

**DESIGN AND ACCESS STATEMENT FOR  
LUCKY FU ASIANMART  
(FULL PLANNING: PL/2025/08091)**

**(Date: 11/11/2025)**

**SITE ADDRESS: SALISBURY CYCLING CLUB, SALT LANE, SALISBURY, SP1 1DU**

**INTRODUCTION**

This Design and Access Statement accompanies planning application PL/2025/08091 for the proposed change of use of the existing-social club to Class E (Commercial, Business and Service). The proposal comprises the creation of a small mini-market at ground floor level, with the first floor to be used as a dry storage and preparation (staff only) area associated with the proposed mini-market.

The works also include the restoration and refurbishment of the three lower ground sash windows fronting Rolleston Street, which will enhance the building's appearance and contribute positively to the surrounding streetscape.

In addition, a sympathetically designed timber sign panel is proposed. The signage has been developed to respect the historic character of the listed building while providing clear and legible identification for the new commercial use. All proposed materials, fixings, and finishes have been carefully selected to ensure minimal intervention, reversibility, and compatibility with the building's existing historic fabric. No external illumination or lighting is proposed for the sign panel, thereby maintaining the building's traditional appearance and minimising visual impact on the heritage asset.

**SITE DESCRIPTION**

The site is located at Social Club, Salt Lane, Salisbury, SP1 1DU. The site is a part of a red brick terrace, occupying a plot on Salt Lane which is characterised by a mix of historic and commercial buildings. As part of the terrace, the property directly abuts adjoining buildings on both the east and west elevations. To the south, the site fronts onto Salt Lane, which provides access to the surrounding city centre streets, while to the north, the site backs onto a service yard area shared with neighbouring premises and enclosed by other urban blocks. There are several listed buildings within the immediate setting of the site. It is situated in a central location, approximately 300 metres from Salisbury Cathedral and within easy walking distance of the main retail and cultural amenities of the city centre.

**HISTORICAL INTEREST**

The architectural interest of the site is primarily associated with its historic frontage and relationship to the wider built form along Salt Lane. The building forms part of a continuous terrace reflective of Salisbury's phased urban growth and is considered to contribute to the historic character of the street. Its architectural value is largely derived from its age, vernacular form, and survival of original features, which together reflect the evolution of Salt Lane as a secondary commercial route within the medieval city layout. The red brick design of the building includes several elements of ornate detailing which again, were part of a conscious design. The building has group value with other similar structures along the street and those in the wider Conservation Area, thereby positively contributing to the Conservation Area's significance.

The historic interest in the building is largely associated to its connections to the original Medieval market town and it contributes to the collective experience due to the historic interest of the site, it is an important contributor to the character of the Conservation Area and as part of a terrace that has seen incremental change, the building contributes to the historic layering evident within the Conservation Area. Whilst elements of the site have been subject to modern interventions, these have not obscured its historical function or presence within the urban fabric. Its role as a social venue in more recent history also contributes to its communal and evidential value. Considering the above interests, the building is determined to be of medium significance.

The Salisbury City Conservation Area Character Appraisal (2012) identifies Salt Lane as a historically significant street within the medieval urban grid. Although the lane's origins can be traced back to the 13th and 14th centuries, its built form predominantly dates from the 17th century onwards, reflecting a pattern of later urban development.

## ASSESSMENT OF IMPACT AND ACCESS

An initial proposal for a new entrance on Rolleston Street was considered; however, this was withdrawn as it would have resulted in a significant alteration to the building's historic character. Upon further review, it was determined that the existing entrance on Salt Street provides suitable and convenient access for all users. The existing doorway is already fully accessible for individuals with disabilities, including wheelchair users, thereby meeting accessibility requirements without the need for external alterations.

The proposed mini-market is intended to operate as a small, family-run business, employing only a limited number of full-time and part-time local staff. As most employees will live within walking distance, the reliance on public transport and private car use will be minimal. Additionally, there is an existing public parking area directly opposite the premises, which will adequately serve customers.

Overall, the proposal is expected to have a negligible impact on the surrounding area in terms of traffic generation, noise, and visual change.

As mentioned previously, a dedicated waste and recycling area will be provided on the ground floor, ensuring proper refuse management, reducing visual external bin clutter, and minimising any potential adverse environmental or visual impact.

## STATEMENT OF NEED

Mr. Chen immigrated from China to Salisbury in 2003, where he established his first family-run Chinese takeaway in 2006. Following its success, he later opened another takeaway business, Special Wok, located on Endless Street, which continues to operate successfully today. Over the years, Mr. Chen has become an active member of the local community. He is married and has four children, all of whom are currently attending school in Salisbury.

Through his experience running these businesses, Mr. Chen realised that sourcing fresh Asian produce locally is extremely challenging, as **'Salisbury does not currently have any Asian supermarket'** or dedicated Asian grocery store. The nearest Asian markets are in Southampton (approximately 25 miles away) and Bournemouth (approximately 33 miles away). While alternative options exist, the lack of a local provision highlights a clear unique gap in the market.

Asian produce is increasingly mainstream in the UK, moving from specialist shops into larger supermarkets and restaurants. This trend is driven by rising consumer interest, social media influence, evolving food trends, and the expansion of Asian supermarkets. Ingredients such as pak choi, Sichuan pepper, and gochujang are now commonly available, alongside a broader appreciation of diverse Asian cuisines. The market for Asian produce and related food products is expanding rapidly, and this demand is expected to continue growing.

It was noted in the previous application that the premises fall just outside the defined secondary shopping area, being slightly less than a hundred yards away. However, we respectfully submit that this case represents a unique exception, given the significant gap in local provision for Asian produce. Approving this proposal would provide a valuable resource for the wider Salisbury community, particularly for residents who enjoy cooking and wish to access fresh and authentic ingredients locally.

Moreover, the mini-market would serve the Asian community in Salisbury, including those employed in the NHS, hospitals, nursing homes, and care facilities, offering them convenient access to culturally familiar foods. The positive impact on well-being, diet, and community cohesion is likely to be substantial, making this proposal an important opportunity to meet both local demand and community needs.

## WHAT IS DRIVING THE CHANGE

- **Growing consumer interest:**  
There is a significant and increasing interest in a wider range of Asian foods and flavors among UK consumers.
- **Influence of K-culture:**  
The global success of Korean pop culture (K-pop, dramas, cinema) has sparked curiosity about Korean food, such as kimchi and BBQ.
- **Focus on health and authenticity:**  
Many Asian ingredients are seen as healthy options, with dishes featuring lots of vegetables, ginger, and fish. There is also a growing demand for authentic regional flavors beyond just Chinese and Indian cuisine.
- **Social media:**  
Platforms like TikTok and Instagram play a large role in spreading food trends and encouraging experimentation with new ingredients and recipes.

## **ARCHAEOLOGICAL INTEREST**

Archaeological investigations have revealed medieval activity in the form of rubbish pits and clay extraction, indicating its use as backland space prior to more formal development.

Due to the site's location within the historic core of Salisbury and its proximity to known medieval activity along Salt Lane, there is a high likelihood that there will be archaeological interest should any below ground works commence. It is noted that there are no below ground works proposed.

## **DESIGN PRINCIPLES**

The design proposal aims to preserve and enhance the character of the listed building while providing for modern use. The main design principles include:

The proposal retains key architectural elements, such as the windows and main door ensuring that any alterations are sympathetic to the original design. We propose using materials that match or are compatible with the existing structure, such as restoration of the existing windows and the new main entrance on Rolleston street.

## **PROPOSED WORKS**

### **Externally**

There will be no structural or additional changes to the existing building, except for the restoration of the three lower ground sash windows. These windows have been concealed and boarded up with black-painted timber panels for many years. However, upon internal inspection, it appears that all three windows remain intact and in reasonably good condition. They will, nonetheless, require some repainting and the replacement of a few glass panes. The restoration work will be carried out sympathetically by a specialist in traditional window restoration. Please refer to drawing 300925-C & 25072-1

### **Internally**

The proposed works involve minimal reconfiguration of the internal layout to accommodate separate commercial units, while largely maintaining the existing flow and plan form. Upgrades to internal finishes and building services will be undertaken to meet current building regulations and to support the functional requirements of Class E uses. Additionally, a dedicated waste and recycling room will be provided on the ground floor adjacent to the main internal entrance, helping to reduce visual clutter and improve operational efficiency.

## **IMPACT TO THE LISTED BUILDING**

Although the building has experienced a number of alterations over time, specifically internally, it continues to retain elements of its original form and external character that contribute to the aesthetic and historic value. The interior, by contrast, has undergone extensive 20th-century adaptation to accommodate its former use as a social club, resulting in the loss or concealment of most historic fabric. Consequently, the interior is judged to have limited evidential value and a low level of sensitivity to change.

Externally, the proposed works are limited in scope and are designed to respect the established architectural character of the building and its setting within the Conservation Area. The key interventions comprise:

Restoration and repair of existing windows, undertaken on a like-for-like basis, which will conserve original or historic joinery where present and reinstate the building's intended appearance. This represents a positive conservation measure that will enhance both the building's visual integrity and its long-term condition.

The proposed signage has been designed to be modest and sympathetic in both scale and appearance, using materials and colours appropriate to the building's period character and its setting within the Salisbury Conservation Area. While the introduction of new signage inevitably introduces a minor degree of visual change to the historic façade, the design is restrained and respects the architectural proportions and detailing of the host building.

These limited and carefully considered external works will preserve the architectural integrity of the listed building and contribute positively to its ongoing use and maintenance. The resulting impact on heritage significance is therefore considered to be low and beneficial.

## CONCLUSION

The proposed change of use to an Asian mini-market at the Social Club, Salt Lane, Salisbury, SP1 1DU, has been carefully designed to respect and enhance the character and setting of the listed building, while ensuring its long-term, sustainable use. An alternative, leaving the building vacant would result in the underutilisation of a beautiful and historically significant structure. By bringing the building back into active use, the proposal not only preserves its fabric and appearance but also contributes positively to the local community and streetscape.

The scheme will provide a valuable benefit to the local community by introducing Salisbury's only Asian mini market in Salisbury, offering increased diversity in local retail choice and supporting the cultural and economic vitality of the area.

We believe that the proposal fully accords with relevant local planning policies and preserves the architectural and historical significance of the building. We look forward to the opportunity to discuss the application further and to work collaboratively with the local authority to achieve a positive outcome.

Prepared by

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