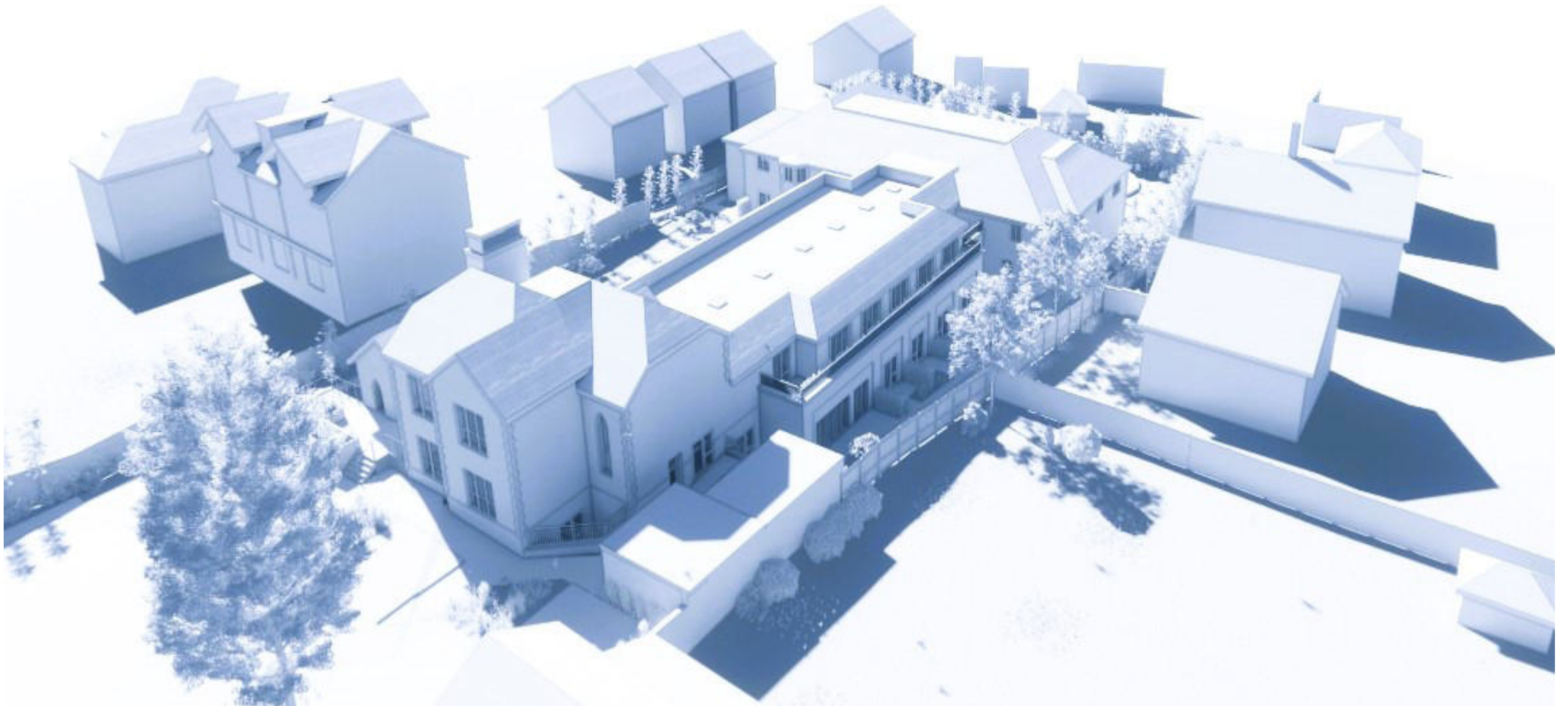




STAVERTON HOUSE EXTENSION DESIGN STATEMENT

The Old Vicarage, 51 New Terrace
Staverton
Trowbridge BA14 6NX

Staverton House Extension

Design Statement

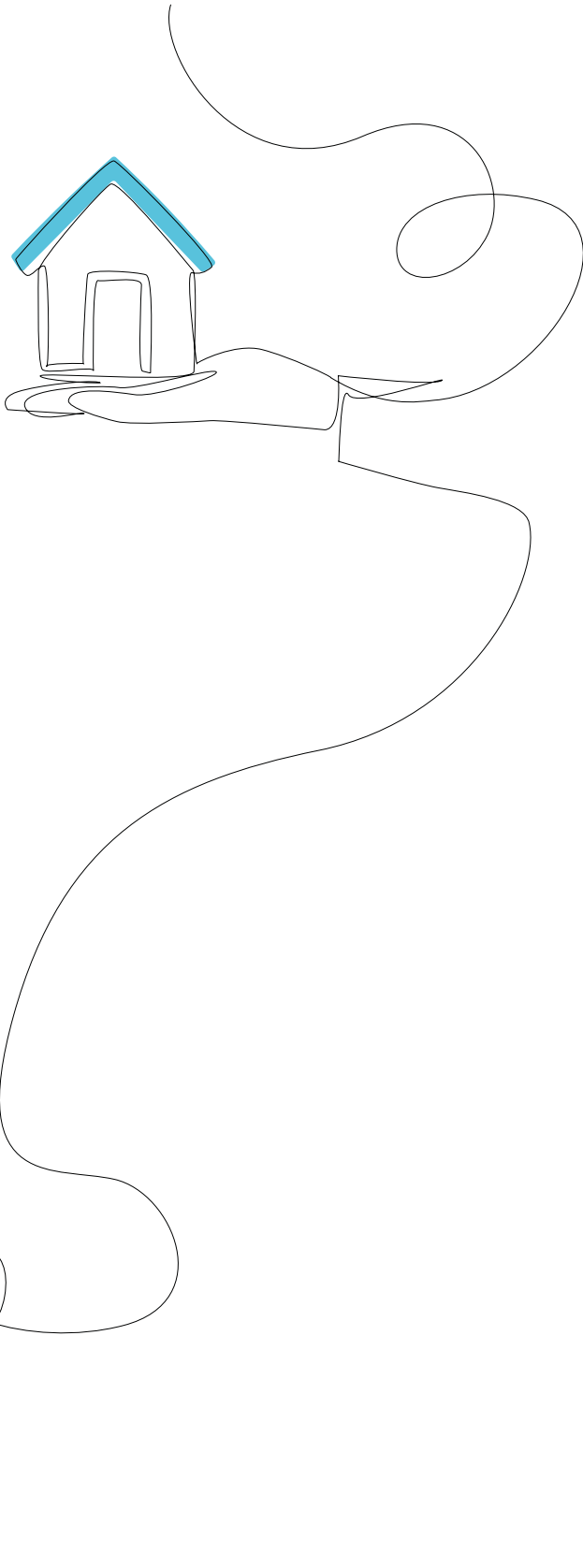
CARLESS + ADAMS

Project Number: A-1075

Revision	Date	Description	By	Review	Approved
P1	24.02.2026	Issued for comment	NM	RZ	IC
P2	23.04.2026	Issued for S73 Application	NM	RZ	IC

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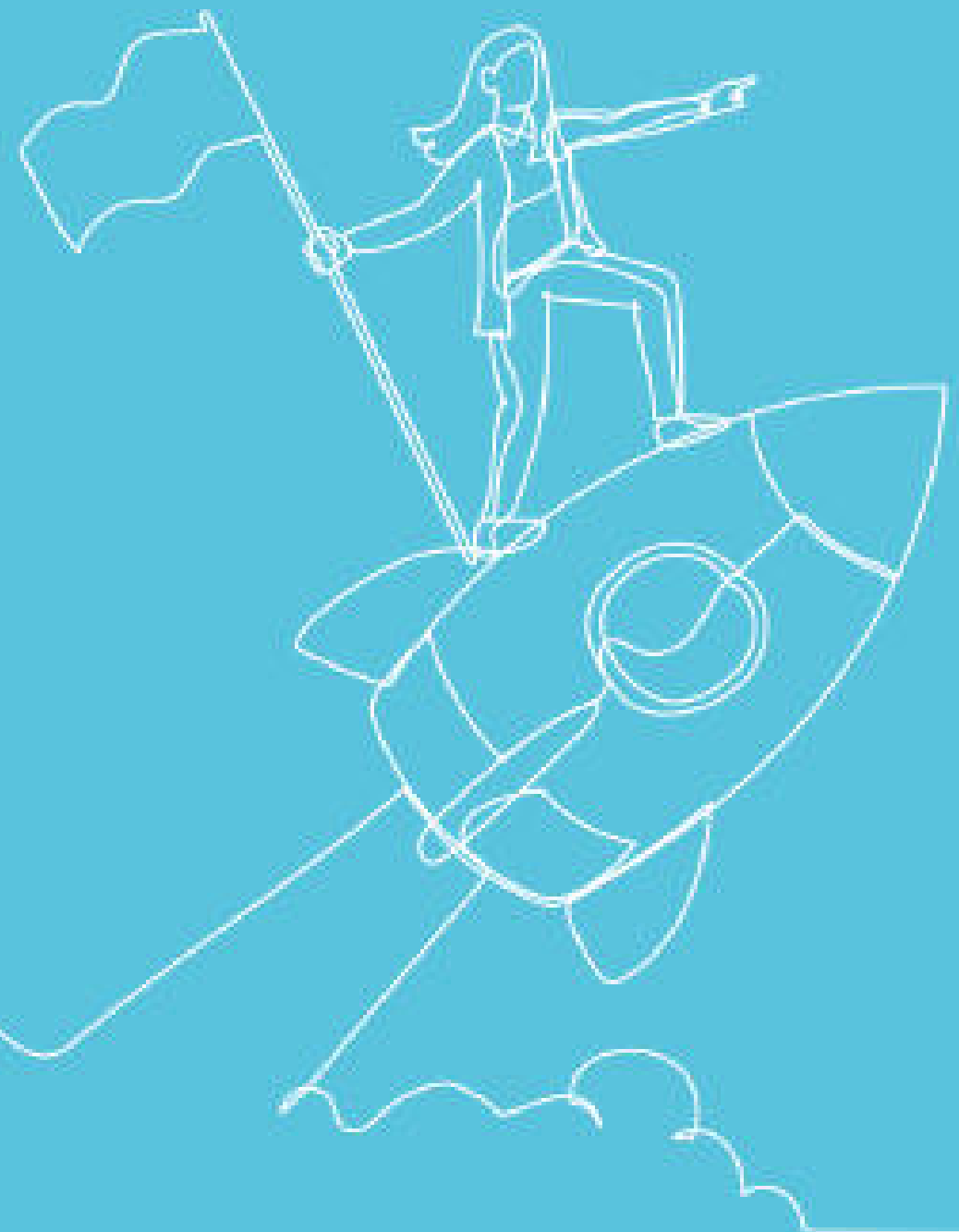
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01

INTRODUCTION



1.1 THE PROPOSAL

THE PURPOSE OF THIS DOCUMENT

This document has been prepared by Carless and Adams Ltd on behalf of Fidelia Care in support of a Minor Material Amendment, Section 73, application seeking the variation of the approved planning drawings (condition 2 and 3).

This statement should be read in conjunction with the following documents;

- + Site Plans, Consented and Proposed
- + Floor Plans; Consented and Proposed
- + Elevations, Consented and Proposed
- + Sections, Consented and Proposed
- + BNG Assessment
- + Detailed Landscape Proposals



Proposed Site Plan

1.2 ABOUT THE APPLICANT

FIDELIA CARE LTD

Fidelia Care Ltd has operated since 2014, providing residential, nursing and specialist dementia care. The organisation focuses on delivering compassionate, person-centred care that promotes dignity, independence, and wellbeing. Its services typically include assistance with daily living activities, companionship, and tailored support designed to meet the unique requirements of each client. By maintaining high standards of professionalism and compliance, Fidelia Care Ltd aims to create a safe and supportive environment for those in its care while fostering trust and confidence among clients, families, and stakeholders.



1.3 ABOUT THE ARCHITECT

CARLESS + ADAMS

We are an established architectural practice based in Berkshire, specialising in the care sector. We are dedicated to re-imagining supported living and care accommodation communities, changing perceptions and enabling a move into these environments to be a positive and proactive one.

With an ageing population there is a growing requirement for supported living and care accommodation across all areas of the UK.

At Carless + Adams, we recognise the importance of these environments within their local communities and we work collaboratively with our clients to assist in meeting this demand whilst respecting the needs of the neighbouring communities.

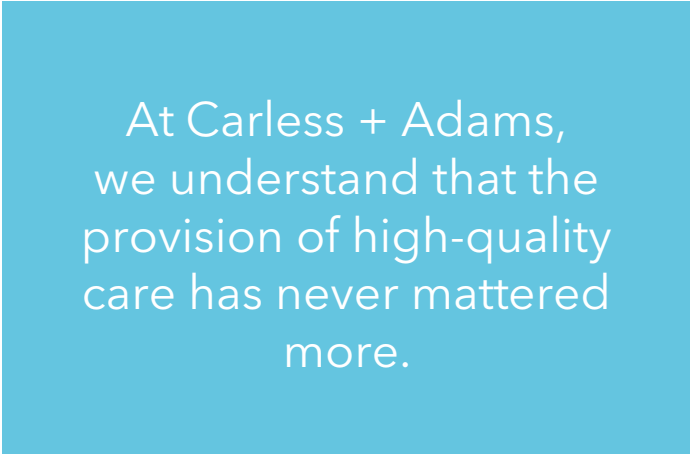
We believe that providing the correct accommodation can empower people and allow them to live a life filled with choice and dignity. With designs that promote interaction between different age groups, as we know this can help build solid, supportive communities whilst alleviating isolation, it is our ambition to champion inter-generational care.

We want to lead the sector to ensure the highest possible standards are consistently upheld whilst shaping the future of supported living and care in vibrant, attractive environments.

Carless + Adams can demonstrate an extensive track record of award winning designs and the successful delivery of completed projects. Our projects include:

- + Care Homes (Residential & Nursing)
- + Dementia Care Homes
- + Integrated Retirement Communities (IRC)
- + Extra Care Apartments
- + Healthcare Centres
- + Specialist Care
- + New Builds, Refurbishments & Extensions
- + Proposals within the Green Belt
- + Heritage Assets
- + Proposals within Conservation Areas

The images on this page show a selection of previously undertaken projects from our portfolio.



02

ANALYSIS



2.1 SITE LOCATION

CONTEXT

The site lies to the north of the main urban framework of Trowbridge, but within the suburb of Staverton, in Wiltshire. The site lies approximately 1.5 miles north from the town centre of Trowbridge.

The site is bounded to the north by the B3105 road and residential properties to the west, south and eastern boundaries.

THE SITE

Located in the village of Staverton, the site is a broadly rectangular parcel of land accessible from Marsh Road to the north, with an area of approximately 0.9 acres.

There are currently two buildings on the site, both within Use Class C2: The Old Vicarage in the center, which will be demolished as it is no longer suitable for its purpose, and Staverton Care Home in the south, which will be extended to sustain the care offered on site.



Satellite Aerial View

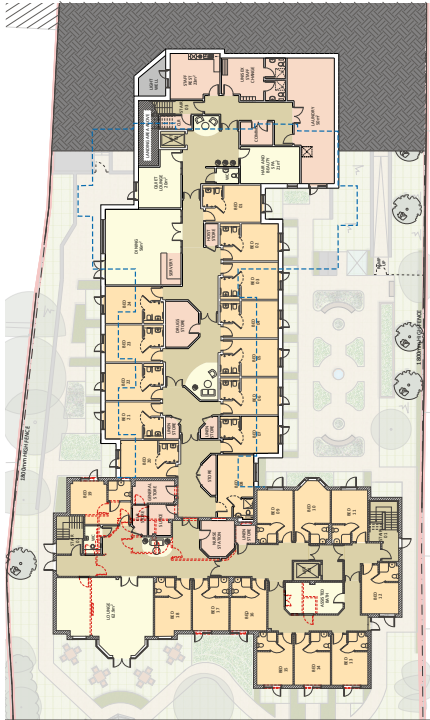
2.2 CONSENTED SCHEME

APPLICATION PL/2025/02846

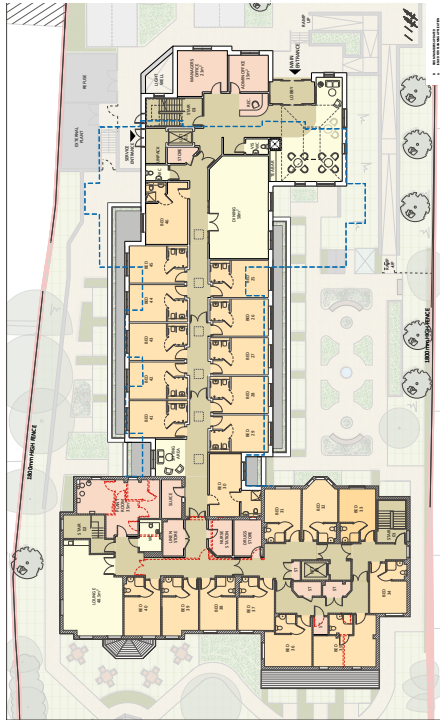
The following scheme was granted approval on the 13 July 2025:
Demolition of The Old Vicarage with replacement building and extension to Staverton House, providing 13 Bedrooms on Lower Ground Floor, 12 Bedrooms on Ground Floor, all with auxiliary space & together with the Existing Care Home would provide 46 bedrooms total and associated works



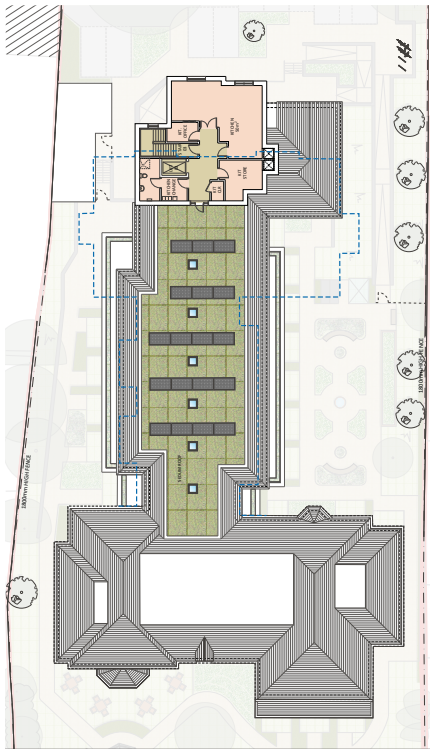
SITE LAYOUT



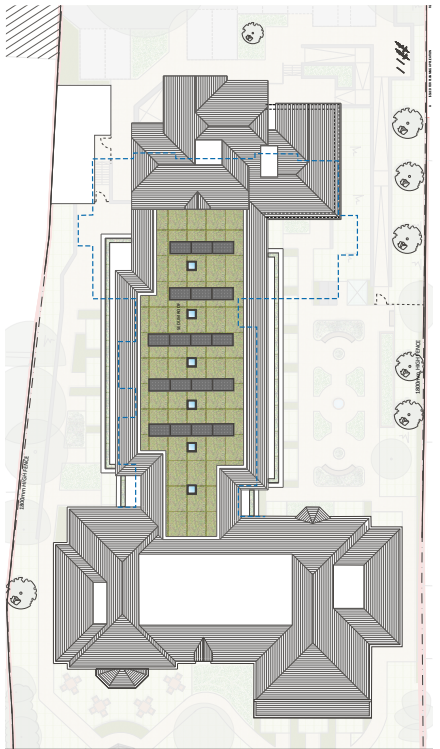
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

2.3 PROPOSED VARIATIONS

PROPOSED CHANGES

The proposed changes are based on a review of the approved planning scheme, aimed at reducing construction costs and improving the overall viability of the project for our client. These revisions have been informed by input from specialist structural and services engineers during the detailed design stage and include:

Staverton House

- + Existing windows retained to replace new door openings on the lower ground floor.
- + Ground floor Plant room proposed as bedroom with window enlarged to suit and match existing windows.
- + Existing landscape features retained at the rear.
- + Roof retained to simplify construction and link to the extension.

Central Spine Extension

- + Lower ground floor bedrooms on the east side moved back to align with Bedroom 01, forming a feature porch which preserves neighbour privacy from the ground floor resident bedrooms.
- + Roof in front of ground floor bedrooms on east side omitted.
- + On west side, path leading from lower ground to ground floor front area retained as existing adjacent to boundary; external steps in this area omitted.
- + External walls simplified at junction with existing building to align with adjoining lower ground and ground floors.
- + Removal of sedum roof

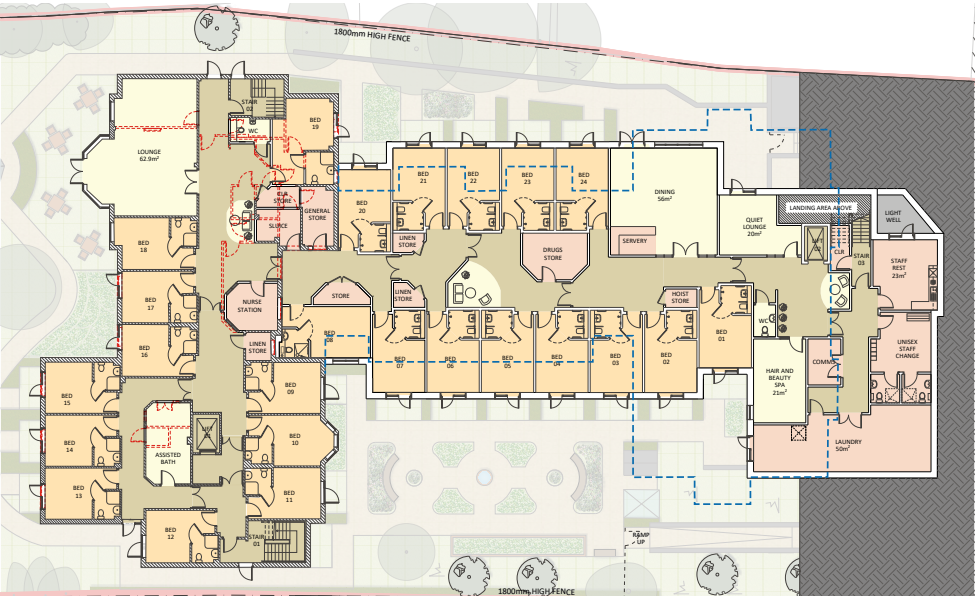
Front Extension

- + Lower ground Laundry door changed to window; small window omitted; southeast corner footprint reduced.
- + Light well on northwest side omitted.
- + Ground floor reception small window moved and incorporated into Dining room.
- + Stair 03 ground floor exit door widened to double door.
- + Glass balustrades to external ramp and stairs at main entrance replaced with metal railings.
- + External plant and Refuse store area moved away from boundary and closer to Service entrance.

Site front area

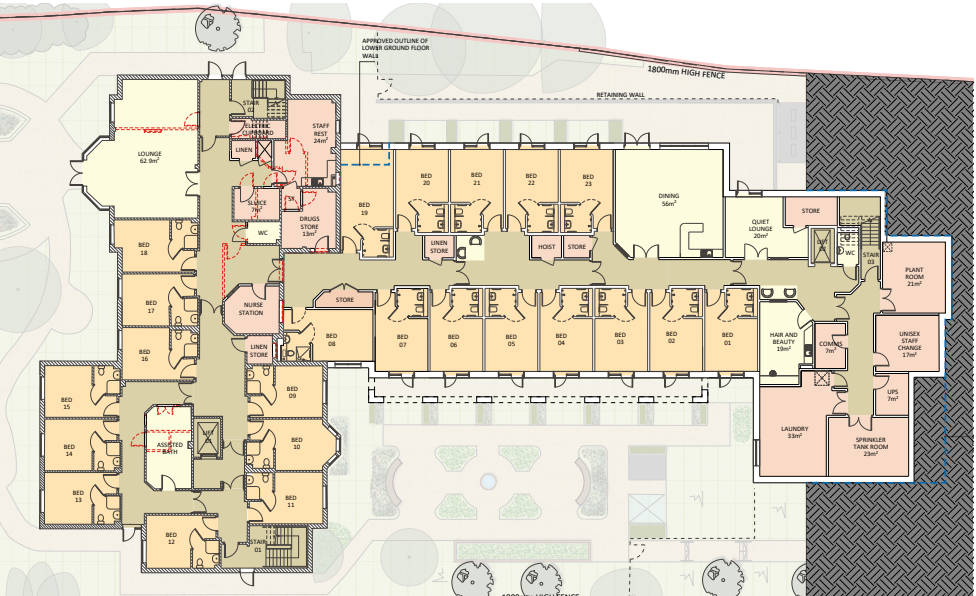
- + Electric Substation introduced to northwest corner.
- + Egress road altered to suit Electric Substation position.
- + EV charging points added to 4 parking bays.

CONSENTED

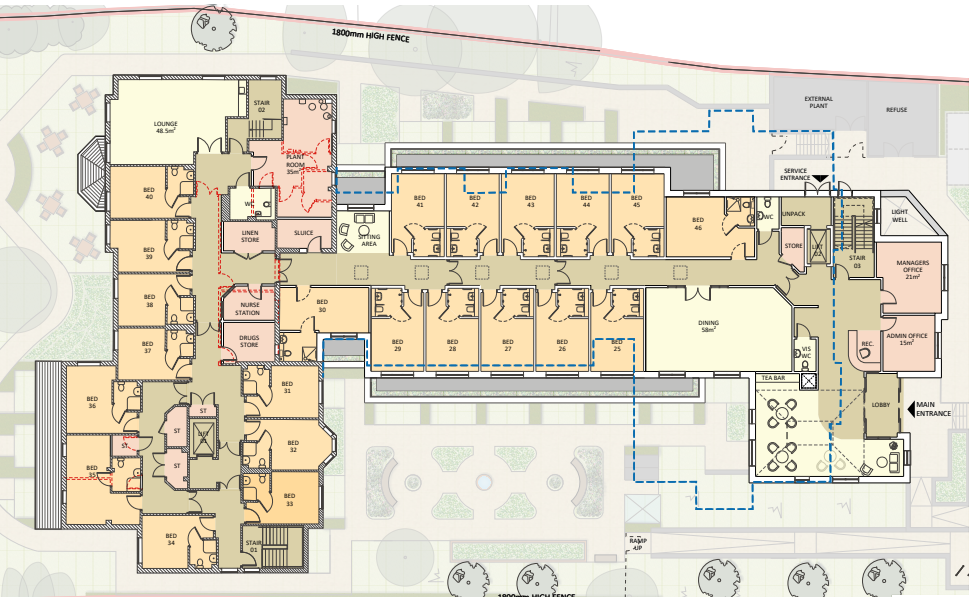


LOWER GROUND FLOOR PLAN

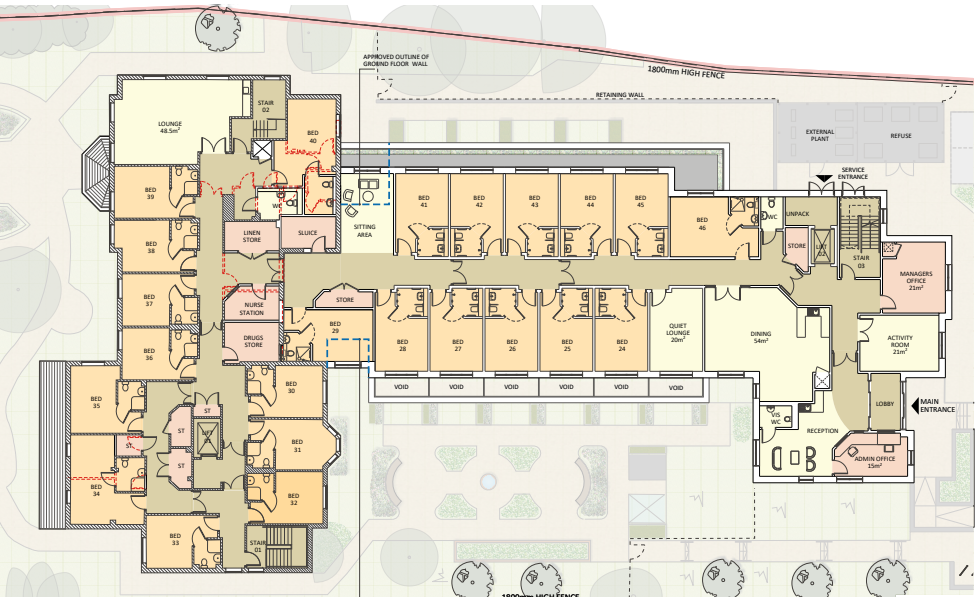
PROPOSED



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



GROUND FLOOR PLAN

03

DESIGN



3.1 SITE PLANS

CONSENTED SITE PLAN

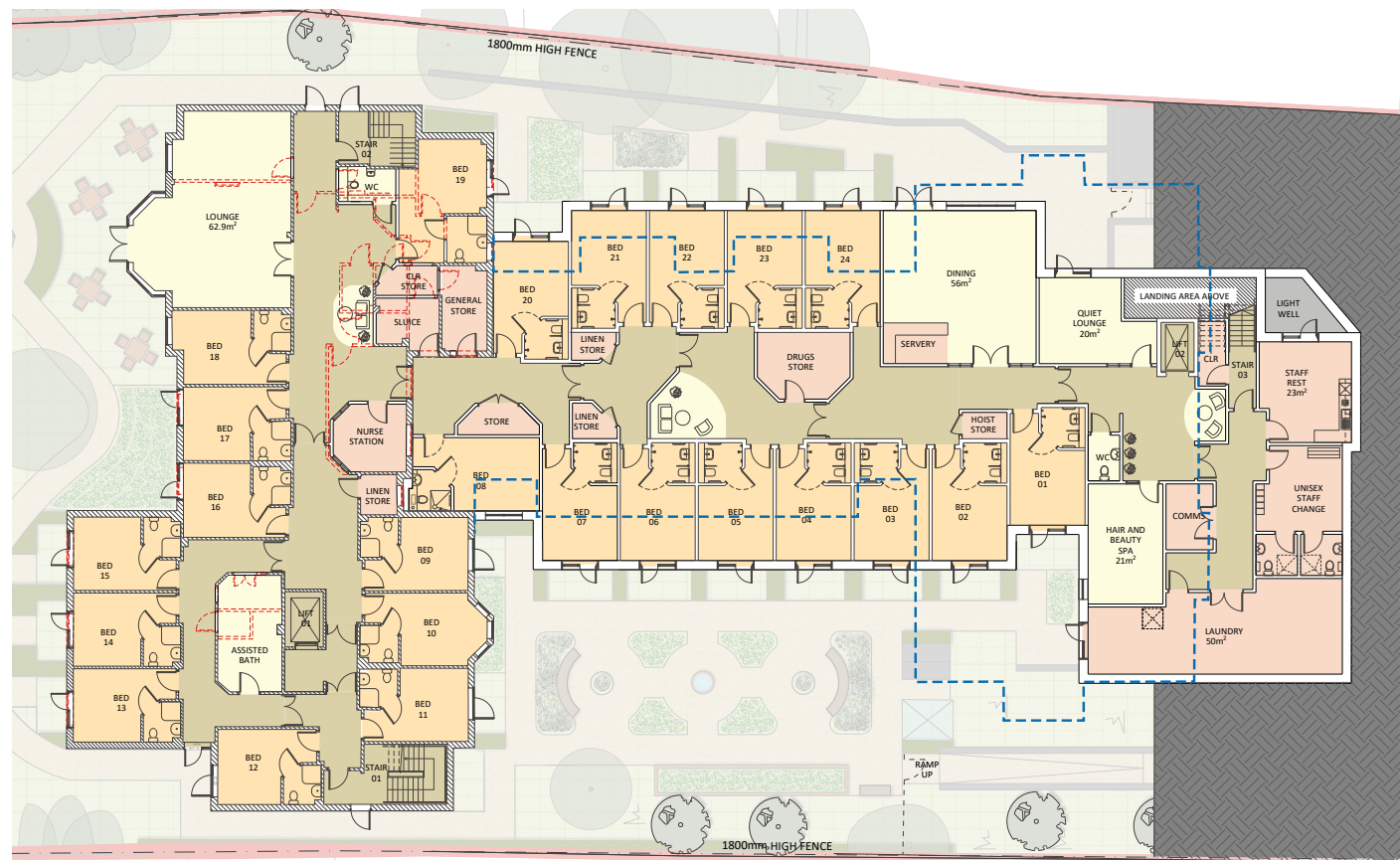


PROPOSED SITE PLAN

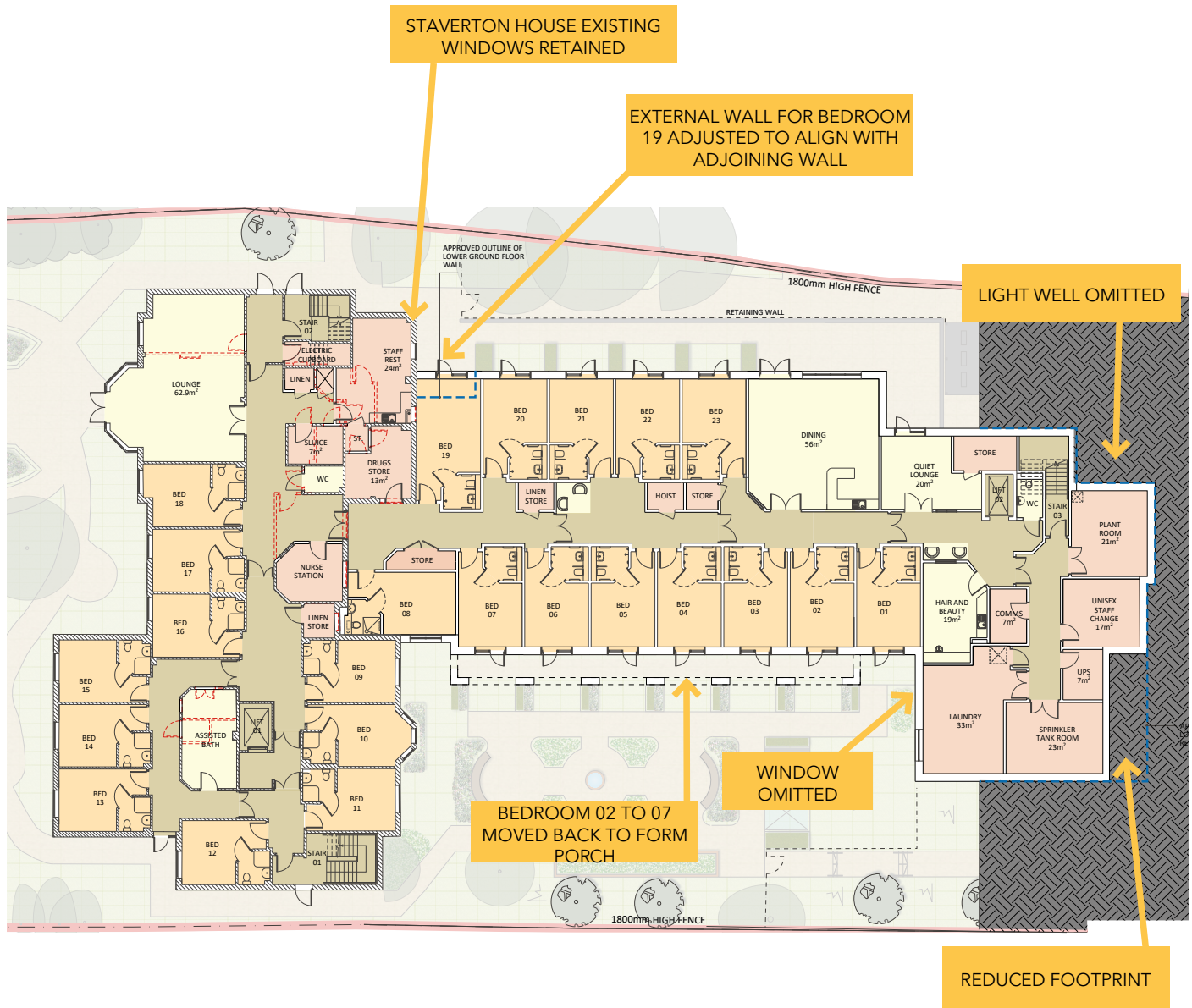


3.2 FLOOR PLANS

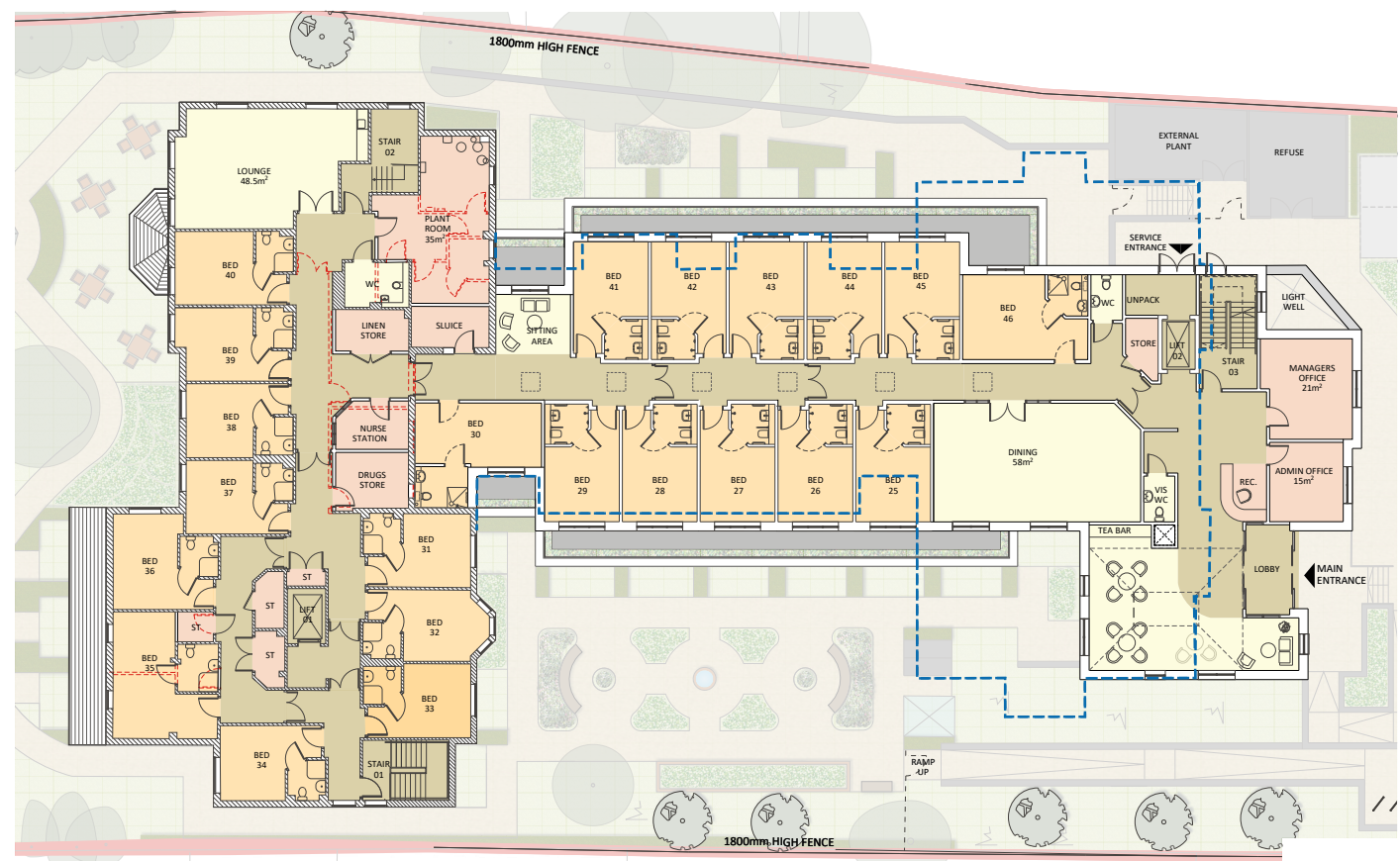
CONSENTED LOWER GROUND FLOOR PLAN



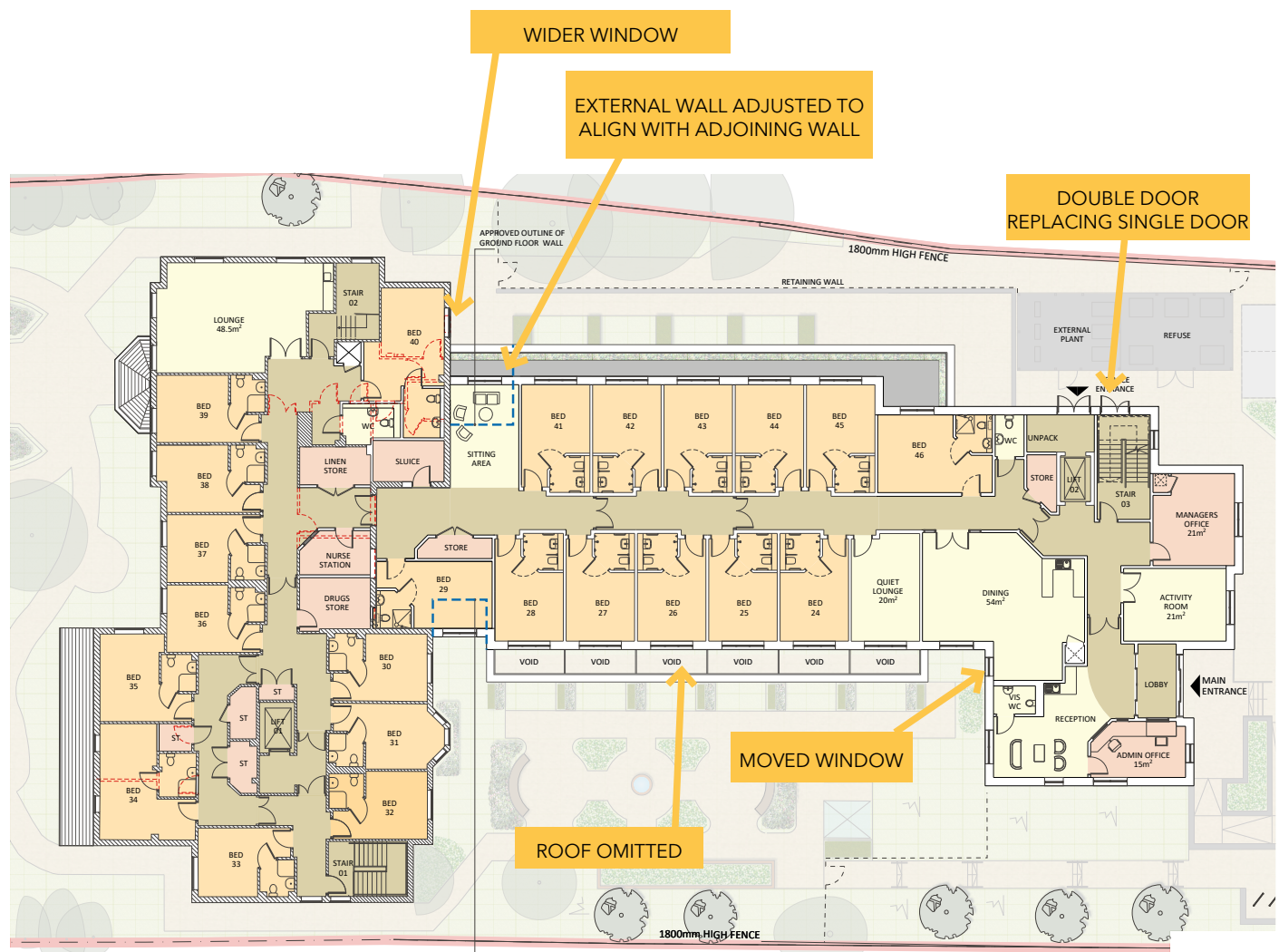
PROPOSED LOWER GROUND FLOOR PLAN



CONSENTED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

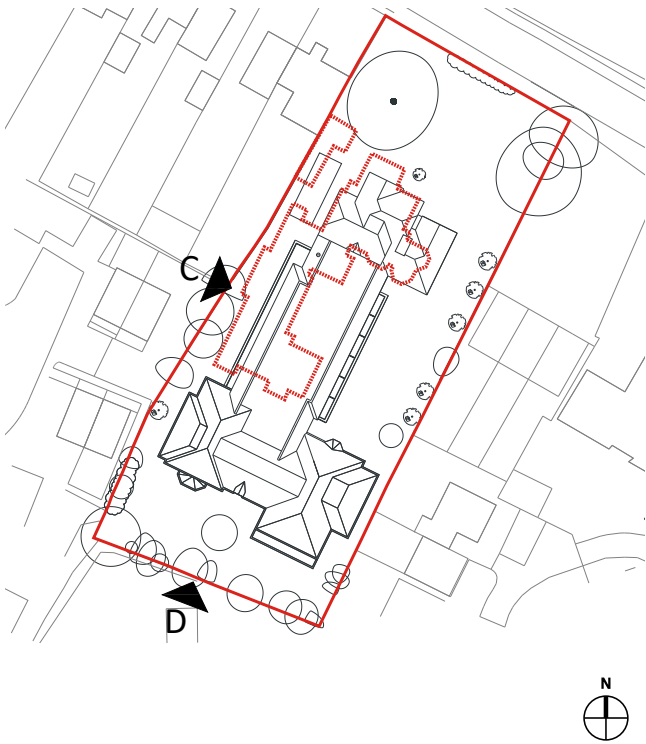


3.3 ELEVATIONS

CONSENTED ELEVATION D (SOUTH)



KEY PLAN



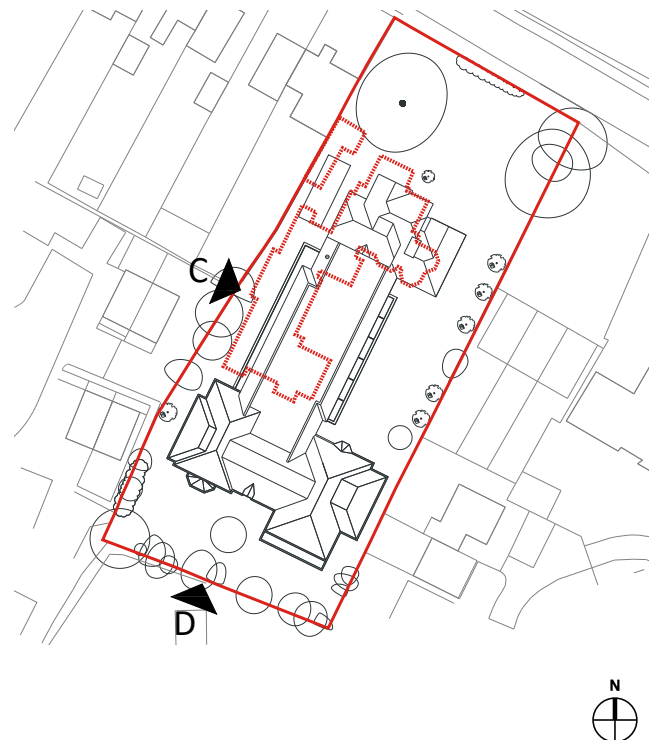
PROPOSED ELEVATION D (SOUTH)



CONSENTED ELEVATION C (WEST)



KEY PLAN



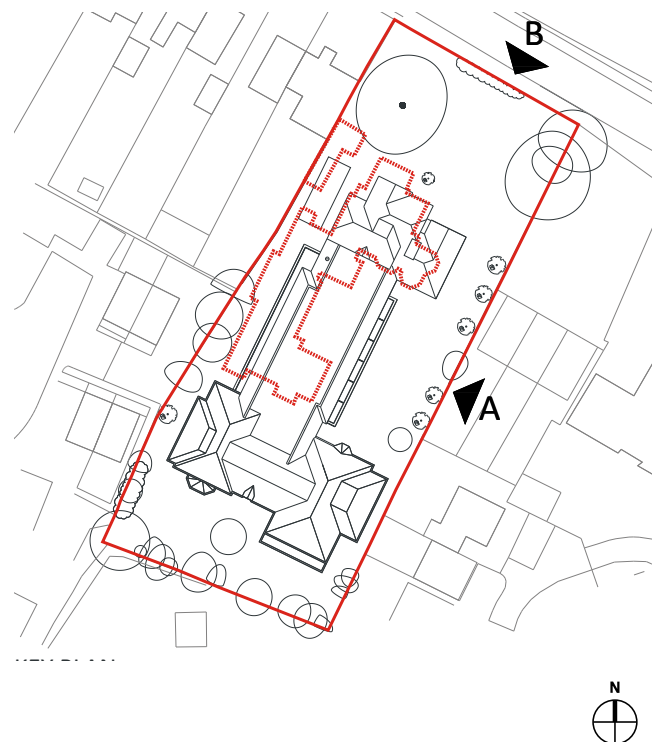
PROPOSED ELEVATION C (WEST)



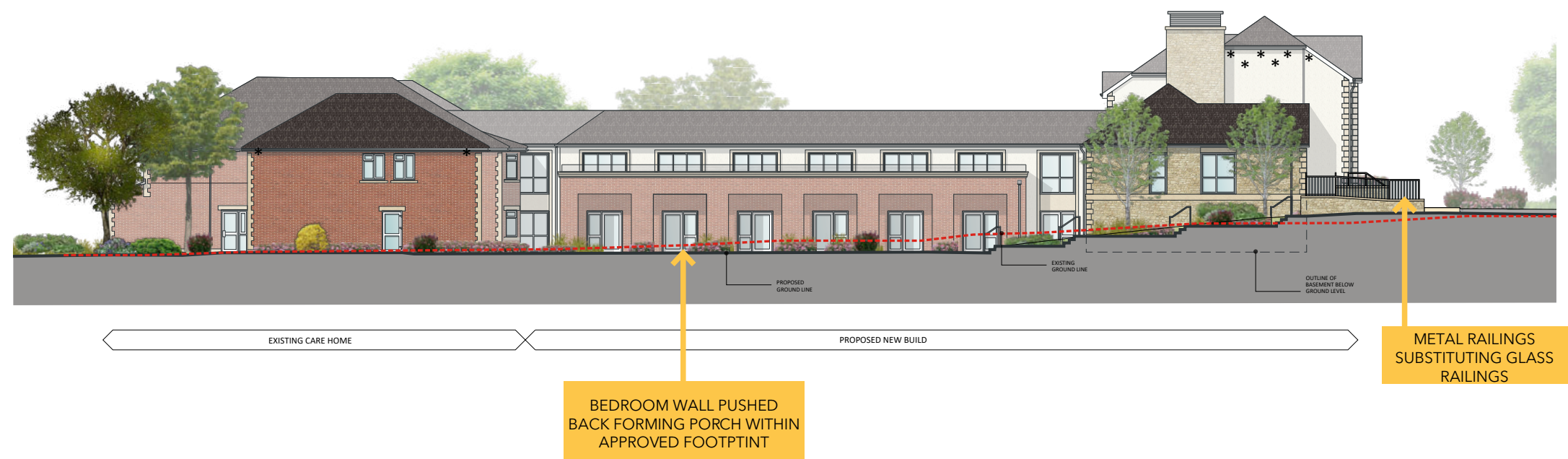
CONSENTED ELEVATION A (EAST)



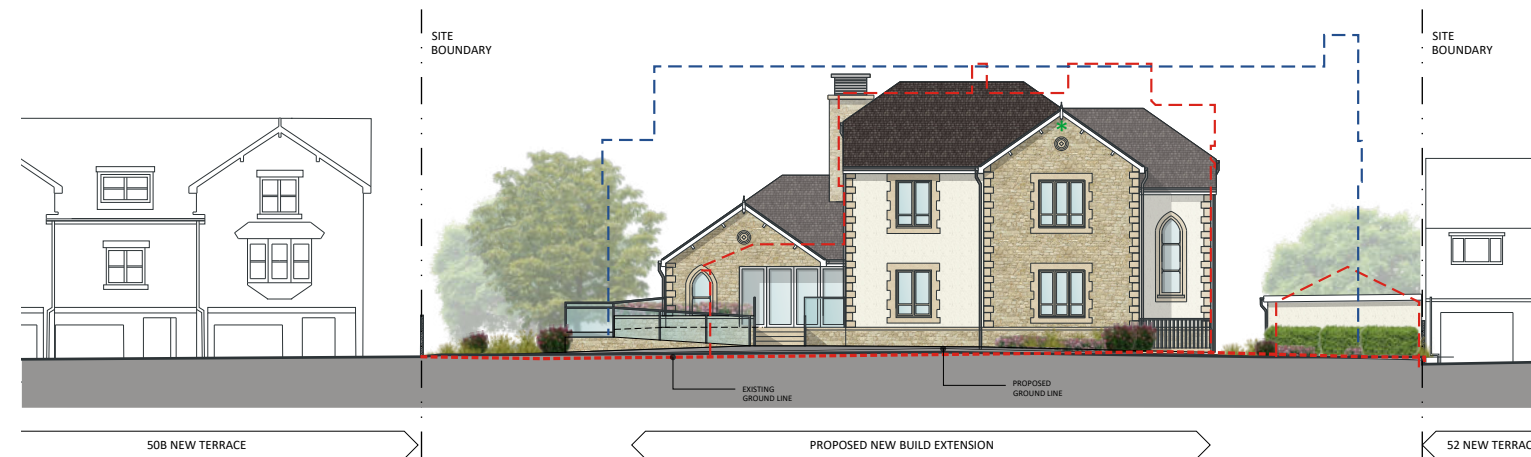
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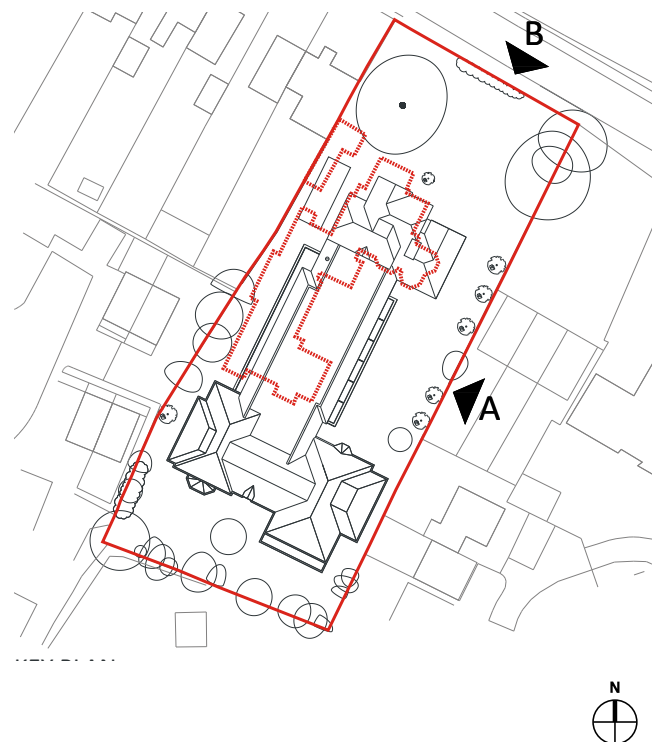
PROPOSED ELEVATION A (EAST)



CONSENTED ELEVATION B (NORTH)



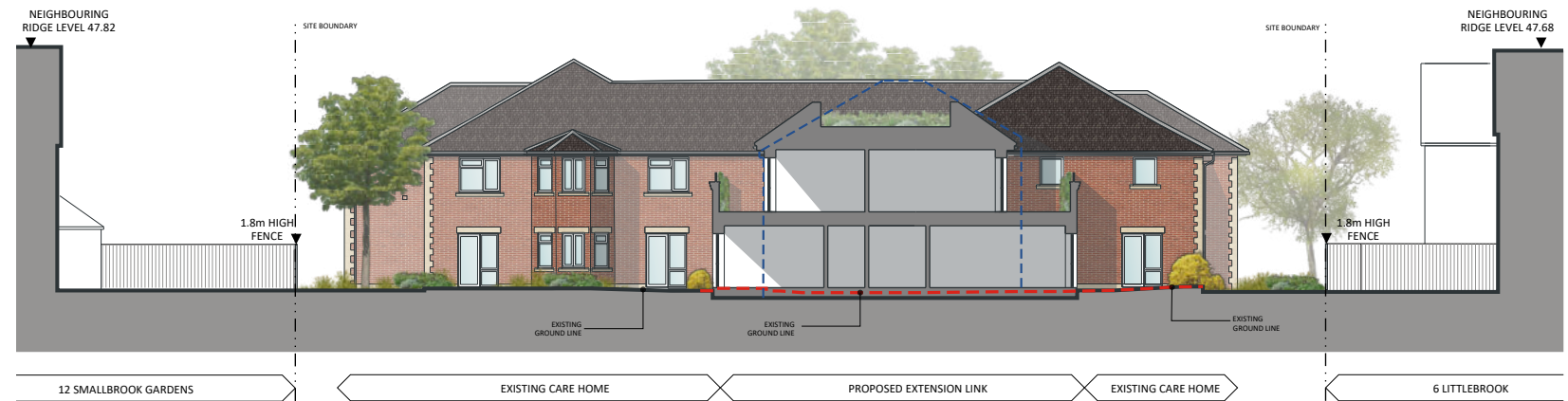
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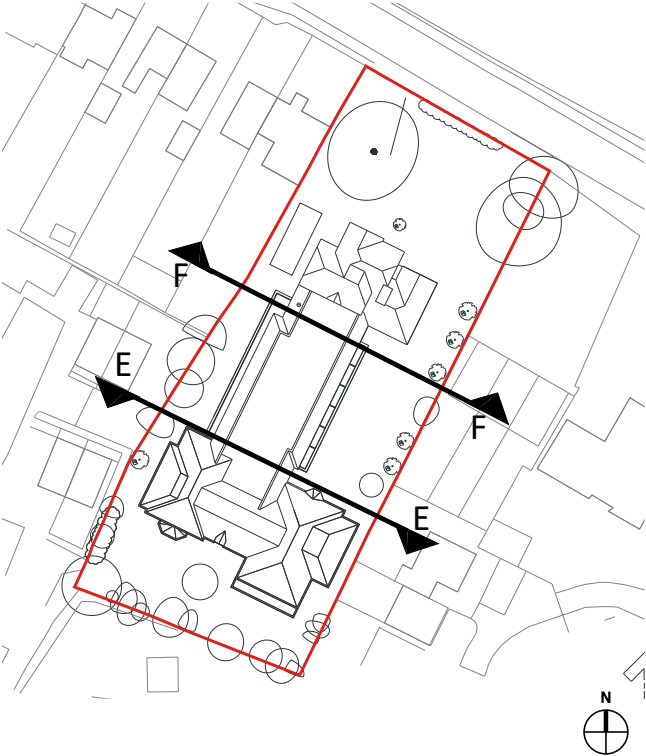
PROPOSED ELEVATION B (NORTH)



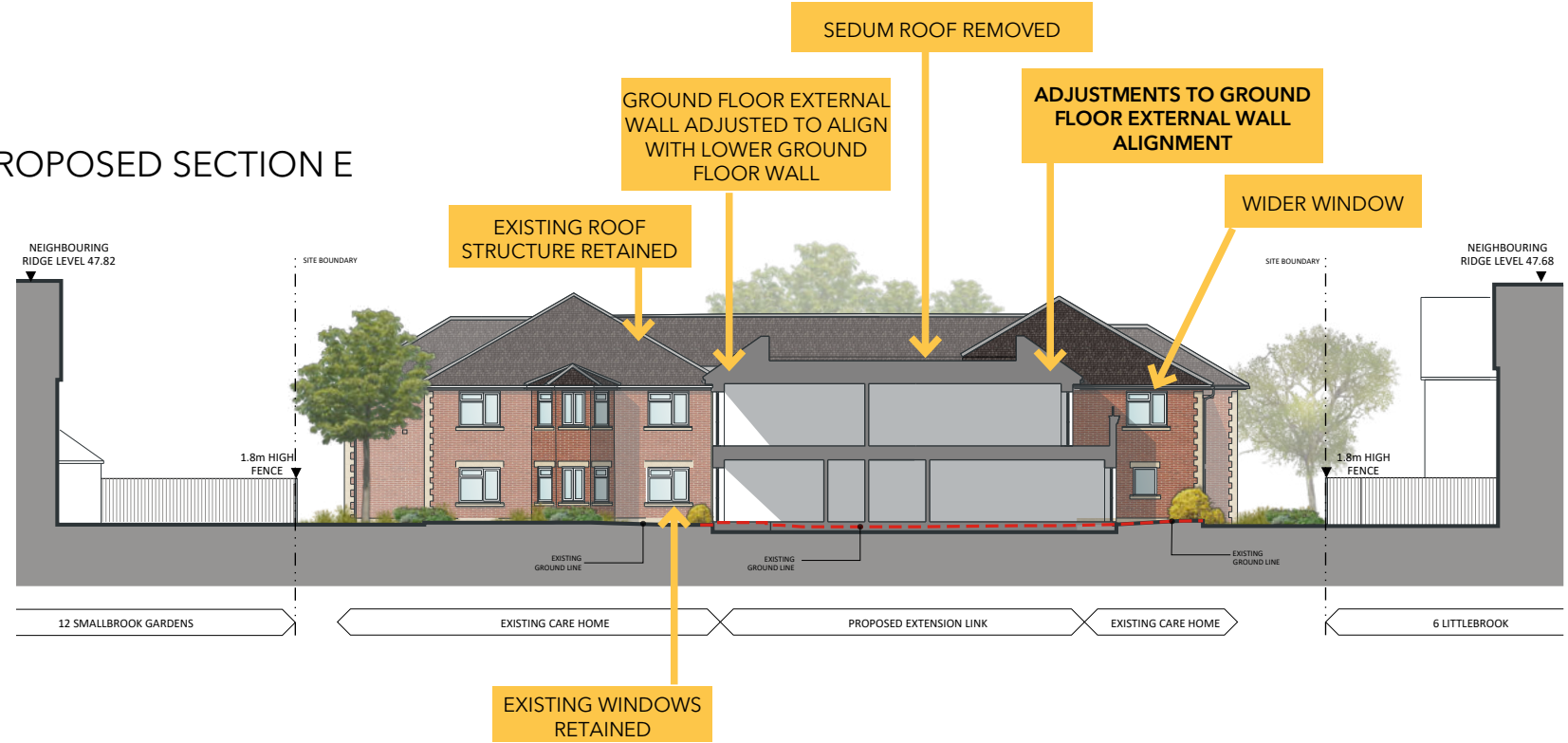
CONSENTED SECTION E



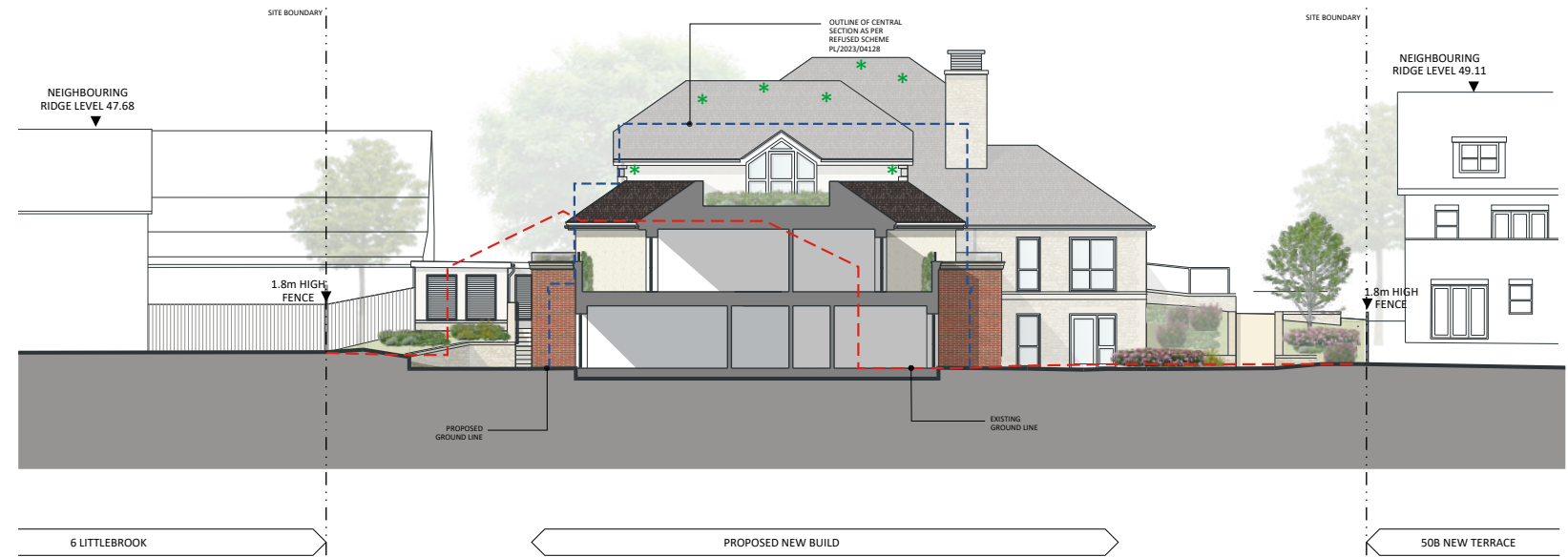
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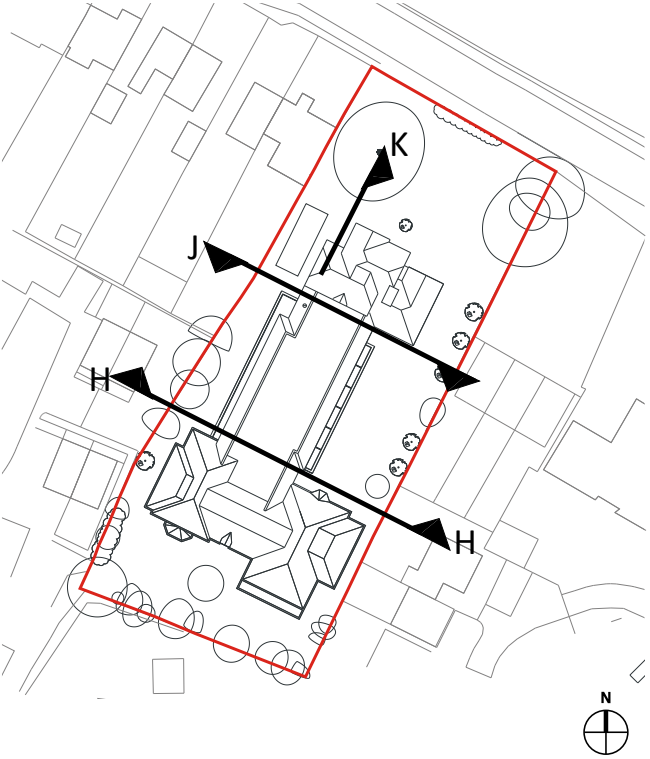
PROPOSED SECTION E



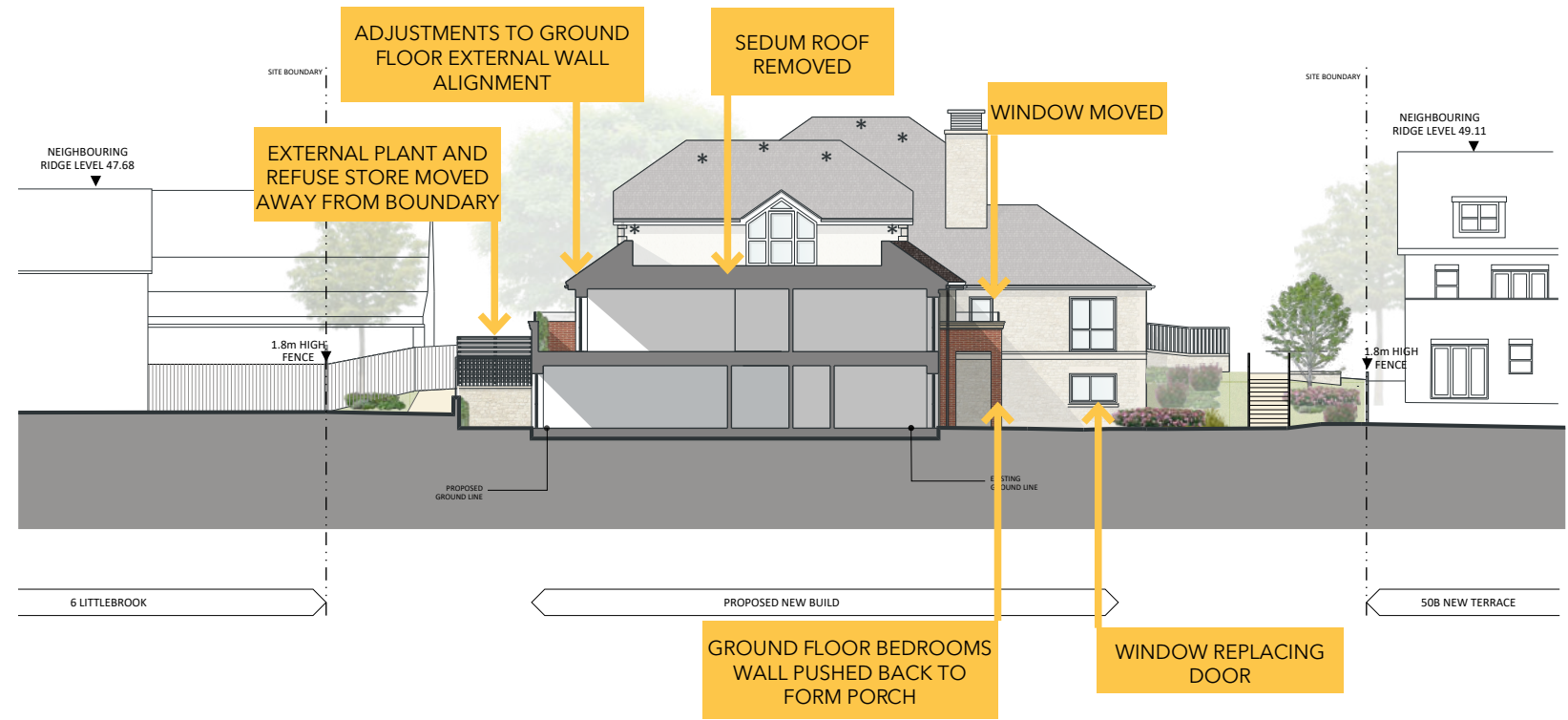
CONSENTED SECTION H



KEY PLAN



PROPOSED SECTION H



04

SUMMARY



4.1 CONCLUSION

CONCLUDING STATEMENT

In conclusion, the proposed Minor Material Amendment relates to a series of modest and carefully considered refinements to the approved scheme under application ref. PL/2025/02846 at Staverton House, Staverton. The development remains a 46-bed care home within Use Class C2, with no major alterations to the overall scale, massing, or fundamental design principles previously consented. The amendments arise from a detailed post-consent review aimed at improving buildability and reducing construction costs, while maintaining the integrity and intent of the approved scheme.

The proposed variations primarily comprise internal reconfigurations, minor adjustments to openings, rationalisation of external features, and selective reductions to elements of the footprint. These include the retention and adaptation of existing windows in place of new openings, reallocation of plant and ancillary spaces.

Landscape amendments are limited and pragmatic in nature, with the retention of existing features to the rear and repositioning of service and refuse areas to improve operational functionality without material impact on neighbouring amenity.

The introduction of an electric substation within the north-west corner of the site, together with the corresponding adjustment to the egress road alignment, has been sensitively accommodated to ensure appropriate separation from buildings and boundaries. This addition responds to infrastructure requirements and has been positioned to minimise visual and spatial effects within the overall site layout.

Collectively, the amendments do not alter the nature, scale, or capacity of the approved development, nor do they give rise to any new or materially different planning considerations. The proposals represent minor, practical modifications that preserve the character and function of the consented care home scheme, and as such are appropriately considered through the Minor Material Amendment process.



3D MODEL OF ENTRANCE AREA

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more

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