

SALISBURY ANTIQUES WAREHOUSE REPURPOSING SCHEME

DESIGN & ACCESS STATEMENT JAN 26





INTRODUCTION

A brief introduction of what we’re looking to achieve by redeveloping the Faces site

3



LOCATION

An overview of the location of the proposed development

4



SITE PHOTOS

Photographic analysis of the buildings and landscape surrounding the proposed development site

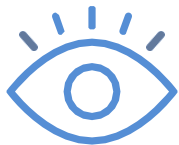
6



SITE ANALYSIS

A summary of the site constraints and opportunities that inform the basis of the proposed designs

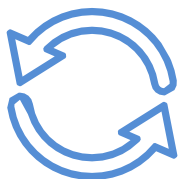
8



PROPOSED DESIGNS

An outline of the proposed designs, including floorplans, a section, proposed massing and perspective views

10



SUSTAINABILITY

A short summary of the sustainable practises and ethos we have implemented in our proposed designs

14



Google earth image of site and immediate surrounding area



INTRODUCTION

This Design & Access Statement has been prepared by HFA & Charplan on behalf of R & R Wallrock Trust and is submitted to the Salisbury District Council for the proposals for the proposed repurposing of the existing antiques warehouse.

Scheme Aspirations

- Repurpose the existing warehouse building to include a retail showroom at lower ground floor, office at upper ground floor and two residential apartments at first floor level
- Retail the existing residential penthouse apartment
- Provide employment opportunities for local people during construction and in completion.



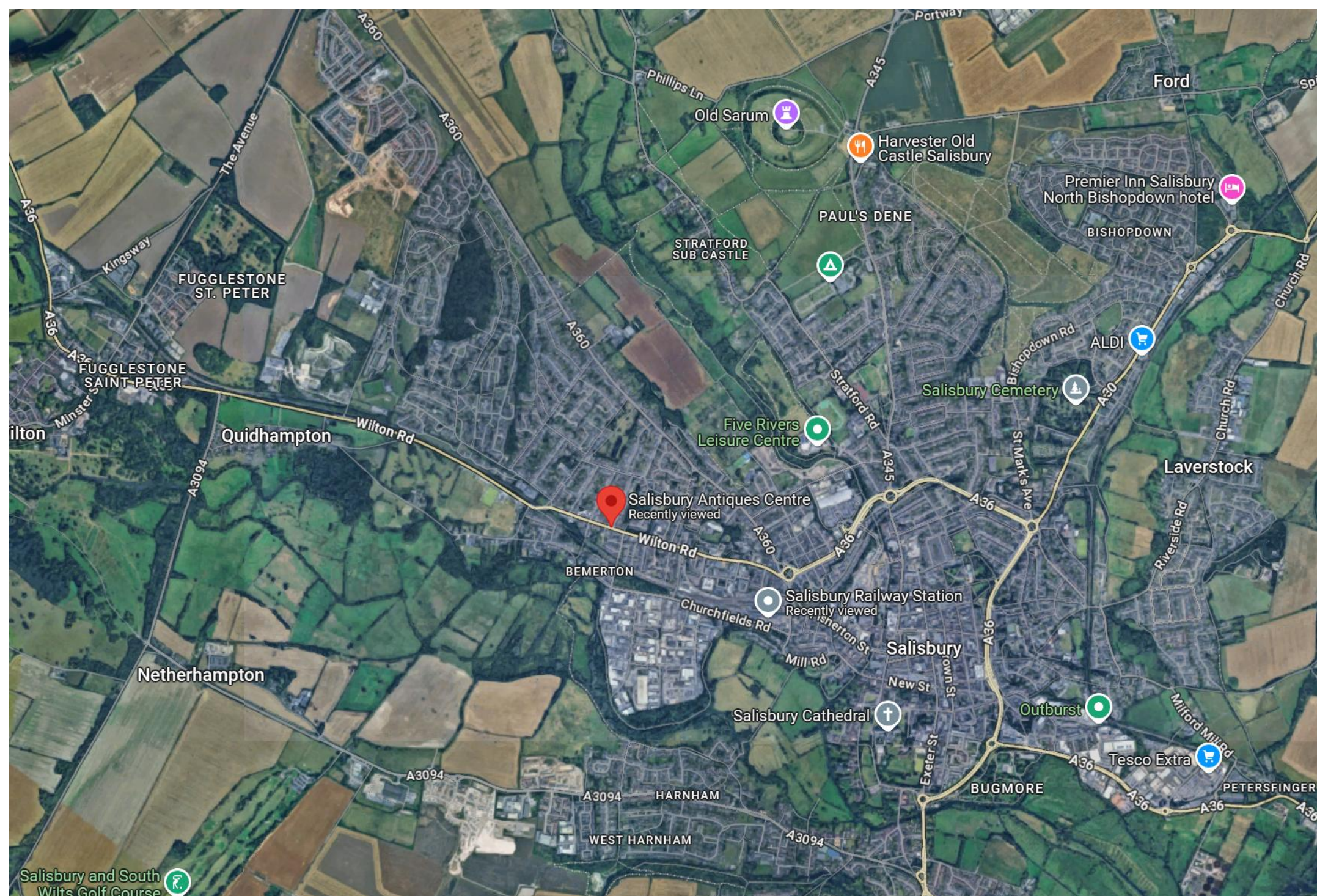
LOCATION

Lat 07467
Long -1.81796

Salisbury is a medieval cathedral city in the southern English county of Wiltshire. It's 9 miles south of the iconic prehistoric stone circle at Stonehenge, which stands on the grassland of Salisbury Plain. The city's ornate 13th-century cathedral has a 123m spire, a working 14th-century clock and an original copy of the Magna Carta (the Great Charter), a key document from 1215 A.D.

“The proposed development site is located within 0.9 miles of Salisbury rail station „

The site is located to the northwest of Salisbury city centre and is accessed directly from Wilton Road or the A36 which orbits Salisbury city centre. As such the site benefits from good transport links.







SITE PHOTOS

The existing warehouse building is largely two storeys in height with the rear third of the building being three storeys with the third storey accommodation located in the mansard roof configuration.

The site slopes steeply from the lower section which fronts Wilton road up towards the north of the site which fronts onto Canadian avenue.

The existing warehouse is finished in red facing brickwork with a series of large windows on the east and south elevations.

The south elevation features a large parapet screening the pitched roof beyond. The roof covering is a red clay tile to the southern two storey element of the building with a slate roof to the northern three storey mansard area of roof.

The buildings use has to date been a combination of warehouse commercial space along with a third floor residential penthouse apartment.

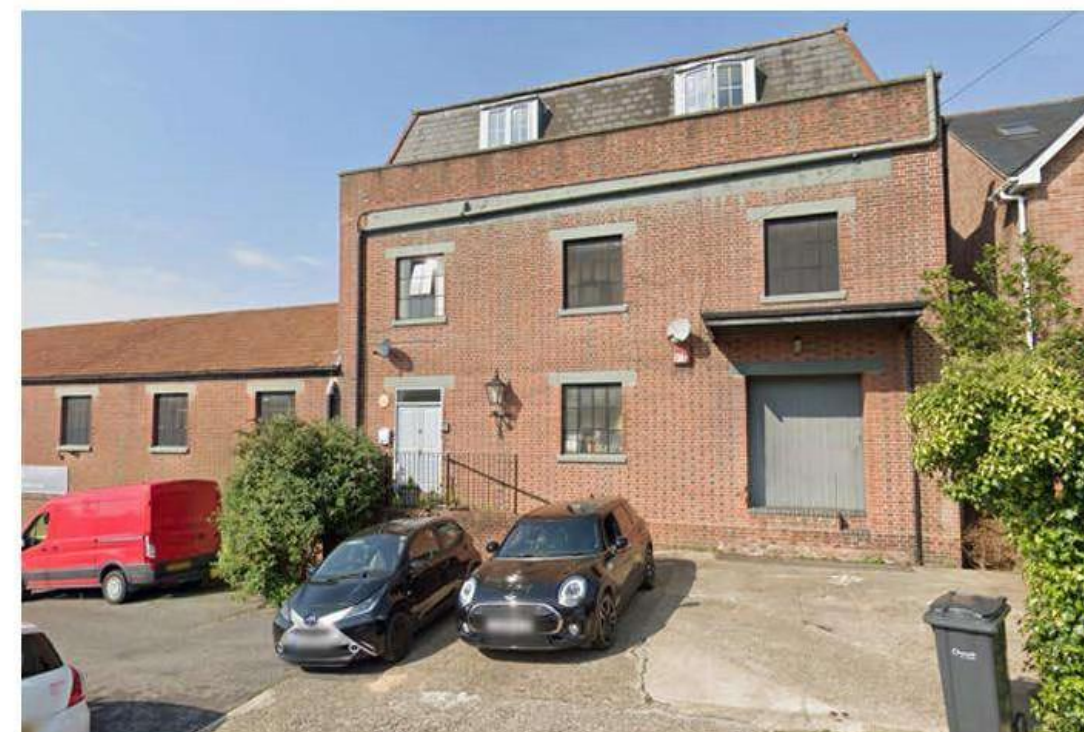
There are no areas of existing green space or amenity areas on the site with all areas not occupied by the building being covered in hard standing for parking use.

The overall character and condition of the building is typical of a commercial building of its age and does require some light repair..

Given the slope of the site the existing building has entrances on two levels from both adjoining Wilton road and Canadian avenue approaches, given the sites topography the existing building entrances are from stepped access arrangements. There is also a loading door which is located via Canadian avenue and is set higher than road level to permit level loading for commercial vehicles making deliveries to the site.



View of existing building south and east elevations



View of buildings east elevation and Penthouse entrance



View of buildings east elevation and Penthouse entrance



View of existing building south/front elevation



View of site from Wilton Road



View of site from Canadian Avenue



View of site from Wilton Road



View of site from Wilton Road



View of existing buildings entrance



View of existing buildings Penthouse entrance



SITE ANALYSIS

The existing warehouse building is set within a largely residential setting however given it fronts Wilton Road (A36) there are also several commercial buildings and uses in proximity.

To the immediate west of the building are two sets of semi detached two storey houses with pitched roofs. These are mostly rendered exterior walls finishes with some low-level red facing brickwork. These properties have small front gardens but large rear gardens of which the existing warehouse forms the eastern boundary.

Along Canadian Avenue to the north of the warehouse building there are also residential dwellings although these are much more recent additions and are detached two to three storey in scale with red facing brickwork throughout.

On the opposite corner of Wilton Rd and Canadian Avenue is a terrace of three storey dwellings of significant height and scale and quality. These feature red facing brickwork with stone window surrounds and red roof tiles.

Immediately opposite to the south of the existing warehouse is a commercial garage which is of no significant merit to the surrounding area.

There are several public amenity spaces located in a short distance from the site including Pembroke Garden to the west, Salisbury Watermeadows to the southwest and Macklin Road Playground to the north east of the site.



View of dwellings to the west of the existing warehouse building



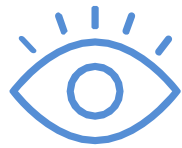
View of existing dwellings to the immediate north



View of existing commercial property to the immediate south



View of existing residential properties to the immediate east



EXISTING BUILDING

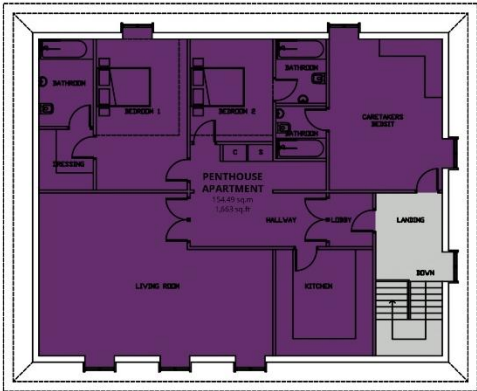
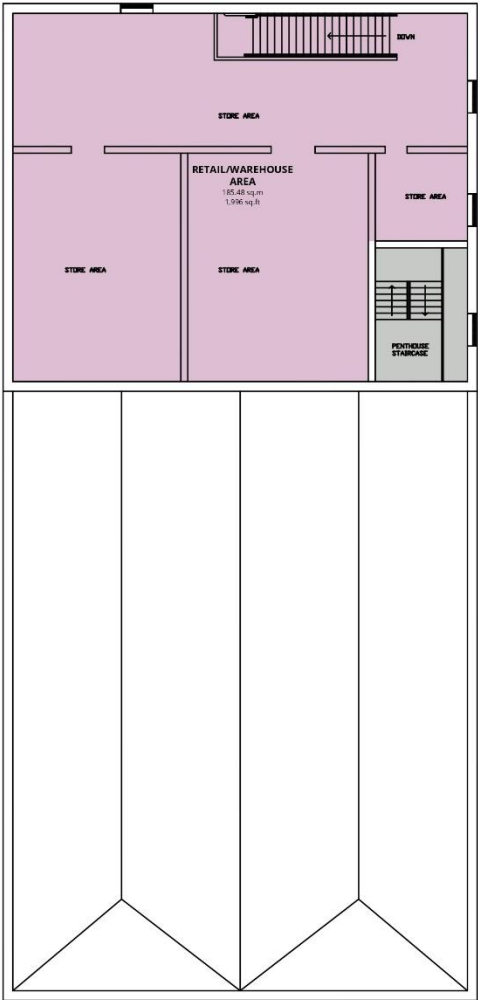
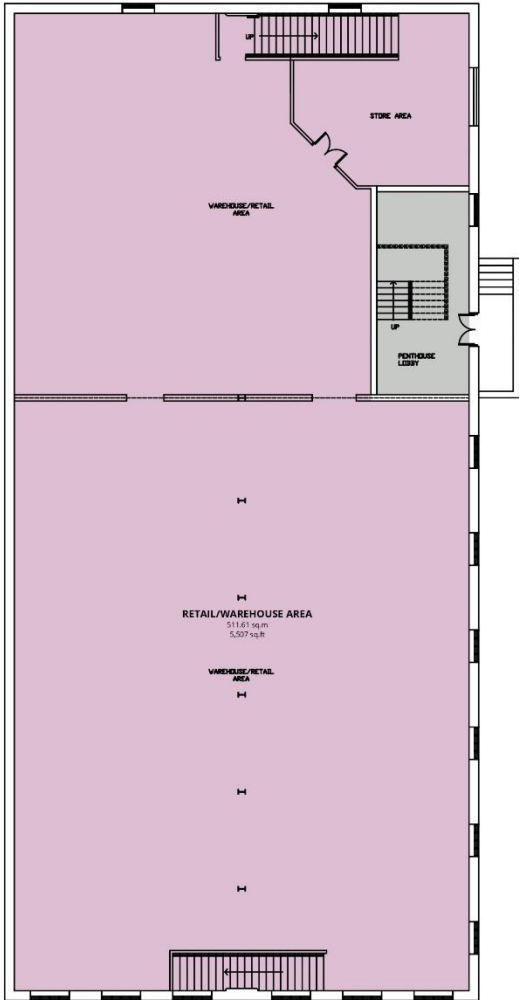
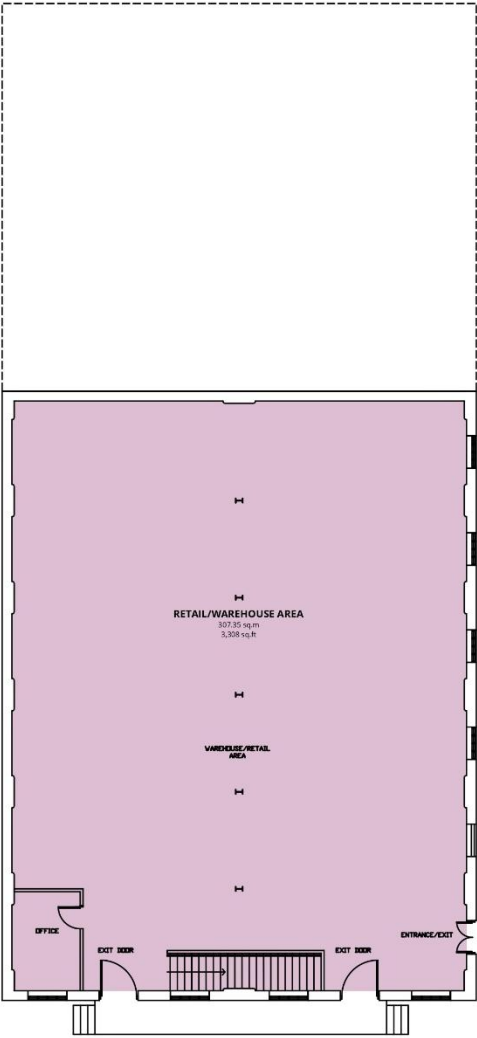
Use

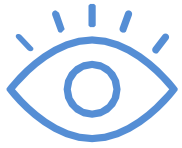
The existing building is mostly utilised for antiques sales and storage except for the penthouse residential apartment which is located on the top floor level in the mansard roof.

Amount

Area of the existing building (GIA)

Ground Floor (Retail)	322.27 sq.m
First Floor (Retail)	511.61 sq.m
Second Floor (Retail)	185.48 sq.m
Third Floor (Residential)	154.49 sq.m
TOTAL GIA	1,173.85 sq.m





PROPOSED BUILDING

Use

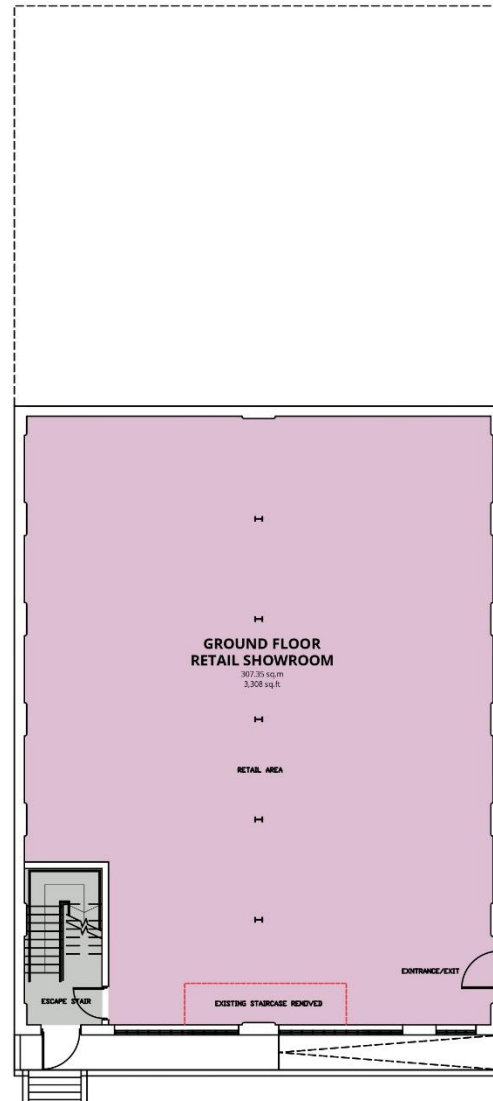
The proposal is to utilise the lower ground floor for retail use as it is currently. The first floor will be utilised as mainly office use. There will also be a bin and cycle store at this level along with access to the existing penthouse apartment and access to two proposed apartments on the second-floor level 03. The penthouse at the third floor level 04 will not be changed.

Amount

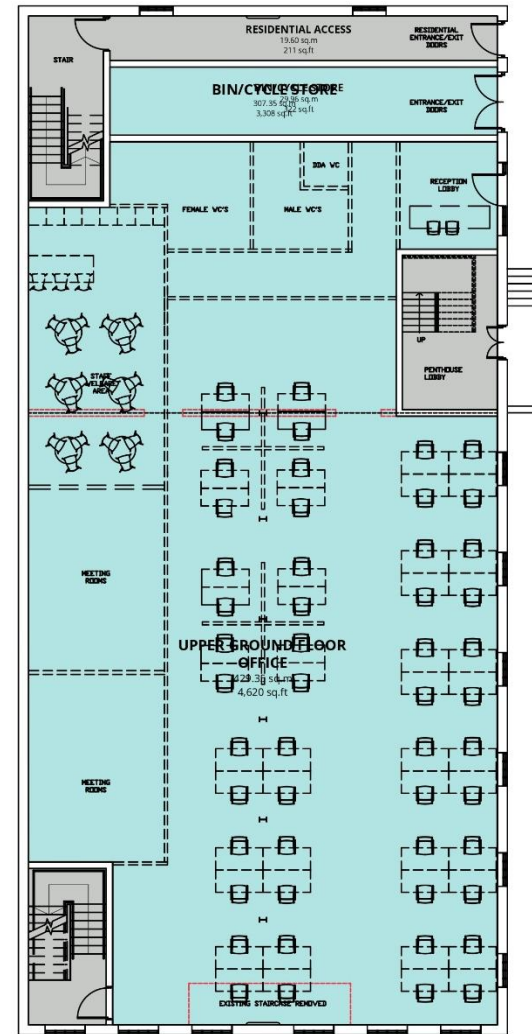
Area of the proposed building (GIA)

Ground Floor (Retail)	307.35 sq.m
First Floor (Office)	429.35 sq.m
Second Floor (Residential)	185.48 sq.m
Third Floor (Residential)	154.49 sq.m

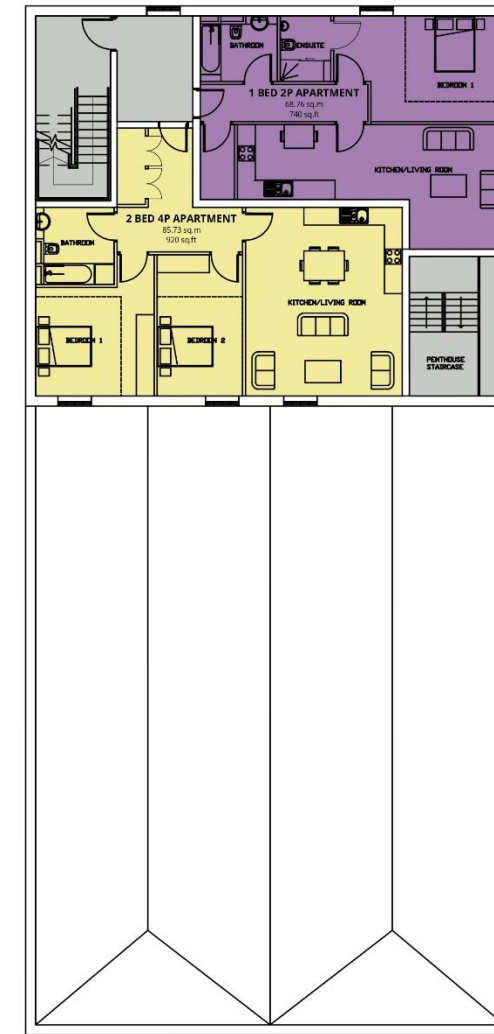
TOTAL GIA 1,076.67 sq.m



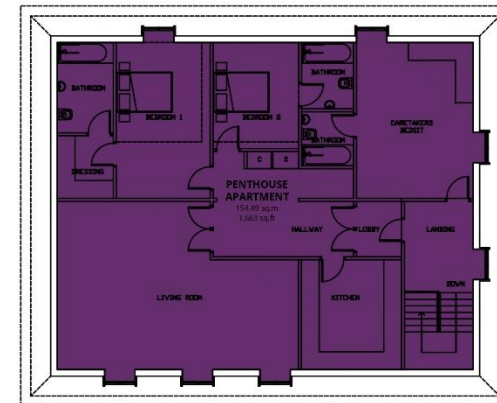
LOWER GROUND FLOOR PLAN (LEVEL 01)



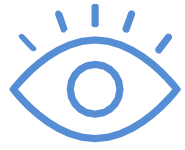
UPPER GROUND FLOOR PLAN (LEVEL 02)



FIRST FLOOR PLAN (LEVEL 03)



SECOND FLOOR PLAN (LEVEL 04)



APPEARANCE

The proposal is to maintain as much of the existing character of the building whilst adding some in keeping additional shop frontage and windows/doors to facilitate the proposed additional uses of office/retail and residential use.

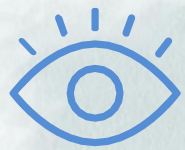
At lower ground fronting Wilton Road new heritage timber shopfront will be installed. This will add to the character of the existing building as facilitate its proposed retail use.

All new windows and doors will be detailed in a heritage style and light green colour to match the existing building.

No additional massing is proposed to the existing building; there will also be no new windows added to the eastern or northern elevations to therefore have no additional impact on neighbouring properties in terms of light or overlooking.



PERSPECTIVE OF PROPOSED BUILDING FROM CANADIAN AVENUE



PERSPECTIVE IMAGE FROM WILTON ROAD

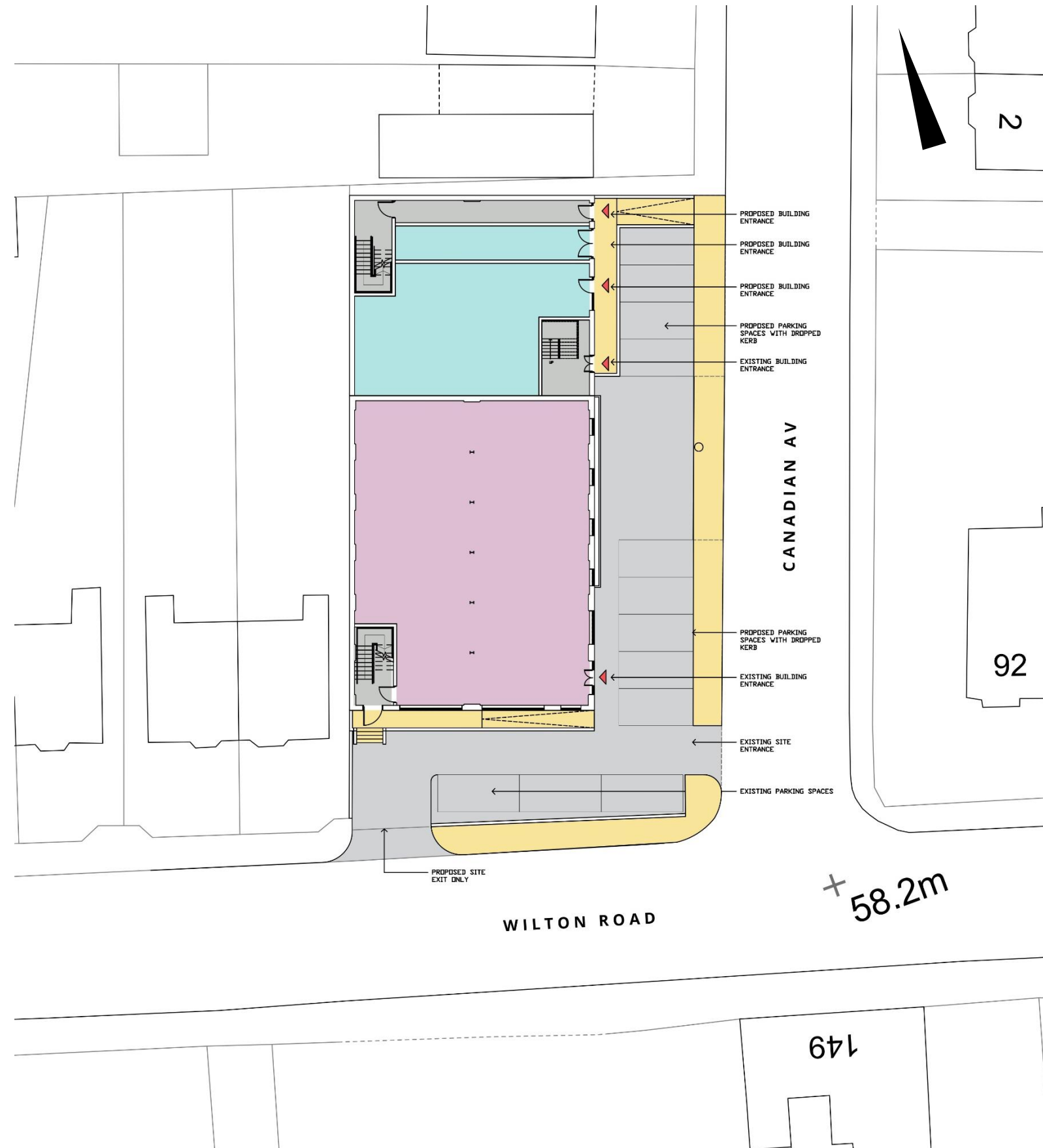
SITE LAYOUT PRINCIPLES

The proposal is to maintain the existing building and existing site entrance.

The site will maintain its existing parking provision and will also feature additional parking spaces along Canadian Avenue which will be accessed via a new length of dropped kerb line.

ACCESS

The existing site entrance will be retained via the corner of Canadian Avenue and Wilton Road. An additional site entrance has also been proposed to the southwest corner of the site to allow traffic to exit the car parking area.



PROPOSED SITE PLAN NTS



SUSTAINABILITY

We aim to deliver a development that is in accordance, as far as is practical, with the best practice principles of sustainable development. The scheme will be designed to positively contribute to the long term objectives of environmental protection and resource management.

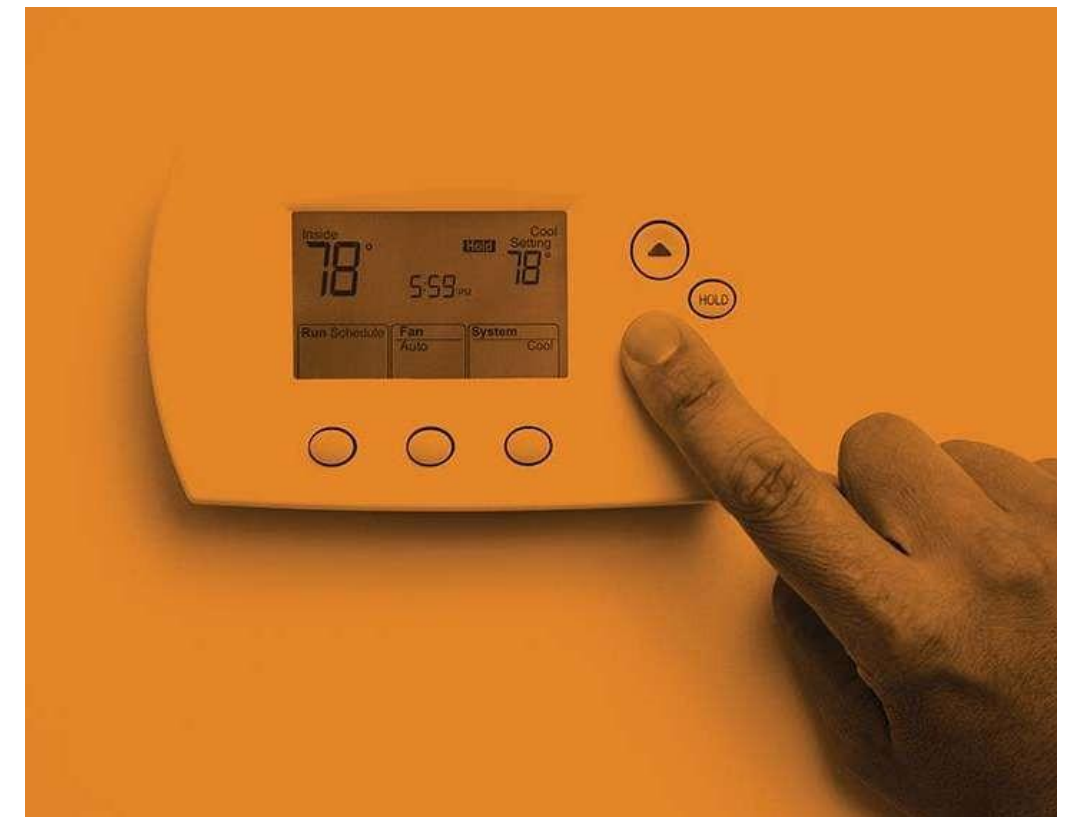
Considerate construction

On site, the scheme will follow the principles of environmental best practice, and during the construction stage, care will be taken to minimise construction traffic, noise and dust. Several sustainable practices are proposed to be incorporated during construction;

- All materials will where possible be obtained from sustainable sources and contain no CFC, HCFC and HFCs
- The Main Contractor and site are to be registered with CCS and achieve a Considerate Constructors Scheme rating over 30 'a very good site'
- The Main Contractor is to run the CSCS scheme on site to ensure all personnel on site are adequately trained in the relevant health and safety requirements
- We will target a minimum of 20% recycled materials in construction
- In decoration, water based/low VOC paints will be used in lieu of oil based paints where possible

Sustainable design

The design process is a key part of sustainable practice, and there is a need to ensure that, on completion, the quality of the environment supports and reflects the principles of sustainability. Any scheme moving forward would look to embrace the principles of sustainable design. Locally sourced sustainable materials would be used where practical and appropriate. In line with current good practice, a site waste management plan will be implemented during the construction stage with any existing hard standing material being reclaimed and re-used where possible.



In association with...

