

# O5

## DESIGN PROPOSAL

Location: Whiteparish, Salisbury  
Type of project: Residential

The layout submitted as part of this application has been carefully designed and is underpinned by the findings of the site and village analysis. The design has been shaped by the community comments and engagement. It has also been shaped by the comments and feedback from the Pre-Application document as a whole.

The proposed design seeks to increase the housing stock in Whiteparish whilst enhancing the natural ecology and environment of the site through increased planting and parkland. Being situated on the settlement edge, there was an opportunity to improve the entrance to the village by acknowledging the historic linear development. On the northern boundary the buildings are set back to respect the adjacent building lines.

Residents accessing the site will be able to appreciate the views to the south which have been left open where possible. With landscape treatments such as naturalistic planting intends to seamlessly blend the parkland with the adjoining fields. The frontages to the south, which open onto the new parkland, punctuate the settlement edge in the same manner as built form to the northwest, where individual backs face into the open fields.

The concept plan to the right indicates the key aspects of the design in the early stages of development, which will be reflected in more detail in the following section of this document.

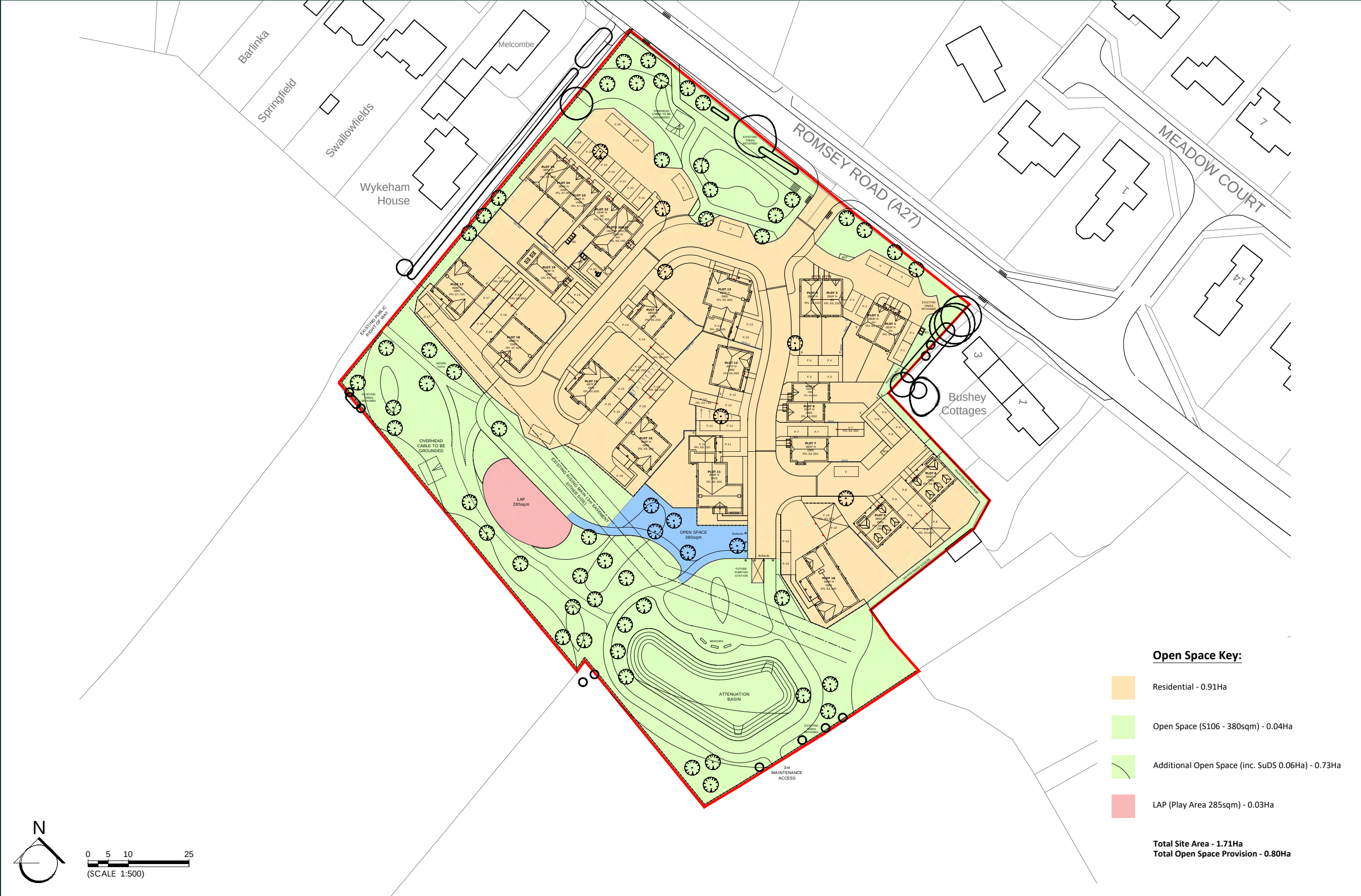


Development Concept Plan

ILLUSTRATIVE MASTERPLAN



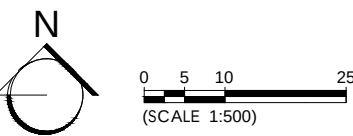
LAND USE PLAN



BOUNDARY TREATMENT PLAN



- Boundary Treatment Key:**
- 1.8m Brick Wall with creasing tile coping detail (brick arch over all gates).
  - 1.8m Timber Close Board Fence.
  - 0.9m Chestnut Post and Rail Fence.
  - g Gate



[illegible]

TENURE PLAN



## TENURE PLAN

| Land South of Romsey Road - Accommodation Schedule - 29/09/22 |              |         |            |            |          |         |                     |       |       |       |       |                    |                          |
|---------------------------------------------------------------|--------------|---------|------------|------------|----------|---------|---------------------|-------|-------|-------|-------|--------------------|--------------------------|
|                                                               |              |         |            |            |          |         | NDSS SIZES ACHIEVED |       |       |       |       |                    |                          |
| Plot No.                                                      | Bed/Person   | Tenure  | Type       | Height     | GIA SqFt | GIA SQM | BED 1               | BED 2 | BED 3 | BED 4 | M4(2) | M4(3)<br>ADAPTABLE | PARKING<br>(INCL GARAGE) |
| 1                                                             | 2B / 3P      | FH      | Semi       | 2 Storey   | 757.00   | 70.40   | ●                   | ●     |       |       | ●     |                    | 2                        |
| 2                                                             | 2B / 3P      | FH      | Semi       | 2 Storey   | 757.00   | 70.40   | ●                   | ●     |       |       | ●     |                    | 2                        |
| 3                                                             | 2B / 4P      | S/O     | Semi       | 2 Storey   | 859.00   | 79.80   | ●                   | ●     |       |       | ●     |                    | 2                        |
| 4                                                             | 3B / 4P      | FH      | Semi       | 2 Storey   | 906.00   | 84.20   | ●                   | ●     | ●     |       | ●     |                    | 2                        |
| 5                                                             | 2B / 4P      | Private | Semi       | 2 Storey   | 814.00   | 75.60   | ●                   | ●     |       |       | ●     |                    | 2                        |
| 6                                                             | 2B / 4P      | Private | Semi       | 2 Storey   | 814.00   | 75.60   | ●                   | ●     |       |       | ●     |                    | 2                        |
| 7                                                             | 3B / 5P      | Private | Detached   | 2 Storey   | 1034.00  | 96.10   | ●                   | ●     | ●     |       | ●     |                    | 3 ●                      |
| 8                                                             | 3B / 6P      | Private | Detached   | 1.5 Storey | 1199.00  | 111.40  | ●                   | ●     | ●     |       | ●     |                    | 3 ●                      |
| 9                                                             | 3B / 6P      | Private | Detached   | 1.5 Storey | 1199.00  | 111.40  | ●                   | ●     | ●     |       | ●     |                    | 3 ●                      |
| 10                                                            | 4/5B // 8/9P | Private | Detached   | 2 Storey   | 2446.00  | 227.20  | ●                   | ●     | ●     | ●     | ●     |                    | 4 ●                      |
| 11                                                            | 4B / 8P      | Private | Detached   | 2 Storey   | 2211.00  | 205.40  | ●                   | ●     | ●     | ●     | ●     |                    | 4 ●                      |
| 12                                                            | 4B / 7P      | Private | Detached   | 2 Storey   | 1492.00  | 138.60  | ●                   | ●     | ●     | ●     | ●     |                    | 3 ●                      |
| 13                                                            | 4B / 7P      | Private | Detached   | 2 Storey   | 1693.00  | 157.30  | ●                   | ●     | ●     | ●     | ●     |                    | 3 ●                      |
| 14                                                            | 3B / 6P      | Private | Detached   | 2 Storey   | 1171.00  | 108.80  | ●                   | ●     | ●     |       | ●     |                    | 3 ●                      |
| 15                                                            | 4B / 7P      | Private | Detached   | 2 Storey   | 1507.00  | 140.00  | ●                   | ●     | ●     | ●     | ●     |                    | 3 ●                      |
| 16                                                            | 4B / 8P      | Private | Detached   | 2 Storey   | 1677.00  | 155.80  | ●                   | ●     | ●     | ●     | ●     |                    | 3 ●                      |
| 17                                                            | 4B / 8P      | Private | Detached   | 2 Storey   | 1677.00  | 155.80  | ●                   | ●     | ●     | ●     | ●     |                    | 3 ●                      |
| 18                                                            | 4B / 8P      | Private | Detached   | 2 Storey   | 1868.00  | 173.60  | ●                   | ●     | ●     | ●     | ●     |                    | 3 ●                      |
| 19                                                            | 3B / 5P      | Private | Detached   | 2 Storey   | 1163.00  | 108.00  | ●                   | ●     | ●     |       | ●     |                    | 2                        |
| 20                                                            | 1B / 2P      | Rent    | Maisonette | 1 Storey   | 673.00   | 62.50   | ●                   |       |       |       |       | ●                  | 1                        |
| 21                                                            | 2B / 3P      | Rent    | Maisonette | 1 Storey   | 730.00   | 67.80   | ●                   | ●     |       |       | ●     |                    | 1                        |
| 22                                                            | 2B / 4P      | Rent    | Semi       | 2 Storey   | 865.00   | 80.40   | ●                   | ●     |       |       | ●     |                    | 2                        |
| 23                                                            | 2B / 4P      | Rent    | Semi       | 2 Storey   | 865.00   | 80.40   | ●                   | ●     |       |       | ●     |                    | 2                        |
| 24                                                            | 2B / 4P      | Rent    | Terraced   | 2 Storey   | 865.00   | 80.40   | ●                   | ●     |       |       | ●     |                    | 2                        |
| 25                                                            | 3B / 5P      | Rent    | Semi       | 2 Storey   | 1031.00  | 95.80   | ●                   | ●     | ●     |       | ●     |                    | 2                        |
| TOTAL GIA                                                     |              |         |            |            | 30273.00 | 2812.70 |                     |       |       |       |       |                    |                          |

HARDSCAPE FINISHES PLAN



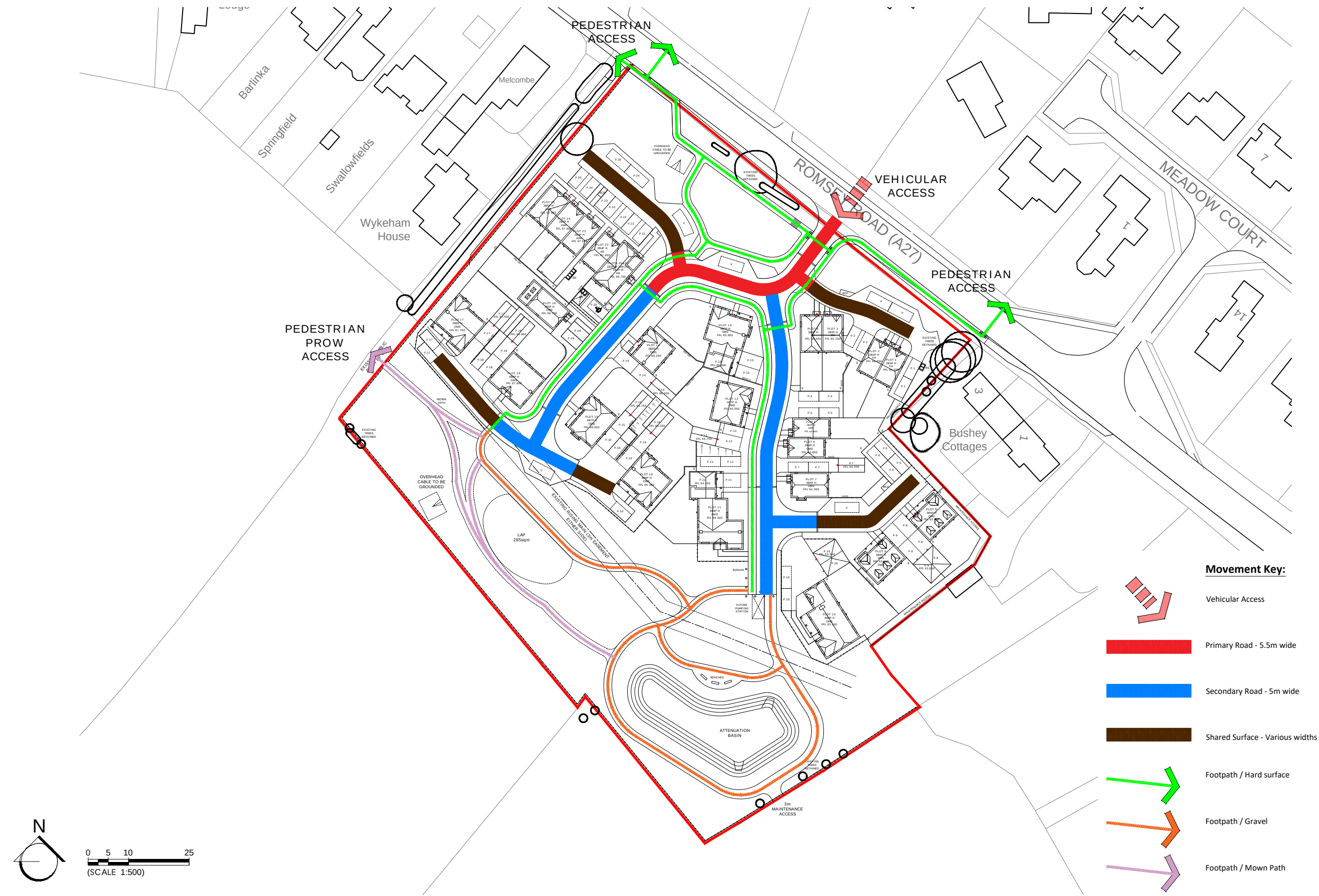
- Hardscape Finishes Key:**
- Tegula block paving turning head (Colour TBC)
  - Block Paving (Roads) (Colour TBC)
  - Block Paving( Driveways and Parking) (Colour TBC)
  - Gravel
  - Transition strip formed of 3 rows of Granite Setts
  - Transition strip formed by flush kerb



PARKING STRATEGY PLAN



ACCESS AND MOVEMENT STRATEGY PLAN



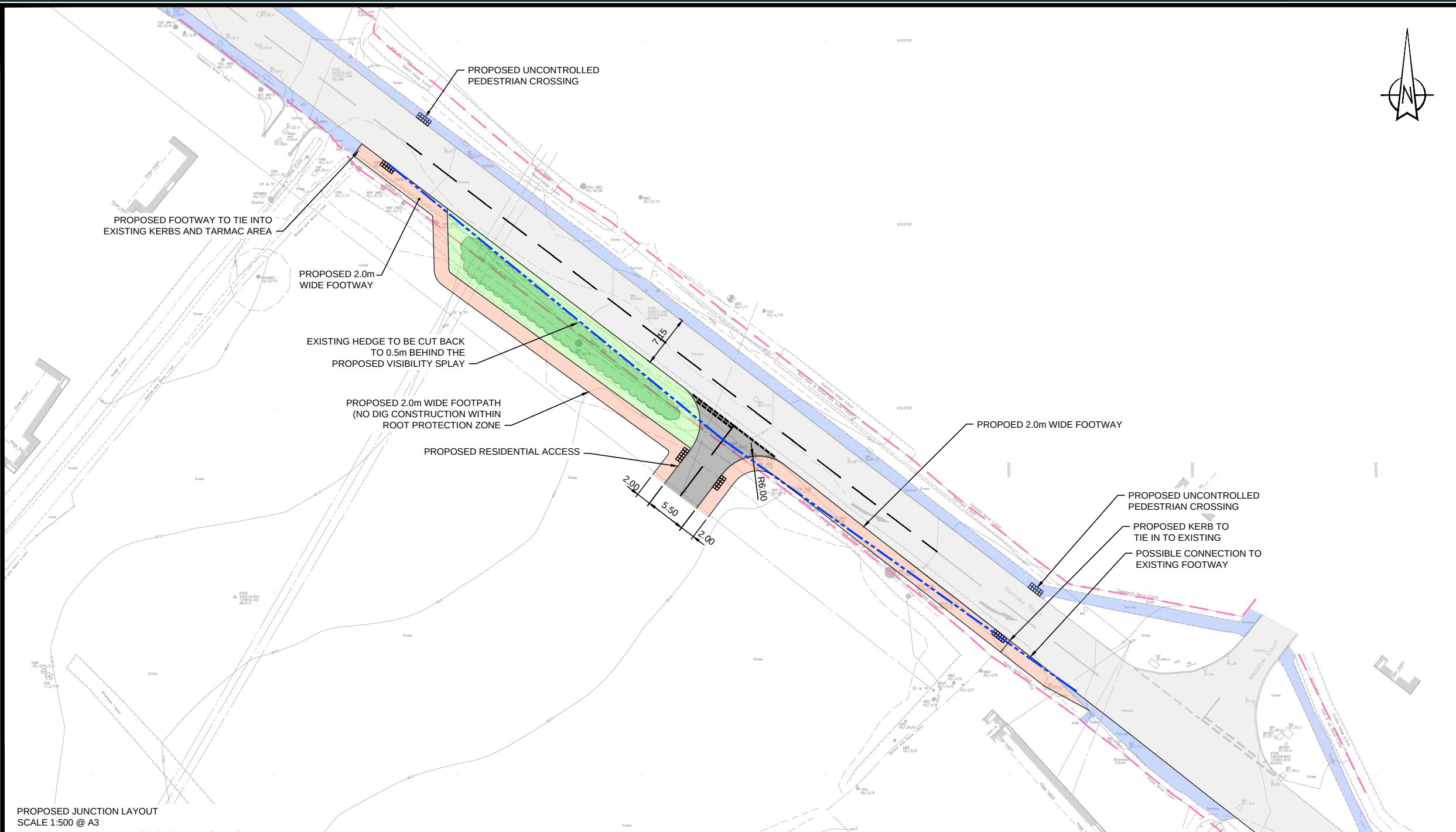
# FIRE ACCESS STRATEGY PLAN



## REFUSE AND CYCLE STRATEGY PLAN



# APPROVED ACCESS ARRANGEMENT



| REV | DETAILS | DRAWN | CHECKED | DATE | NOTES:                                                                                                                                                                                                                                          | KEY:                                                                                                                                                                                             | PROJECT:                    | CLIENT:   |
|-----|---------|-------|---------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------|
|     |         |       |         |      | 1. Do not scale from this drawing.<br>2. This drawing is for illustrative purposes only and not for construction.<br>3. This drawing is to be read and printed in colour.<br>4. All dimensions are shown in metres, unless specified otherwise. | EXISTING CARRIAGEWAY<br>EXISTING FOOTWAY<br>PROPOSED CARRIAGEWAY<br>PROPOSED FOOTWAY<br>GRASS VERGE<br>HEDGEROW<br>EXTENTS OF ADOPTED HIGHWAY<br>2.4 x 59m VISIBILITY SPLAY (37mph DESIGN SPEED) | Romsey Road, Whiteparish    | Macra Ltd |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | DRAWING TITLE:              |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | Proposed Access Arrangement |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | DRAWN:                      |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | TP                          |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | CHECKED:                    |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | BJC                         |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | DATE:                       |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | 19.07.2022                  |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | SCALES:                     |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | 1:500/1:1000                |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | SHEET SIZE:                 |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | A3                          |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | DRAWING NUMBER:             |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | 1294-008                    |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | REVISION:                   |           |
|     |         |       |         |      |                                                                                                                                                                                                                                                 |                                                                                                                                                                                                  | -                           |           |

NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN CONDON DREW ASSOCIATES LTD. IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.

Extracts of Access arrangement (agreed at Outline Application stage)

## APPROVED ACCESS ARRANGEMENT

### Primary Access

Access to the site will be taken from Romsey Road via a proposed simple priority T-junction as shown in the opposite drawing. The salient points of the access are:

- Major Carriageway Width = 7.15m.
- Minor Carriageway Width = 5.5m.
- Junction Radii = 6.0m.
- Footways = 2 x 2.0m.

Whilst Romsey Road is subject to a 30mph speed limit in the vicinity of the site, the speed limit increases to 40mph around 150m to the east of the site. As a result, vehicle speeds are greater than 30mph past the site access. To account for this, visibility splays for the site access have been taken from Table 7.1 of Manual for Streets (MfS) based on a 37mph design speed. The resultant visibility splays are 2.4m x 59m.

The proposed site access arrangement, including visibility splay requirements, can be provided within adopted highway or client-controlled land.

Based on the pre-application response, the proposed site access arrangement and visibility splays are acceptable to the LHA.

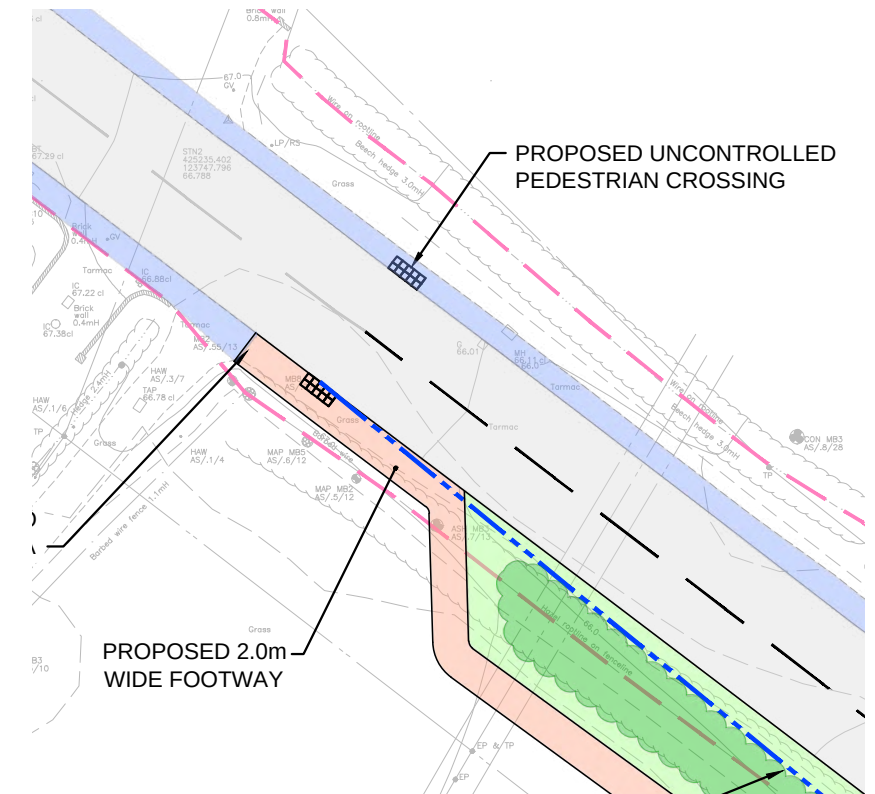
Pre-approved proposed site access layout confirmed in pre-application response, reflecting the current needs of both the development and Whiteparish.

### Pedestrian Facilities

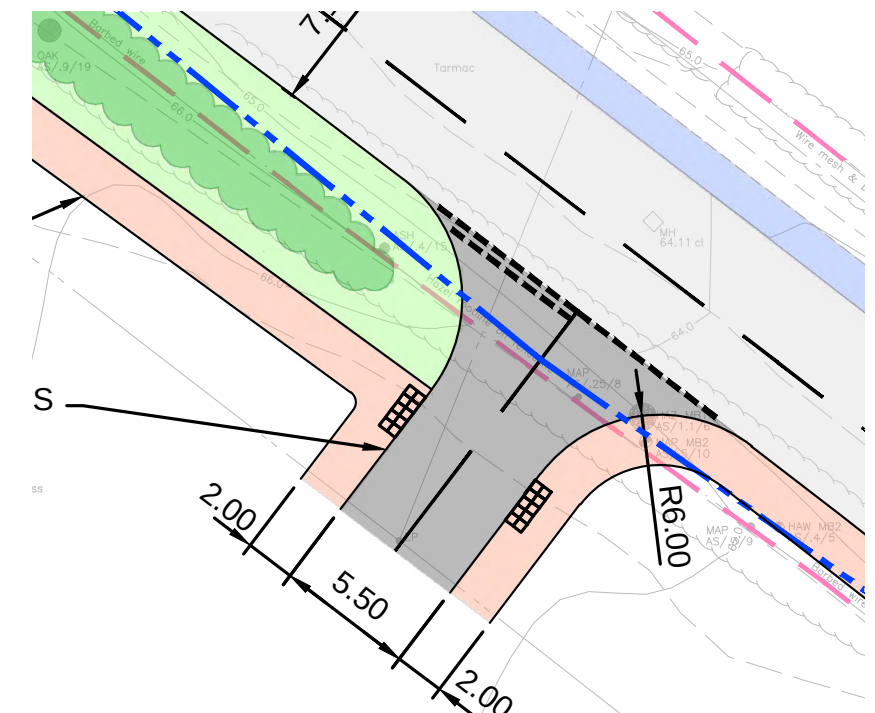
As part of the site layout a pedestrian link will be made to Public Footpath WH17 to the west of the site. This is as requested by the LHA in their pre-application response. The precise position of the link will be defined as part of the reserved matters.

To the west of the site access is a large oak tree that has a 15m diameter root protection zone (RPZ). To allow a 'no dig' construction, the proposed western footway is located within the development rather than the traditional at the 'edge of carriageway' arrangement. The proposed footway returns to the edge of carriageway when located outside the RPZ. The existing hedge and vegetation between the proposed footpath and carriageway will be cut back to 0.5m behind the proposed junction visibility splays with the remainder of the verge retained as grass. The hedge and grass will be cut several times per year to prevent vegetation encroaching into the visibility splay.

Although most of the pedestrian trips associated with the proposed development will travel west towards the village centre. Nevertheless, a proposed footway connection can be provided to the cottages to the east of the site and the bus stops. This footway can be provided within adopted highway. However, it should be noted that there is a level difference between edge of Romsey Road carriageway and the front gardens of the cottages. As a result of this level difference, it may not be possible to provide a full 2.0m wide footway to the cottages. Whilst this footway link is not essential for future residents of the development, it would provide a highway safety benefit to the residents of the existing cottages on Romsey Road and connectivity to the bus stops.

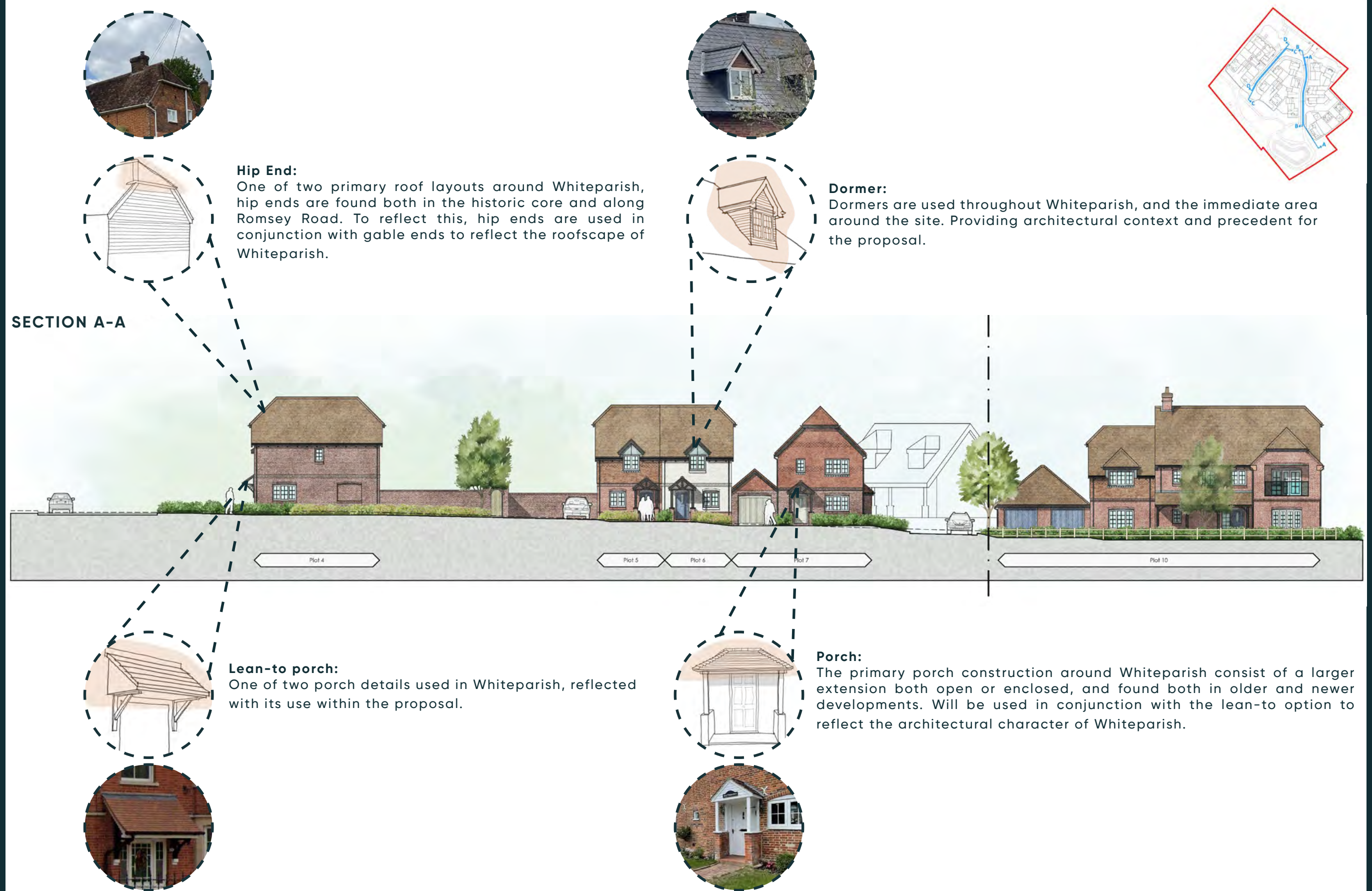


Extracts of Access arrangement (agreed at Outline Application stage)

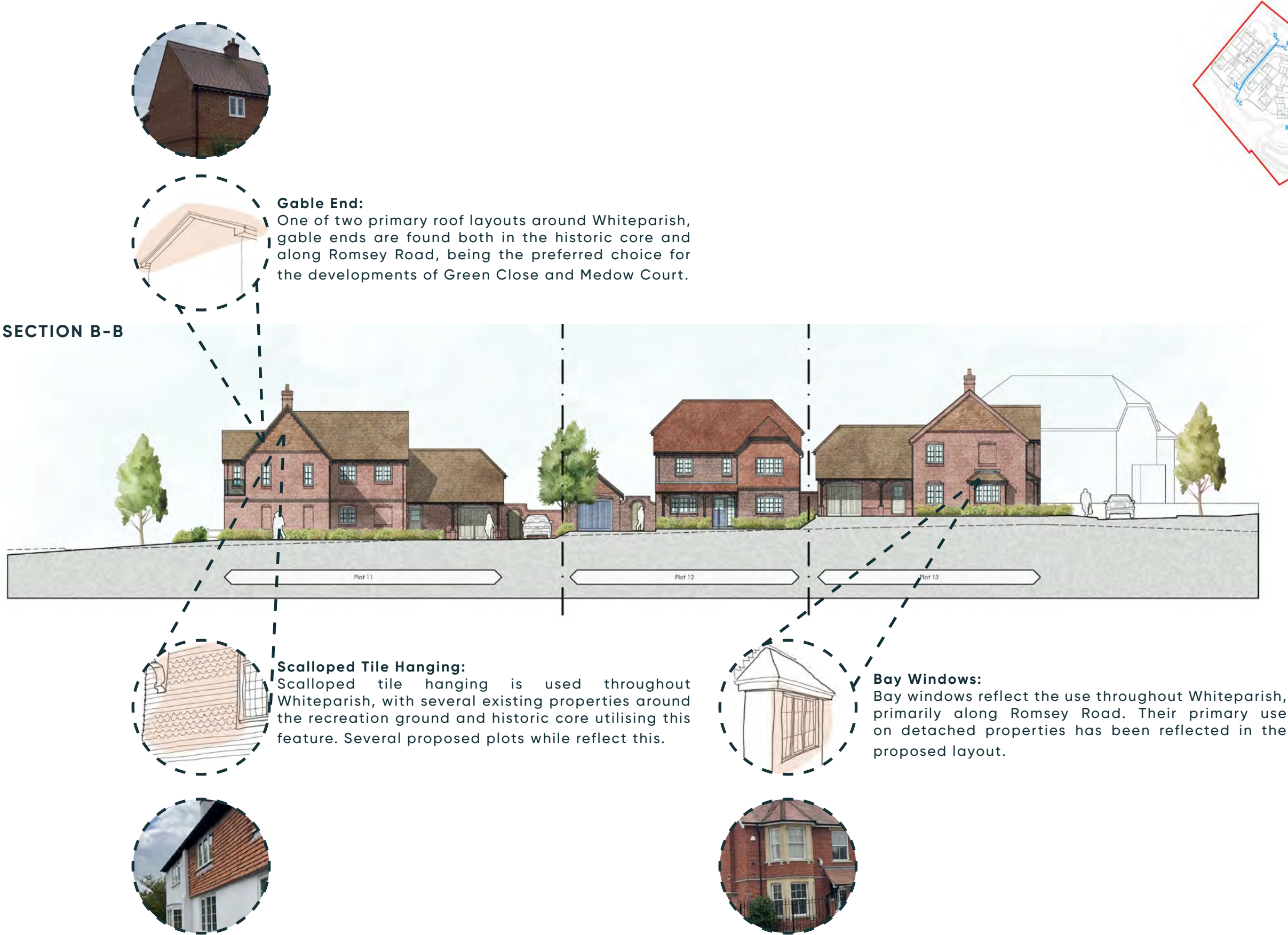


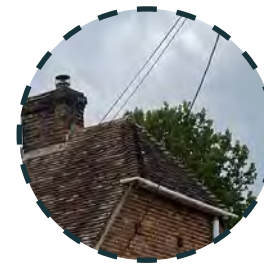
Extracts of Access arrangement (agreed at Outline Application stage)

## STREET SCENES

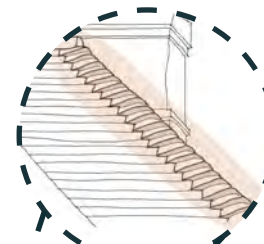


STREET SCENES





**Chimney:**  
Chimneys are used throughout Whiteparish primarily along Romsey Road and the Historic Core and used primarily on detached properties. Reflected in the proposal with the detached plots such as plots 10+11.



**Bonnet Hip:**  
Bonnet hip tiles are used extensively throughout Whiteparish, with the highest usage on older properties within the Historic core. These have been reflected and used in conjunction with hip-end roof layouts throughout the proposal.

SECTION C-C



SECTION D-D

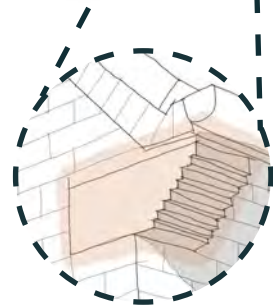


## STREET SCENES

Street Scene E-E



Street Scene F-F



**Tile Corbel:**  
Several styles of corbels are used around Whiteparish, providing additional detail to the roofscape. This is reflected in several plots within the proposal.



Street Scene G-G



# 06

## LANDSCAPE

Location: Whiteparish, Salisbury  
Type of project: Residential

The landscape strategy undertaken aims to preserve and enhance the existing green infrastructure while creating spaces that are functional, biodiverse, and visually appealing. The following recommendations reduce the landscape and visual effects of the development and further integrate it into the area. Site boundary treatments and new distinct structural elements will soften the impact of the proposals and integrate the development into the built form of Whiteparish.

Key Features include:

- Retention of Existing Features: The site's mature trees, hedgerows, and vegetation will be conserved and integrated into the layout, providing natural screening and enhancing biodiversity.
- Public Open Space: A focal public open space will be established, incorporating a play area, wildflower planting, and sustainable drainage features (SuDS) to enhance ecology and manage surface water.
- Soft Boundary Treatments: Grass verges and hedgerows will provide a softer edge to properties adjacent to open spaces, contributing to the rural aesthetic of the development.

The south-western open space contains ecological enhancement, informal recreation, a small play area and an attenuation basin, interconnected with extensive and varied native planting. Proposed tree planting locations within soft landscape. Fruiting and ornamental tree species to be located within curtilage and native species in open spaces such as mountain ash, crab apple and bird cherry.

Management and Enhancement of Existing Vegetation:

- Remove/replace poor quality/diseased vegetation as required.
- Suitable protection measures to all retained vegetation.
- Retained vegetation appropriately managed, with a focus on remedial work such as thinning, removal of low growth and crown raising as necessary.

Proposed Mitigation and Planting:

- New planting should comprise appropriate species, with domestic planting restricted countryside adjacent borders.
- Varied tree sizes to create instant impact and structure.
- Strategic tree planting to create structure and break up views.
- Native tree planting should take place within new boundary hedging, to create structure and break up views into the site.
- Mixed native boundary hedging should be established.
- A dense hedge and woodland belt along the south-west boundary to enhance the containment of the site.

LANDSCAPE PLAN



LANDSCAPE PLAN - LVIA Ltd.

# O5

## CONCLUSION

Location: Whiteparish, Salisbury  
Type of project: Residential

This Design & Access Statement has set out a clear explanation of the design process undertaken and the rationale for the application proposal. The design process has included a comprehensive and thorough assessment of the site and its immediate surroundings. It presents a clear set of principles to guide the future development.

Our vision is to create an attractive settlement extension which complements the existing form and character of Whiteparish. The provision and enhancement of natural parkland and planting has been an essential part of the design to ensure there is a seamless blend with the surrounding fields and semi-rural appearance of the village.

The design proposal takes advantage of the distinct linear development pattern of Whiteparish, integrating with its surroundings by following clear building lines and linking existing footpaths to improve walkability. This continuation of development creates an effective gateway to Whiteparish.

### Key Features

- Vehicular access from Romsey Road.
- Improved pedestrian links along the northern site boundary for better walkability into the local centre.
- A proposal which respects the existing residential character and buildings lines evident in Whiteparish.
- Retention and enhancement of existing trees and hedgerows bordering and within the site.



PLACEHOLDER DIAGRAM - AWAITING SITE CGI

# BARGATE

Certain base maps and images may be sourced from google maps to supplement existing site photos and details. This includes certain street views and site analysis diagrams.