



Design & Access Statement

8 Station Road, Westbury, Wiltshire, BA13 3JH

Rear Extension Works

March 2026

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1. Introduction

- 1.1 This Design and Access Statement has been prepared as a supplementary document, by Osmond Tricks as part of the suite of information to be submitted with the full building application. The statement is prepared on behalf of Country Court Care who own the property together with the adjacent Westbury Court Care Home.
- 1.2 The application is for an extension to the rear of the terraced property to increase the size of this portion to accommodate additional plant equipment.
- 1.3 This application relates to the previously approved planning application reference PL/2025/03653 which includes proposals to extend and remodel the existing adjacent Westbury Court Care Home to improve the quality of the facility and increase available bedroom numbers.



Rear Yard with Lean To Roof



Rear Yard with Adjacent Care Home

2. Existing Building and Adjacent Care Home

- 2.1 The existing building is a handsome Victorian end of terrace property which was built as a dwelling but is currently utilised as ancillary accommodation, storage, and mechanical plant for the adjacent care home including large water storage tanks within the rear portion.
- 2.2 This somewhat unorthodox arrangement was put in place as part of the proposals to redevelop the adjoining site for a new build care home in 2012. This was prior to the acquisition of the site by the current owners, Country Court Care.
- 2.3 At the time when the care home was developed the rear of the premises was allocated to house the water tank and pump systems to free up space for the wider development.

- 2.4 The original garden of the property has been significantly reduced and the spaces is now utilised as amenity space for the care home. A small yard with hardstanding at the rear and side of the property remains.

3. Proposals in Detail

- 3.1 As part of the proposals to the adjacent care home a full overhaul of the heating system is proposed to bring it in line with current standards. This includes removal of the existing electric panel radiators and replacement with more efficient gas fired hot water radiators. In addition, and to improve safety standards within the care home, a full sprinkler system is proposed throughout the property which will require a large water storage tank.
- 3.2 When undertaking the detailed design exercise in relation to the care home proposals it became apparent that inclusion of the additional plant equipment and storage tank would significantly compromise the layout and therefore the option was explored to utilise 8 Station Road expanding its current use.
- 3.3 In order to achieve the required space a small extension to the rear area of the property is required. This has been placed to the side of the property in the yard area as a single storey extension. The form continues the rear lean-to section of roof which then changes to form a dual pitch roof sloping back towards the street. This ensures that impact on the adjoining residential property, 10 Station Road, is minimised.
- 3.4 The proposed plant equipment in this area will include large water tanks for the sprinkler system and hot water system, gas fired boilers for space heating, calorifiers, expansion vessels, and other associated meters. Whilst none of these items would be considered a significant noise source we are aware this may cause some concern and have therefore undertaken a noise assessment with a qualified acoustician which is included with this submission. See Stantec document Noise Break-through Assessment dated 13th March 2026.
- 3.5 As part of the assessment the intention was to undertake a survey of the existing background noise levels within the adjacent property, number 10 Station Road, and the performance of the party wall to inform the mitigation strategy. However, following an 8 week period of trying to contact the neighbours, including written letters, we were unable to get a response. As such the acoustician has developed mitigation proposals based on a worst case scenario for the construction and performance of the party wall.
- 3.6 The mitigation proposals outlined in the document include construction of a high performing acoustic partition constructed independently of the existing party wall together with surface treatment to reduce and control reverberation.

4. Conclusion

- 4.1 The proposals represent a small scale of extension to an existing property which will be largely invisible from the surrounding area and properties. The proposed use to the rear as a plant room continues its current use with the potential increase in noise levels mitigated by the inclusion of an acoustically treated party wall as outlined above.

As such we believe these proposals are wholly appropriate and hope they can be supported by the council.

Appendix A - Existing Photographs



Property Street Frontage



Rear gable and lean-to roof



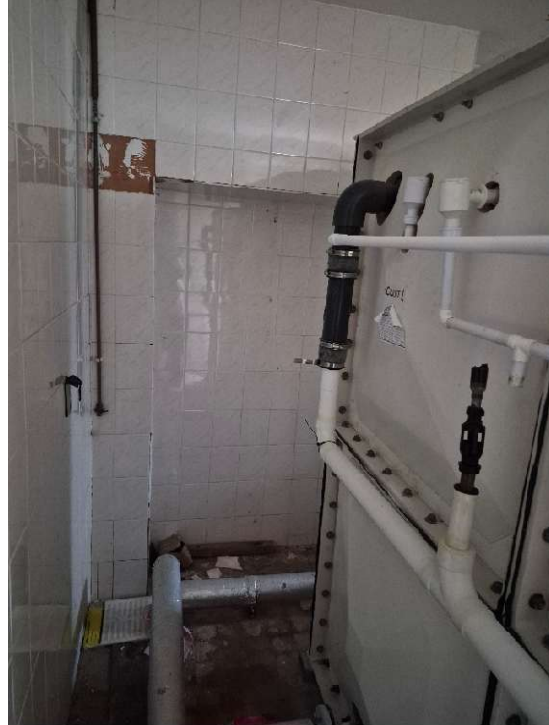
Rear yard – location of extension.



Lean-to section and boundary fence.



Existing large water storage tank



Water storage tank and party wall.