

Armishaws Proposed Development
Land South of Netherhampton Road, Salisbury
Design and Access Statement
July 2025



Design and Access Statement

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Armishaws Proposed Development, Land to the South of Netherhampton Road, Salisbury



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1.0 — Introduction

This Design and Access Statement has been produced in support of the application seeking full planning permission for a mixed-use development comprising two Class E commercial units, two Class B8 units with ancillary offices which are anticipated to be trade counter units and the retention of an existing Class B8 warehouse, with associated parking and access arrangements. The proposed scheme includes:

- Convenience/Food Retail Unit (Use Class E(a)) – 400 sq. m GEA
- Drive-Through Coffee Unit (Use Class E(b)) – 198 sq. m GEA
- Two B8 units which are anticipated to be Trade Counter Units (Use Class B8)) – 270 sq. m GEA each
- Retention of Existing B8 Warehouse
- Associated parking, delivering and turning spaces
- Landscaping enhancements

The statement should be read in conjunction with other supporting documents including:

- Planning Statement from RAW Planning
- Transport Statement from Connect Consultants
- Ecological report from Peach Ecology
- BNG Assessment
- Tree survey and report



2.0 —Site Photographs



View looking West onto the existing Armishaw's storage unit



View looking across the site with neighbouring residential units in view



Existing Armishaw's entrance to be amended



View looking onto proposed entrance and site of corner retail unit

2.0 —Site Photographs



View North towards Netherhampton Road



View of protected trees to the frontage of Netherhampton Road



View looking North from the centre of the site



View of the South East corner of the site near to the badger sett on neighbouring land

2.0 —Site Photographs—Surrounding Industrial Units



Booker foods building on neighbouring industrial area



Neighbouring B8 trade units on the Harnham Trading Estate

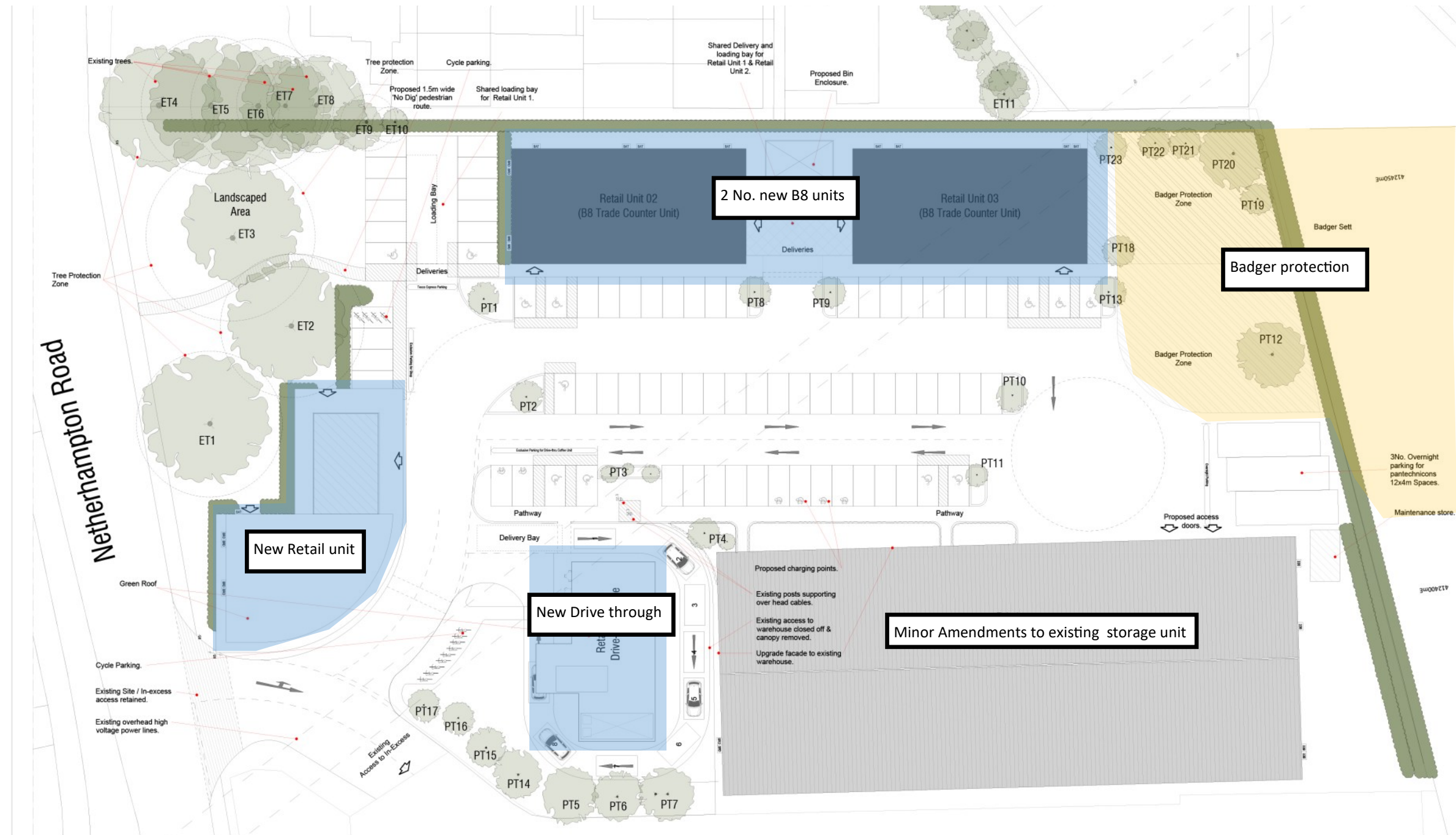


Neighbouring B8 trade units on the Harnham Trading Estate



Neighbouring B8 trade units on the Harnham Trading Estate

3.0 — Site Plan



The proposals make sue of a brownfield site within a growing residential community on the fringes of the city centre and will provide a valuable resource for the local community.

Compromised of a number of separate elements, the materiality of the buildings have been brought together to unify the site whilst each element retains its own identity.

The existing Armishaw's entrance to the front will be replaced with a new entrance to the side of the building which offers improved layout and storage opportunities within the existing building and concentrates associated vehicle movements to the rear of the site.

This also free us the area immediately to the front of the site allowing the small drive through coffee unit to be visible from the road whilst stepped back from the main frontage of the site.

The main retail unit has been carefully located and considered within the site to allow the existing trees to be retained and remain a focus of the site, breaking down the frontage and providing cover for the B8 units to the rear of the site. Further planting and wildlife corridors to the side of the site will link the biodiversity of the existing site to the wider environment to the rear.

It is noted that badgers are present to the neighbouring site behind and some wandering onto the Armishaws Site has been recorded. A 20M exclusion zone has been proposed to protect the existing sett and allow the habitat to remain undisturbed and this is further detailed in the Ecological Report.

4.0 — Proposed Drawings — Retail Unit



Cedraal cladding to soffits and plant screens



Example of shopfront glazing and brise soleil

The proposed site layout is shown on the following page and demonstrates how the building sits within the overall context of the site.

The layout has been designed in close collaboration with the end user in order to achieve a design that best meets their operational requirements.

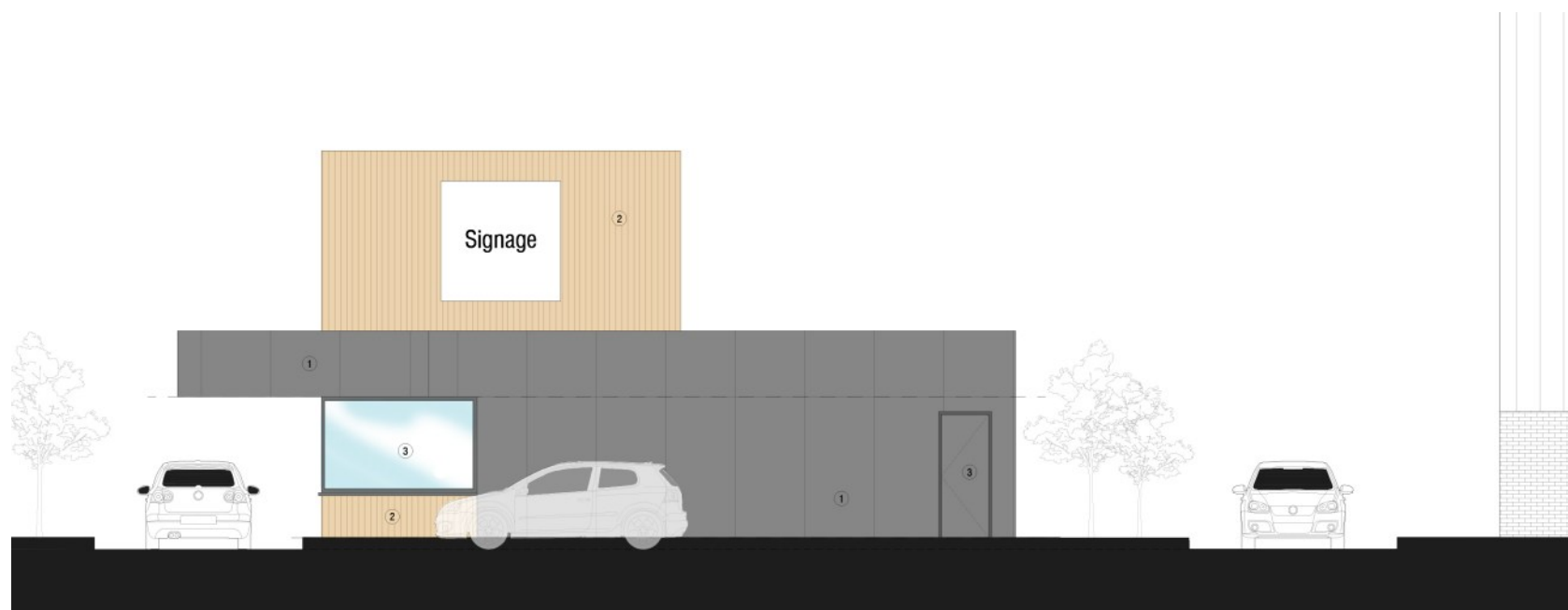
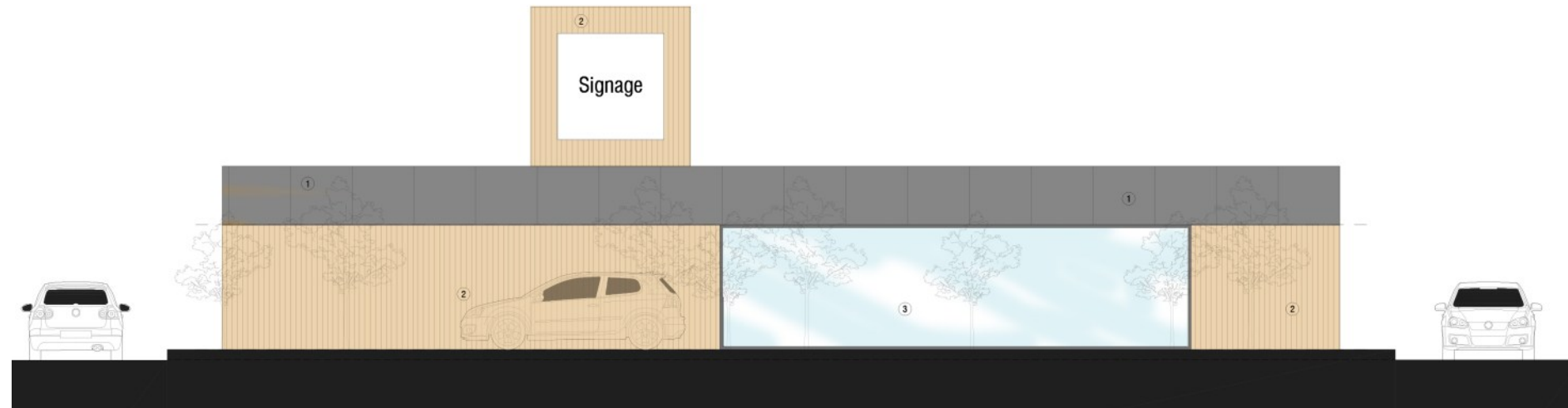
The corner location allows for optimum visibility from the highway whilst the retention of trees and green space enhance the flow from a more built up area into green space as one travels out of Salisbury on the Netherhampton Road.

Whilst being visible from the highway, the proposed retail unit to the front of the site will be single storey and set back from the main road frontage and are of a size and scale that compliment the existing scale of development within the locality and is highly appropriate for the brownfield site.

The use of fibre cement cladding (colour to be determined upon condition) allows a range of colours and textures and provide a long lasting and maintenance free material that can easily be replaced if required.

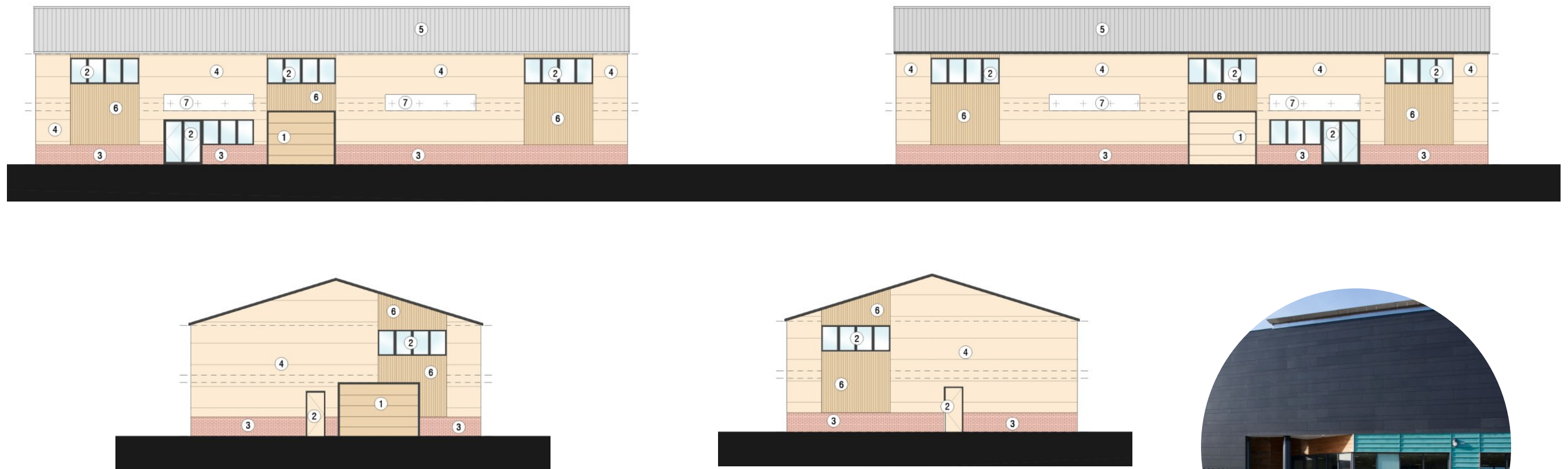
The façade is broken up by the use of brise soleil which provide character and depth to the façade as well as shading for the glazing.

4.0 — Proposed Drawings — Drive Through Coffee Shop



- The drive thru unit is single storey and is therefore not large in scale in terms of its height.
- It is positioned within the site to allow ease of access and some prominence whilst being setback in the site to maintain the openness of the main site entrance and traffic movement.
- The height to the top of the signage feature at the drive thru booth is circa 6.2m.
- The footprint of the drive thru unit is also small in scale in comparison to the size of the plot and similar in scale to the surrounding buildings.
- The drive thru unit has been designed to meet the end user's requirements.
- The majority of the façade will be a dark grey fibre cement panel with accent panels of timber effect cladding.
- The glazing frames are to be PPC (polyester powder coated) in Anthracite

4.0 — Proposed Drawings — B8 Units



The proposed B8 units are of a size and scale that is similar to a previously approved application 19/01104/FUL.

The units are appropriately sized for use by a small business either as a single units operating independently or a larger business could have both units.

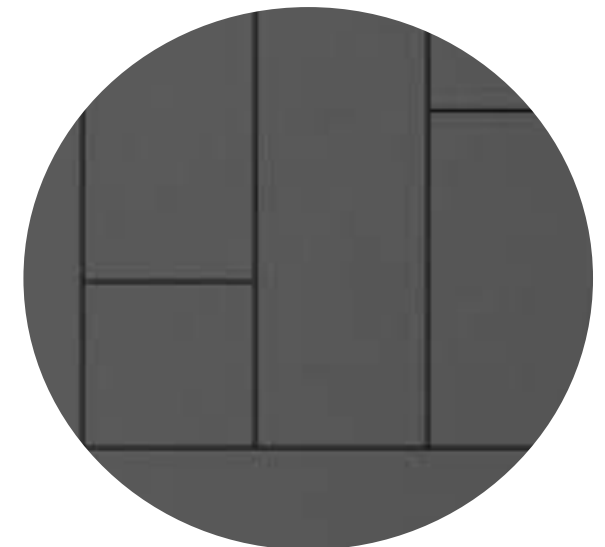
The scale of the units and industrial nature is reflected in the locality with similar units being operative at In-Excess and on the neighbouring Harnham Trading Estate occupied by companies including Booker Foods, Venture Marine and Drain Services Limited.

The external façade will be clad in Equitone fibre cement panels (colour and texture to be agreed by condition) which will compliment the proposed units on site with a colour variation to provide singular identity.

Office space will be provided at first floor level to provide a singular unit and base for the business.



Façade panels examples



5.0 — Landscape and Ecology

Landscaping

The landscaping is a key feature to the site which allows it to transition from a more built up and area to the east to a much more rural feel to the south and west of the site heading out towards Wilton.

A full landscaping and planting plan has been provided which identifies native species of Prees, Perennials and Annuals to be planted across the site.

The planting schedule and landscaping plans shows the applicants commitment to increasing the BNG to the site.

In addition to this, it is proposed to install bat and bird boxes to the proposed B8 and existing Armishaws warehouse building, further enhancing the ecology on the site.

The area surrounding the existing trees facing Netherhampton Road is to be protected and enhanced with flowering lawn mixture. This is extended into the site, breaking up parking spaces with green areas and native tree planting.

The roofs of the proposed retail units will have a sedum roof to further assist with biodiversity and wildlife habitat.

The existing hedgerow along the eastern boundary of the site is to be retained and improved to provide a buffer to the new housing estate and to create a wildlife corridor connecting the Netherhampton Road side with the wider landscape to the south.

Enhanced hedgerow to the southern boundary will aid in the protection of the badger habitat and screen the boundary.

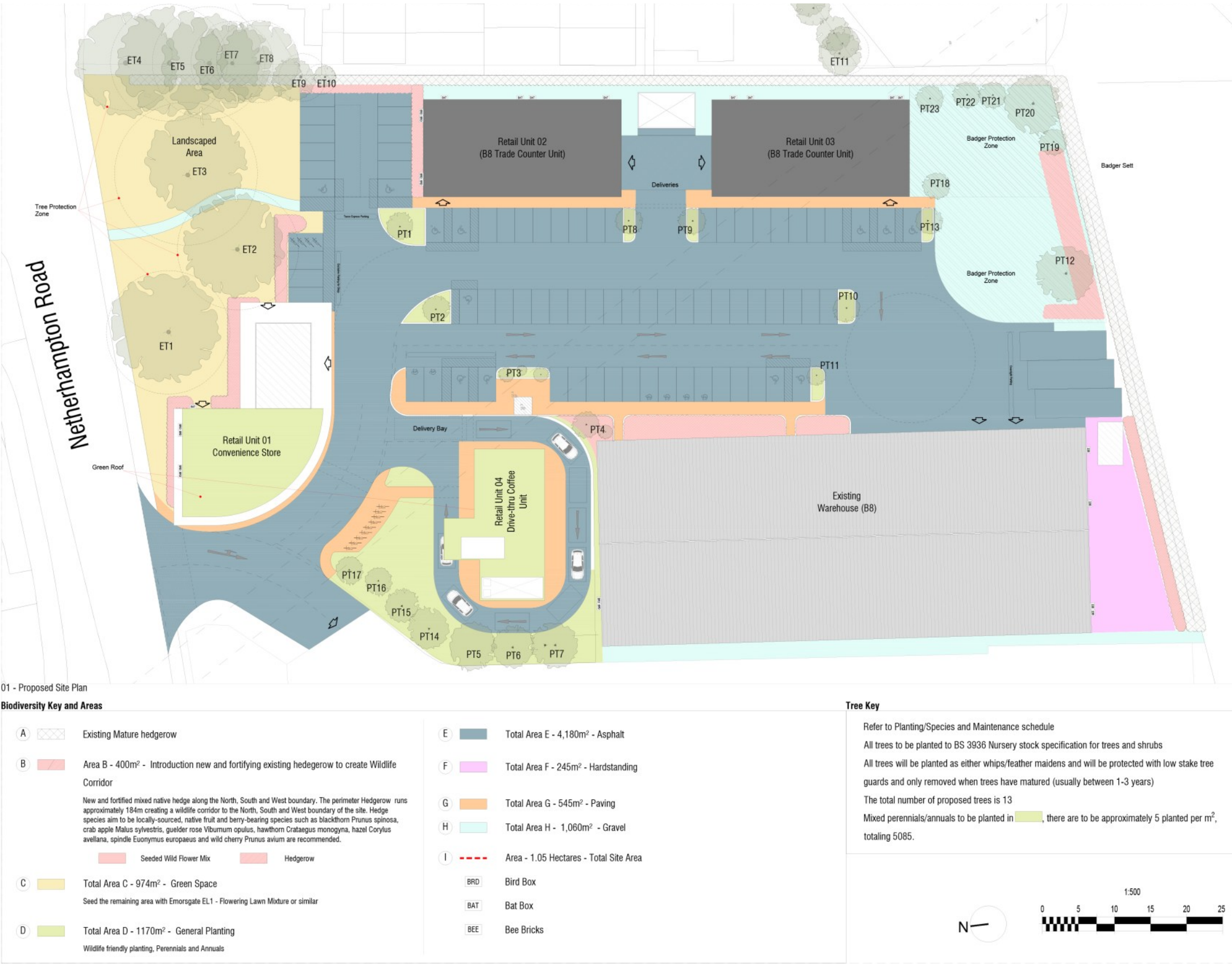
The roadway and parking areas will utilise a SUDS first approach and a suitable free draining material will be installed with parking places being demarcated.

Paving is proposed around the perimeter of the buildings to provide a buffer to the road surface and an identified area for pedestrians.

Ecology

A Preliminary Ecological Appraisal Report has been submitted with this application as well as an Ecological statement from Peach Ecology.

This details the badger protection initiatives as well as the gains in biodiversity.



6.0 — Access and Sustainability

Access

A Transport Statement has been prepared by Connect Consultants which accompanies this application and provides further detail,

The site is currently served by an existing access off Netherhampton Road.

The existing is to be altered and improved to manage traffic flows onto and off the site and to support delivery vehicles and the existing use of .

The site has been designed to allow various delivery and emergency services vehicles to enter and leave the site with appropriate turning space. This is highlighted in the Transport Statement.

There are no raised kerb edgings proposed within the car park to allow for the service vehicle manoeuvre.

All vehicle tracking manoeuvres can be found within the Transport Statement along with the required visibility splays to the access junction.

The drive thru lane has been designed to allow for the advised number of cars to queue in the lane.

A height restrictor is proposed at the drive thru entrance to prevent too large a vehicle from entering, with only those the lane is designed for gaining access.

The proposed development is located adjacent to the main highway network and is therefore easily accessible to all vehicles.

The development will have dropped kerbs with tactile paving at appropriate locations. Parking for a variety of users has been provided across the site with all standard bays being 5m x 2.5m. The accessible car parking spaces are provided close to the entrance and level access thresholds will be provided into the building and along the parking frontage.

The development will also comply with the Equality Act 2010 which brings together and replaces existing equalities legislation including the Disability Discrimination Act 1995 (DDA).

26no. cycle spaces are proposed around the site to facilitate sustainable travel.

The nearest bus stop is located on Netherhampton Road, with regular services to and from Salisbury, Wilton and beyond providing easy access for people arriving by bus.

The nearest railway station is Salisbury, approximately 2.8 miles from the site via car or 1.4 miles on footpaths / cycleways.

Sustainability

The development will aim to incorporate environmental considerations throughout the buildings as is practical, based on the following sustainability themes:

- Minimise Energy Use: the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- Sustainable Building Materials: this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- Sustainable Construction: This theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- Sustainable Transport and Accessibility: the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.
- Waste Management: the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- Site Management: the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively. Therefore the project will:• Comply with all Statutory Environmental Regulations;
- Ensure that all environmental matters are taken account of in any business decision;
- Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected;
- Endeavour to attain a reputation for effective environmental management;
- Attempt to maintain resources which are scarce or non-renewable;
- Attempt to stop the release of emissions or pollutants that may cause damage to the environment;
- Ensure that only suppliers and sub-contractors who have a high environmental regard are used;
- Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised;
- Undertake an ongoing procedure review of its operations in order to minimise the environmental effect of its operations;
- Be mindful of the responsibility to the environment.