

Design & Access Statement

Ground Floor 53 Salt Lane, Salisbury SP1 1EG Change of use from Café to 1 Bedroom Flat

Date: 26/11/2025

Proposal:

The existing property is a ground floor unoccupied Café.

Examples below of how the shop frontage has changed over the years. A Junk Shop, then an office until 1995, then a café.

1960's



2010's



2020



2025



The proposal is to convert the ground floor café into a 1 bed flat.

As the applicants and freeholders of the property we have struggled to find tenants for the café since the COVID pandemic. The café has been advertised to let since October 2021 (I own the Letting Agents Redhouse) but we have had no success. With lack of footfall in this location and the limited trading hours (see Appendix) being the reason for the previous tenants leaving. The property had become unlettable due to the rotten flooring, damp, rotten window and frontage and major cracks to the lintel within the property which needed to be addressed as a matter of urgency. Whilst securing and making the property safe, it was thought that making improvements to it's thermal efficiency to meet current standards for residential whilst maintaining the option to let it as a commercial property would help reduce the carbon footprint.

At the early stage a planning pre-application was submitted to Wiltshire Council Planning department to establish whether the principal of converting the café into a flat would be acceptable. The pre-app stated that it was indeed acceptable in principle subject to seeing the detail. As the café is within the conservation area it was a preferred option to find a way to accomplish this while retaining the look of the shop front within the street scene. The existing café front was in extremely poor condition especially the windows which were made of Perspex and the frames made of thin plywood. The new windows replicate the style of the previous café frontage whilst improving the fabric and make the conversion from café into a residential flat feasible.

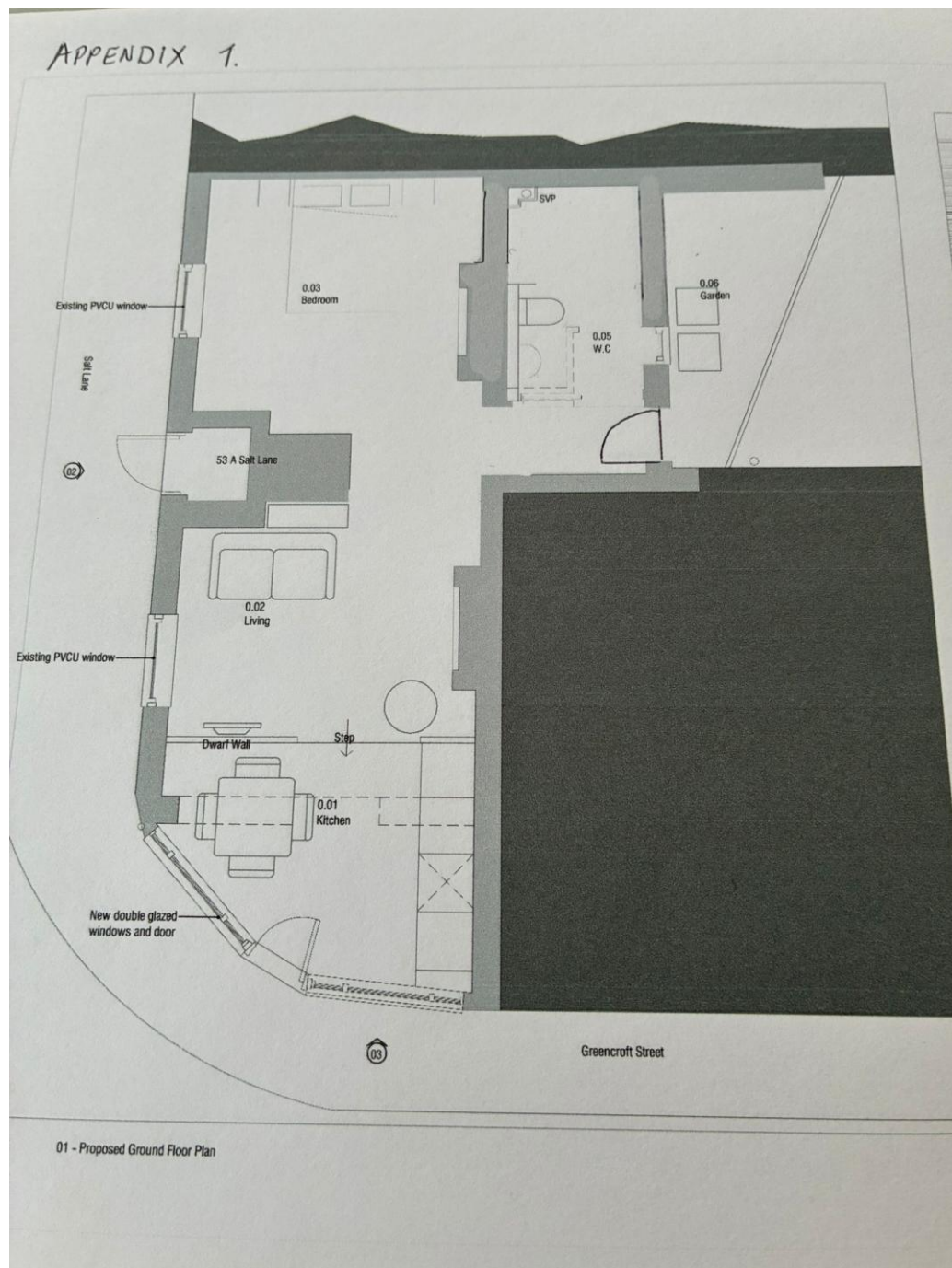
Design:

The proposal creates a 1 bed 31m2 flat on the ground floor. Design plan (see Appendix)

The flat is accessed from the street via a door which opens inwards.



The living space is located within what was the café creating an open plan kitchen living space, through to a bedroom and shower room to the rear of the property.



The window on the street frontage was replaced. The café windows were in a very poor state and needed to be replaced to stop leaks and further weather damage. The large fixed single Perspex windows were not suitable or safe for commercial or residential purposes, given we need thermal glazing, safety glass and the ability to open the windows for ventilation. The corner location also takes a lot of weather directly and water splashing from passing vehicles.

The existing café was connected to the existing mains drainage system, and this has remained the case utilising the existing connections. There is a WC and shower on the ground floor, therefore there is not proposed increase in this provision.

Neighbour Amenity:

The scheme proposes no extensions therefore overshadowing or overlooking issues will not occur. Sound proofing has been improved in accordance with building regulations.

Transport:

As a sustainable location Salisbury has good access to public transport and as such does not promote or require parking for residential units within the city centre.

Flood Risk:

The location of the site has been assessed against the Environment Agency data and it is not within a flood risk zone. See appendix for details.

Access:

Access to the flat will be via the existing entrance doorway and current stepped approach.

Appendix.

Environment Agency Flood Risk Analysis.

Planning permission restricted hours

Design plan

End