

DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS
UNIT 2A AMESBURY DISTRIBUTION PARK
LONDON ROAD
AMESBURY
WILTSHIRE, SP4 7RT

FOR: PALOMA CAPITAL LTD

ISSUE 01_10.12.2025



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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 2A Amesbury Distribution Park in Wiltshire (SP4 7RT)
- 1.02 This application is seeking permission to install two additional loading doors & dock levellers to the front / south-west 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 2A Amesbury Distribution Park, London Road, Amesbury, Wiltshire, SP4 7RT. Amesbury distribution centre is situated on the northern edge of the town Amesbury and is granted access via London Road. The park lies adjacent to the A303 connecting Hampshire and Devon.



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

Site Description & Boundaries:

- 2.02 The distribution park lies at the northern edge of the town and is accessed via Londo road, Unit 2A of Amesbury Distribution Centre, is situated south-west end of the industrial estate. The overall site of Unit 2A consists of approximately 3635 sq/m, with a building footprint of approximately 3024 sq/m which is made up of warehouse, office, and ancillary areas. The parking is located to the south-west end of the site with two dock-level loading bay doors on the south-west elevation.



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 plastic gutters and downpipes.



Fig. 3: Existing front elevation of dock level loading bay doors of Unit 2A

Surrounding Environment:

- 2.04 The surrounding area immediately around the distribution park is an area of employment and retail, including large supermarkets such as Tesco's and Lidl. To the north, on the other side of the A303 the area is underdeveloped for about a mile until reaching Durrington which is a residential community. To the west of the site lies the town of Amesbury which is made up of shops and housing.

Policy:

- 2.05 Amesbury Distribution Park is situated to the East of the Amesbury conservation area.

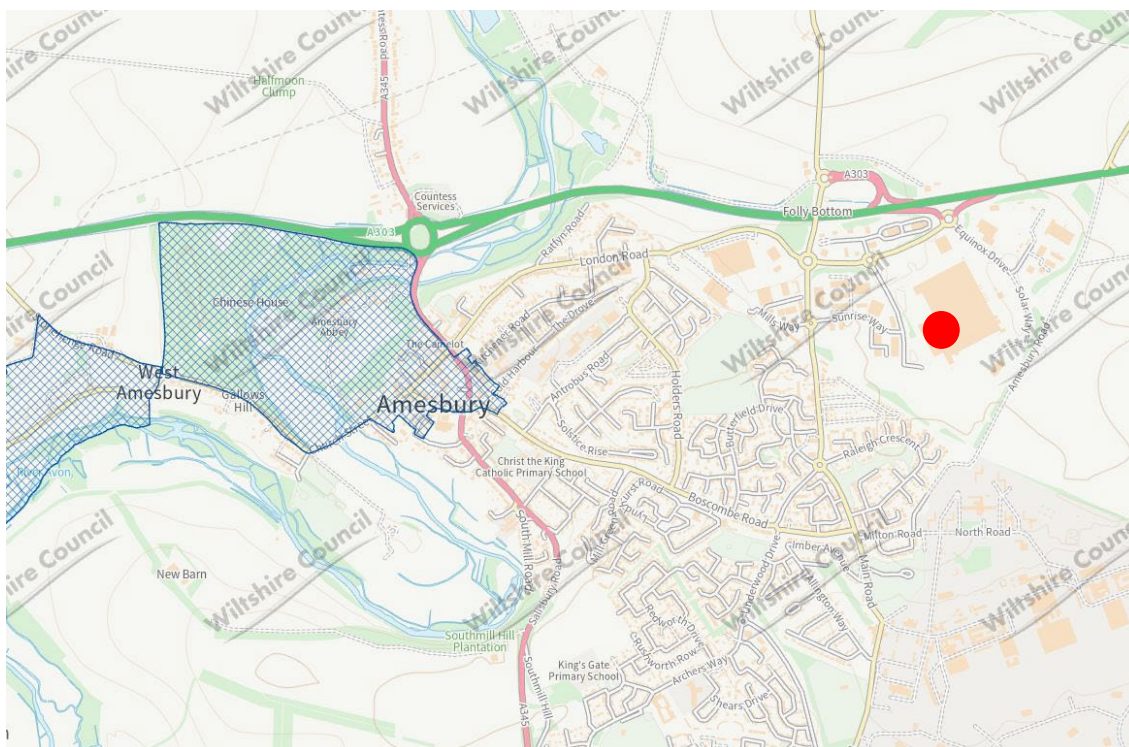


Fig. 5: Extract from Wiltshire Planning Explorer interactive policy map, showing the Salisbury Conservation Area

Planning History:

- 2.08 The Wiltshire Planning Explorer interactive planning policy map indicates no specific planning applications submitted regarding unit 2A but rather general application to the entire distribution park.

3.0 PROPOSALS

- 3.01 The proposals are for the installation of no.2 additional loading doors & dock levellers to the front (south-west) elevation. The works will include the existing windows and brick cladding to be removed from a section of the front elevation to make room for two loading doors, dock levellers & metal cladding to match existing. Ground levels to be reduced by c. 1m to allow for dock loading access.



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 two new additional loading doors & dock levellers to the front elevations of unit 2A at Amesbury Distribution Park. The works would include the instalment of 2 loading bay doors and dock levellers to allow for safer loading and unloading of materials, whilst removing the existing brick cladding, windows and retaining wall to allow the ground floor level to be adjusted to accommodate for the dock levellers to be installed.