

DESIGN AND ACCESS STATEMENT FOR LUCKY FU ASIANMART (ADVERTISMENT CONSENT)

(Date: 11/11/2025)

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

INTRODUCTION

This Design and Access Statement accompanies planning application PL/2025/08091, which seeks permission for the change of use of the existing social club to Class E (Commercial, Business and Service) use, comprising a small mini-market on the ground floor only.

In addition to the proposed change of use, the works include the restoration and refurbishment of the three lower ground floor windows fronting Rolleston Street. These works are intended to enhance the architectural character of the building and make a positive contribution to the surrounding streetscape.

Externally, the only alteration to the existing building will be the installation of a sympathetically designed timber sign panel. The signage has been developed to respect the historic appearance of the listed building while providing clear and legible identification for the new commercial use. All proposed materials, fixings, and finishes have been selected to ensure minimal intervention, reversibility, and compatibility with the existing historic fabric. No external illumination or lighting will be applied to the sign panel, further reducing the visual impact on the building and preserving its historic appearance.

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.

CONTEXTUAL ANALYSIS

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.

DESIGN PRINCIPLES

The design proposal aims to preserve and enhance the character of the listed building. 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 Rollestone street.

PROPOSED SIGNAGE INSTALLATION METHOD

There will be no external alteration to the existing listed façade beyond the reinstatement of the three lower ground floor windows associated with planning application PL/2025/08091.

To maintain the historic character and visual integrity of the building, the proposed sign has been designed in a traditional yet understated manner. The panel will be fabricated from timber, finished in matt black with a decorative pictorial frame, in keeping with period aesthetics. The sign text will consist of gold-brushed stainless steel Chinese and English characters, mounted on 5 mm cream acrylic, proportionally sized and adhered directly to the panel face.

METHOD OF FIXING

The fixing method has been carefully selected to ensure minimal intervention and reversibility, consistent with conservation best practice. The sign panel will be mechanically fixed using A2 stainless steel screws (non-corrosive) into mortar joints only, avoiding any penetration of the brick faces. Pilot holes will be drilled using a 6 mm SDS bit at low rotational speed to minimise vibration and potential micro-cracking.

Where possible, nylon or low-expansion plugs will be used to provide a secure but non-damaging fixing. The installation will remain fully reversible, allowing for the panel's future removal without lasting alteration to the historic fabric.

CONCLUSION

The proposed development at the Social Club, Salt Lane, Salisbury, SP1 1DU, has been carefully designed to respect and enhance the Tarchitectural character of the listed building while supporting its continued, sustainable use.

The scheme will deliver a positive contribution to the local community, introducing Salisbury's first Asian mini-market — broadening local retail choice, fostering inclusivity, and enhancing the cultural and economic vitality of the area.

The proposal is considered to be in full accordance with relevant national and local planning policies, including those seeking to preserve and enhance heritage assets. It demonstrates a sensitive balance between commercial viability and conservation integrity.

The applicant welcomes the opportunity to work collaboratively with the local planning authority and conservation officers to secure a positive outcome for this valued historic property.

Prepared by

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