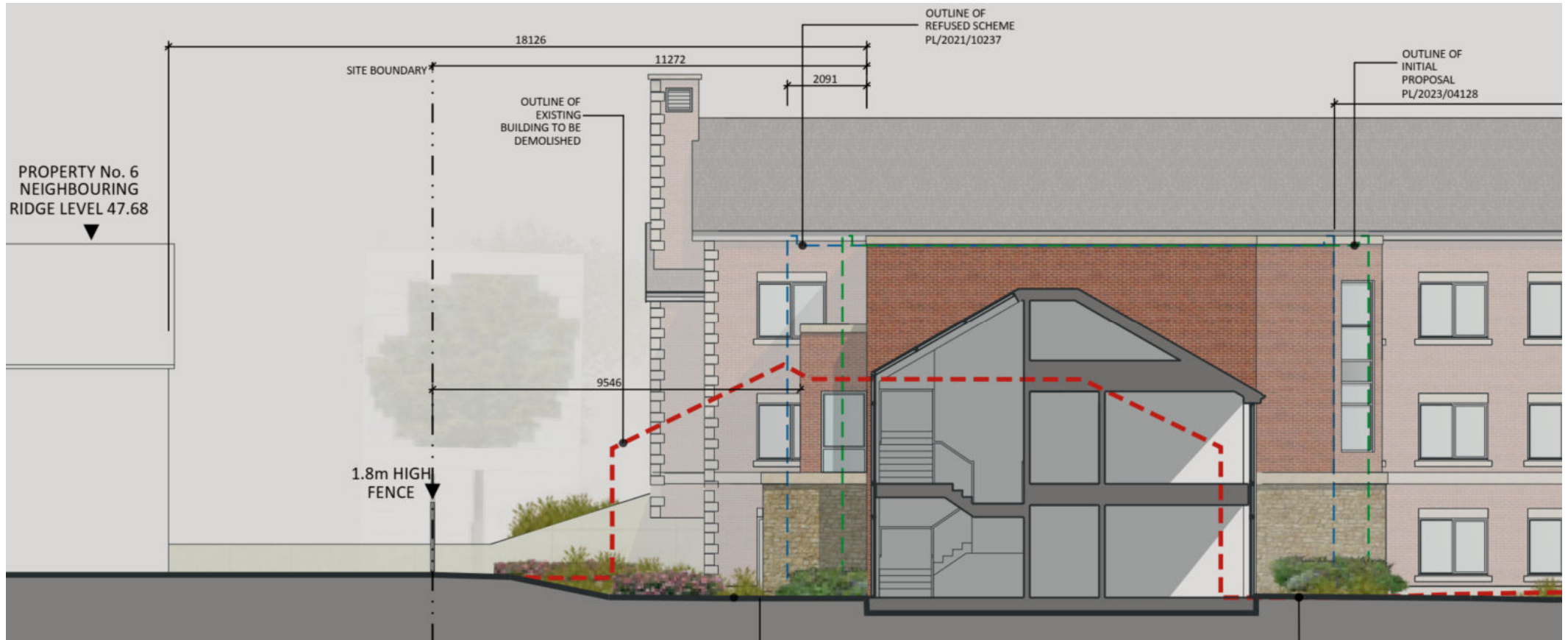
Proposed 'first' (second floor)



Extract of First Floor (second floor)



Extract of Section 'J' rear elevation



- Outline of Original Refused Application (PL/2021/10237)
- Outline of initial proposal of Current Application (PL/2023/04128)
- - - Existing building outline

Comparative 3D section views

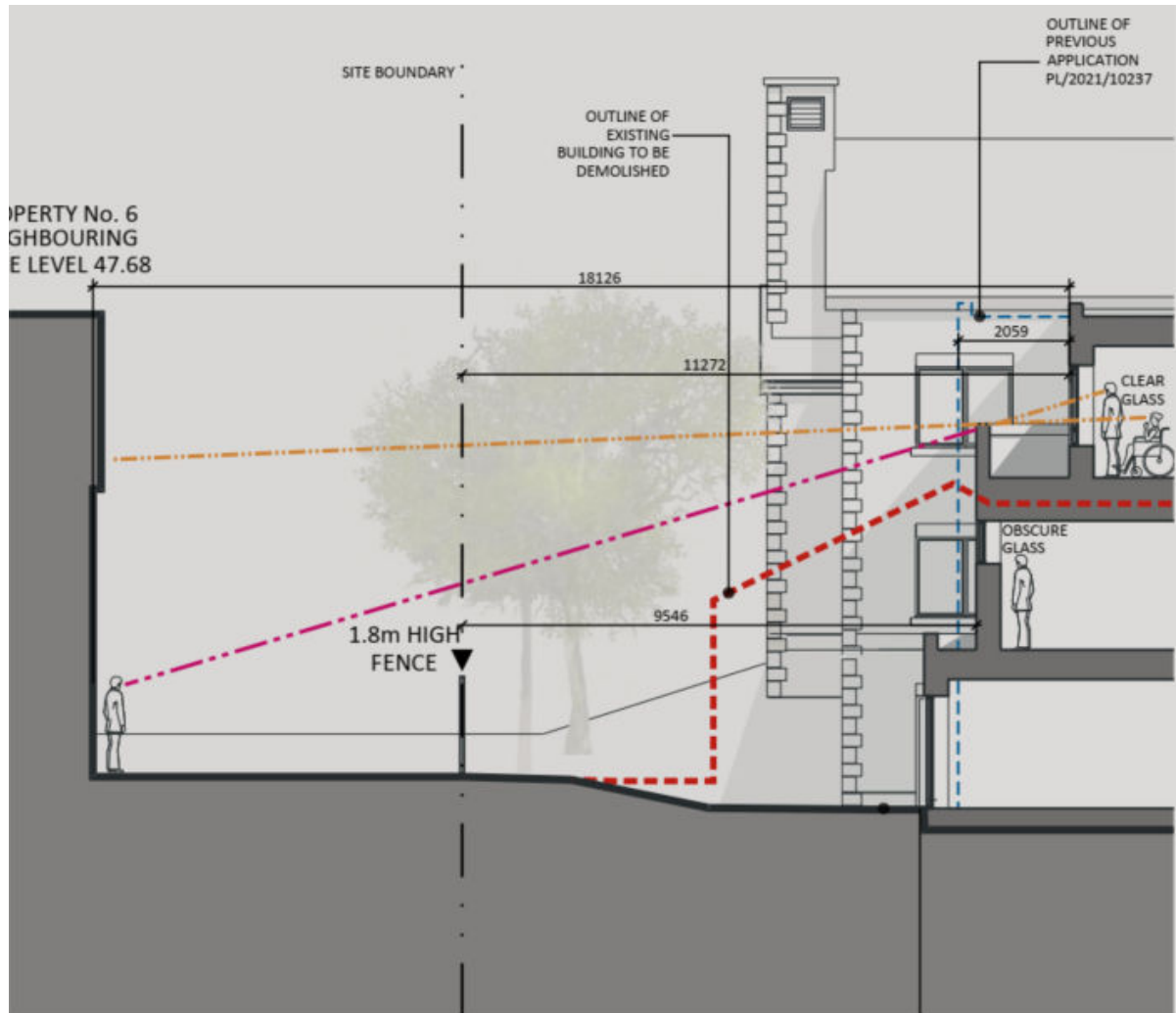


Comparative 3D Section view showing the existing building and proposed extension at the boundary shared with property No 6 Littlebrook.



Comparative 3D Section view showing the refused scheme and proposed extension at the boundary shared with property No 6 Littlebrook.

Cross Section plan of central link section looking towards No 6



Relationship between the revised design of the proposed extension at the boundary shared with property No 6 Littlebrook.

- Outline of Original Refused Application (PL/2021/10237)
- Outline of initial proposal of Current Application (PL/2023/04128)
- - - Existing building outline

Image of refused application PL/2021/10237 from No 6's garden



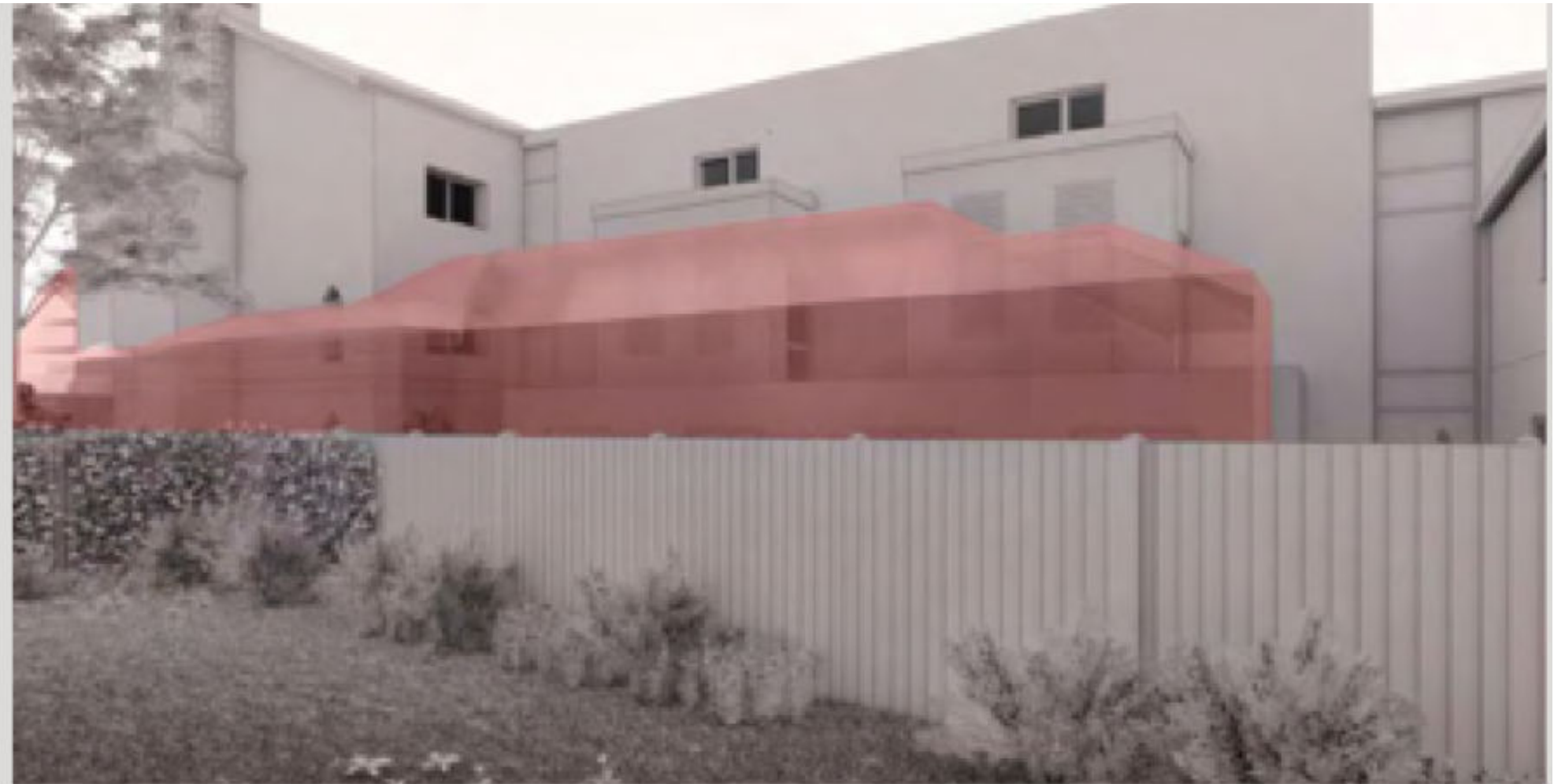
Refused scheme (PL/2021/10237)
View of western elevation from No 6 gardens.

Image of Proposal from No 6's garden



View from No 6 garden of the revised design. Neighbouring trees have been removed to show building outline for indicative purposes.

Comparison image of proposal with existing building show in red from No 6's garden



Existing building mass (red) compared with revised design for current application. (PL/2023/04128)

March 2019 Google Street View image of Front Elevation of the Old Vicarage



The Old Vicarage and No 52



The Old Vicarage



View From front car park to No 50b



View from Old Vicarage to Staverton House and No's 10, 11 and 12 Smallbrook Gardens



View from Old Vicarage to No 50b



Rear Elevation of Old Vicarage and view of No 50b from Staverton House



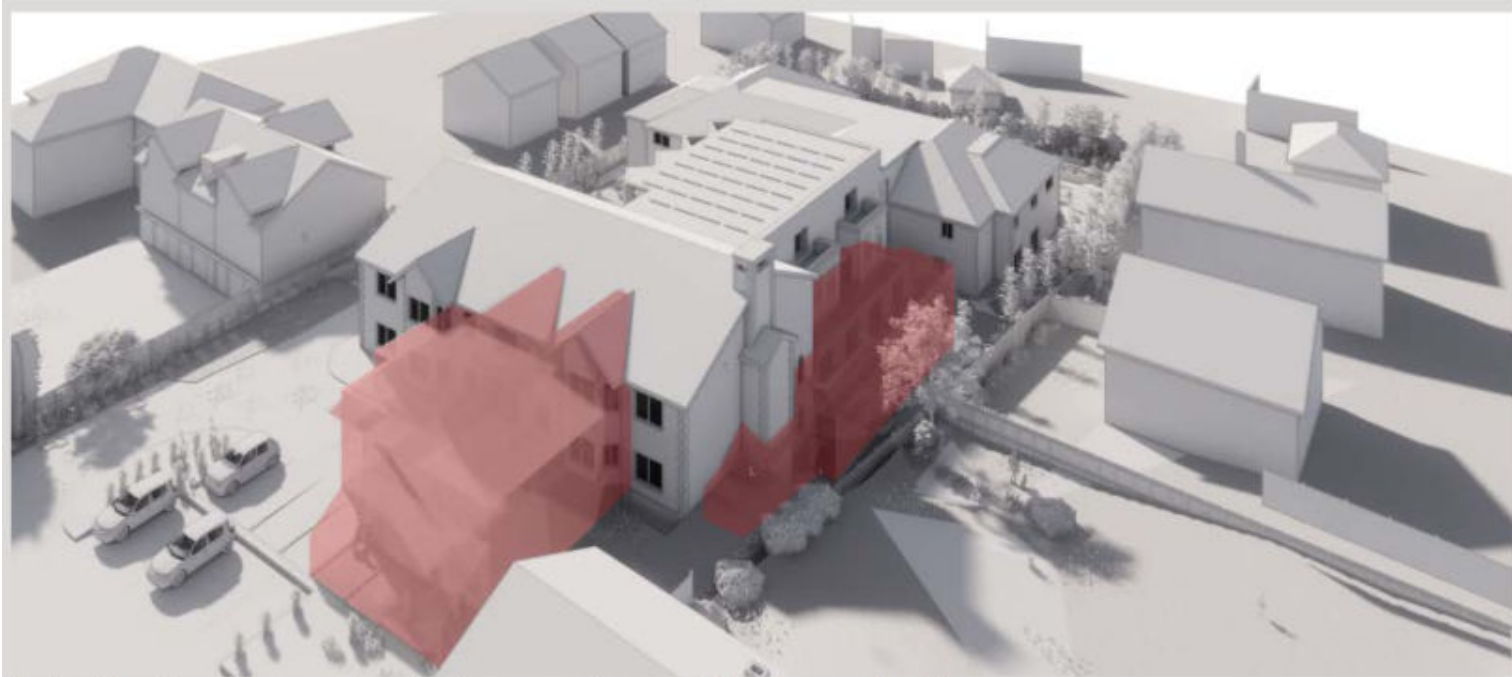
View from rear elevation of No 52



View from No 52's rear garden



3D models of the proposal



Indicative view of new extension in comparison to Old Vicarage (red)



Indicative 3D view of new extension to existing care home

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