

22 Riverside Close, Laverstock

Mr & Mrs Gower
Design & Access Statement
P24-054-02
March 2026

22 Riverside Close, Laverstock

Proposed Replacement Dwelling at:

22 Riverside Close,
Laverstock,
Salisbury,
Wiltshire,
SP1 1QW

Client: Mr & Mrs Gower
Design & Access Statement

March 2026

22 Riverside Close, Laverstock

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1.0 Introduction

1.1 Credits & Drawing Schedule

INTRODUCTION

This document, to be read with all drawings and reports produced, has been prepared for the purposes of a full planning application to Wiltshire Council for the replacement of 1no. residential dwelling at 22 Riverside Close, Laverstock.

The main purpose of this application is to promote the proposed new dwelling, and describe the appearance and aesthetics of the proposed dwelling and its landscape. This will include consideration for appropriate external facade materials and the design principles behind the proposals and how they respect and enhance the site and its existing character.

CREDITS

APPLICANT:
Mr & Mrs Gower

ARCHITECT:
Barclay + Phillips Architects

TOPOGRAPHICAL SURVEYOR:
LDS Land & Building Surveyors

FLOOD RISK & DRAINAGE CONSULTANT:
Such Salinger Peters Ltd

DRAWING SCHEDULE

The following drawings support the application:

20948 [Topographical Survey]
Flood Risk Assessment - 22 Riverside Close - Laverstock 16-03-2026
P25-054-02-01-001 - Existing Location & Block Plan
P25-054-02-01-002 - Existing Site Plan 1.500 Scale
P25-054-02-01-003 - Existing Site Plan 1.200 Scale
P25-054-02-01-004 - Existing Site Plan 1.100 Scale
P25-054-02-01-005 - Proposed Location & Block Plan
P25-054-02-01-006 - Proposed Site Plan 1.500 Scale
P25-054-02-01-007 - Proposed Site Plan 1.200 Scale
P25-054-02-01-008 - Proposed Site Plan 1.100 Scale
P25-054-02-02-001 - Existing Floor Plans
P25-054-02-02-002 - Proposed Floor Plans
P25-054-02-03-001 - Existing Elevations
P25-054-02-03-002 - Existing Street Scene
P25-054-02-03-003 - Proposed Elevations
P25-054-02-03-004 - Proposed Street Scene

1.0 Introduction

1.2 Site Location

SITE LOCATION

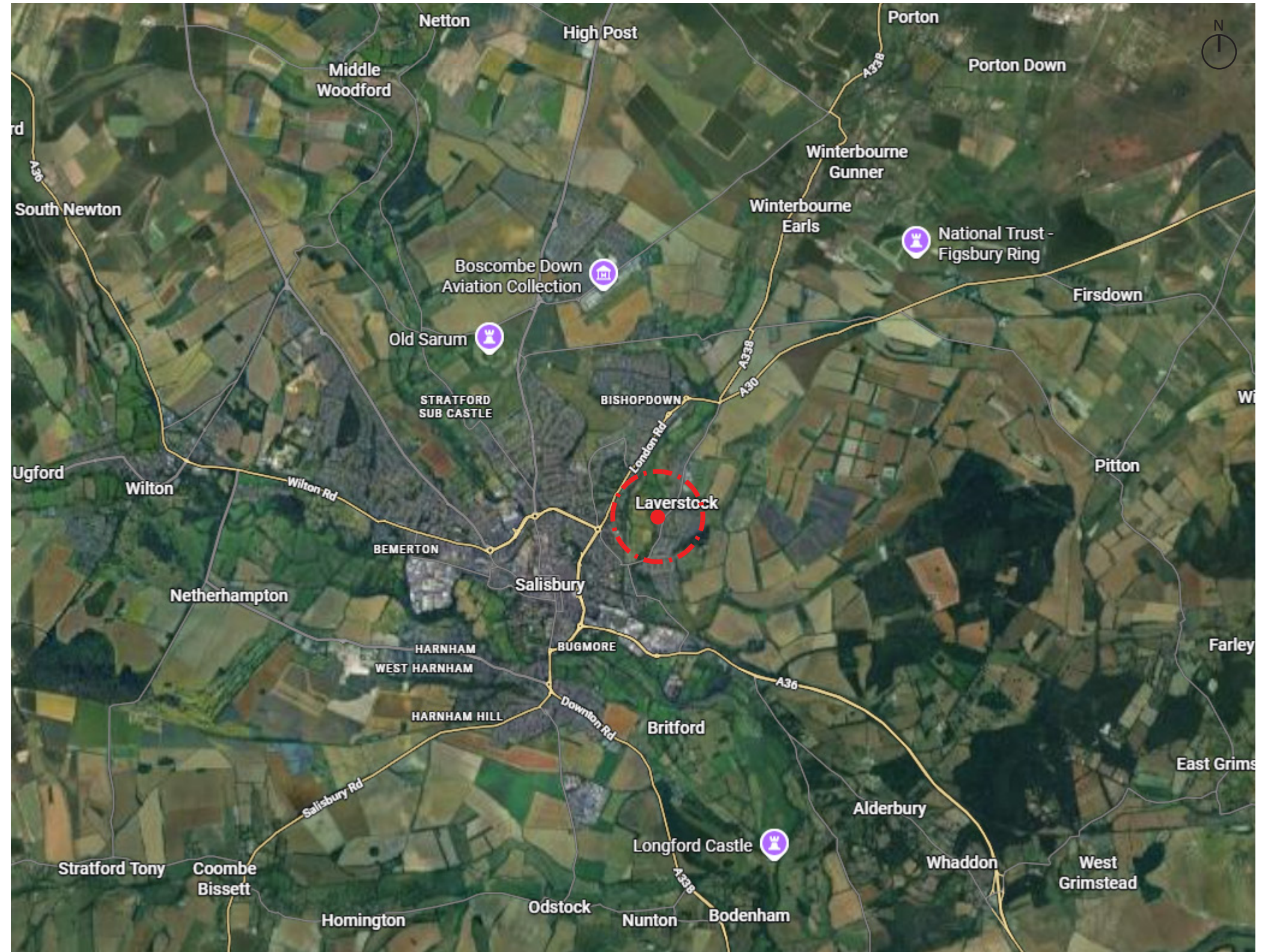
The site is located within an established residential area of Laverstock, on the Eastern edge of Salisbury in Wiltshire. Laverstock is a well-regarded suburban neighbourhood characterised by its quiet residential streets, proximity to the River Bourne, and easy access to both the surrounding countryside and Salisbury city centre.

The site lies approximately 1 mile North-East of Salisbury city centre, providing convenient access to a wide range of services, retail, education, and community facilities. Salisbury itself is a historic cathedral city with a strong architectural identity and a mix of traditional and modern development.

The surrounding area is primarily residential in nature, with nearby open spaces and riverside walks contributing to a pleasant green setting. Laverstock benefits from local amenities including schools, convenience shops, and recreational facilities, all within walking or cycling distance of the site.

The primary vehicular access is via Riverside Road which merges into Laverstock Road and Church Road, which connects to the wider road network including the A30 and A36, providing routes to the A303 and the M27 beyond. Salisbury railway station, located approximately 1.5 miles to the South-West, offers regular mainline services to London Waterloo, Bristol, Bath, and Exeter.

The prevailing built form in the immediate vicinity reflects late 20th-century residential development, with dwellings generally constructed in brick with tiled roofs, incorporating pitched roof forms and modest architectural detailing. The overall character of the area is cohesive and suburban, with development set comfortably within its landscaped surroundings.



1.0 Introduction

1.3 Site Description

SITE DESCRIPTION & USE

The application site is situated on Riverside Close. A quiet, low-traffic residential cul-de-sac in Laverstock, characteristic of established suburban development. The prevailing streetscape features domestic-scale properties set back from the highway behind informal front gardens and landscaping.

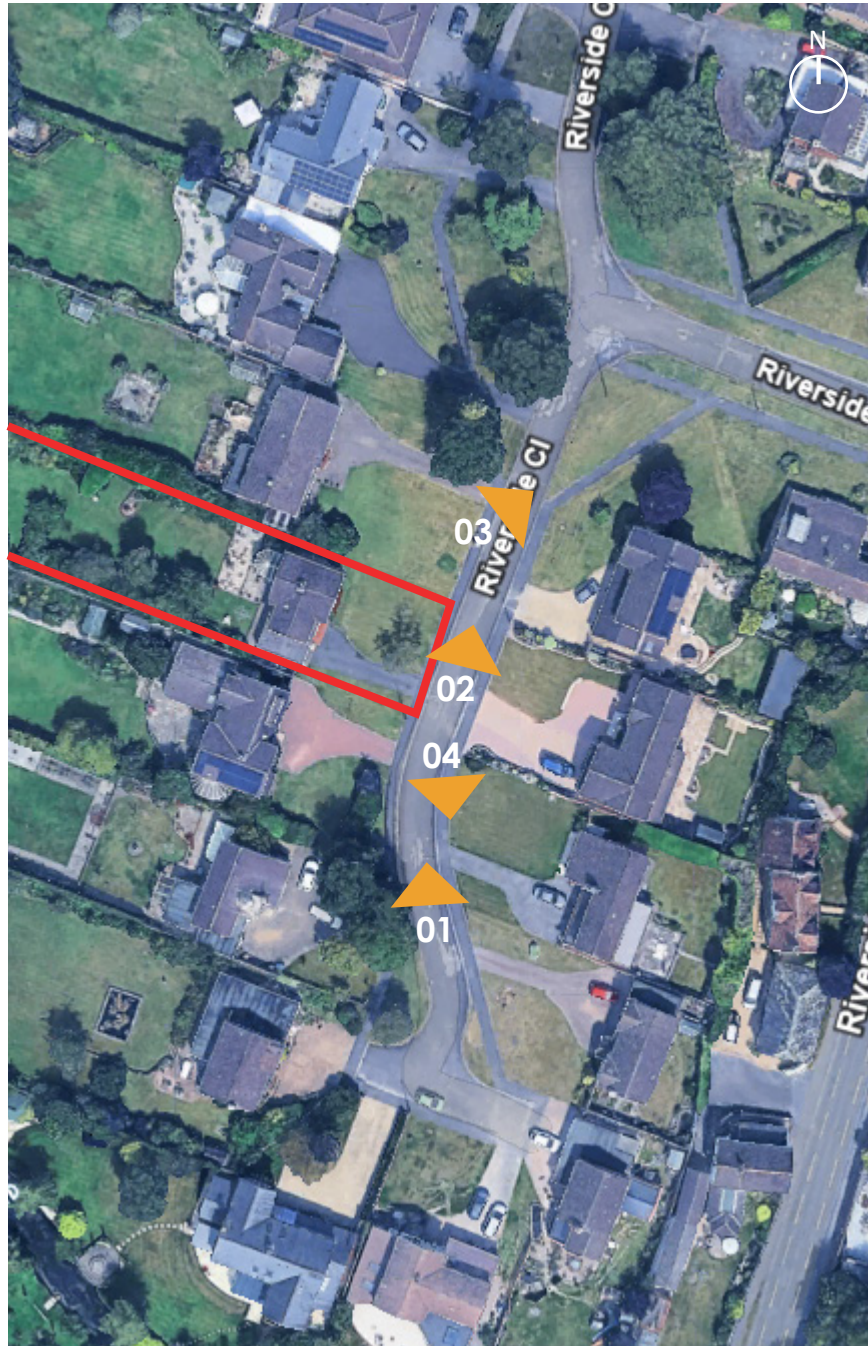
The plot itself is long and narrow, maintaining a generally level topography while falling gently towards the River Bourne at the rear boundary. The site currently houses a two-storey, four-bedroom detached residential dwelling constructed of brick and render with a pitched tiled roof, featuring a low-level overhanging flat roof element and an attached single garage. The dwelling is positioned centrally within the plot, benefiting from private amenity space to the front and a substantial, lawned garden to the rear. This principal outdoor area is enclosed by a mixture of fencing, hedging, and planting, affording a good degree of privacy. Vehicular and pedestrian access is obtained via an existing front driveway, providing off-street parking consistent with the surrounding pattern of development.

This context firmly establishes the principle of a four-bedroom, two-storey family home with attached garaging and private amenity space in this location. The proposed scheme seeks to maintain this established residential use, whilst significantly enhancing the architectural quality and functionality of the internal spaces to meet modern living standards. While remaining a four-bedroom property, the proposal for a replacement dwelling will provide expanded, high-quality family areas (living, kitchen, and dining), an upgraded double garage, and vital ancillary spaces, including a dedicated utility room, pantry, and built-in storage capacity for the bedrooms.



1.0 Introduction

1.4 Surrounding Site Context



1.0 Introduction

1.5 Planning Policy

PLANNING POLICY CONTEXT

The following statutory policies and guidance documents have been identified as fundamental to the site's context and the proposed replacement dwelling: the National Planning Policy Framework (NPPF) (2024), the Wiltshire Core Strategy (Adopted January 2015), the saved policies of the Salisbury District Local Plan (2011), the Laverstock and Ford Communities Neighbourhood Plan (2021-2036), and the Wiltshire Design Guide (2024):

NPPF - PARAGRAPH 131: ACHIEVING WELL-DESIGNED PLACES

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

WILTSHIRE CORE STRATEGY - CORE POLICY 1: SETTLEMENT STRATEGY

Identifies the tiers of settlements via their role and function to define the most sustainable development locations. It designates Laverstock as a 'Small Village', where development is generally limited to infill, though the application site functionally operates within the established built-up residential area.

WILTSHIRE CORE STRATEGY - CORE POLICY 2: DELIVERY STRATEGY

Seeks to deliver the most sustainable pattern of development, reducing the need to travel and redressing the balance between jobs and homes. It supports development within defined settlement limits and strictly controls development outside these boundaries unless specific exceptional circumstances apply.

WILTSHIRE CORE STRATEGY - CORE POLICY 41: SUSTAINABLE CONSTRUCTION AND LOW CARBON ENERGY

Requires new development to incorporate sustainable construction practices and low-carbon energy measures. It emphasises the need for comprehensive environmental assessments, resource efficiency.

WILTSHIRE CORE STRATEGY - CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. New development will be required to: Enhance local distinctiveness by responding to the value of the natural and historic environment. Retain and enhance existing natural features such as trees and hedges. Respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, design, materials and streetscape. Ensure the protection of residential amenity, including privacy and overshadowing.

WILTSHIRE CORE STRATEGY - CORE POLICY 67: FLOOD RISK

Requires development to be located and designed to avoid increasing flood risk elsewhere. Proposals put forward in areas of higher risk (Flood Zones 2 and 3) must be supported by clear evidence that no lower risk alternative sites are available (Sequential Test). All new development must include measures to reduce the rate of rainwater run-off and improve rainwater infiltration (Sustainable Drainage Systems - SuDS).

LAVERSTOCK AND FORD COMMUNITIES NEIGHBOURHOOD PLAN - POLICY 1: PROTECTION OF THE DISTINCTIVE SETTLEMENT PATTERN OF THE PARISH

Seeks to preserve the character and sustainability of the parish by protecting existing open spaces, landscapes, and heritage assets. It emphasises that development must respect the settlement edges and retain "Green Buffers" to prevent the coalescence of settlements with each other or the urban edge of Salisbury.

LAVERSTOCK AND FORD COMMUNITIES NEIGHBOURHOOD PLAN - POLICY 4: DESIGN OF FUTURE DEVELOPMENT

The design of any future development - whether in the form of a single dwelling or larger scale - must aim to improve the quality of the built environment of the Parish, maintain or enhance its semi-rural character and help to address the climate emergency. Proposals shall:

Follow the general principles set out in the National Design Guide, the Wiltshire Core Strategy, and address the further specific detail set out in the Laverstock and Ford Parish Design Guide (Appendix 3).

Follow guidance to demonstrate early, proactive and effective engagement with the community.

Include measures to facilitate household use of "clean" energy, such as the provision of charging points for electric vehicles for each home, and clean energy generating systems such as solar panels and heat pumps.

WILTSHIRE DESIGN GUIDE - RESIDENTIAL DESIGN & PARKING STANDARDS

A Supplementary Planning Document expanding on Core Policy 57. It mandates that development draws authentic inspiration from the local rural vernacular and strictly avoids items which are "visibly artificial" (such as plastic roof tiles or foam stone detailing). It also references the Wiltshire Local Transport Plan, demanding robust off-street allocated parking provision for family homes based on bedroom count (e.g., 3 spaces for a 4-bedroom dwelling), largely excluding garage space from the calculation.

2.0 Strategic Context

2.1 Wider Area Context

ACCESS & WIDER AREA CONTEXT

The site benefits from established vehicular access via Riverside Close, which feeds directly onto Riverside Road, a primary route through Laverstock. The location is highly sustainable, offering excellent public transport links to Salisbury City Centre, with bus routes conveniently accessible from Riverside Road, Duck Lane, and Church Road.

The wider area provides a robust network of community infrastructure. Laverstock St Andrews C of E School, the Village Hall, a local church, and the Laverstock & Ford Sports Club recreation ground are all situated in close proximity. While there are listed buildings within the area, they share no visual relationship with the application site, ensuring the proposed development will have no impact on local heritage assets.

Ultimately, this strong provision of local amenities and the established residential character of the immediate surroundings provide clear contextual validation for the existing four-bedroom residential dwelling with dedicated parking.



2.0 Site Context

2.2 Planning History

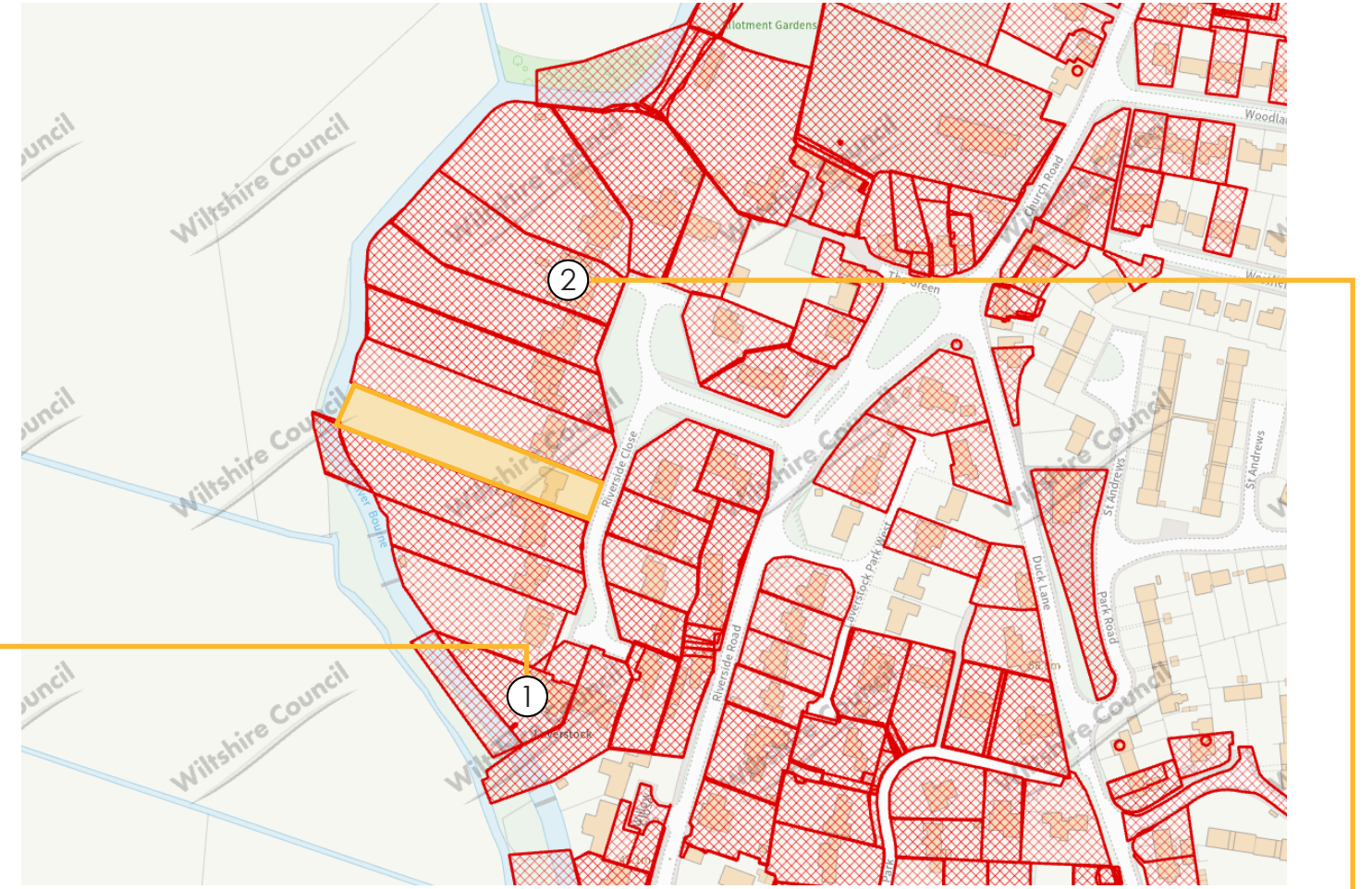
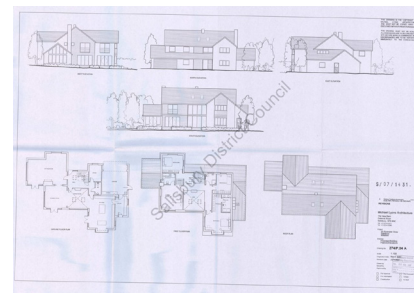
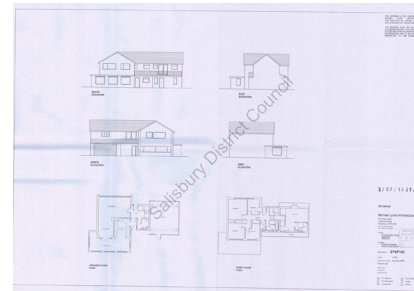
PLANNING HISTORY & PRECEDENT FOR SCALE

While the application site itself has no planning history, the immediate surrounding area demonstrates a well-established principle of development, with the vast majority of neighbouring properties having secured approvals for substantial additions, such as two-storey extensions.

Crucially, there is a clear local precedent for the demolition and construction of larger replacement dwellings. A nearby property established this baseline: following the initial refusal of a 5-bedroom replacement dwelling (Ref: S/2007/0495), a revised application for a 4-bedroom replacement house was approved (Ref: S/2007/1431). A subsequent amendment (Ref: S/2008/1258) successfully integrated a double garage into the design.

This approved contemporary scheme replaced an existing 256m² building with a new **350m²** dwelling. This increase of approximately 100m² firmly establishes a local planning precedent that supports the principle of a **4-bedroom replacement dwelling with a double garage**, as well as the acceptability of a substantial uplift in residential floor space.

S/2007/1431 & S/2008/1258



Nearby Planning Applications

S/1996/1301



PLANNING HISTORY

S/1988/1757 - Extension - Approve with conditions - 16/11/1988

S/1993/1132 - Renewal of planning permission S/88/1757 (Granted) - Approve with conditions

S/1995/1767 - Two storey residential extension and alterations - Approve with conditions - 21/01/1996

S/1996/1301 - Erection of replacement dwelling - Approve with conditions - 28/10/1996

(S/78/0171) Additional Garage (Approve)

(S/2007/1431) Demolition of Existing Property & Construction of a New Four Bedroom House (AwC)

(S/1995/1767) Two Storey Residential Extension and Alterations (Approve with Conditions)

(S/1996/1301) Erection of Replacement Dwelling (Approve with Conditions)

(S/1987/1455) Extension to hallway (Approve with Conditions)

(S/1986/0488) Extension (Approve with Conditions)

(S/2002/1181) Ground Floor Extension and Alteration/Extension to 1st Floor Bedroom (AwC)

(S/1985/0389) Proposed Extension and Alterations (S/82/0590) Lounge Extension (Approve)

(S/1989/0454) Extensions and Alterations (Approve with Conditions)

(S/2005/0769) Rear Single Storey Extension

(21/02466/FUL) Part two storey, part single storey rear extension (Approve with Conditions)

(S/2006/0796) First Floor Extension to Form Toilet Facility (Approve with Conditions)

(S/1998/1757) Extension (Approve with Conditions)

(S/2002/1798) First Floor Extension (Approve with Conditions)

2.0 Site Context

2.3 Site Surroundings & Materiality

APPEARANCE, SITE CONTEXT & MATERIALITY

The surrounding streetscape is characterised by a diverse mix of large, two-storey properties that blend traditional elements with contemporary designs. Roof forms vary across the area, ranging from single gables to double-hipped profiles. A defining feature of the immediate street scene is the articulation of the building line, which is commonly achieved through prominent entrance porches and forward-projecting double garages that add depth to the plots. The local material palette is broad, encompassing yellow stone and brick, red brick, white and cream render, timber cladding, brown hanging tiles, and slate or concrete roof tiles.

Responding to this context, the proposed scheme delivers a sympathetic contemporary design. It embraces the established rhythm of the area by incorporating a *double-hipped roof*, a *pronounced porch*, and *protruding double garage*. The chosen material palette reinterprets the local vernacular through a modern lens, utilising **yellowish stone cladding** (reflecting the local stone and brick), **white render** (honouring the existing building), and **rouge metal cladding** (a contemporary nod to the area's red brickwork).

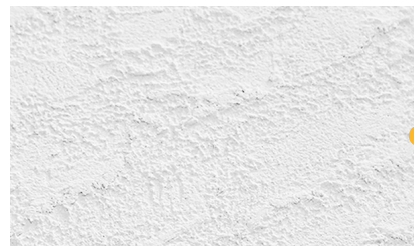


Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11

2.0 Site Context

2.4 Location & Block Plan



1 Block Plan
1 : 500

1:500 0 5 10 15 20 25



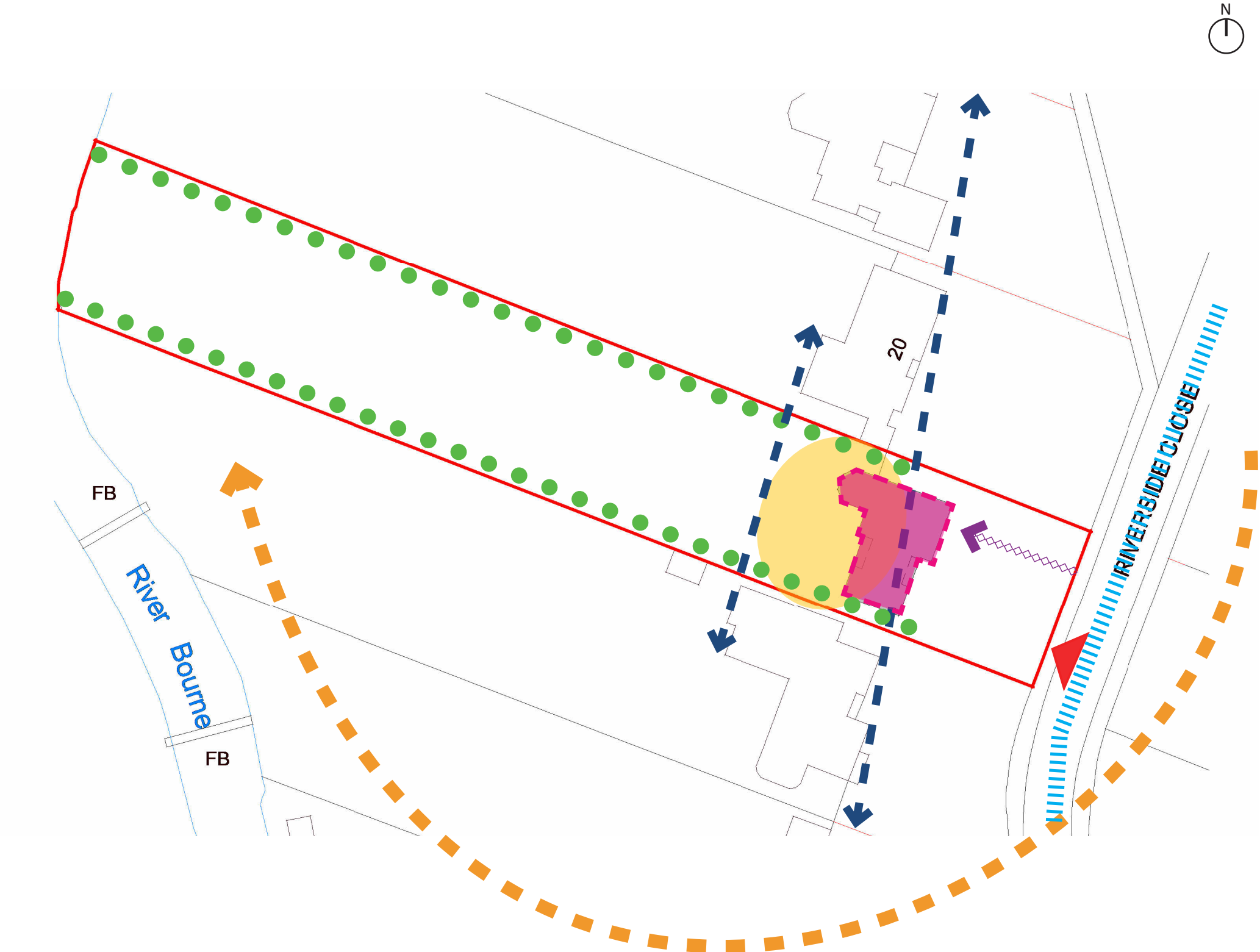
2 Location Plan
1 : 1250

1:1250 0 10 20 30 40 50 60

2.0 Site Context

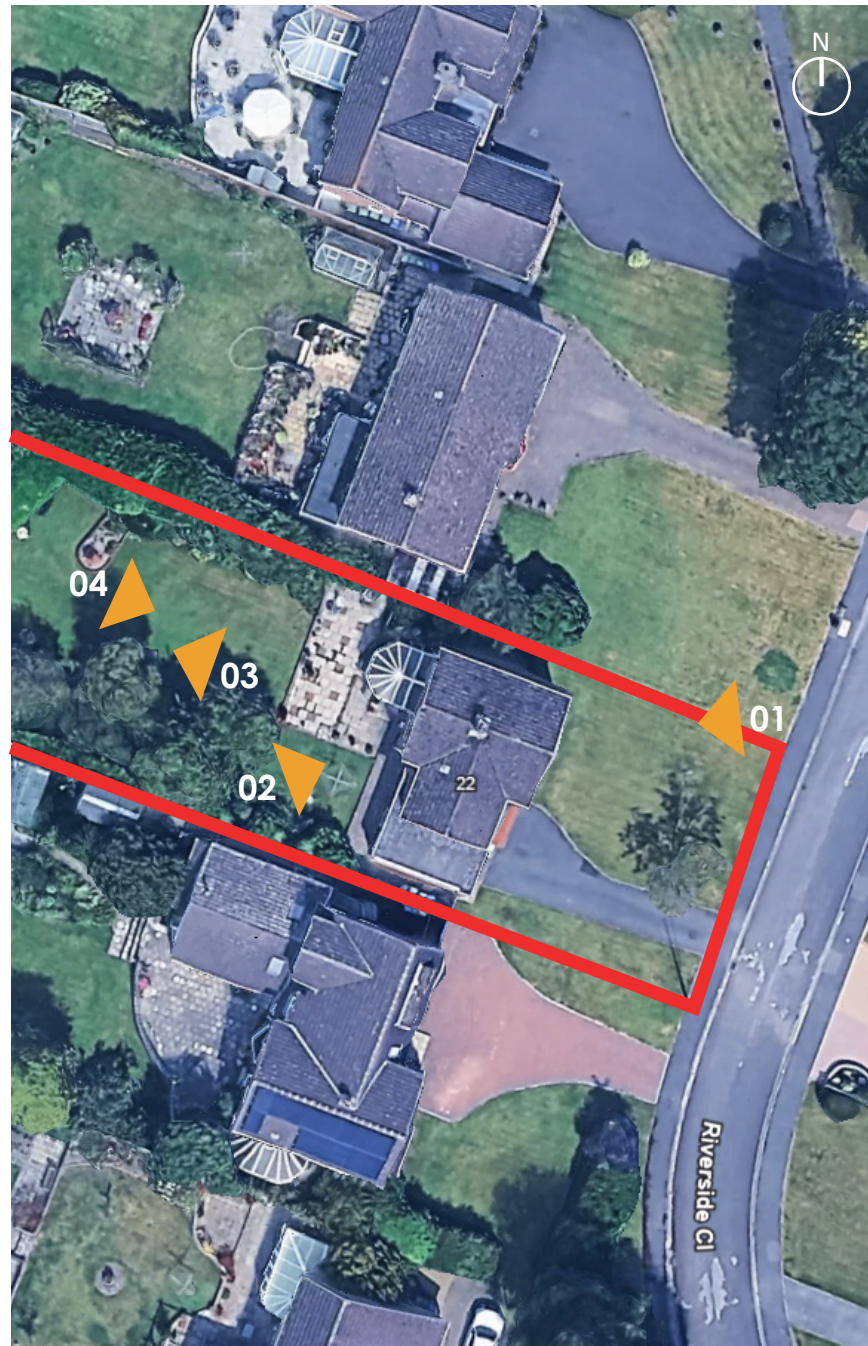
2.5 Site Analysis

- Site boundary
- Main traffic route
- Green boundaries
- Sunpath
- Existing entrance from Riverside Cl
- Existing buildings to be demolished
- Proposed access route
- Potential building location
- Building line on street



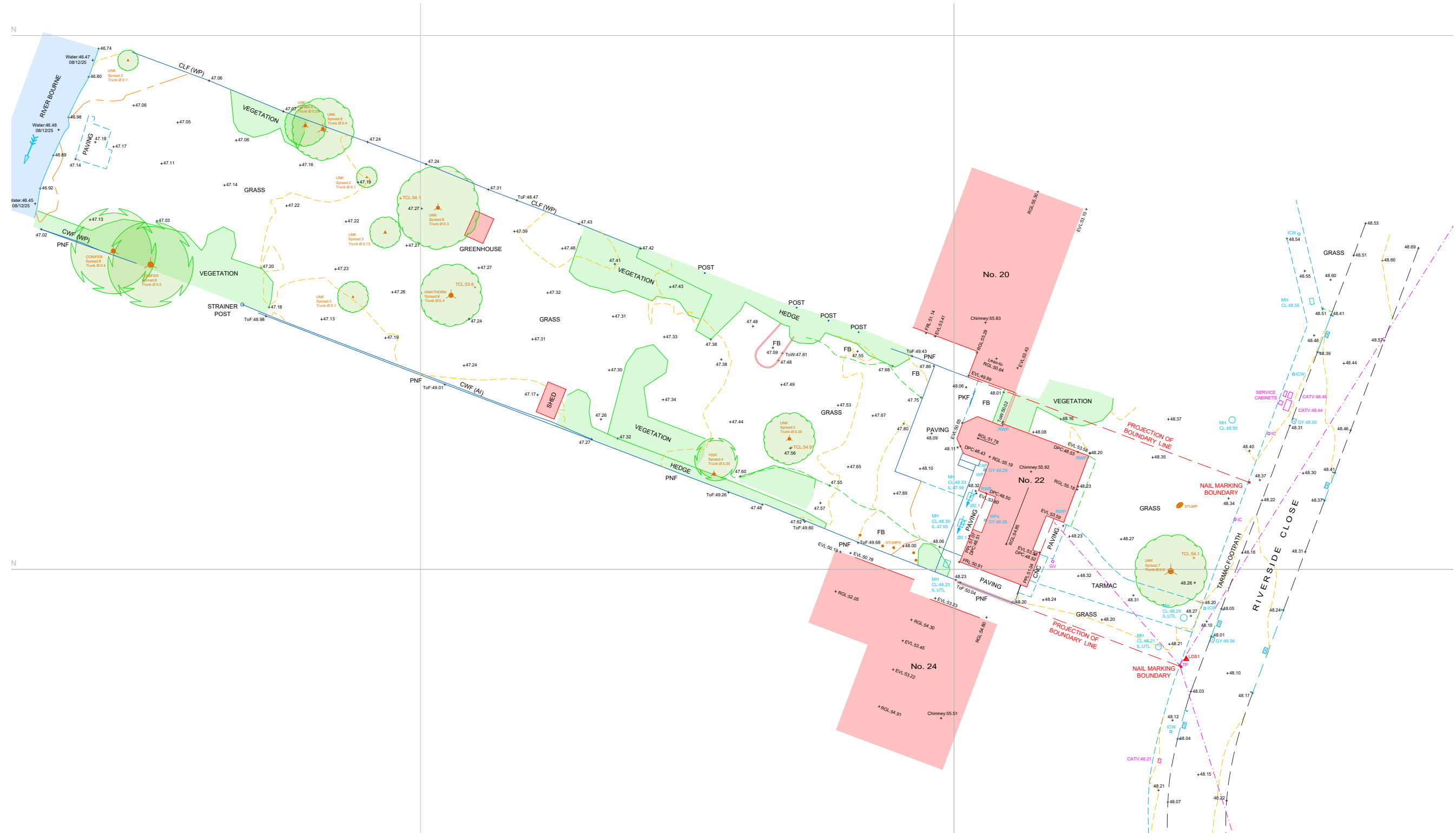
2.0 Site Context

2.6 Existing Site Photos



2.0 Site Context

2.7 Existing Site Topography



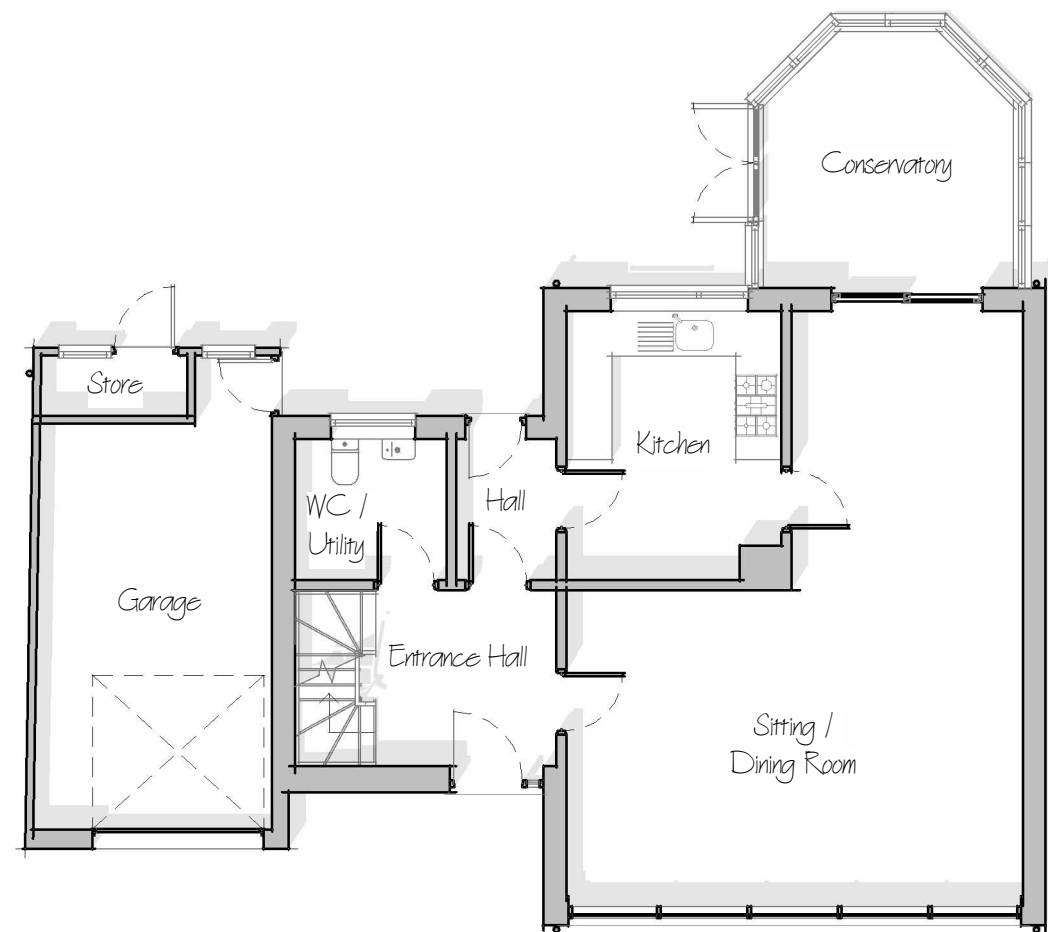
2.0 Site Context

2.8 Existing Site Plan

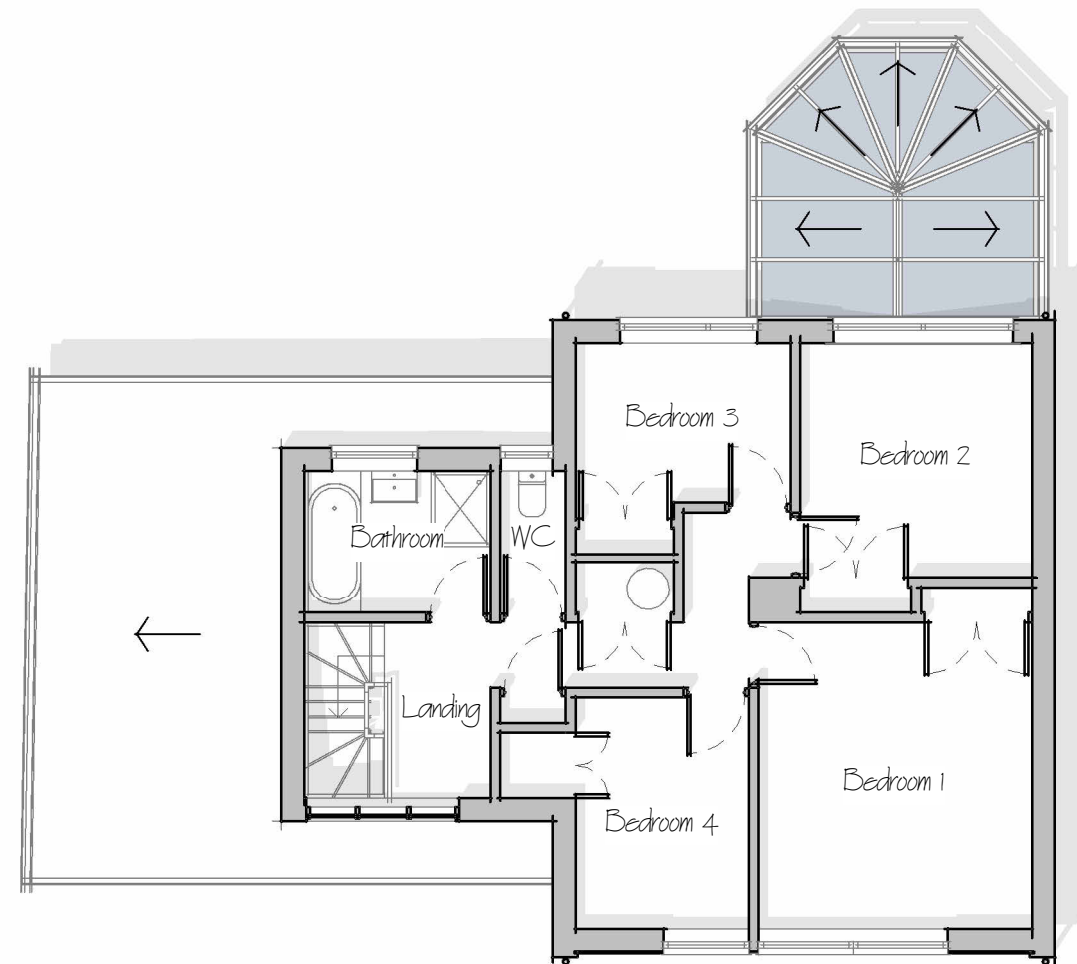


2.0 Site Context

2.9 Existing Floor Plans



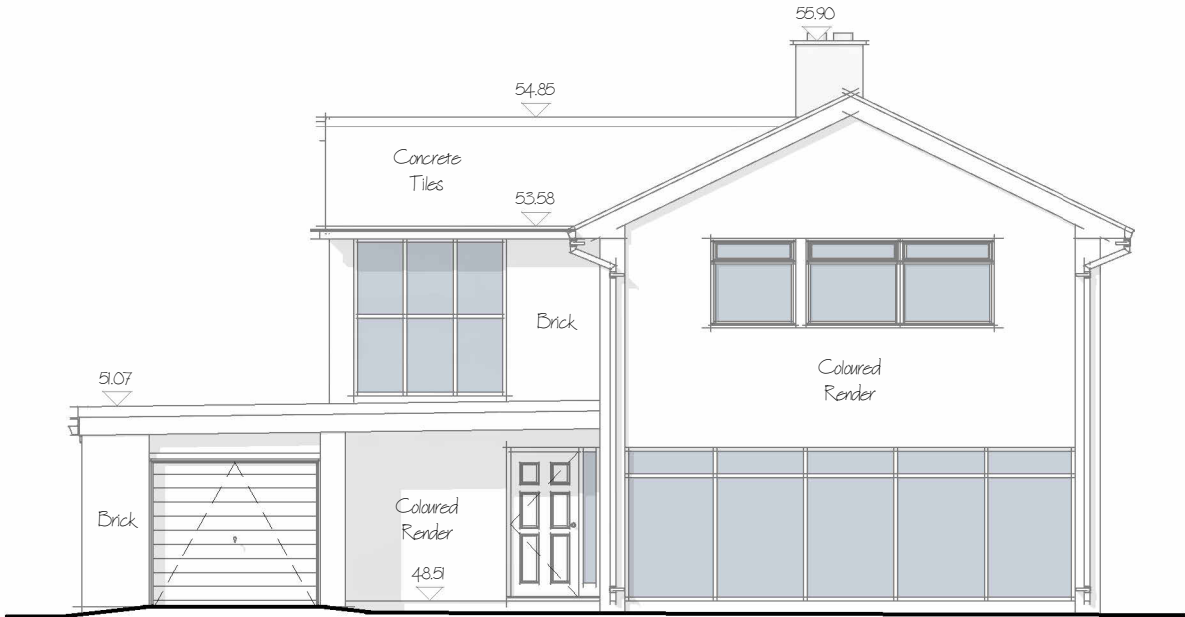
① Ground Floor Plan
1 : 100



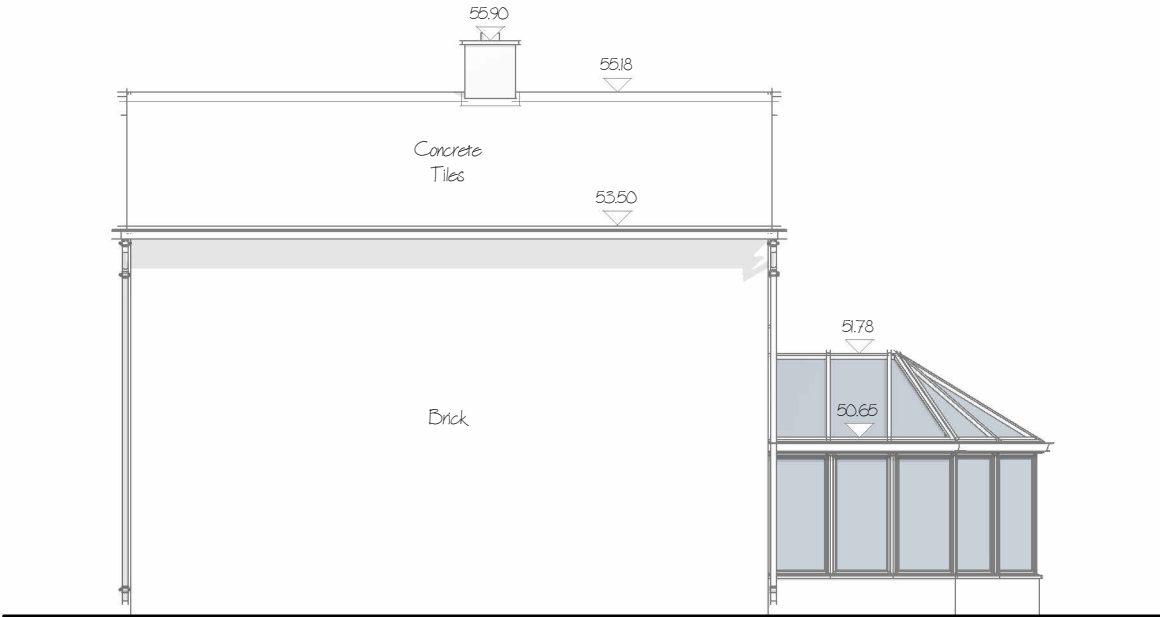
② First Floor Plan
1 : 100

2.0 Site Context

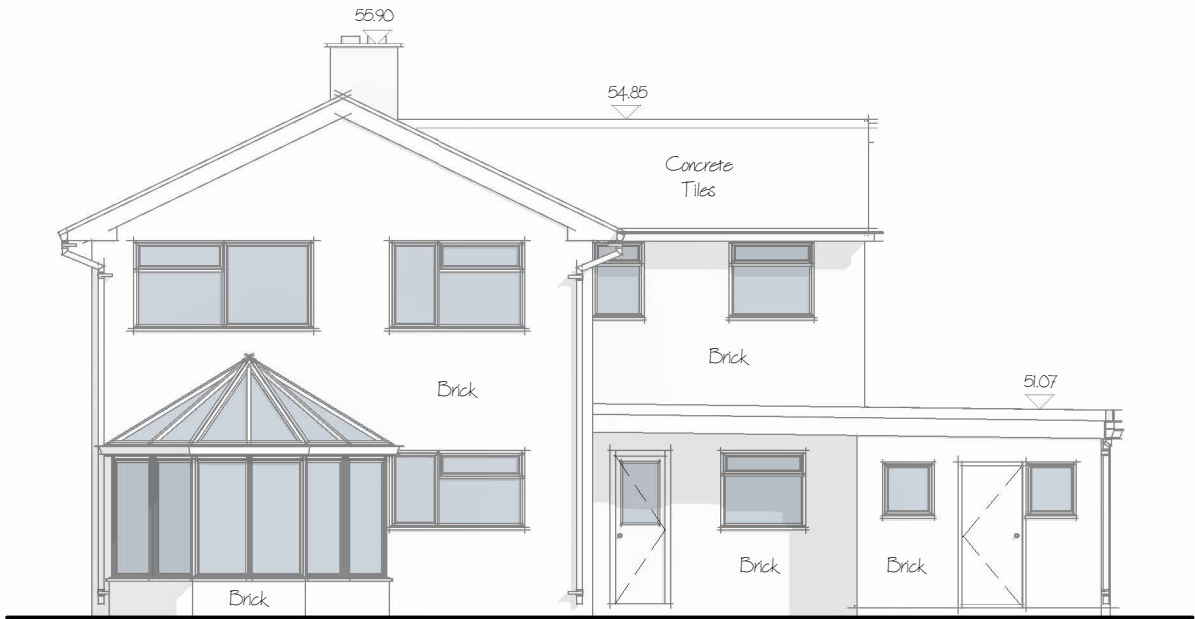
2.10 Existing Elevations



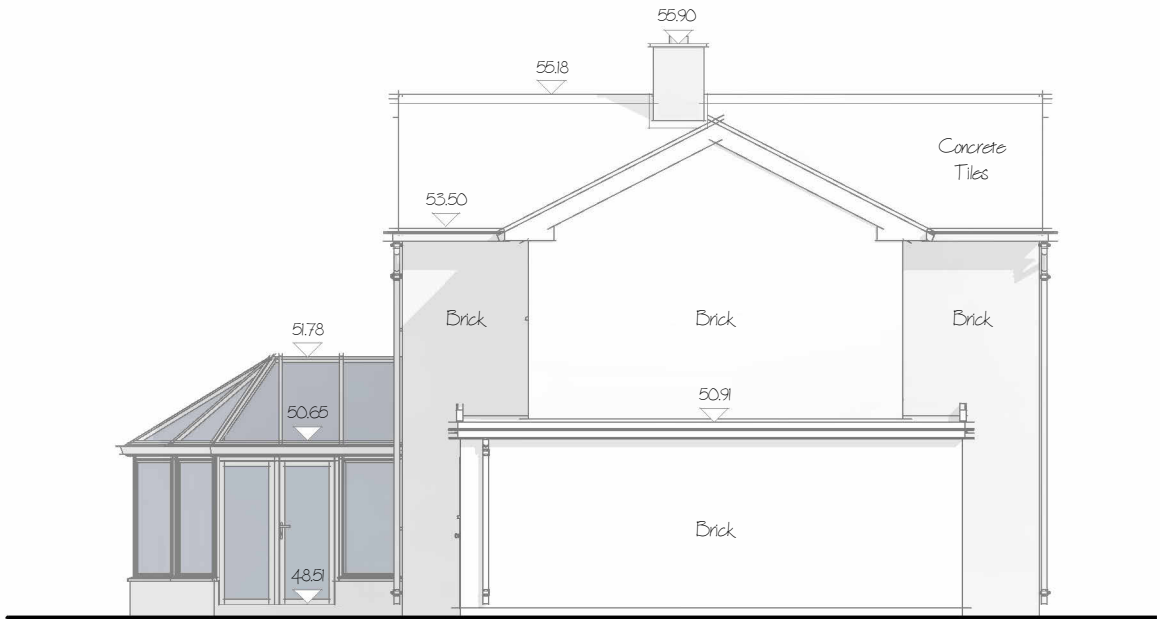
1 Front (South East) Elevation
1 : 100



2 Side (North East) Elevation
1 : 100



3 Rear (North West) Elevation
1 : 100



4 Side (South West) Elevation
1 : 100

2.0 Site Context

2.11 Existing Street Scene



1 Existing Street Scene - 1:200 Scale
1 : 200
1:200 0 1 2 3 4 5 6 7 8 9 10



2 Existing Street Scene - 1:100 Scale
1 : 100
1:100 0 1 2 3 4 5

3.0 Proposals

3.1 Design Statement

DESIGN SUMMARY

The proposal seeks to demolish the existing, outdated property and construct a high-quality, contemporary four-bedroom replacement dwelling. The design has been carefully formulated to reflect the scale, use, and mixed architectural vernacular of the surrounding area. By setting the building further back into the plot to respect the established building line, the scheme improves the relationship with the streetscape while radically enhancing internal spatial quality, natural light, and thermal performance (incorporating modern U-values, air source heat pumps, and water-efficient systems).

USE

The site currently accommodates an active four-bedroom residential dwelling (Use Class C3) within an established residential street. The proposed scheme will wholly retain this exact use, providing a modernised four-bedroom family home. This continuity of use is entirely appropriate for the suburban context.

AMOUNT

Proposed Floorspace: 316 sqm over two storeys.

Justification: While larger than the existing dwelling, the amount of development is directly informed by the immediate context, which is characterised by large, detached family homes with double garaging; Most of these have received extensions while the application site lacks any planning history of extension or alteration. The scale is firmly supported by local planning precedent, notably a nearby approval for a ~350 sqm four-bedroom replacement dwelling. The proposal crucially retains the four-bedroom limit (a previous five-bedroom scheme on the street was refused, but received approval for a four-bedroom), utilising the additional footprint solely to improve the capacity of ancillary spaces, such as a double garage, utility, pantry, and built-in storage, to meet modern family standards without overdeveloping the site.

LAYOUT

Site Layout: The new dwelling is pushed further back into the long, narrow plot. This perfectly aligns with the established building line of neighbouring properties and enhances the depth of the front garden and driveway.

Internal Layout: The ground floor is clearly zoned. The front (South-East) accommodates guest hosting, a formal living room, and functional back-of-house spaces (double garage, utility, and pantry). A central hallway creates a direct, uninterrupted sightline from the front door through to the rear garden. The rear (North-West) features a full-width, open-plan private living space that maximises garden views.

Environmental Design: The rear features large glazing with a substantial roof overhang to prevent direct solar gain, while pocket doors allow for flexible room configurations and highly effective natural cross-ventilation.

SCALE

The scale responds directly to both the functional requirements of a modern family and the established rhythm of the street. The front elevation presents a two-storey profile, perfectly in keeping with the height and massing of neighbouring properties. To minimise visual bulk and protect the amenity and sightlines of adjoining neighbours, the extended rear living space is designed as a single-storey, flat-roofed element.

LANDSCAPING

Public/Front: The existing front garden will be remodelled into a widened, landscaped driveway to serve the new double garage, ensuring ample off-street parking while maintaining the established principle of access.

Private/Rear: The expansive rear lawn will remain largely unaltered. A new raised patio terrace will be introduced immediately adjacent to the rear elevation to create a seamless indoor-outdoor living connection. This terrace will effectively mitigate the gentle drop in site levels, preventing a steep step down into the garden.

APPEARANCE

The architectural language takes a contemporary approach that remains deeply sympathetic to the local vernacular. The front elevation addresses the street with a traditional double-hipped roof, a prominent entrance porch, and a forward-projecting double garage—features highly characteristic of the area. The rear adopts a long, linear flat-roofed form to reduce massing. The material palette is a modern reinterpretation of the street's existing colours:

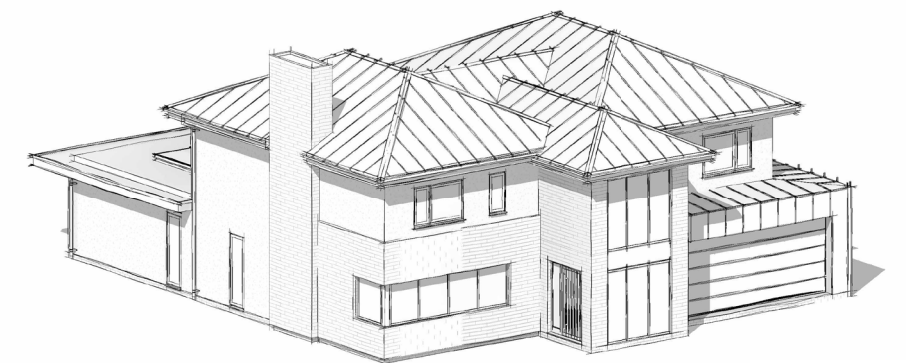
Yellowish stone cladding references the local yellow brick and stone.

White render honours the primary material of the existing building.

Rouge metal cladding provides a contemporary nod to the red brick and brown hanging tiles prevalent in the immediate streetscape.

ACCESS

The existing vehicular and pedestrian access off Riverside Close is retained and maintained, ensuring safe, established connectivity to the local highway network.



3.0 Proposals

3.2 Sustainability Statement

SUSTAINABILITY & ENENERGY PERFORMANCE

The proposal seeks to replace an ageing, energy-inefficient structure with a highly sustainable modern dwelling, aligning with the objectives of Wiltshire Core Strategy Core Policy 41. Retaining and retrofitting the existing building is economically and practically unviable due to its outdated systems, poor thermal envelope, and the likely presence of asbestos.

The replacement dwelling will be constructed using Structural Insulated Panels (SIPs). This natural, regenerative timber construction method provides exceptional airtightness and thermal efficiency, whilst drastically reducing the reliance on carbon-intensive materials such as cement, blocks, and brick. Thermal performance is further optimised through argon-filled double glazing, ISO Bloco One draught-proofing tapes, and passive solar design; utilising large glazed elements shielded by large overhangs to prevent summer solar gain while the building layout maximises cross-ventilation.

Operationally, the home will utilise low-carbon technology, primarily driven by an Air Source Heat Pump (ASHP) and supplemented by a high-efficiency secondary fireplace. Energy consumption will be heavily minimised through smart heating controls, low-energy appliances, and LED lighting fitted with 1-minute sensors to conserve electricity and protect local dark skies.

All lighting will be low-energy LEDs, with all external lights on a 1-minute sensor, protecting both the surrounding biodiversity and saving energy.

SITE OPERATIONS & CONSTRUCTION MANAGEMENT

The use of off-site manufactured SIPs ensures machine-accurate construction, resulting in minimal material waste, a lighter structural shell (requiring reduced foundations), and rapid on-site assembly which will reduce the impact on neighbours throughout the construction process. To mitigate disruption to neighbouring properties on Riverside Close, the expansive front garden will be temporarily utilised as a secure contractor compound, accommodating material storage and contractor parking. Deliveries will be strictly consolidated to minimise vehicular movements, and existing site materials will be recycled or reused wherever feasible.

BIODIVERSITY NET GAIN (BNG)

The application site comprises an established mown residential lawn offering negligible ecological value. The proposal is formally exempt from the mandatory 10% Biodiversity Net Gain requirement on two qualifying grounds:

De Minimis Exemption: The development does not impact a priority habitat and impacts less than 25m² of on-site habitat and less than 5m of linear habitat.

Self-Build Exemption: The proposal meets all criteria for a custom/self-build exemption, as it consists of fewer than 9 dwellings, occupies a site smaller than 0.5 hectares, and operates exclusively as a self-build/custom housebuilding project.

NUTRIENT NEUTRALITY (RIVER AVON SAC)

As the site lies within the Hampshire Avon catchment, it must ensure no adverse effects on the protected river system under Core Policy 69. A Nutrient Budget Calculation (assessing Phosphorus loading) accompanies this application to demonstrate compliance.

FLOOD RISK & DRAINAGE

A Flood Risk Assessment (FRA) is submitted alongside this application, addressing the site's proximity to the River Bourne and confirming the safe siting of the dwelling alongside modern surface water management.

HERITAGE

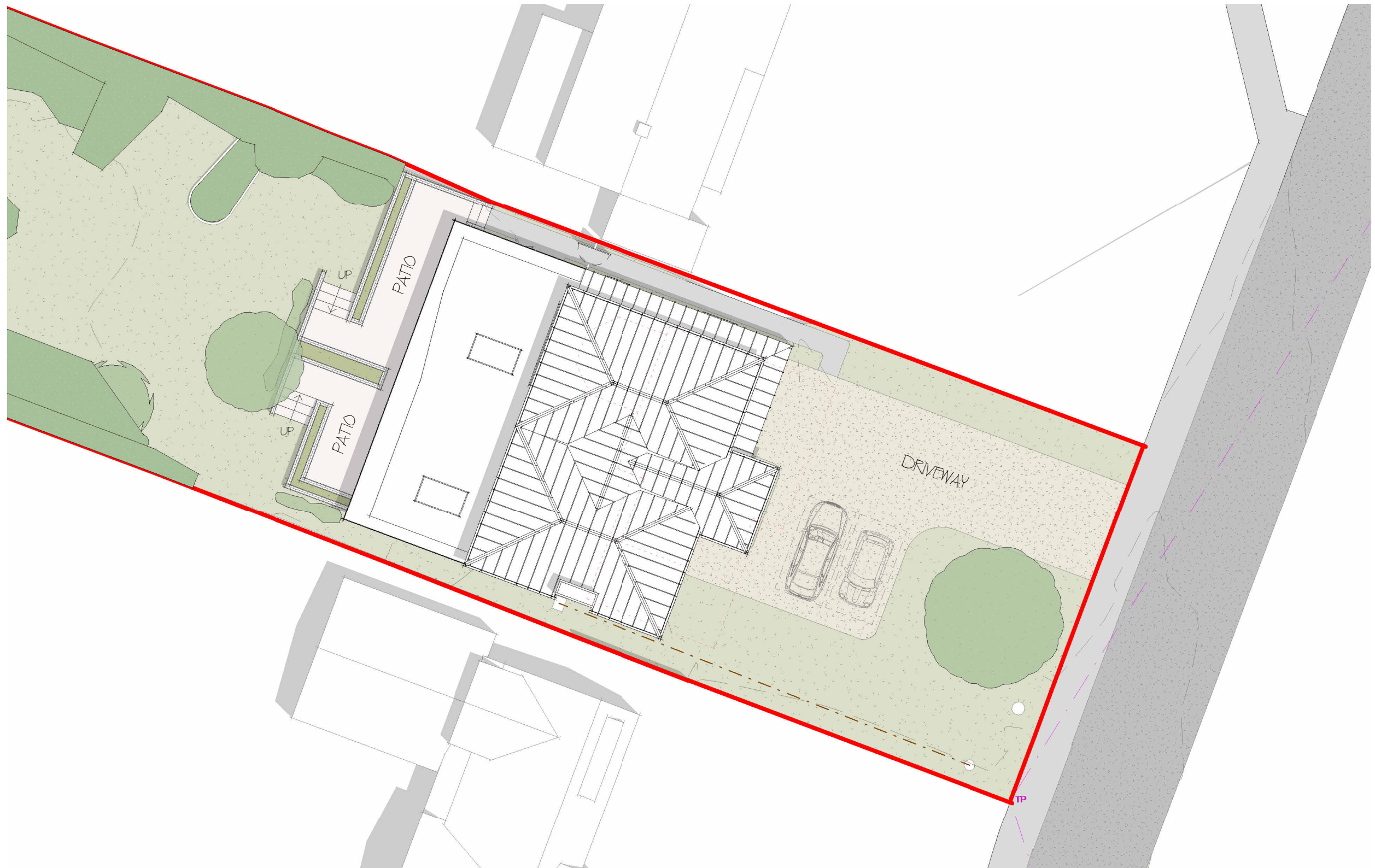
The existing building holds no architectural or historic merit, is not statutorily listed, and does not reside within a Conservation Area. The high-quality contemporary replacement will actively enhance the local streetscape.

ACCESS, PARKING & CIL

The site is highly sustainable, located within a 10-minute walk of local schools, recreational grounds, the village hall, and bus links. The scheme provides four off-street parking spaces (two secure garage bays and two driveway spaces). A completed CIL Additional Information Requirement form is submitted with this application.

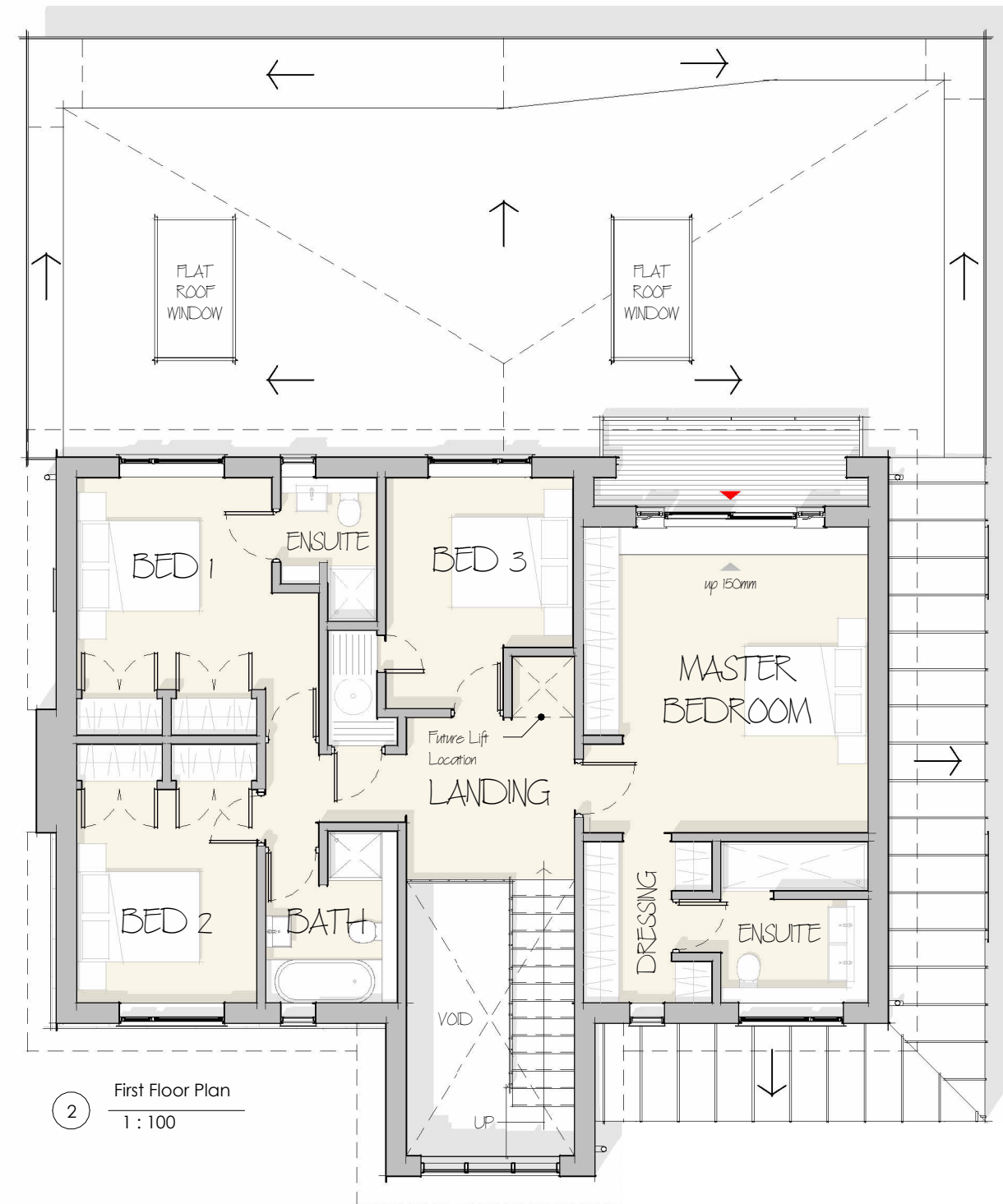
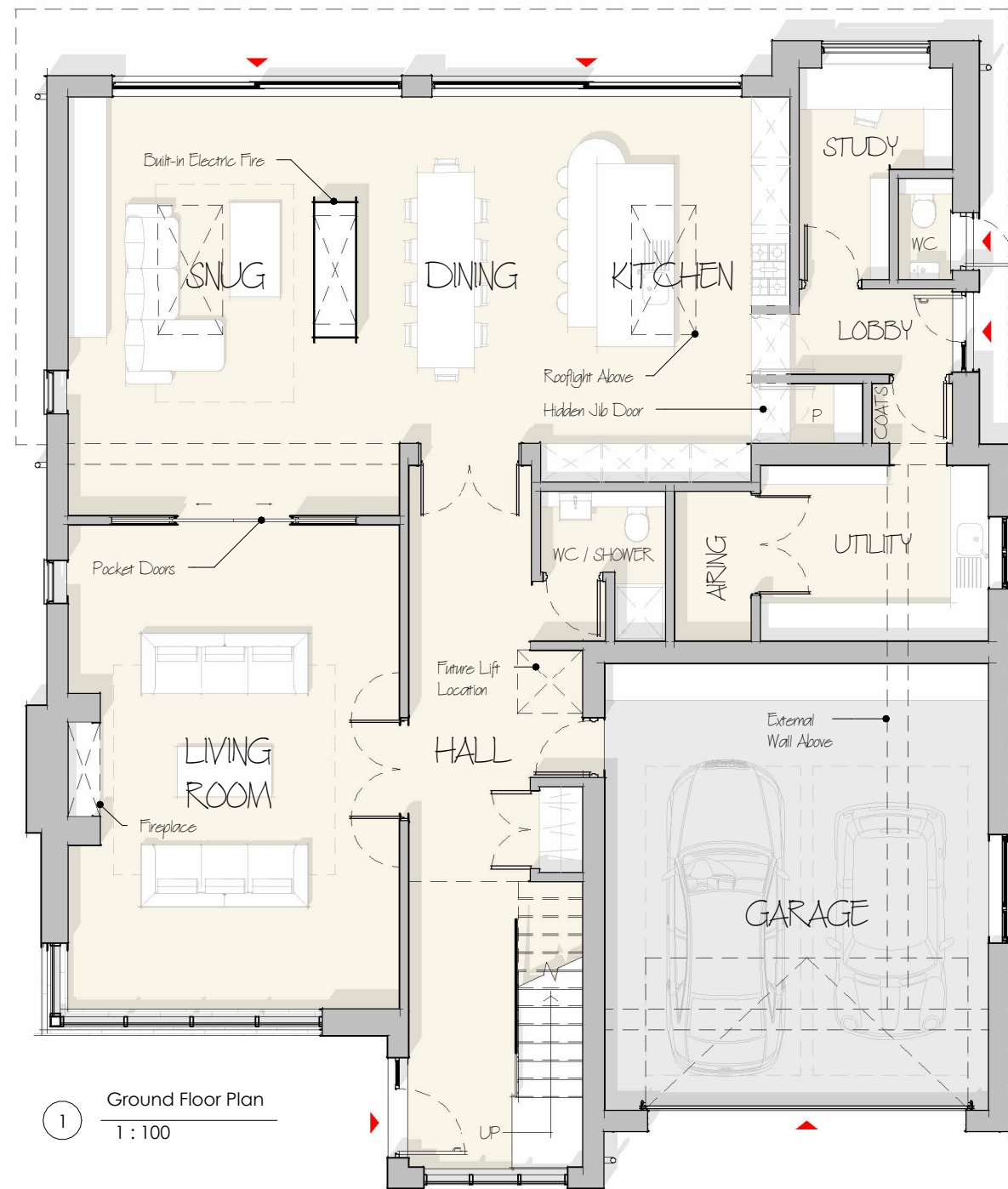
3.0 Proposals

3.3 Proposed Site Plan



3.0 Proposals

3.4 Proposed Floor Plans



3.0 Proposals

3.5 Proposed Elevations



1 Front (South East) Elevation
1 : 100



2 Side (North East) Elevation
1 : 100



3 Rear (North West) Elevation
1 : 100



4 Side (South West) Elevation
1 : 100

3.0 Proposals

3.6 Proposed Street Scene



1 Existing Street Scene - 1:200 Scale
1 : 200
1:200 0 1 2 3 4 5 6 7 8 9 10



2 Existing Street Scene - 1:100 Scale
1 : 100
1:100 0 1 2 3 4 5

3.0 Proposals

3.7 Exterior View From Driveway Approach



Contact

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