Job: CakeBox Salisbury

Job Ref: 129

Date: 19.09.2023

Design & Access Statement, 22 Catherine Street, Salisbury, SP1 2DA

Introduction:

The leasee received notice of breach of planning regulations ENF/2022/100 for installation of an unauthorised shopfront.

An application was made to regularise the current situation PL/2023/00686, this was refused.

Pre-planning advice was requested ENQ/2023/01008.

The application is for the installation of a new shopfront.

Location:

The application site is an existing shop located within St Catherines Street within the centre of Salisbury.

The site falls within the Salisbury Conservation Area , the building itself is not Listed

Previous Shopfront:

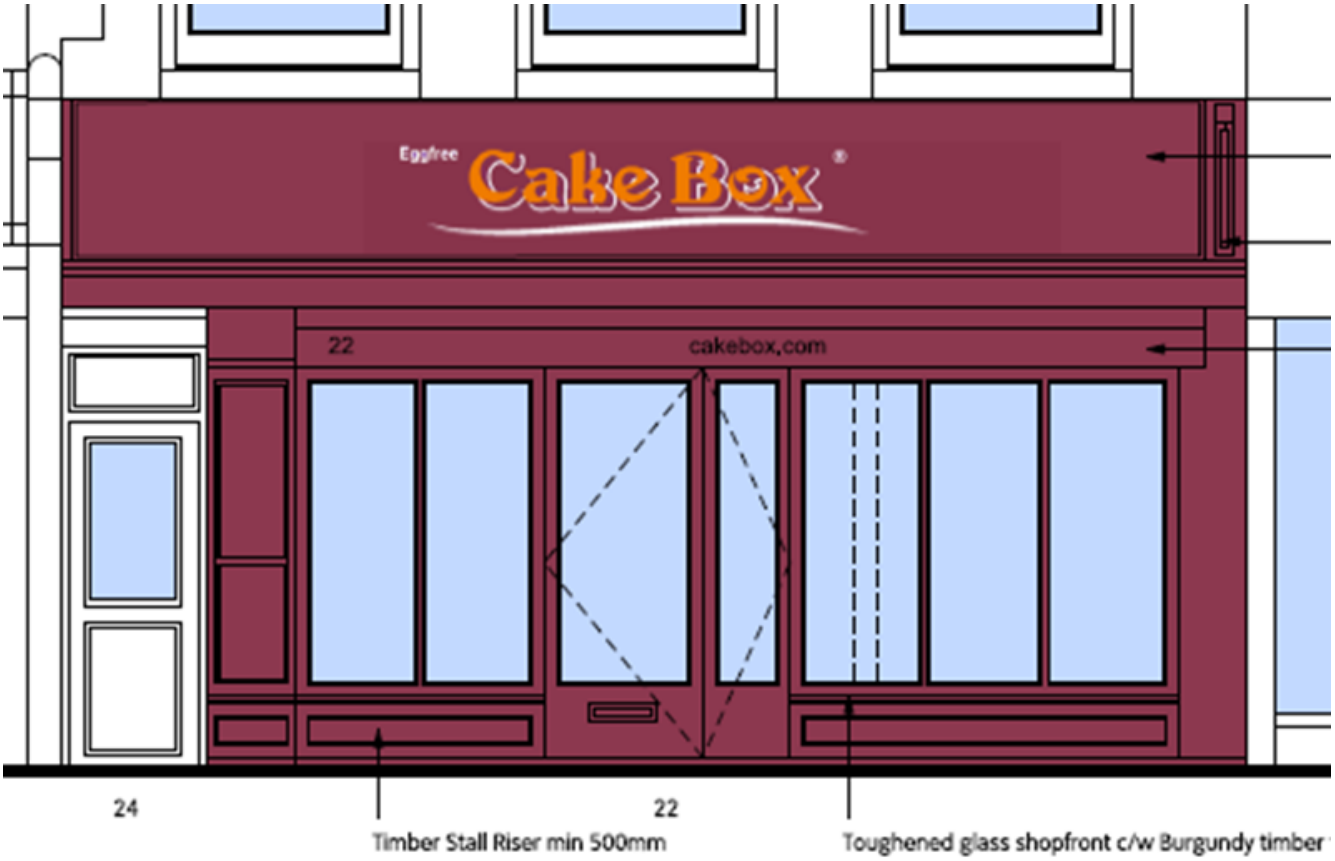


The Salisbury Emporium appears to have little in the way of historic detail in terms of the sills, stall risers and window frames, except the use of timber for the front door and framing. The main shop front has large areas of glazing, butt jointed with no framing at all. There is no detail to the brick stall risers or to the sills. Please also note hanging sign which we propose to reinstate.

Current Shopfront:



Proposed Shopfront:



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Appearance & Materials:

The 'new' shopfront is softwood timber frame with toughened glass.

Shopfront colour burgundy – matt, this is a rich, darker colour, more traditional and suitable within the historic street.

The fascia will be matt and not internally illuminated.

The fascia will extend further across the shopfront to mask the visually distracting woodwork behind, the height will remain the same as per adjoining shop.

Stall riser (matt burgundy) height increased to 500mm, so reintroducing this integral element in heritage shopfronts.

Frame added to doors / adjacent window, matt burgundy. This will reduce the large expanses of glass and divide the shopfront into vertically proportioned sections and together with a defined entrance relate better to the upper part of the building.

Environment & Sustainability
Refuse & Recycling
Ecology & Protected Species
Landscaping
Flood Risk:

N/A.

Amount & Access:

Unchanged.

Conclusion:

The objections from the previous proposal have been revised:

- Grey Awning removed, replaced by Burgundy awning
- Shiny fascia removed, replaced by timber painted matt Burgundy
- Back lit lettering removed, replaced by Non illuminated 3d lettering on pins
- The large areas of plate glass have been reduced
- The stallriser has been reinstated in timber with beading
- A timber façade painted in a muted matt Burgundy
- The only remaining contentious item appears to be the recessed doorway – which is required for operational purposes of the shop and the Conservaqtion Officer passed to Amy Holdsworth to weigh in the balance.

In response to my queries of the pre-app Ms Jocelyn Sage, Senior Conservation Officer (South), Wiltshire Council emailed:

It will be for the officer to determine the application. I would recommend that you put your best scheme forward, trying to respond to concerns I raised and the Civic Society raised in our responses to your initial application, and see how it goes. If the application is refused, you could appeal the decision.

We feel the revised design meets the guidance and respectfully request the application is approved.

Kind regards

Stewart Nicholson RIBA