

# Western Area Planning Committee

18 January 2023

## 7a) PL/2021/10237 - The Old Vicarage & Staverton House, 51A New Terrace, Staverton, BA14 6NX

Demolition of 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, & together with the existing home would provide 52 bedrooms in total.

**Recommendation: Approve with conditions**



Site Location Plan



Aerial Photography

# Existing Site Plan

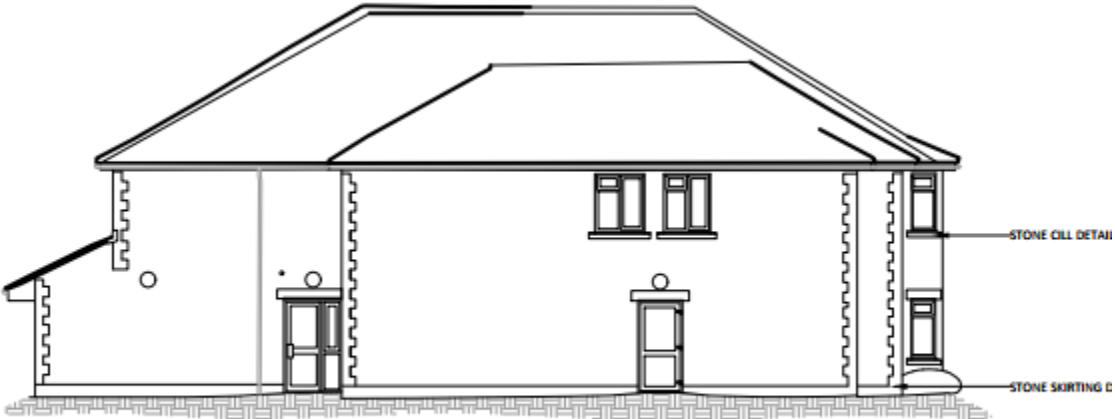


# Staverton House Elevations – to be retained



DATUM  
36.00M

ELEVATION C



DATUM  
35.00M

ELEVATION B

# Proposed Site Plan – with red dashed outline showing building to be demolished



# Proposed 'revised' Elevation 'B' (front northern elevation of new building)



# Proposed 'revised' Elevation 'A' (eastern side elevation) – with the blue dashed roof line being the original submission height)



# Proposed 'revised' Elevation 'C' (western side elevation)





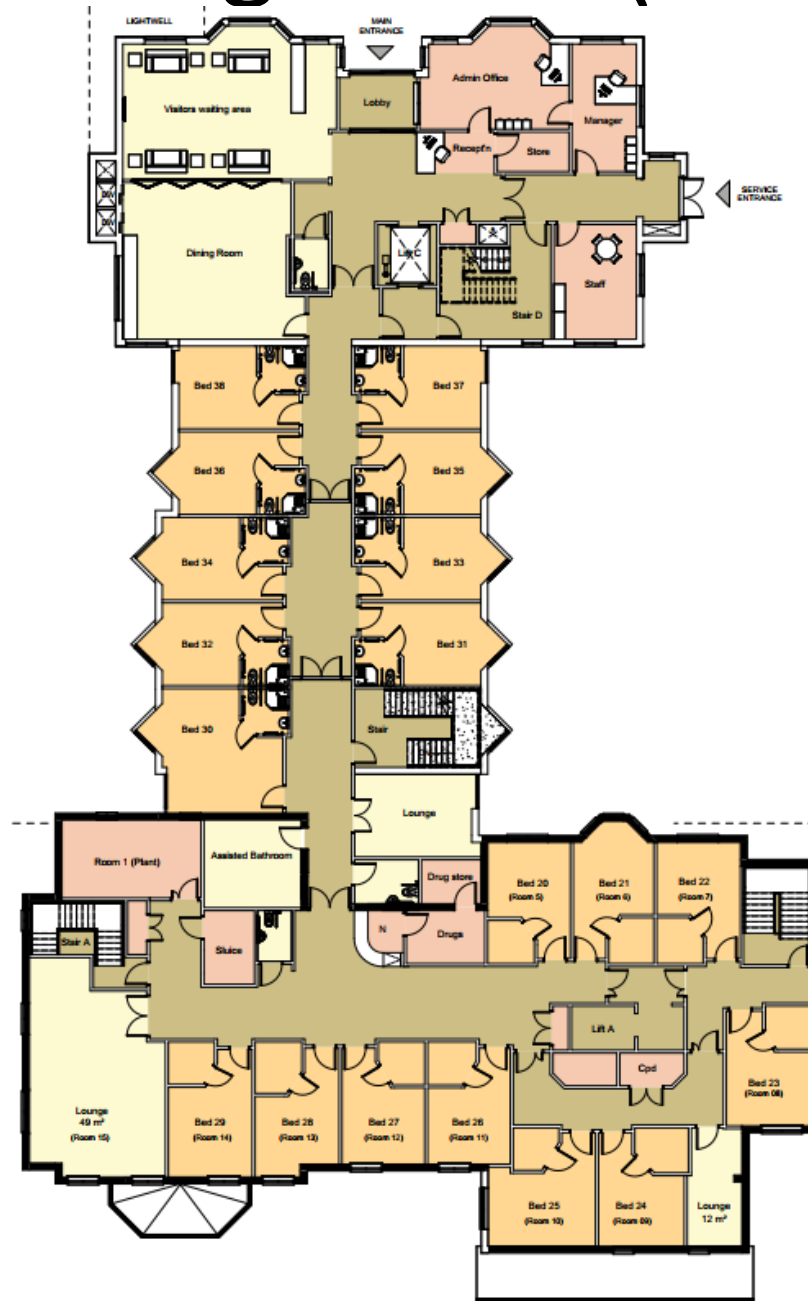
# Elevation 'D' (rear southern elevation)



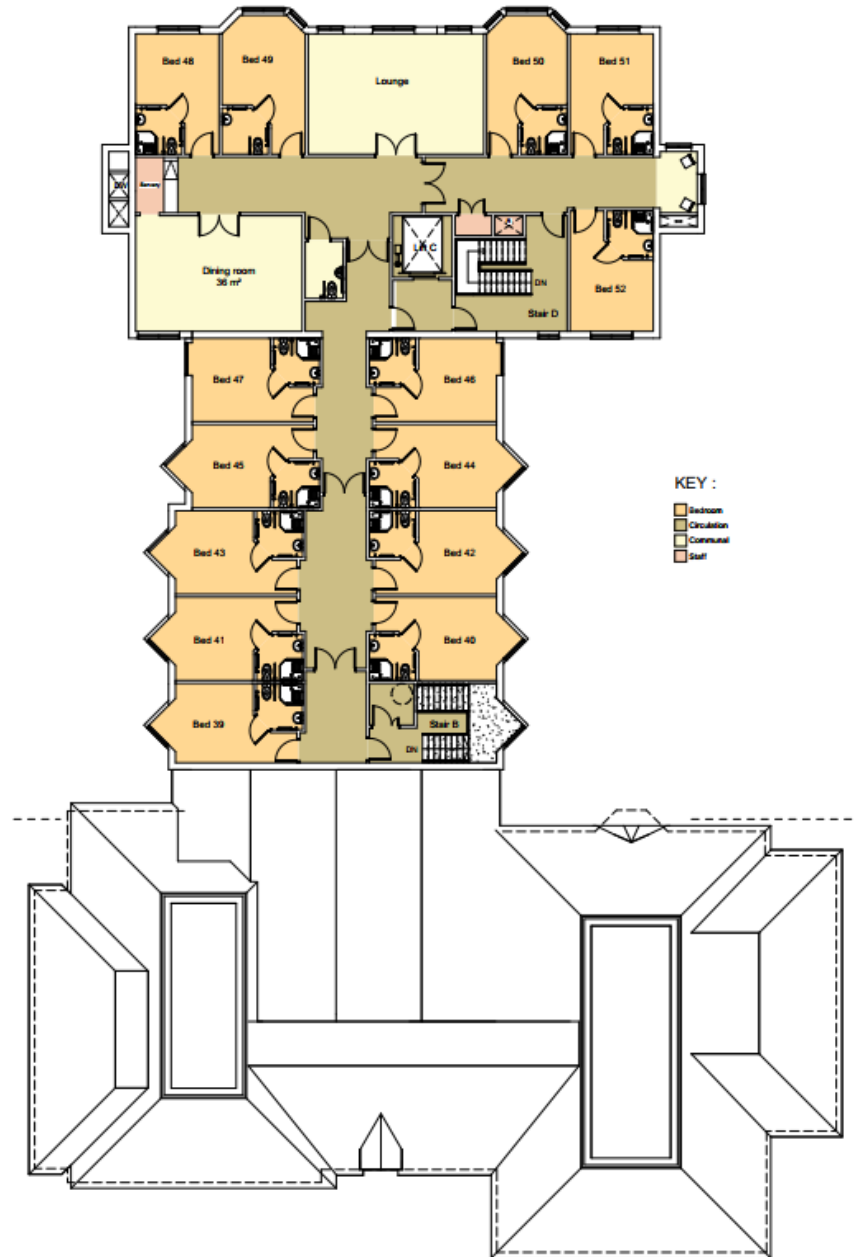
# Proposed (lower ground floor)



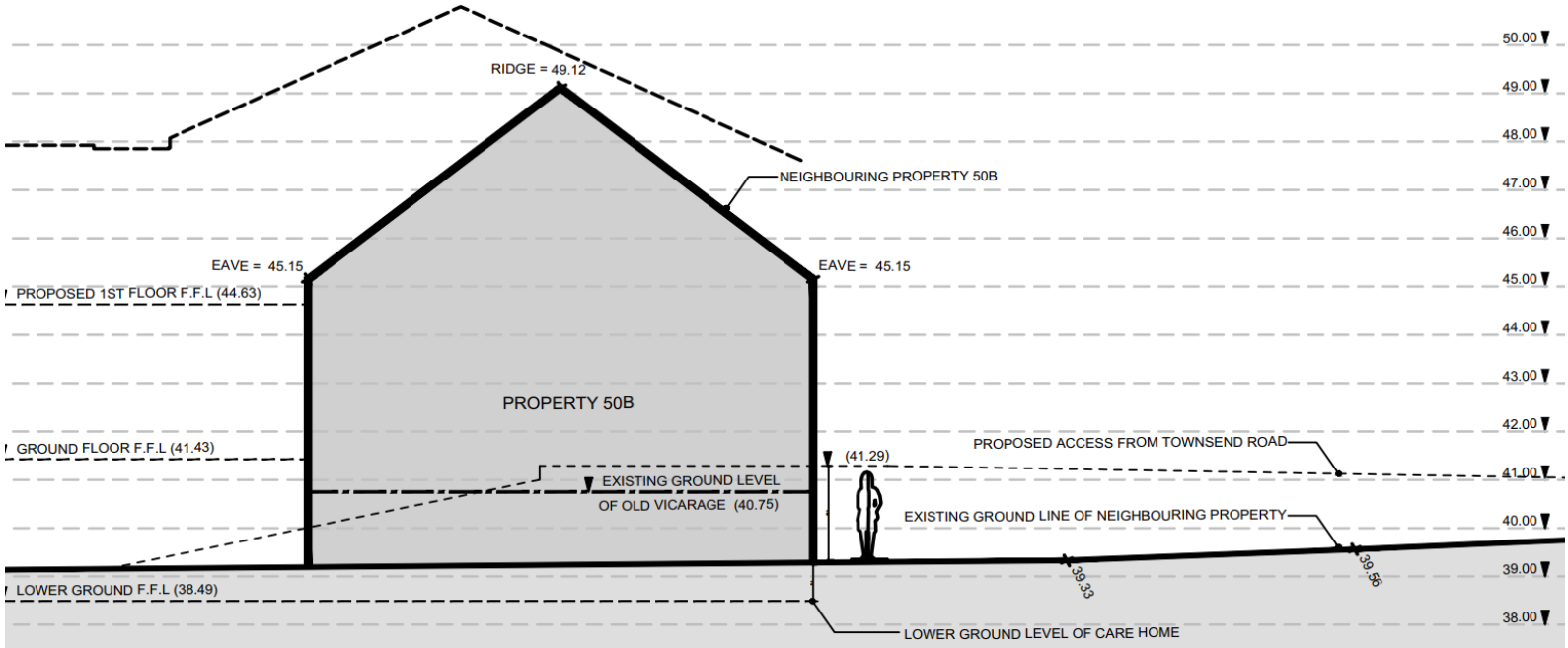
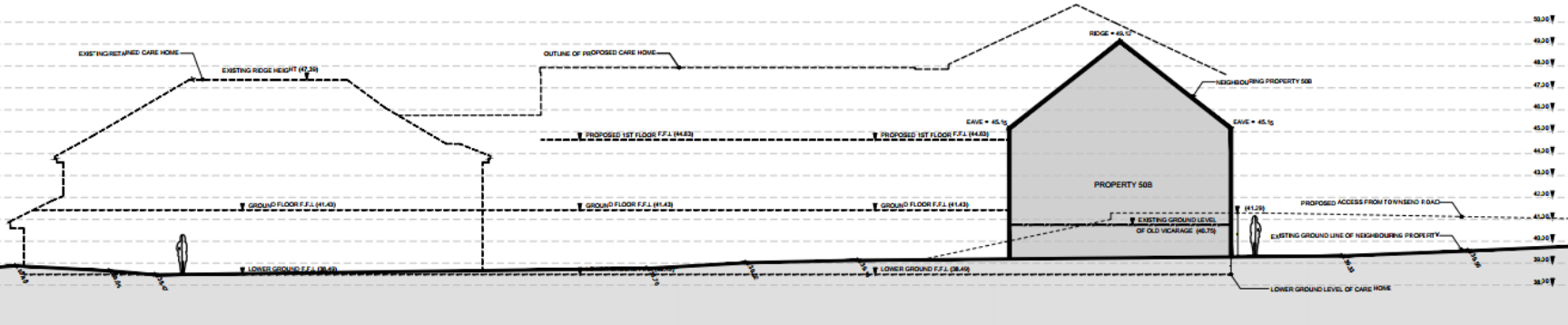
# Proposed 'ground' (first floor)



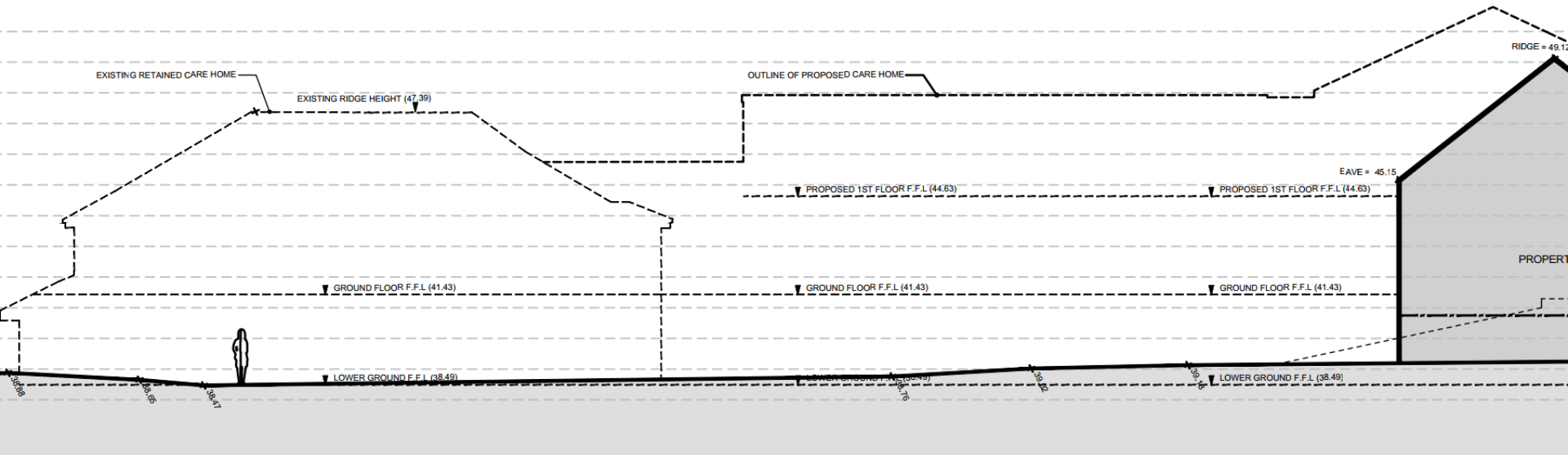
# Proposed 'first' (second floor)



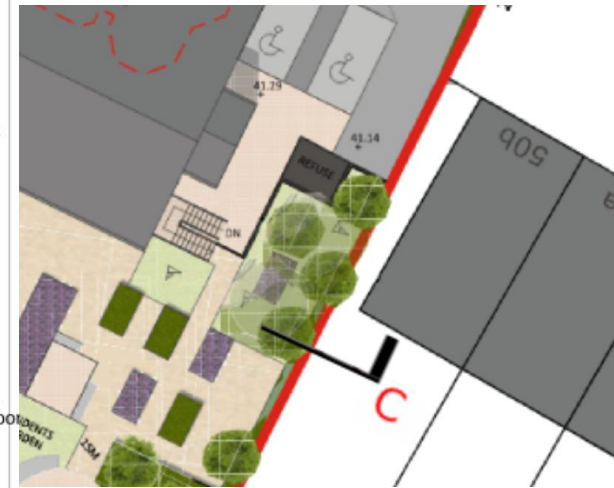
# Proposed Site Levels Plan (eastern)



# Proposed Site Levels (eastern)

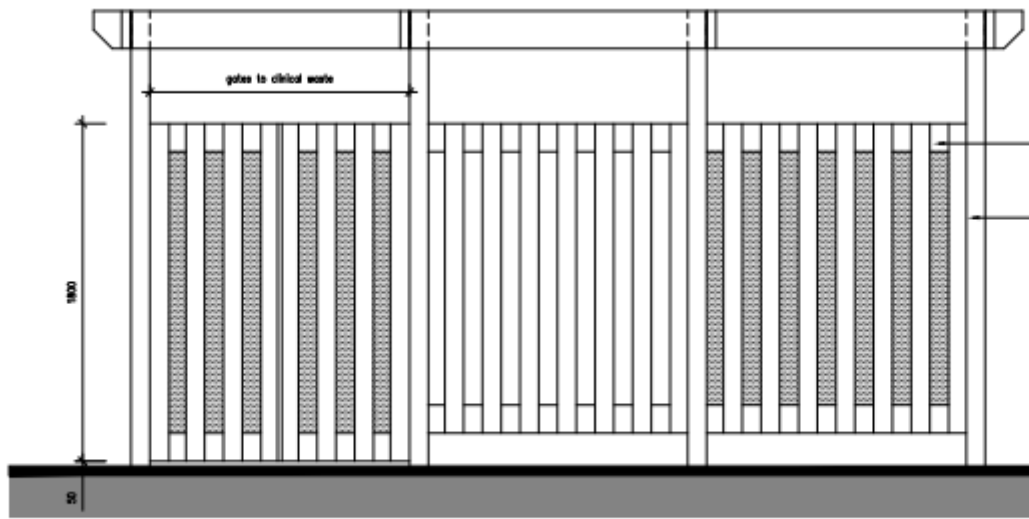


# Boundary Treatment Section C



**C** Boundary Treatment Section C  
1:50

# Proposed Bin Store and location



REFUSE STORE - ELEVATION A  
STAVERTON HOUSE, TROWBRIDGE





# Boundary Treatment Isometric view 2



# Boundary Treatment Isometric view 1 - looking north



# Boundary Treatment Section A



**A** Boundary Treatment section A  
1:50

# Boundary Treatment Section B



**B** Boundary Treatment section B

1 : 50

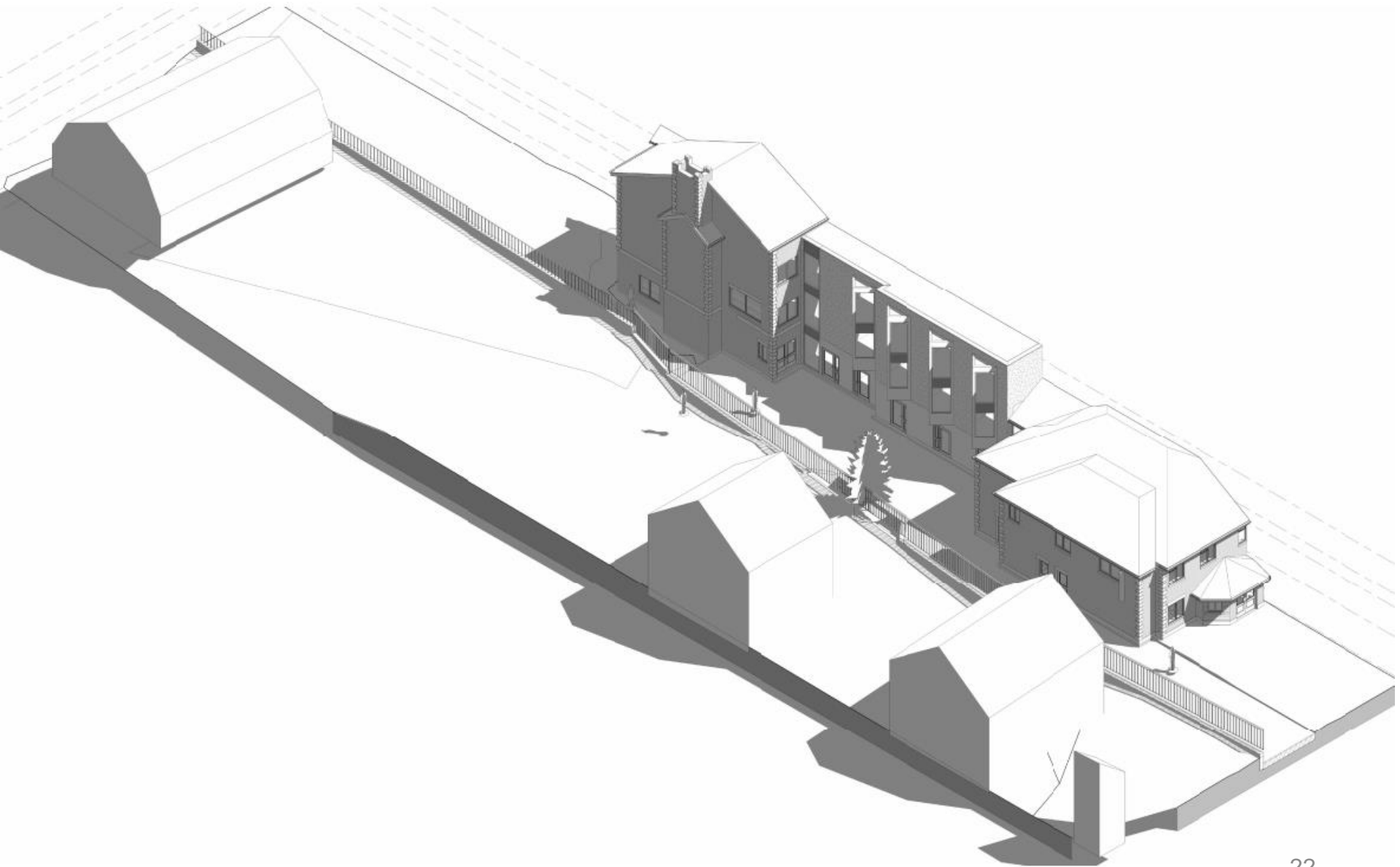
# Long Western Elevation Section



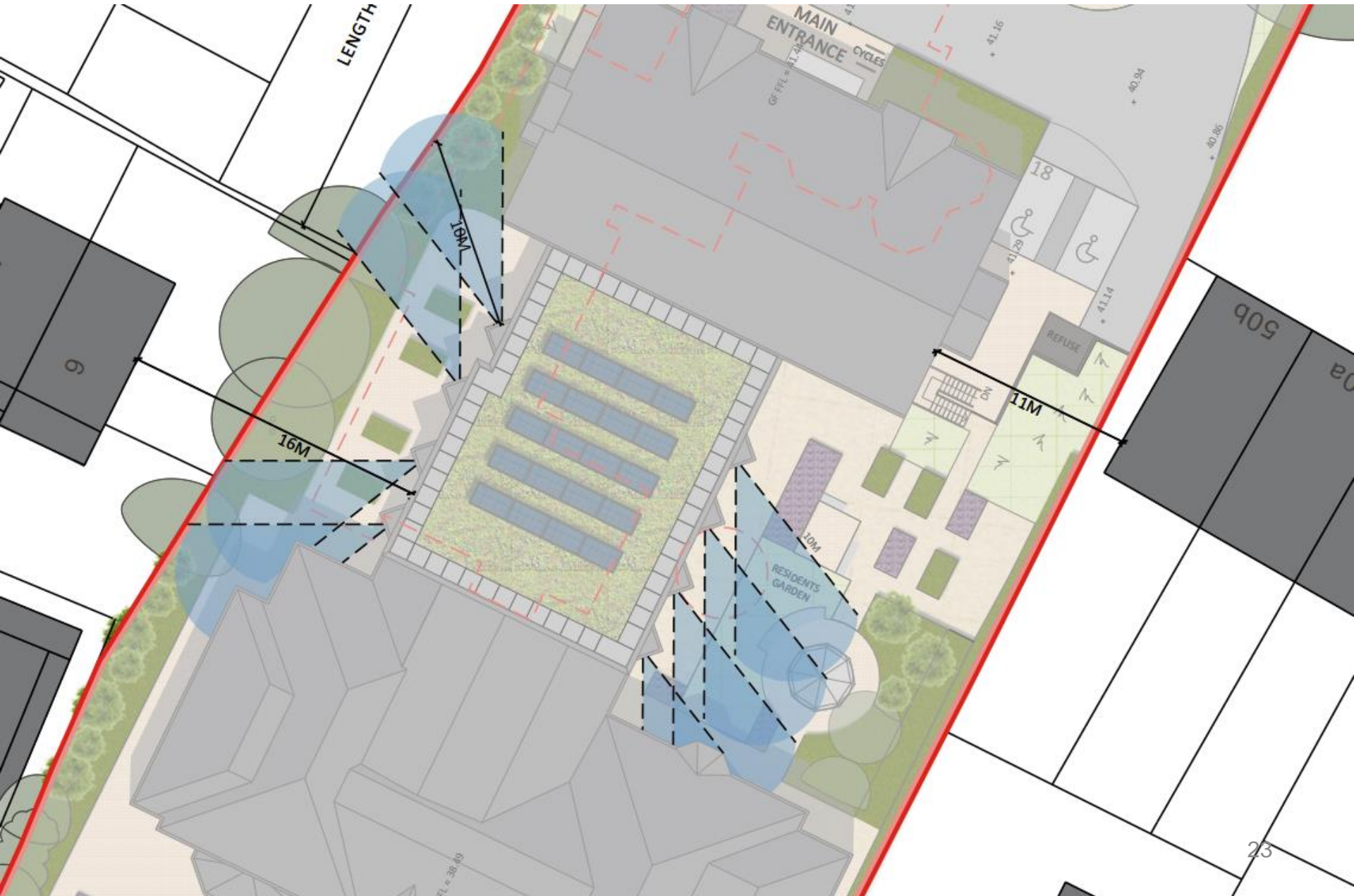
Additional long section



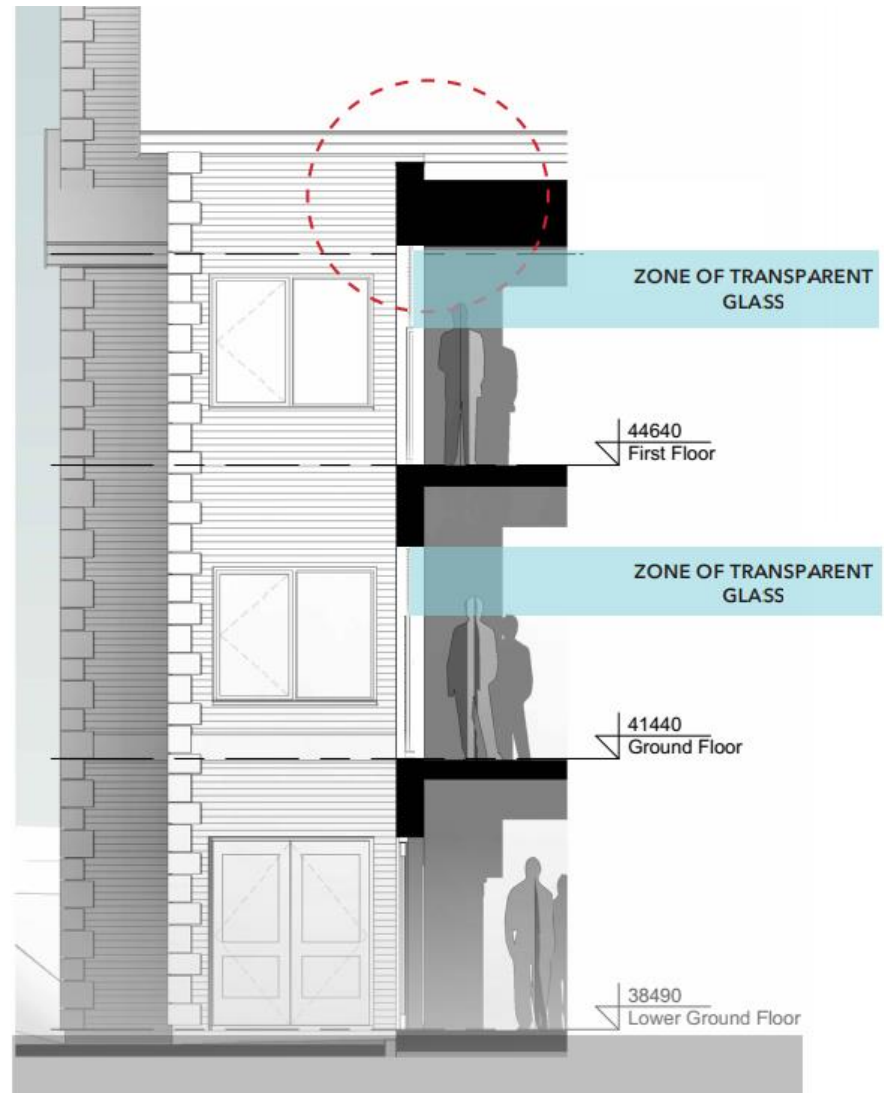
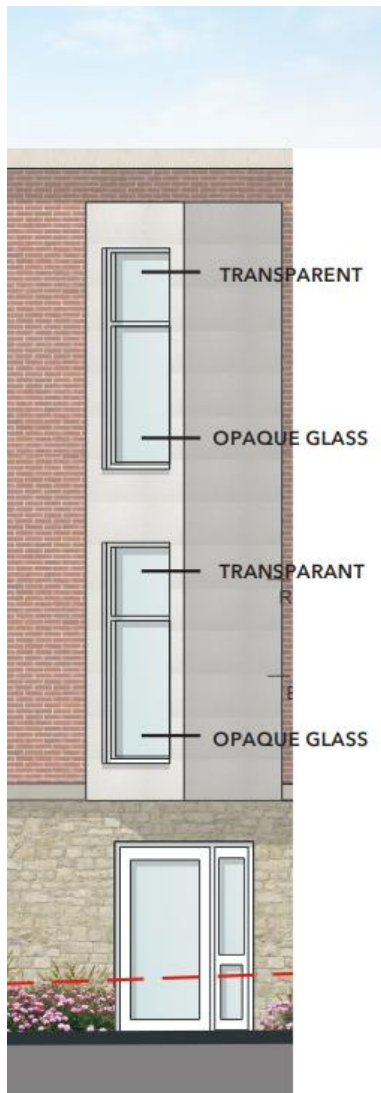
# Isometric view 1 (western boundary)



# Proposed 'Sight Lines' from new windows

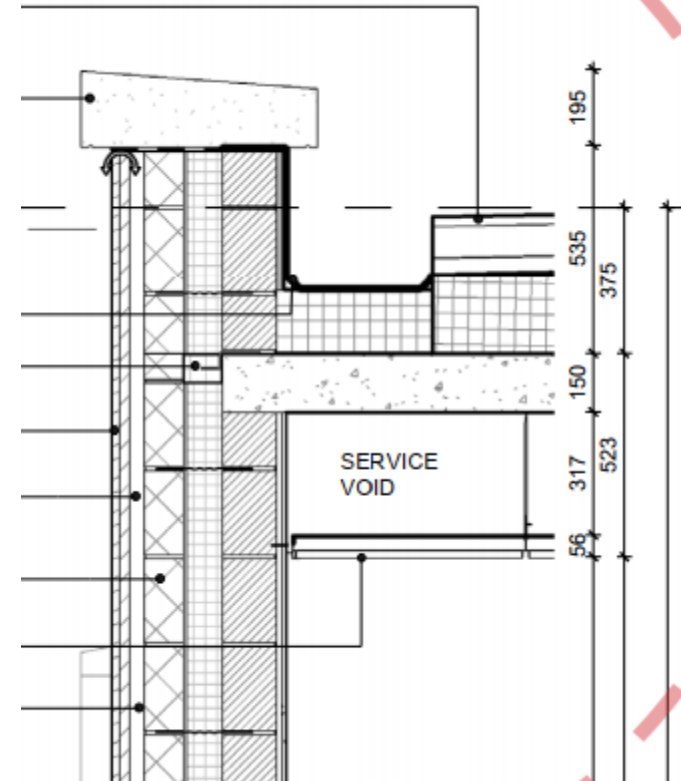
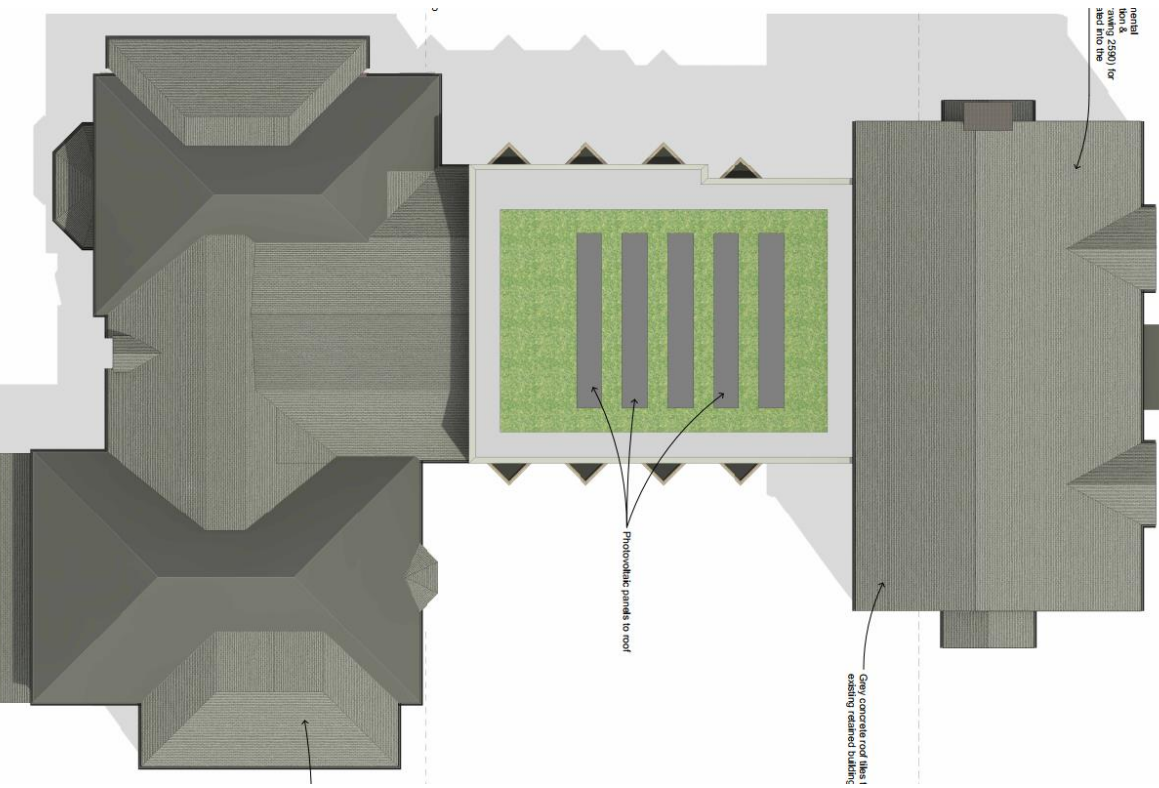


# Western Elevation window details and cross section with obscure glazing for lower glazing panes

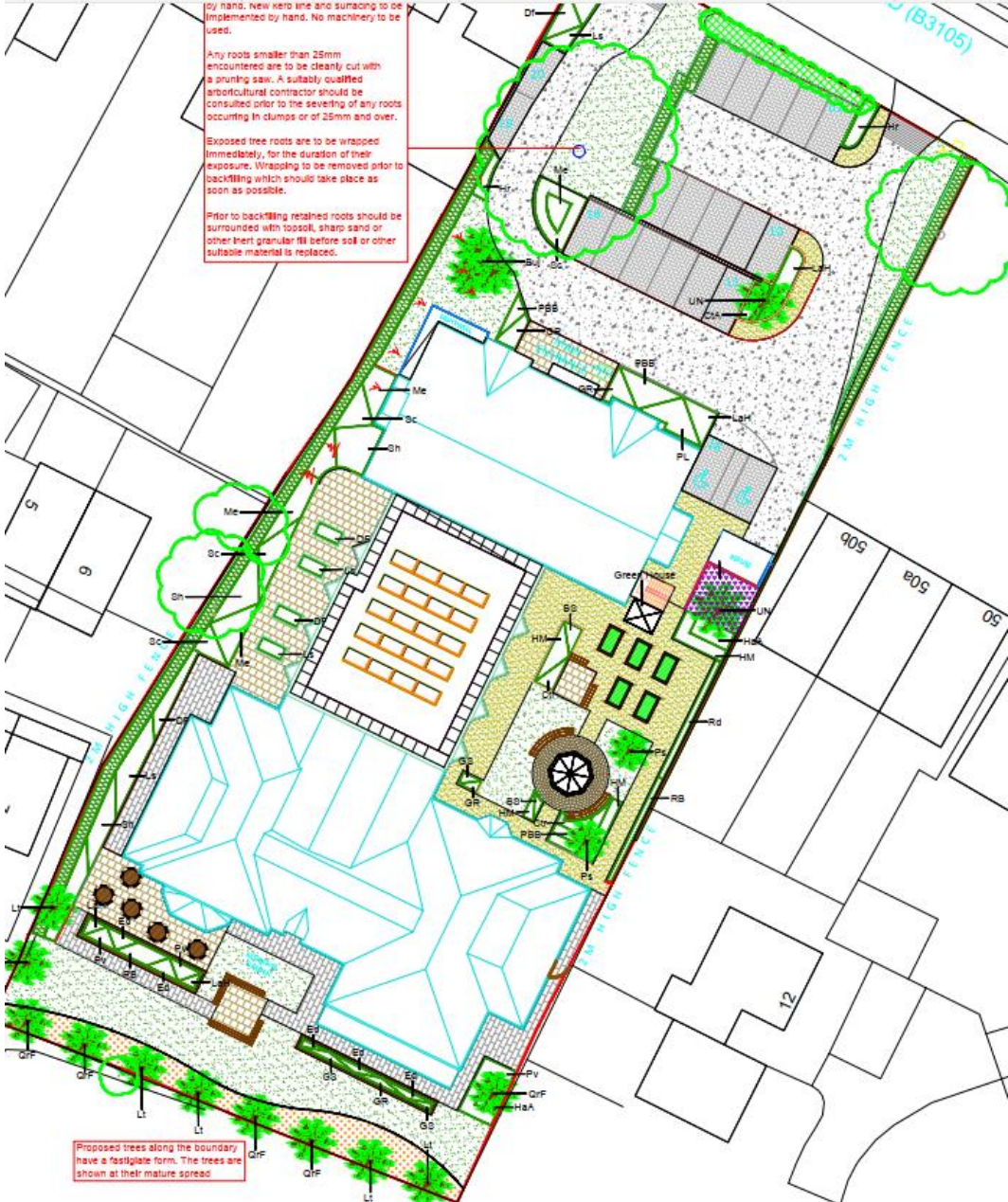




# Roof Plan and Parapet Detail



# Proposed Landscaping Plan



# 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





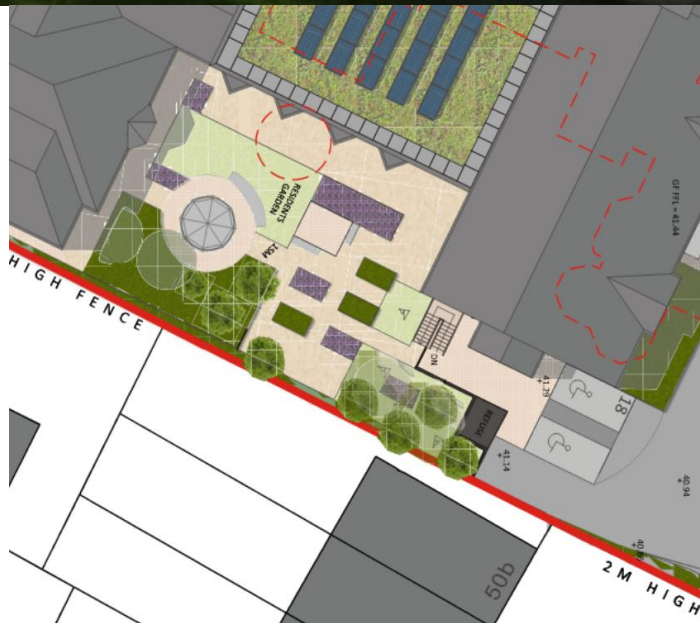
# Rear Elevation of Old Vicarage and view of No 50b from Staverton House



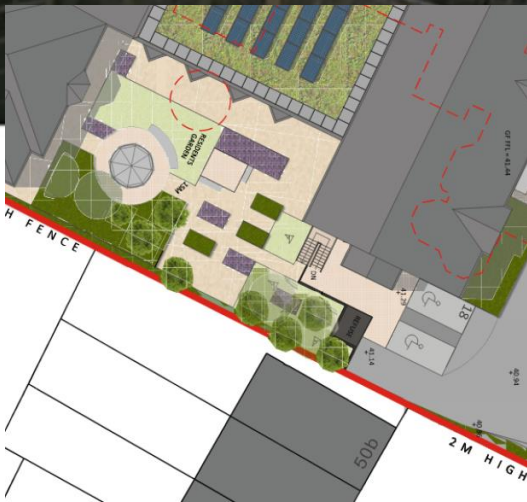
# View from Lower Car Park to No's 10, 11 and 12 Smallbrook Gardens



# View from No 50b garden (and snip of proposed site and elevation plan)



# View from No 50b first floor balcony



# View from proposed central section to Staverton House (left) and No 6 Littlebrook (right)



# View from proposed central section to No 6 Littlebrook



# View from proposed central section to No 52



# View from proposed central section to No 52's rear garden and shed





# View from Old Vicarage to No 52 (outbuildings to also be demolished)



# Proposed Site Plan – with red dashed outline showing building to be demolished



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