

DESIGN AND ACCESS STATEMENT

PROPOSED EXTERNAL REFURBISHMENT WORKS

SANTANDER, 53 SILVER STREET, SALISBURY, WILTSHIRE, SP1 2NG

29TH APRIL 2026



architecture
interiors
strategy
masterplanning

1. INTRODUCTION

This Design and Access Statement (DAS) has been prepared by LOM on behalf of Santander in support of Listed Building Consent (LBC) and Advertisement Consent applications for external works to a Santander branch.

This document should be read in conjunction with the architectural drawings submitted as supporting material.

2. EXISTING SITE & KEY FEATURES

The site (Santander, 53 Silver Street, Salisbury, Wiltshire, SP1 2NG) is a Grade II Listed Building in Salisbury city centre. The site sits within the Salisbury Conservation Area. Historic England (List Entry Number 1243192) describes the building as follows:

"Late C18 early C19. 3 storeys colourwashed stucco. The premises include Stoke's Warehouse to New Canal.

Silver Street front band between storeys, band cornice and brick parapet with stone coping. 4 windows to upper floors, recessed sashes, glazing bars intact, all with Venetian shutters. On ground floor early C19 double shop front with 2 low windows, no glazing bars, modern glazed central door with plain semi-circular fanlight, moulded frame and flanking pilasters under later frieze supported by 5 Doric columns. Secondary door with semi-circular fanlight converted to window.

The front to New Canal is an early C19 warehouse of 3 storeys red brick with some grey headers. Low pitch gable end slate roof with flat eaves to bay front with off centre superimposed hatches, the top one with deeply cantilevered gable over. Cast iron hoist with circles in spandrel adjoining. Smaller cast iron hoist to right also on 2nd floor. 9 windows to upper floors, 2 blind on each floor, 2 light thin mullioned small paned iron casements with cambered arches. Ground floor has double mid C19 shop front to left with panelled pilaster frame, frieze and moulded cornice. To right altered doors and windows. Lower 3 storey section of 2 bays to right with flat eaves on paired brackets 2 large 3 light wood casements 2nd floor. 1st floor has one similar casement and 4 pane sash in flush frame. 2 later sash windows on ground floor."

As the building occupies the entire site footprint, there is no garden or open space. There many other listed buildings surrounding the site on Silver Street, and many more in the surrounding area and across Salisbury city centre; the most notable one being Salisbury Cathedral, a Grade I Listed Building located approximately 400 metres to the south of the site.

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3. ACCESS

The proposals are aimed at refurbishing the existing external shopfront and will not impact existing access arrangements in this Santander branch. As such, there are no proposals to amend the existing external access provisions in these planning applications.

4. AMOUNT & LAYOUT

The proposed works neither adds nor subtracts from the property's existing floor space resulting in no change to the building's footprint. The building's relationship with adjacent buildings and its surroundings also remains unchanged. Please refer to the architectural drawings to see the proposed scope of works for the development site.

Proposed external works include:

- Removing 1no. existing externally illuminated fascia sign, consisting of Santander letters and logo, on the front (north) elevation and replacing with 1no. new externally illuminated fascia sign with letters and logo in Santander's new standard script font. The existing fascia sign light trough will be replaced with new.
- Removing 1no. existing externally illuminated projecting hanging sign showing the Santander logo, on the front (north) elevation and replacing with 1no. new externally illuminated projecting hanging sign showing the Santander logo in Santander's new standard script font.
- Applying new Santander graphics (red safety dots) to the front entrance doors.

5. SCALE & APPEARANCE

There will be no demolition or structural works to the existing building envelope in the proposed development, which means there will be no change to the scale (height, width and length) of the existing building.

The proposal comprises of external refurbishment and repair works to the external shopfront, replacing 1no. existing externally illuminated fascia signs and 1no. existing externally illuminated projecting hanging sign with new in Santander's new standard script font, and fitting Santander graphics (red safety dots) to the front entrance door. These works are typical of a Santander branch refurbishment. There are elements that are applicable to special care and detail within the building.

The external works are aimed at restoring the façade to a good condition and will not significantly change the building's appearance. The proposed external signage will be of a similar scale and appearance to the existing signage.

6. LANDSCAPING

No new landscaping is proposed in this development. The hard landscaping outside the building's external entrance will remain as existing.

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7. HERITAGE ASSETS

The site is a Grade II listed building and located within Salisbury Conservation Area. The proposed external works are an opportunity to restore and protect the building for further years. Santander will ensure that modern signs and materials are only used with discretion where appropriate to the character of the building and its listed status, as well as ensuring the works are not harmful to the conservation area.

Due to the relatively discreet nature of the proposed internal and external works, the visual impact on the property and surrounding area will be minimal.