

	PLANNING, DESIGN AND ACCESS STATEMENT
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PROJECT:	Spectra Commercial Vehicle Repairs
CLIENT:	DACCS Services Ltd
DESIGNER:	WESTERN DESIGN ARCHITECTS
REF:	006- TR-WDA
DATE:	March 2026

Introduction

This document forms part of a Planning application at Spectra Engineering Premises, Westbury, BA13 4JT for alterations to an existing property to form an extension, to the existing warehouse.

Application Documents

Supporting Documents

Completed Application Form
This Design and Access Statement
Tree Survey Report
Ecology Report

Drawings

002 – Existing Site Plan
003 – Existing Floor and Roof Plans
004 – Existing Elevations
005 – Proposed Block Plan
006 – Proposed Block Plan
007 – Proposed Floor and Roof Plans
008 – Proposed Elevations

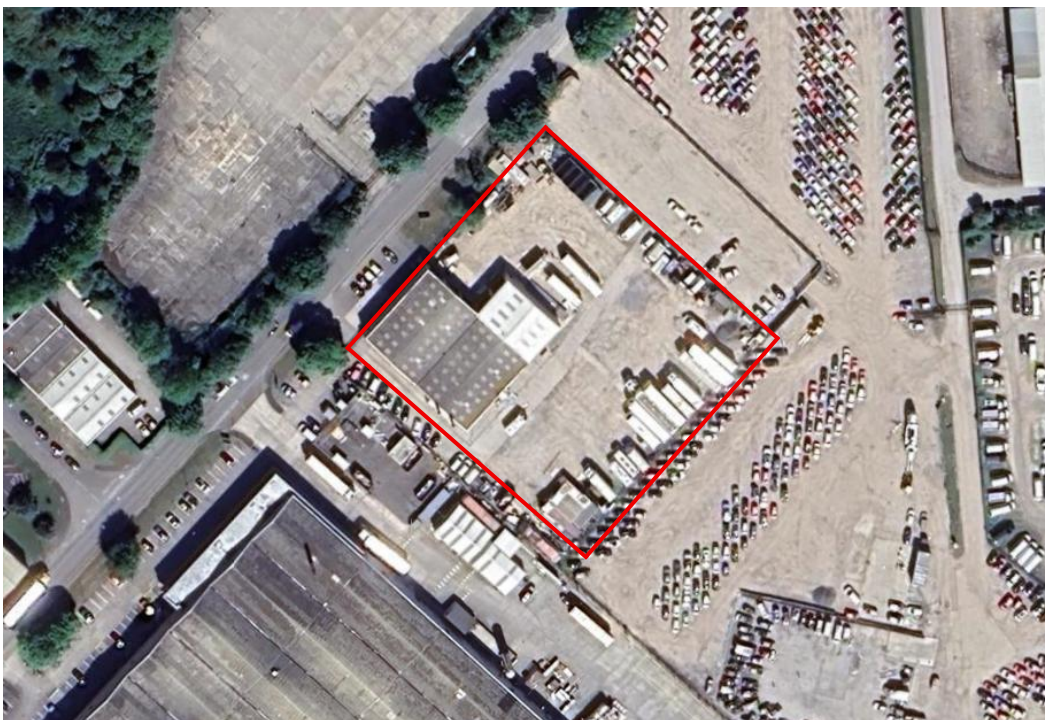
Existing Site and Context

Location

The site is located within West Wilts Trading Estate which is to the NW of Westbury. Sitting near the border with Somerset, 18 miles SE of Bath and 4 miles south of Trowbridge.

SPECTRA (Commercial Vehicle Repairs) is situated alongside Quartermaster Rd, where access to the site is from as well as on-site parking roadside. The neighboring building is Welton Bibby & Baron which is a large workshop to the south of Spectra. Trees run along the perimeter NW boundary to Quartermaster Rd. All buildings around the site are industrial.

Broad Location Plan



Location – Spectra Commercial Vehicle Repairs

The Site

The building sits within an expansive plot. The overall size being 7385m² with the existing building being 1128m² located on the western side of the site, alongside Quartermaster Rd. The site functions as Spectra, a commercial vehicle repairs workshop. The site remains open plan, with no obstructions or little soft landscape throughout.

Spectra's workshop is located roughly 12m from the roadside. The furthest west point of the warehouse is aligned with the road access from Quartermaster Rd, with the opening being 6.5m across. The site offers 10 car park spaces on the NW face of the warehouse, with the building entrance being along this wall. Access by car to the building is via the palisade metal gated entrance (fixed via brick wall) which is parallel to the warehouse, alongside the pedestrian access. The access then opens up and provides access to the workshop from the roller doors on the SW, SE, NE faces.

To the NW face (alongside the proposal) a metal palisade fence extends 30m from the existing building edge, in line with the workshop wall. From this point it is a brickwork wall, which provides a place for vehicles subject to bodywork to be parked. A small number of trees run along the NW boundary of varying quality.

On the SW of the site, the boundary is 12m from the workshop. Beyond the boundary is a warehouse for Welton Bibby & Baron.

On the NE and SE side of the property is an expansive car parking extending for roughly 90m off the boundary and.

The workshop is a typical industrial unit, with corrugated steel clad, typical of many industrial buildings.

The site is not located within a conservation area, or near any listed buildings.

Site Levels

The levels around the external of the building is reasonably level, with the SW side of the building being 100mm lower than the NE side (where the proposal will sit). Across the proposed development space the level change is negligible.

Use Intensification

The use is appropriate or otherwise to the area. This application seeks to extend the existing workshop, to offer more internal workshop space. The proposal exists as a commercial vehicle repair, in which the facility will remain following the extension, with the building remaining in use by Spectra. The proposal is located within an industrial employment zone, so the intensification is appropriate.

Are there suitable services in the area to support the proposal (Including transport network)

The proposal requires no additional support from infrastructure.

Impact on residential amenities due to use intensification

Given the location of the site, being sat with in an industrial park, all neighbouring properties are industrial. The proposed extension is on the north side of the plot, which has no impact on neighbouring buildings. The extension will be viewable from the roadside, therefore a change to the street scene will occur. However, the proposed changes will be a direct extension to what exists, forming no loss of architectural language. Therefore, no residential amenity is impacted.

Impact from noise

The use class of the site will remain as light industrial with the same occupant and operation. There will therefore be no change to noise levels on the site and as such there will be no detrimental impact to neighbors.

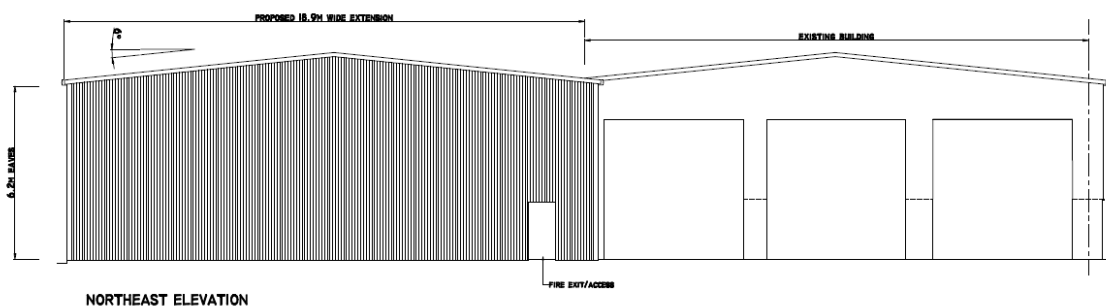
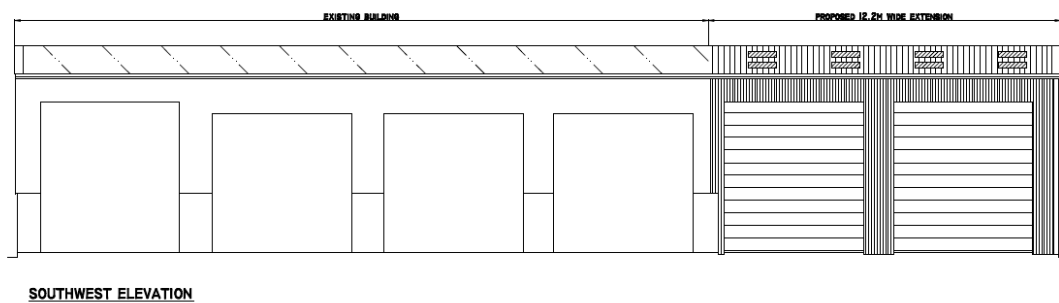
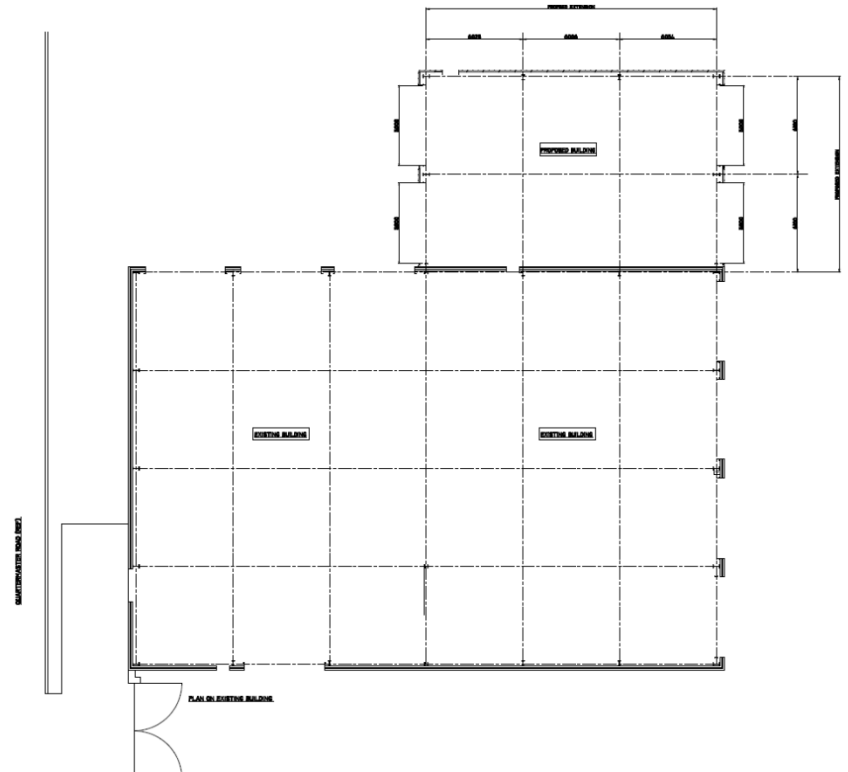
Crime Prevention

There is no loss of natural surveillance from the site.

Planning History

Spectra Engineering Premises
Quartermaster Road
West Wilts Trading Estate
Westbury, Wiltshire, BA13 4JT

Proposal: Erect extension of existing industrial unit
Planning reference: 16/03007/FUL
Decision: Approve with conditions
Decision Date: 14/07/2016



Design

Proposed Use - Class C3 – Extension to Light Industrial Workshop

This application proposes an extension of the existing facility, infilling and extending the north corner. This extension will match the existing form and material, taking the roof ridge forward to the proposed NE wall. The proposal looks to extend the workable space within the workshop, forming a more cohesive space. Whilst ensuring an articulated lorry can fit within the extension.

Glazing is added through sky lights, which are matched to the 2016 extension, intended to improve natural daylight, without creating openings onto neighbouring streets.

The proposals floor space is open plan, likened to the existing workshop footprint. The existing door openings on the NW and NE elevations are left open, with the doors removed. Whereby, the use remains the same.

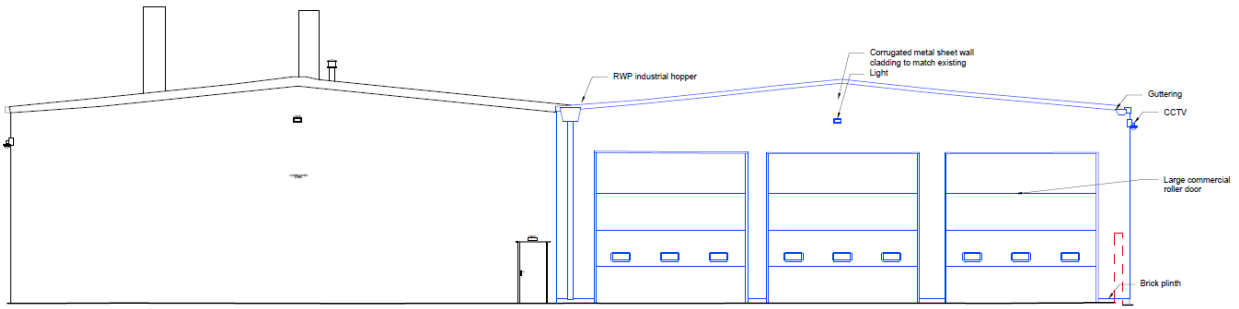
Collectively, this proposal will establish a more complete warehouse, significantly enhancing the internal circulation.

Scale and Skyline

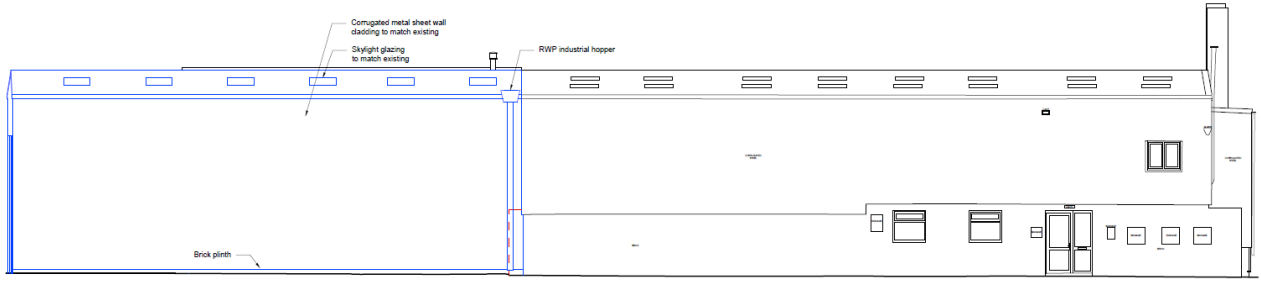
The external footprint of the warehouse is increased by filling and extending the corner, extending the NW façade forward. Adding a further 330m² to the 1182m² GIA. The extension extends 18.5m further, along Quartermaster Rd, sitting 12.5m off the edge of the road. The extension faces onto the site of Spectra.

The total elevation is not increase, the proposal extends the current west wing forward to match the NE wall. This maintains the same roof pitch and height throughout. The land around the site is all industrial use, with no neighbouring buildings in significant viewing/distance of the proposal.

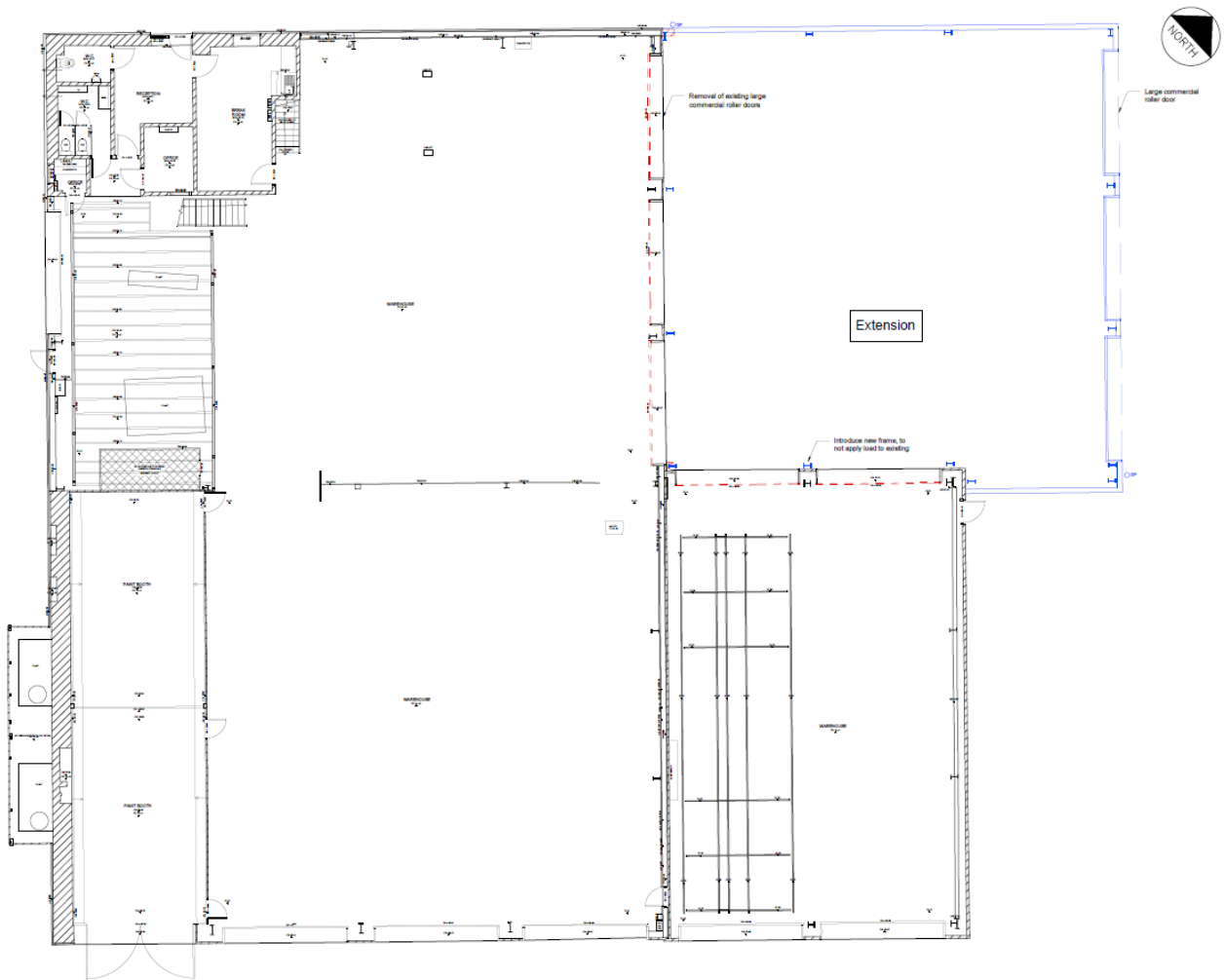
Design and Access Statement Spectra Commercial Vehicle Repairs, BA13 4JT



Proposed NE Facing Elevation



Proposed NW Facing Elevation



Proposed Floor Plan

Access

Highways

Highway access is unaffected as the proposal seeks to use the existing access.

Access

The main entrance to the building is unaffected. With the only alteration being the move of the 3 large commercial roller door openings on the northeast elevation, being moved forward to match the new elevation. Despite that, the expansive site means that no limitations are experienced with this change. General site access is left as existing, located on the SW of the building, away from the extension.

Refuse

The refuse provision remains unchanged. Bin storage is provided within the existing commercial yard.

Arboriculture and Landscaping

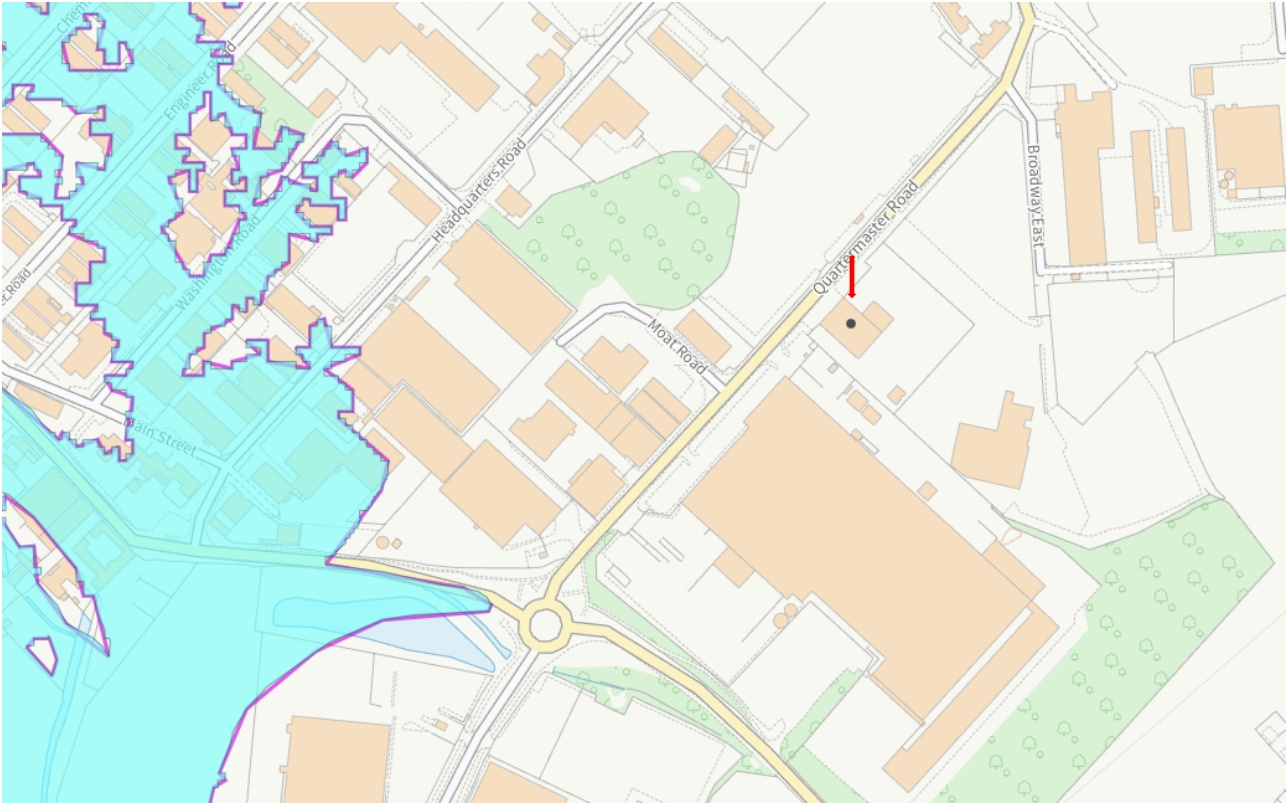
The site exists as a predominantly hard standing. The proposal does result in the removal of a tree, positioned along the Quartermaster Rd boundary

Ecology

Please refer to accompanying ecology report.

Flood Risk

According to Wiltshire Council maps flood map data, the site is not located within a Flood Zone.



Flood zone 2 and 3 with Flood Alert Areas

The map highlights Flood Zones and Alert Areas. The site is not within a flood risk zone.

Energy and Resources Statement

This statement is prepared in accordance with the recommendations outlined in section 14 of the National Planning Policy Framework (2021) 'Meeting the Challenge of Climate change, Flooding and Coastal Change'.

Reducing energy consumption and operational carbon emissions:

Any external lighting will be low level and shielded, to aid in accessing and navigating the site without adding unnecessary light spill into the surrounding area.

The external lights will have a max 500 lumens brightness and be a 2700 kelvin colour temperature.

Skylights to match existing will allow for adequate daylight, to avoid reliance on artificial lighting.

Maximising the use of sustainable materials and cutting embodied emissions:

The fabric of the building will largely remain the same as the existing warehouses with a steel portal frame and clad with metal sheet cladding over a low brick plinth.

Sustainable materials and methods will be used wherever possible, for example; working with a responsible local contractor.

Labour and materials will be sourced locally.

Minimising waste and increasing recycling:

Construction waste will be minimised wherever possible and the proposal will include dedicated space for convenient waste recycling storage.

Conserving water resources:

Water consumption will be minimised in line with UK building regulations.

Sustainable drainage:

Roof drainage

Soakaway.

Hardstanding surface water drainage

Connect to the existing storm drainage system and provide a Surface water storage attenuation.

Adaptation to climate change:

Insect hotels, bat tubes and swallow cups installed on new warehouse.

Windows sized to allow adequate daylight, but avoid overheating.

Sustainable travel:

The site is accessed off Quartermaster Rd, which junctions with Storridge Rd, following to B3097, forming direct access into Westbury.

Spectra is a 20 minute walk from Westbury Railway Station, which forms connectivity with London, Cardiff and Portsmouth.

The A350 cuts through Westbury, located a short distance from West Wilts Trading Estate.

The trading estate is well connected via bus routes, into Westbury town, as well as connecting to Bath Bus Station. It is also connected with pedestrian and cycle routes.

Appendix - Photographic Survey



Northeast face of the warehouse, highlighting the corner to be extended.



(Google earth) Approach to warehouse taken from Quartermaster Rd heading NE. Highlighting clearance to Welton Bibby & Barlon.



(Google earth) Roadside view looking at building entrance and vehicle gate access. As well as highlighting site parking.



(Google earth) Roadside view, looking at the corner of proposed extension. Highlighting the roadside grass patch. Also showing the tree proposed to be removed.