

DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS
UNIT 15, DOWNTON BUSINESS CENTRE
PARKERS CLOSE
DOWNTON
WILTS, SP5 3RB

FOR: VANQUISH HARDWARE PROTECTION LTD

ISSUE 01_04.12.2025



CONTENTS

- 1.0 INTRODUCTION**
- 2.0 SITE LOCATION & ASSESSMENT**
- 3.0 PROPOSALS**
- 4.0 FLOOD RISK**
- 5.0 SUMMARY**



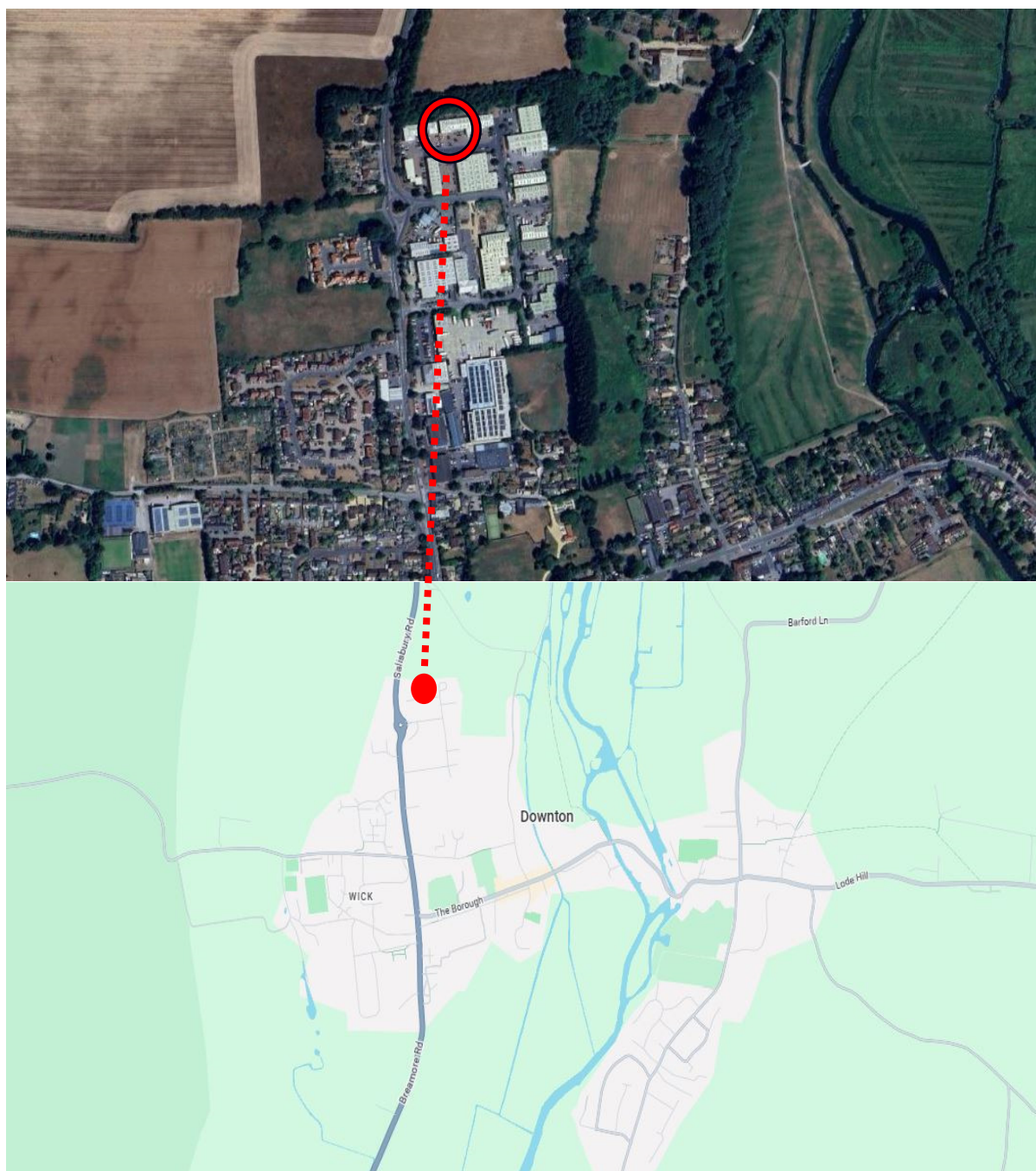
1.0 INTRODUCTION

- 1.01 This statement has been prepared to accompany a full planning and listed building application to Wiltshire Council in connection with proposed alterations at Unit 15 Downton Business Centre in Wiltshire (SP5 3RB)
- 1.02 This application is seeking permission to install a sectional loading bay door to the front elevation to allow for vehicle offloading.
- 1.03 This document sets out the design considerations and principles together with an analysis of the site and its relationship with the surrounding area.
- 1.04 This document should be read in conjunction with the full set of documents and drawings submitted in support of the planning application.

2.0 SITE LOCATION AND ASSESSMENT

Location:

- 2.01 The property address is Unit 15 Downton Business Centre, Parkers Close, Downton, Wiltshire, SP5 3RB. Downton Business Centre is situated to the north of the village of Downton, approximately 6 miles south-east of Salisbury. The site is located immediately to the east of the A338 Salisbury Road which runs between Salisbury and Ringwood.



Fig's 1 & 2: Aerial photograph and road map, showing location of Unit 15 Downton

Site Description & Boundaries:

- 2.02 Unit 15 Downton Business Park is situated at the western end of a terrace of 6no light industrial units situated on the Downton Business Park estate. The overall site of Unit 15 is approximately 480 sq/m, with a building footprint of approximately 260 sq/m located at the northern end of the plot with parking and service to the south, accessed directly off Parkers Close. The site is flat and level.



Fig. 3: Aerial image of the site – outlined in red

- 2.03 The property consists of a two-storey, steel-framed building with face-brickwork and profiled metal cladding elevations with windows and both floor levels, and profiled metal roof cladding with metal gutters and downpipes.



Fig. 4: Existing front elevation of Unit 15

- 2.04 The forecourt is laid with block pavements. There are no defined boundary treatments by way of fences or other means of enclosure

Surrounding Environment:

- 2.05 The surrounding area to the east of the A338 is almost exclusively commercial / industrial to the south of the property. To the north the area largely undeveloped woodland and farmland. Development to the west of the A338 is predominantly residential.

Policy:

- 2.05 Downton Business Park Street is situated to the north of the Downton conservation area.

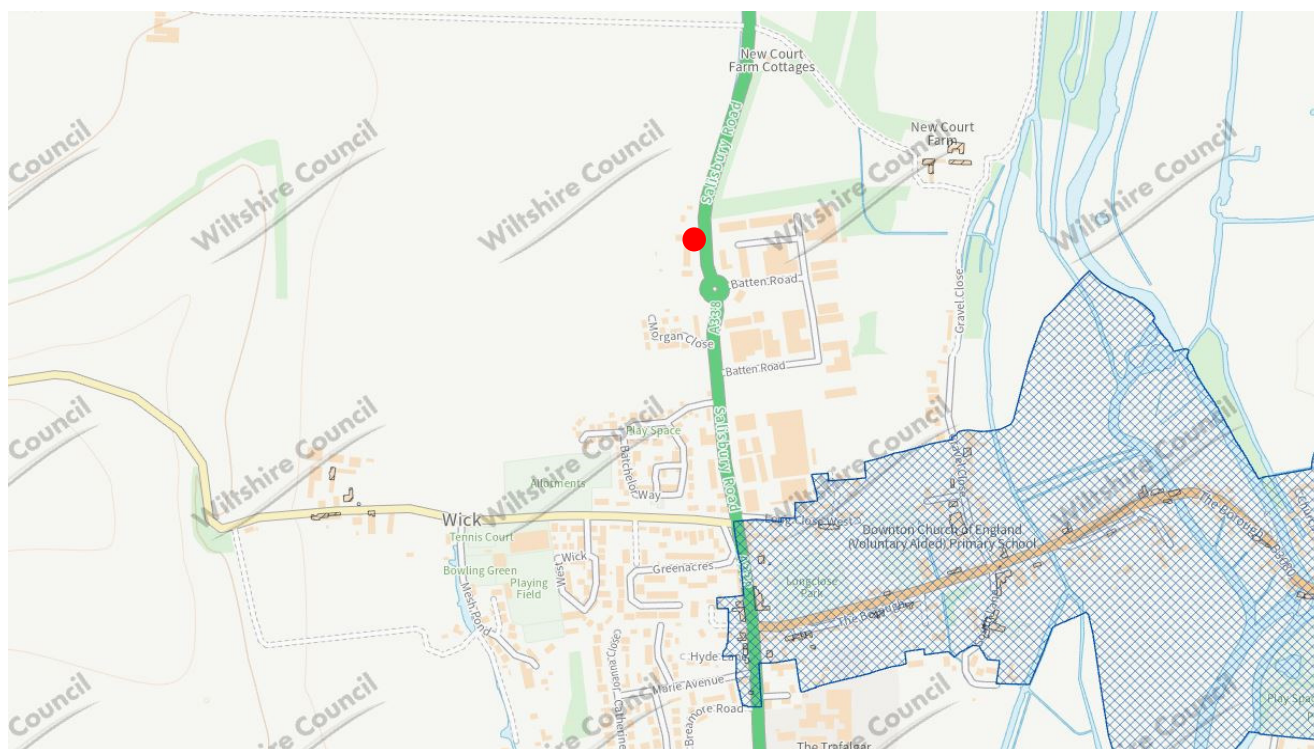


Fig. 5: Extract from Wiltshire Planning Explorer interactive policy map, showing Salisbury Conservation Area

Planning History:

- 2.08 The Wiltshire Planning Explorer interactive planning policy map indicates the following previous planning applications in connection with Unit 15, Downton Business Park:
- 2.08.1 **Application S/2003/1748:** Erection of industrial units and extension to estate road. Downton Industrial Estate, Batten Road, Downton, Salisbury, SP5 3HU. Approved 30 September 2003
- 2.08.1 **Application S/2012/0850:** Unit 15, Downton Business Centre, Parkers Close, Downton Industrial Estate, Salisbury, SP5 3RB – New windows on ground and first floor levels and removal of cargo door of existing B1 unit. Approved 01 August 2012.

3.0 PROPOSALS

- 3.01 The proposals are for the reinstatement of the vehicular loading door to the front elevation (which was removed following planning permission ref. S/2012/0850). The works will include the removal of the window unit that was installed following the previous planning approval, and the removal of a section of first floor structure internally to facilitate servicing activities and full use of the proposed loading door facility. The photograph below shows the Google Streetview image dated 2011, prior to the removal of the original loading door.



Fig. 6: Front elevation of Unit 15 from 2011, prior to the removal of the original loading door

4.0 FLOOD RISK

- 4.01 The GOV.UK Flood Map for Planning website indicates that the site is entirely within Flood Zone 1, meaning that it has a low probability of flooding. This means in any year land has a less than 0.1% chance of flooding from rivers or the sea. Neither is the site shown as being at risk on the Surface Water Map (bottom).

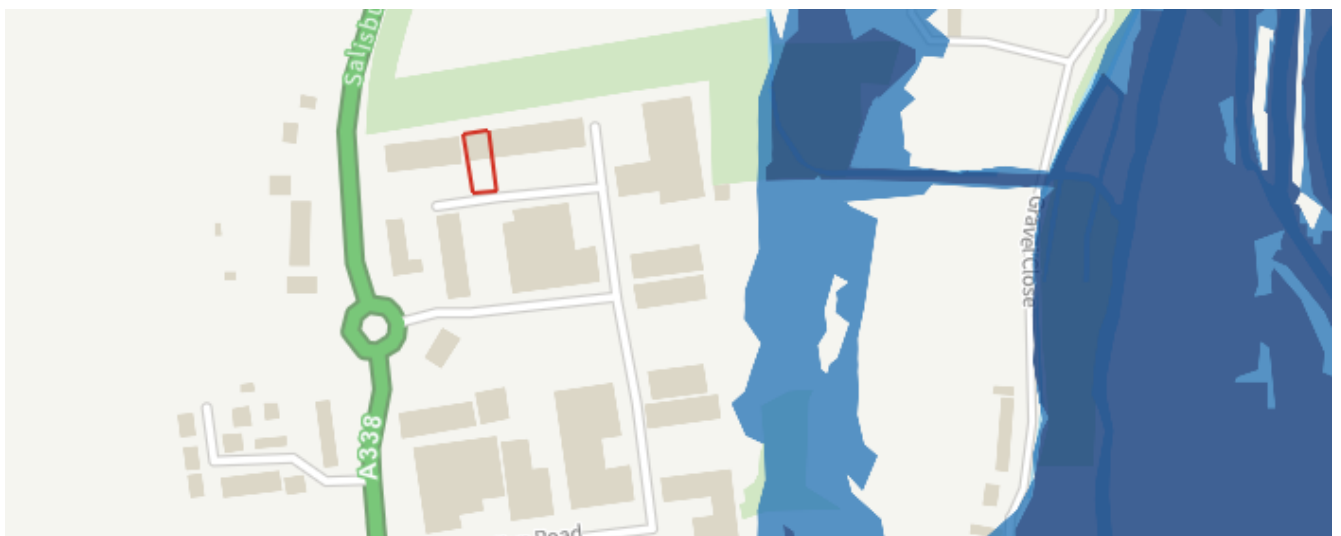


Fig. 7: Extract from GOV.UK Flood Map for Planning website, with Unit 15 site outlined in red

5.0 SUMMARY

- 5.01 The proposals are for the provision of a new sectional loading door to the front elevation of an existing business unit at Downton Business Park. The works would involve the reinstatement of the loading door facility that was removed under a previous planning approval. The elevational proposed alterations are non-contentious and will enable the unit, which is due to be vacated in early 2026, to meet future occupier requirements which will enable the premises to be brought back into immediate full employment occupation.