

K | A | D

King Architecture & Design

DESIGN AND ACCESS STATEMENT

Nicholas & Harris, Brunel House, Brunel Road, Salisbury, SP2 7PU

1. EXISTING;

Summary:

The existing site comprises of multiple different structures and forms adjoined to create one large bakery.

Materials:

Most structures are finished in brick, with the middle structure finished in light grey metal cladding. Almost all elevations accommodate aluminium framed glazing and a number of standard and industrial sized doors. Most roof forms comprise of corrugated metal pitched roofs, with the more typical front facing structures finished in asphalt flat roofs.

To the street facing edge of the site is a timber fenced smoking area, hiding a parking area. One side of this is an existing transformer structure finished in dark green painted metal. And in the middle of the plot are two existing flour silos, finished in light grey vertical cladding.

2. PROPOSED WORKS;

Summary:

The proposed works will see the replacement of the existing circa 10m tall flour silos with new circa 15m flour silos. 1No. extra transformer will also be added to the street facing edge of the plot alongside the existing.

Design Considerations:

Careful consideration has been given to Wiltshire Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on the street scene and any views of the cathedral, ensuring that the changes do no harm to the existing character of the area.

The proposal has been sympathetically designed to ensure that the proposed new silos have the same footprint on the ground as the existing silos. The only additional impact being the additional circa 5m of height.

The existing street scene is already broken up by the existing transformer, fencing and segregated smoking area enclosure. A small section of fencing will be removed to allow for the new transformer to be sited alongside the existing, ensuring a minimal impact on the street scene.

3. JUSTIFICATION;

The existing building / production has reached a limit of it's storage and power supply to support the machinery used.

The enlarged silos give the business and site the ability to remain on site whilst increasing production to meet demand.

The extra transformer gives the building the additional required supply to run the ever increasing electrical requirements of more modern and substantial machinery.

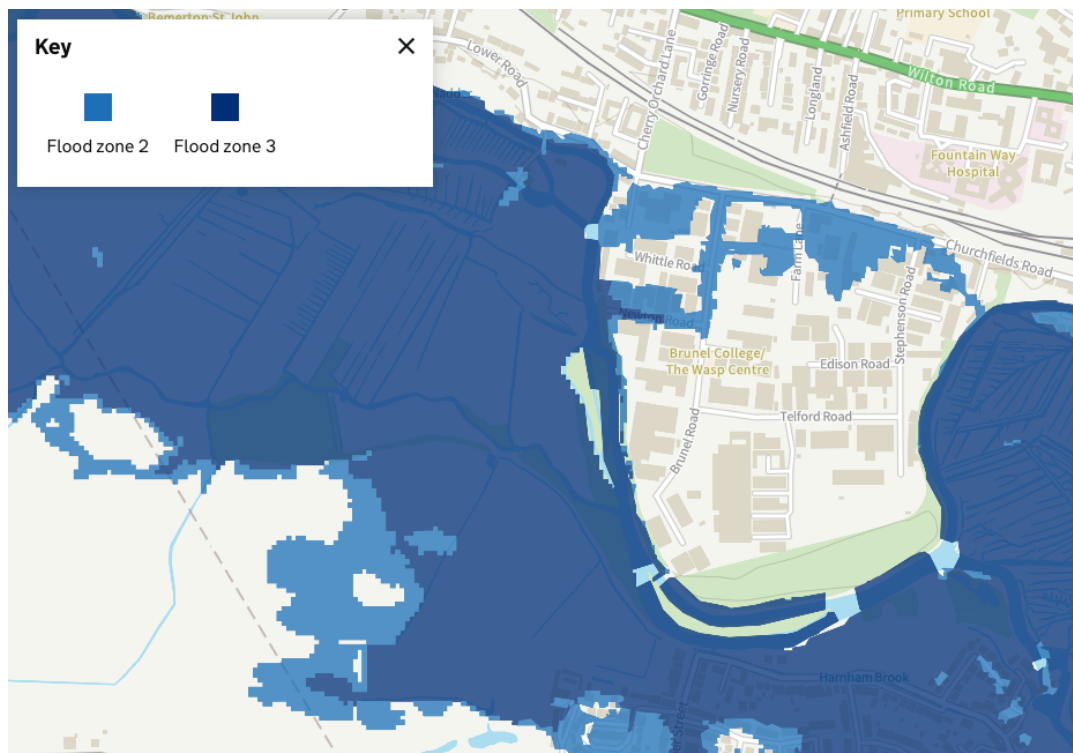
4. FLOOD RISK ASSESSMENT;

This application relates to the proposed works will see the construction of a new rear extension and all associated works.

The site is located just outside of flood risk Zones 2 & 3 flood risk area, which means that it is in Zone 1 which has an area of low risk to flooding.

The risk in Zone 1 is assessed as having less than 1 in 1,000 annual probability of sea flooding (< 0.1%). As such, the area to which the works are occurring is extremely low.

Below is a flood map from the Environment Agency, which gives an accurate location of the property and where it sits in regard to specific flood zones.



K | A | D

King Architecture & Design

5. ACCESS;

No alterations to the existing access or parking are to be made as a consequence of the proposed works.

6. LOCATION;

The building is not within a conservation area nor is it listed.

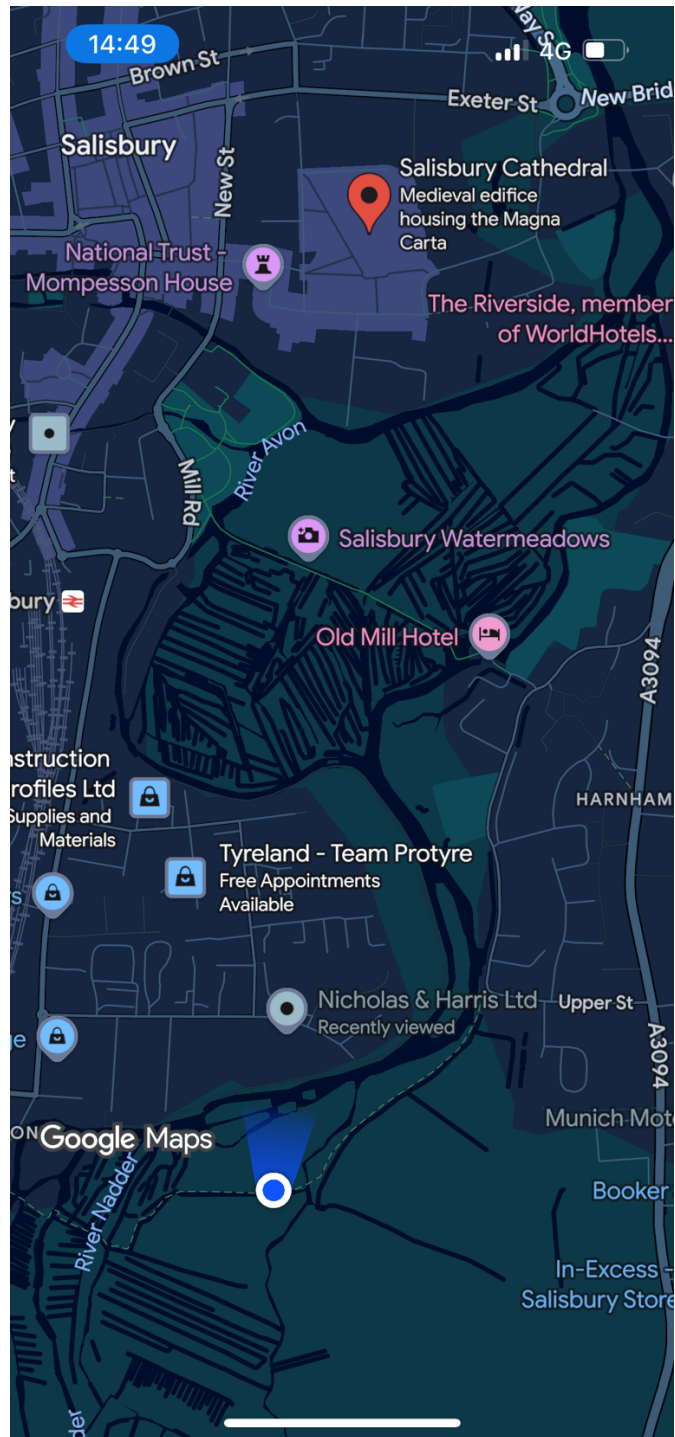
7. VIEWS;

The site sits to a side of Salisbury where there are no prominent protected views of the Cathedral. As per the below photo, and location of where the photo was taken, the areas to the West of the site are all fields, on a nearly level land, meaning there are no prominent views of the Cathedral that could be blocked. Especially with circa 15m tall trees along the edge of the developed area.



K|A|D

King Architecture & Design



8. LOCATION;

The building is not within a conservation area nor is it listed.

9. ACCESS;

No alterations to the existing access or parking are to be made as a consequence of the proposed works.

T: 0795 574 2966 | **E:** admin@kingarchitectureanddesign.co.uk

W: www.kingarchitectureanddesign.co.uk | **A:** 39 Alresford Road, Winchester, SO23 0HG