

PAUL STEVENS ARCHITECTURE LTD

HERITAGE AND DESIGN & ACCESS STATEMENT

MARKET SQUARE TOILETS



Site Address: Market Square, Salisbury, Wiltshire, SP1 1TH

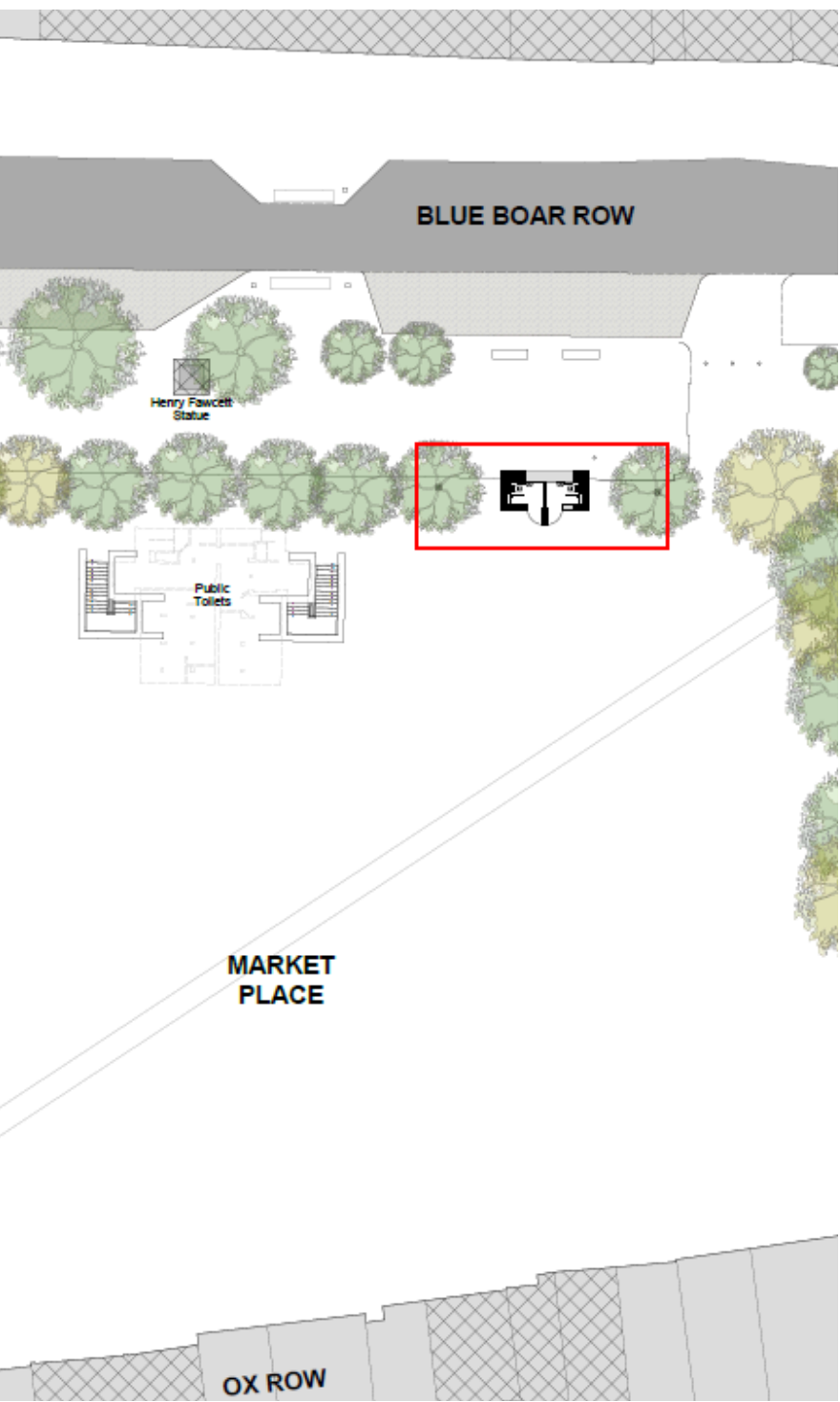
Scheme: Extending the existing disable access toilet block to create two DDA toilets

Date: 08/05/2026

RIBA 
Chartered Practice

Job No. 1025

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INTRODUCTION

This Design and Access Statement has been prepared in support of a planning application relating to disabled toilet development at the Salisbury Market Square in Wiltshire.

The Market Place in Salisbury, is a historic open square in the city centre, known for its vibrant markets and architectural charm. Dating back to medieval times, it has served as a hub for trade and community gatherings for centuries. Today, it hosts regular markets, including farmers' markets and artisan fairs, offering fresh produce, crafts, and local goods. The area is surrounded by notable buildings, shops, cafés, and historic landmarks, making it a popular destination for both locals and visitors.

The purpose of this statement is to explain the design principles behind the proposed works and to demonstrate how the development responds positively to the existing character of the site and its historic setting.

The market Place, although not listed, is a key aspect of the Salisbury Conservation Area and it is surrounded by listed buildings, Scheduled monuments and other buildings that provide a positive contribution. The proposal seeks to support the continued operation of the facility through improvements and development that remain sympathetic to the surrounding historic and ecological environment.

CLIENT BRIEF

The client's objective is to:

- Improves the amount of accessible toilet facilities on the Market Square

The design aims to deliver a development that is:

- appropriate to its setting
- environmentally responsible
- sympathetic to the character of the Market Square and the surrounding area.

USE

The building is to provide an an additional DDA compliant above ground toilet facility by extending the existing disabled toilet cubicle, whilst remaining sympathetic to the conservation area and historic environment.

Our design aims to meet our client's requirements, both in the present and foreseeable future.

PLANNING CONTEXT

WILTSHIRE LOCAL CORE STRATEGY PLANNING POLICY & NATIONAL PLANNING POLICY FRAMEWORK:

The site lies within the administrative area of Wiltshire Council and is subject to the policies of the Wiltshire Core Strategy and national planning guidance within the National Planning Policy Framework (NPPF).

Relevant planning objectives include:

LOCAL

CP20 - Spatial Strategy for the Salisbury Community Area

Outlines the planned growth and development priorities for Salisbury and its surrounding areas while ensuring sustainable economic and housing expansion. Key points include:

- *Housing Growth: Salisbury is allocated a set number of new homes to meet demand, including affordable housing.*
- *Employment & Economy: Supports job creation, business growth, and retail development to strengthen the local economy.*
- *Infrastructure & Services: Ensures necessary transport, education, healthcare, and utilities improvements to support growth.*
- *Environment & Heritage: Protects the city's historic character, green spaces, and landscape while promoting sustainable development.*

CP41 - Sustainable Construction and Low Carbon Energy

Promotes environmentally responsible development by:

- **Energy Efficiency:** Requiring new buildings to meet high energy efficiency standards.
- **Renewable Energy:** Encouraging the use of on-site renewable energy sources, such as solar panels and heat pumps.
- **Sustainable Materials:** Supporting the use of eco-friendly building materials and construction methods.
- **Water Efficiency:** Ensuring new developments incorporate water-saving measures.
- **Climate Resilience:** Designing buildings to adapt to climate change and reduce carbon emissions.

CP57 - Ensuring high quality design and place shaping

Sets out principles to create well-designed, sustainable, and attractive places by:

- **Respecting Local Character:** New developments must complement Wiltshire's historic, cultural, and landscape context.
- **Enhancing Public Spaces:** Designs should promote safety, accessibility, and social interaction.
- **Sustainable and Functional Design:** Buildings must be energy-efficient, adaptable, and use high-quality materials.
- **Protecting Residential Amenity:** Developments should minimize noise, privacy loss, and overshadowing.
- **Supporting Community Identity:** Encouraging distinctive and inclusive designs that strengthen local identity.

CP58 - Ensuring the Conservation of the Historic Environment

Aims to protect and enhance Wiltshire's rich heritage by:

- **Safeguarding Historic Assets:** Protecting listed buildings, conservation areas, scheduled monuments, and other heritage sites.
- **Enhancing Local Character:** Ensuring new developments respect and complement historic settings.
- **Preserving Archaeology:** Requiring assessments and protection of archaeological remains where necessary.
- **Encouraging Sensitive Adaptation:** Supporting

CP69 - Protection of the River Avon SAC

Aims to safeguard water quality and biodiversity within the River Avon catchment by:

- Preventing Water Pollution: Ensuring development does not increase phosphate levels or harm water quality.
- Sustainable Drainage Systems (SuDS): Requiring appropriate drainage solutions to manage runoff and reduce pollution.
- Mitigating Environmental Impact: New developments must demonstrate no adverse effects on the River Avon SAC.
- Collaborative Management: Working with Natural England, the Environment Agency, and local stakeholders to protect the river ecosystem.

NATIONAL

Section 2 - Achieving sustainable development

Outlines the core purpose of the planning system: promoting sustainable development that balances economic, social, and environmental objectives. Key principles include:

- Economic Growth: Supporting a strong, responsive economy by ensuring sufficient land for development.
- Social Well-being: Delivering a mix of housing, accessible services, and a high quality of life.
- Environmental Protection: Enhancing the natural, built, and historic environment while mitigating climate change impacts.
- Presumption in Favour of Sustainable Development: Planning decisions should support sustainable proposals unless adverse impacts outweigh benefits.

Section 7 - Ensuring the vitality of town centres

Focuses on promoting and supporting town centres as key economic and community hubs. Key principles include:

- Town Centre First Approach: Main town centre uses (e.g., retail, leisure, offices) should be located in town centres before considering edge-of-centre or out-of-town locations.
- Sequential Test: Developers must demonstrate that no suitable town centre sites are available before proposing out-of-town developments.
- Impact Assessment: Large retail and leisure proposals outside town centres must assess their impact on town centre vitality and investment.
- Diversification & Adaptation: Encouraging mixed-use development, cultural activities, and flexible uses to keep town centres vibrant.

Section 12 - Achieving well-designed and beautiful places

Emphasises the importance of good design in creating high-quality, sustainable development that enhances the built environment. Key principles include:

- Design Quality: Development should function well, be visually attractive, and contribute positively to the local context and character.
- Inclusive Design: Ensuring that buildings and spaces are accessible and usable by all, including people with disabilities.
- Sustainability: Encouraging energy-efficient buildings, the use of sustainable materials, and designs that contribute to environmental sustainability.
- Creating Safe and Accessible Environments: Designs should promote safety, reduce crime, and provide opportunities for social interaction.
- Integration with Communities: Developments

Section 16 - Conserving and enhancing the historic environment

Focuses on the protection and enhancement of the historic environment. Key principles include:

- **Conservation of Heritage Assets:** Development should preserve or enhance the significance of heritage assets (e.g., listed buildings, conservation areas, and archaeological sites).
- **Proportionate Assessment:** The impact of development on heritage assets should be assessed, with the level of assessment proportionate to the significance of the asset.
- **Consideration of Harm:** Any harm to the significance of a heritage asset should be avoided, minimised, or mitigated. In cases of substantial harm, development should only be permitted if there are exceptional circumstances.
- **Sustainable Management:** Heritage assets should be sustainably managed, ensuring they are viable for future generations.
- **Positive Contribution:** Where possible, new development should make a positive contribution to the historic environment, integrating modern design and heritage.

SALISBURY NEIGHBOURHOOD PLAN

A referendum relating to the Salisbury Neighbourhood Development Plan (SNDP) will be held on 27 February 2025.

SALISBURY CONSERVATION AREA

The Salisbury Conservation Area is recognised for its historic and architectural significance. It encompasses key landmarks, such as Salisbury Cathedral, and a wealth of listed buildings, making it an important part of the city's heritage. Key features include:

- **Historic Core:** The area includes the medieval street layout, with narrow streets and alleys, as well as significant buildings from various periods, such as Georgian and Victorian architecture.
- **Salisbury Cathedral:** The cathedral, with its iconic spire, is a focal point of the conservation area and a UNESCO World Heritage Site.
- **Architectural Heritage:** The conservation area includes numerous Grade I, II* and II listed buildings, which reflect the city's rich history and architectural evolution.
- **Urban Design:** The area preserves the character and appearance of the city, promoting sensitive development that respects the historic fabric.
- **Green Spaces:** Public gardens and open spaces contribute to the area's visual appeal and historical context.

The Salisbury Conservation Area aims to protect and enhance the city's built environment, ensuring that new development respects the historical setting while maintaining the area's unique character.



MARKET SQUARE SURROUNDING CONTEXT FACING SOUTH

PLANNING HISTORY

Planning No: PL/2025/01539 - Full Planning Permission

Decision Date: 22/04/2025

Withdrawn

Proposal: Redevelopment of public toilets in the Market Square to include the closure and conversion of the existing toilets to provide storage with associated works to the access stairs including part demolition of western above ground stair wall. Erection of a new detached single storey toilet block.

Planning No: 19/11730/FUL - Full Planning Permission

Decision Date: 09/03/2020

Approved with Conditions

Proposal: Installation of turning point sculpture

Planning No: 13/03315/TCA - Works to Trees in a Conservation Area

Decision Date: 16/10/2013

No Objections

Proposal: Crown raise 4x London Planes to 5m and prune by 3m. Remove damaged and crossing limbs of further 12x London Planes. Remove epicormic growth of up to 3m on 13x Limes.

Planning No: S/2011/1322 - Listed Building Consent

Decision Date: 11/10/2011

Withdrawn

Proposal: New external light fittings to the Guildhall for architectural night time lighting

Planning No: S/2011/1321 - Full Planning Permission

Decision Date: 11/10/2011

Withdrawn

Proposal: Market Place Improvement Project: Resurfacing of the Market Place and Guildhall Square; removal of 53 car parking spaces and 12 motorbike spaces; re-provision of 6 disabled car parking spaces within the site on Blue Boar Row; relocation of the war memorial; new build, fully-accessible public toilet; new build refuse store; new street furniture, new feature lighting, new external light fittings to the Guildhall for architectural night time lighting; fell and remove all existing trees (34 in total) and replace with 25 semi-mature trees.

Planning No: S/2011/0521 - Listed Building Consent

Decision Date: 02/09/2011

Withdrawn

Proposal: New external light fittings to the Guildhall and new external and internal light fittings to the poultry cross for architectural night time lighting.

Planning No: S/2011/0520 - Full Planning Permission

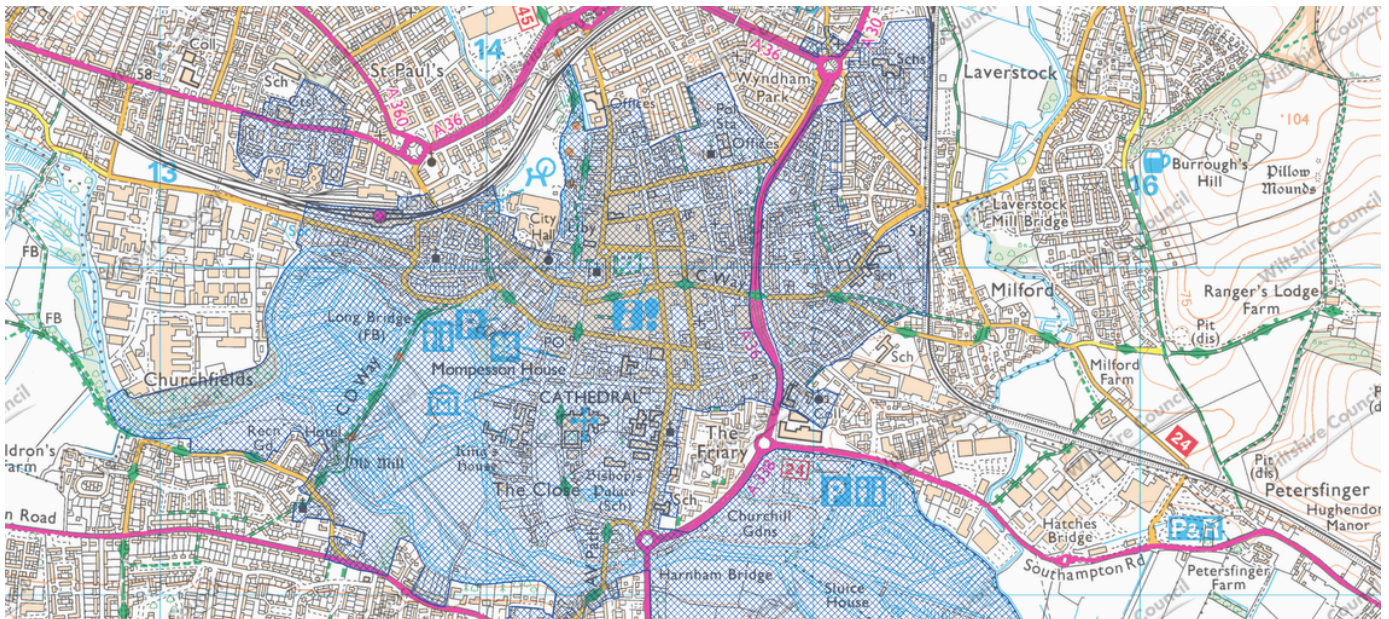
Decision Date: 02/09/2011

Withdrawn

Proposal: Market Place Improvement Project: Resurfacing of the Market Place and Guildhall Square, removal of 61 car parking spaces and 12 motorbike spaces. Reprovision of 6 disabled car parking spaces. Relocation of the War Memorial, new build fully-accessible public toilet, new build refuse store, new feature lighting, new street furniture, new external light fittings to the Guildhall and new external and internal light fittings to the Poultry Cross for architectural night time lighting. Fell and remove all existing trees (34 in total) and replace with 17 semi-mature trees.

CONSERVATION AREA

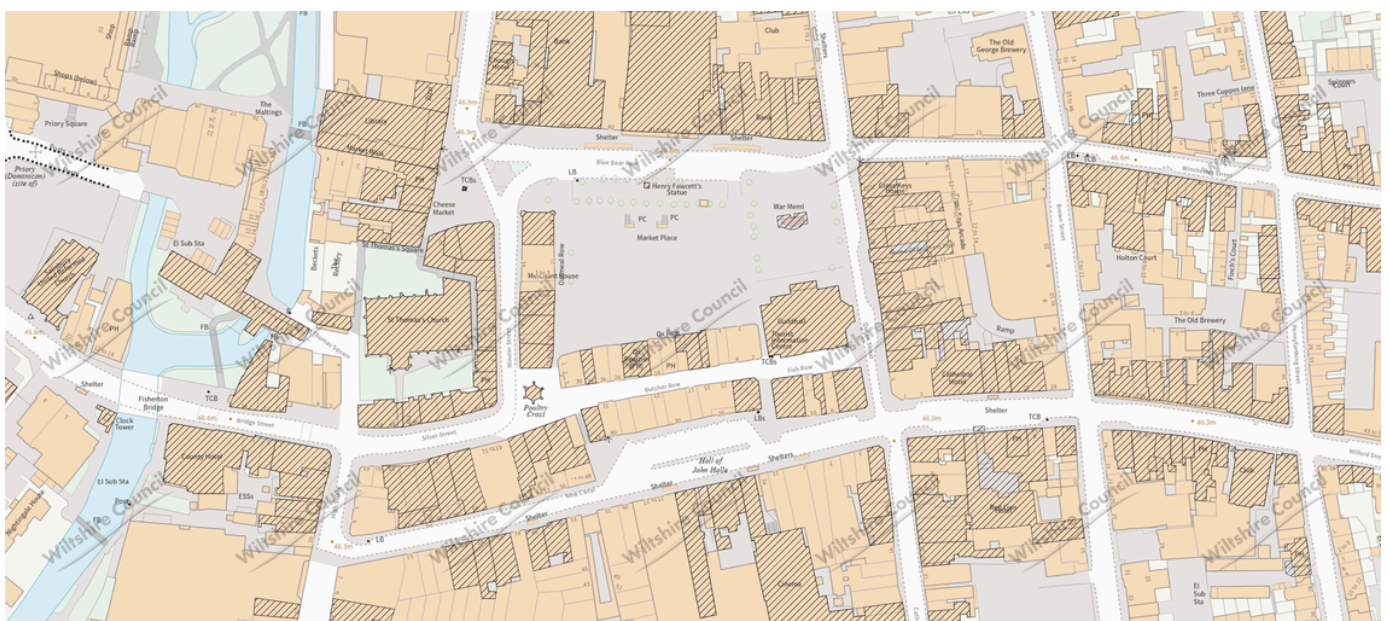
The site is located within the Salisbury Conservation Area and within proximity to a number of Listed Buildings.



LISTED BUILDINGS

There are a number of listed buildings within close proximity of the Market Place Toilets.

- Henry Fawcett Statue
- Salisbury War Memorial
- The Guildhall
- No.5-7 Ox Row
- The City Arms Inn
- No.13 Ox Row
- No.15-19 Oatmeal Row
- New Sarum House
- No.34-39 Blue Boar Row
- No.41-51 Blue Boar Row
- No.6-21 Queen Street
- Poultry Cross (Monument)
- No.1-5 Winchester Street
- St Thomas's Church
- The Haunch Of Venison



CONTEXT

EXISTING SITE

The site is situated in the centre of Salisbury's medieval city core. It sits within the current Market Place adjacent to Guildhall Square, bordered by Blue Boar Row to the north, Queen Street to the east, and the facades of Oatmeal Row and Ox Row to the west and south.

The Market Place features a variety of shops, cafes, pubs, restaurants, and businesses, many of which offer outdoor seating. Along the northern edge of the site, parallel to Blue Boar Row, there is an incomplete row of trees. The western boundary is lined with mature plane trees. Additionally, within the area, there is a twin set of steps that provides access to the below-ground public toilets.

The Market Place is divided from Guildhall Square by a row of lime trees. Guildhall Square represents roughly a quarter of the total open space, and is fronted by the Guildhall itself, which is at present the home of Salisbury City Council. The city's War Memorial sits at the centre of the space. Further lime trees define the eastern boundary to the site.

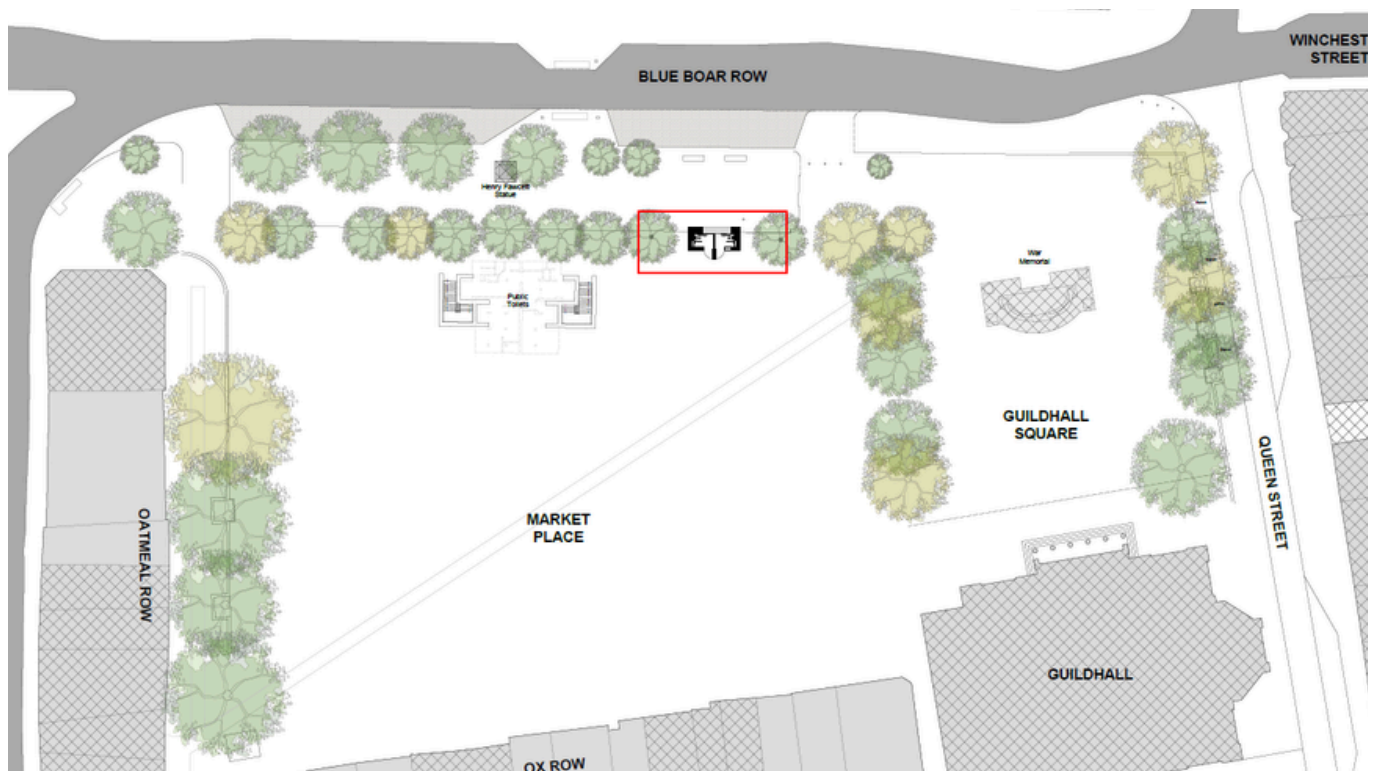
The site plays host to the twice-weekly Charter Market and monthly Car Boot sales along with other regular markets and annual events.

Salisbury Cathedral spire and the tower of St Thomas are both visible above the distinctive skyline of the Market Place, providing valuable points of orientation. The lack of long views creates an intimate atmosphere within this part of the city.

The outdoor café seating is positioned along the western and southern boundaries of the Market Place, typically located in the shaded regions.

The Market Place is generally flat with a slight cross-fall to the north, towards Blue Boar Row. On windy days, it's recognised that the open layout of the area can lead to gusty winds, creating challenges for the market's operations.

Application Site Boundary



EXISTING SITE WITH SITE BOUNDARY

SURROUNDINGS

The Market Place's impressive scale underlines its significance and importance to the city of Salisbury. The surrounding street pattern and dense urban fabric make the discovery of this public space even more striking, enhancing its value. A consistent frontage of 3-4 storey buildings defines the space, effectively containing it and creating a strong sense of place.

ECOLOGY

There are lines of trees bordering the market square and along the southern side of Blue Boar Row, creating a sheltered walkway on the northern side of the market square. Majority of these trees have tree preservation orders on them and the whole site sits within the Hampshire River Avon Catchment.



VIEW FROM SQUARE FACING NORTH WEST

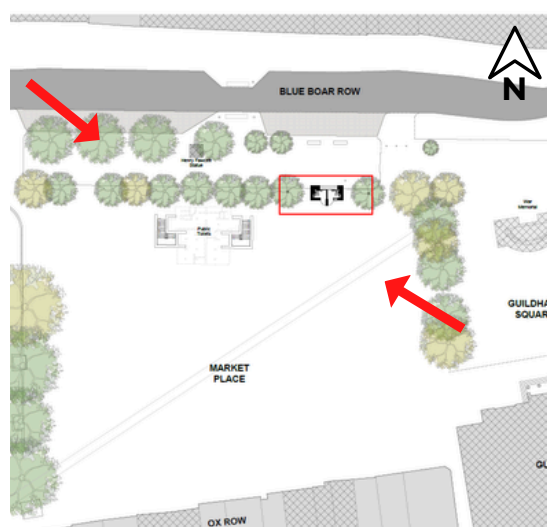


PHOTO VIEW DIRECTIONS SITE PLAN



VIEW FROM BLUE BOAR ROW FACING SOUTH EAST

FLOODING

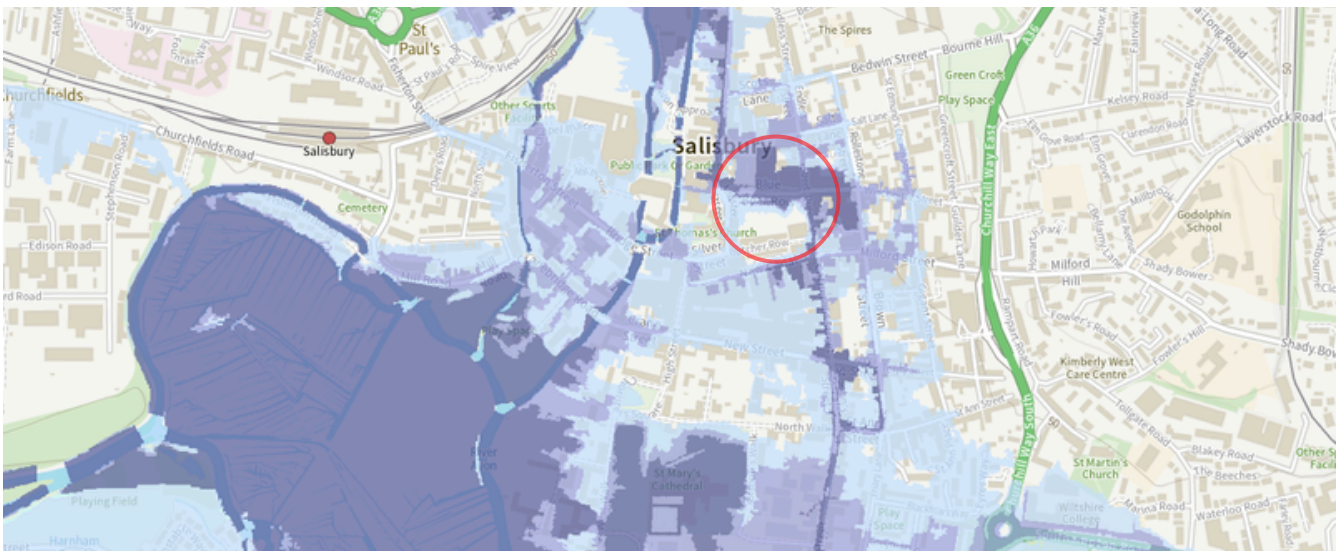
The proposed site boundary at Market Square, Salisbury lies within Flood Zones 1 and 2. However, the wider Market Square area is generally not at significant risk of flooding, with the surrounding roads predominantly falling within areas of low flood probability. An exception to this is Blue Boar Row, which is identified as being at higher risk.

According to the latest Environment Agency Flood Map for Planning, parts of the site boundary fall within an area identified as having a higher probability of flooding from rivers or surface water. Notwithstanding this, there are no recorded instances of flooding affecting the specific development area.

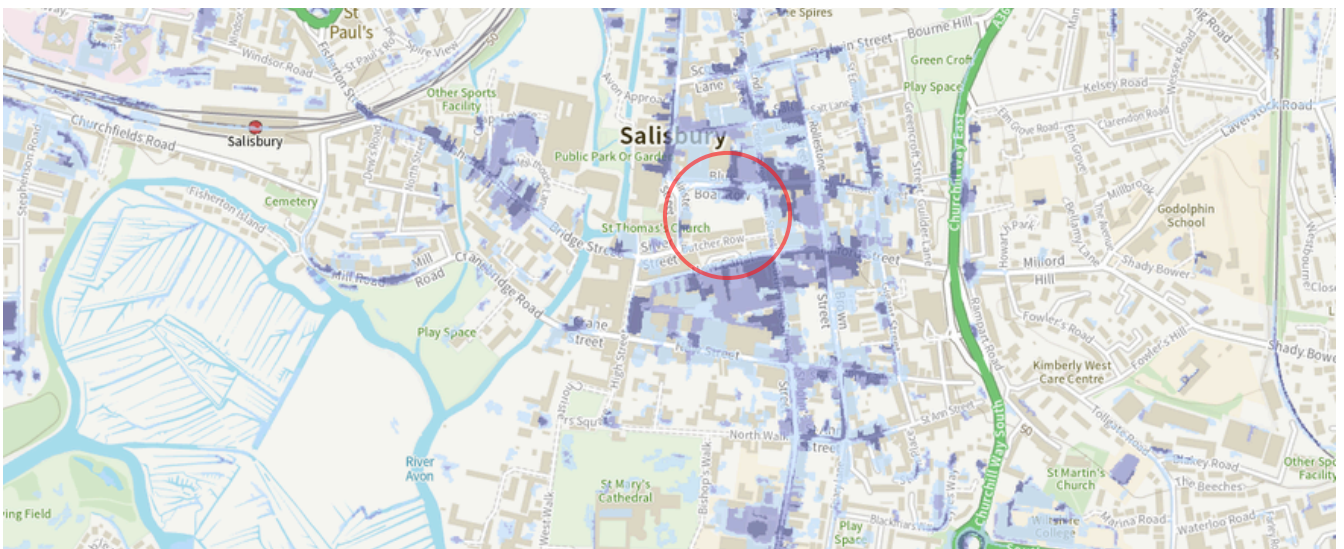
Surface water drainage for the proposed development will be appropriately managed on site, with measures including the incorporation of a soakaway system to mitigate potential flood risk.

Upon examining past applications concerning construction projects at the Market Place, it has been noted that a comprehensive drainage system is already in place to manage surface water during extreme weather conditions.

The current proposal involves extending the existing toilet block in an expansive area predominantly covered with hardstanding. This addition is not expected to lead to an increase in surface water runoff due to the existing drainage capabilities.



RISK OF FLOODING FROM RIVERS OR SEA ENVIROMENTAL AGENCY MAP



RISK OF FLOODING FROM SURFACE WATER ENVIROMENTAL AGENCY MAP

VISABILITY

Access to the site via vehicle is provided via Blue Boar Row, a main city road with bus stop laybys serving on the north side of the road. Additional pedestrian access to the site can be gained from Market Place Pathway, Oatmeal Row, Ox Row and Queen Street, which all boarder the Market Square and Guildhall.

The existing access points provides adequate visibility for pedestrians entering and leaving the site and no changes to the wider access are proposed within the development.

The proposal does not significantly alter the existing access arrangements.



VIEW FROM MARKET PLACE PATHWAY FACING WEST

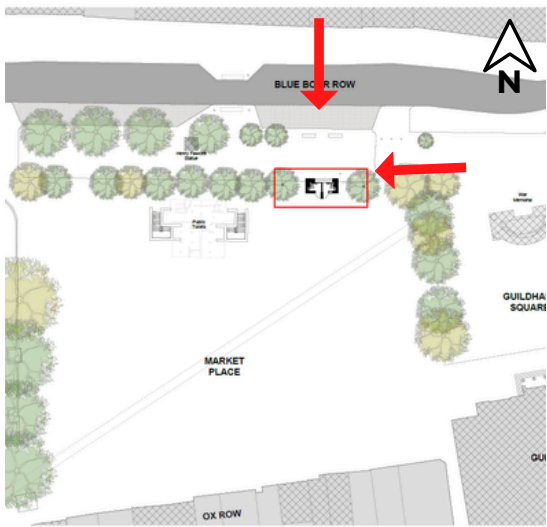


PHOTO VIEW DIRECTIONS SITE PLAN



VIEW FROM BLUE BOAR ROW FACING SOUTH

HISTORY

The city of Salisbury was established in the 13th Century and was laid out along an ordering plan of street grids. The building plots set out within this network are typically long and narrow, lending the city a fine urban character and pleasantly animated streets. This sense of a planned medieval city still gives Salisbury much of its unique character today.

The slight irregularity of the street grid arises from its original distortion to accommodate pre existing routes across the land, and to enable the streets to carry watercourses. Many of the dense urban blocks, or Chequers, within the grid are laced with a fine network of alleyways, or carved out to create courtyards for inns or workshop yards.

The position of the Market Place at the heart of the city underlines its importance at the commercial heart of the city, and the space has performed its dual roles of public space and trading space since the establishment of the Charter Market in 1227.

The Market Place was laid out at the time of the city's founding as a single large open space. Over time, the character and organisation of the space has continued to develop and evolve in response to changing needs and circumstances.

Originally, the Market Place would have stretched much further, however over the years permanent structures have encroached into the space. Such developments include the one remaining market cross, Poultry Cross, and the buildings along Ox and Oatmeal Rows, which grew out of temporary market stalls and structures. The names of the neighbouring streets: Fish Row, Butcher Row and Cheese Market; provide historic clues and evidence of the different trading areas around the Market Place.

Throughout the Victorian period the space was used to host large civic gatherings and banquets to celebrate key public events, such as Queen Victoria's Silver Jubilee in 1862. However, by the 1920s the Market Place had been divided into two separate areas with the planting of the line of lime trees along the edge of Guildhall Square, segregating the commercial and civic uses of the space.

The Guildhall itself was built in 1788 to replace the former Elizabethan civic Town Hall, damaged by fire and demolished in 1800. This building once stood roughly where the War Memorial is now sited.



*THE OLD COUNCIL HOUSE JOESPHY
MALLORD WILLIAM TURNER*



THE GUILDHALL & WAR MEMORIAL

Salisbury is a medieval city with buildings of varying ages, architectural styles and materials. Within the Market Place there are medieval timber-framed buildings, brick facades, and roofs of red/brown clay tiles or natural slate. The variety of buildings and building styles contributes to the rich experience of the space.

Almost all of the buildings surrounding the Market Place are either Listed Buildings, or are classified in the Salisbury City Conservation Area Appraisal as <providing a positive contribution= to the street scene.

The Guildhall is a dominant feature of the Market Place. This late eighteenth century building formerly served as a Magistrates Court. It is constructed in gault brick and stone, and is visually prominent because of the scale, classical style and its position within the square. The double-fronted buildings of Oatmeal and Ox Rows, and the alleyways that connect through to New Canal and Cross Keys also contribute to the character of the Market Place.

The Market Place has a long held tradition as a space for civic monuments. Perhaps the first was the statue of Sidney Herbert, erected in 1863. The statue stood directly in front of the Guildhall until May 1953, when it was relocated to Victoria Park in to make room for the Queen's Coronation celebrations.

The statue to Henry Fawcett along Blue Boar Row was erected in 1887. It remains there to this day, though somewhat obscured by the trees.

The War Memorial, erected in 1922, is constructed from Portland stone surmounted by a lion sculpture, lanterns and name plaques, all in bronze. It remains the centrepiece of the city's Remembrance Day commemorations.



SIDNEY HERBERT STATUE - 1922

EXISTING USES

The Market Place has served as a focal point for business and trade since the beginning. But it has also served a dual historical role as a place for recreation and for hosting events, festivals and commemorations. The historical uses of the space form a part of the city's tradition and culture, and are important to the local economy, attracting shoppers and visitors from across the region.

The Charter Market has been trading here for nearly 800 years, since Henry III granted this right under the City Charter of 1227. The Market is now held every Tuesday and Saturday, and comprises over 100 stalls of various market and farmer traders. Additionally there is a fortnightly Farmer's Market, whilst a continental market visits three times a year.

Salisbury City Council operates the Charter Market, and the stalls are provided and set out by the traders themselves. The stalls are aligned to a historically evolved layout, rather than a rationally developed plan, which gives the market a traditional atmosphere much loved by local residents.

The plane trees in the Market Place and the lime trees in Guildhall Square are a comparatively recent addition in the history and development of the Square. Before the 1860s, photographic and documentary evidence suggests that there were no trees in this historic space. The Victorians planted the plane trees along Oatmeal Row most probably to mark Queen Victoria's silver jubilee in 1862, whilst the lime trees were planted sometime later, possibly around the time that the War Memorial was erected, in the 1920s. Photographs of Queen Victoria's Silver Jubilee celebrations show that the plane trees along Blue Boar Row were closely planted and were either not expected to grow so large or were intended to be pruned and maintained on a more regular basis in order to keep them to a smaller size.

Salisbury is well served for public toilets, having 6 public toilet sites located within a 10 minute walk of the Market Place. At present the existing public toilets below ground in the Market Place are not accessible to the elderly & infirm or parents with buggies. Changing the access arrangements to provide access to all people would be very difficult within the existing layout.

The existing DDA toilet facilities currently only provide one toilet which is accessed with a key pass and is the only communal accessible toilet on the market square.



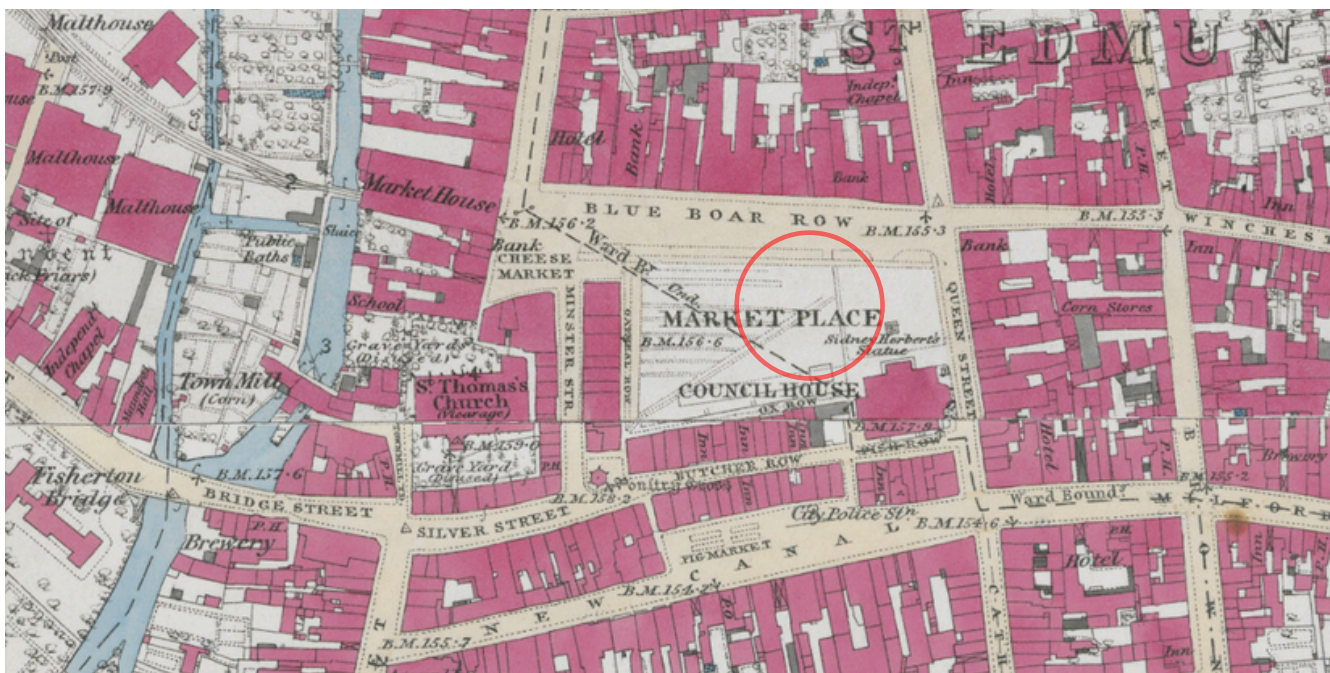
NATIONAL LIBRARY OF SCOTLAND 1888 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND 1892 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND 1944 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND 1973 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND ESRI WORLD IMAGERY CURRENT

ARCHAEOLOGY

It is important to delve into the details of the past archaeological studies, as the findings significantly impact the understanding and development of the Market Place. This study, which meticulously examined the layers of history embedded within the site, revealed that the Market Place has undergone numerous changes since its original establishment in the 12th Century. Each of these 8 refurbishments⁹ reflects different phases of urban development and historical context, shaping the landscape and structure we see today.

It was noted that the absence of 19th Century artefacts suggests that the area was reduced prior to its most recent refurbishment.

Additionally, the proposed construction of the toilet block over an area with previous structures reduces concerns about potential disturbances of historical remnants, given that this location has been built over before.



ARCHAEOLOGICAL INVESTIGATION - WESSEX ARCHAEOLOGY - 2013

SITE ANALYSIS

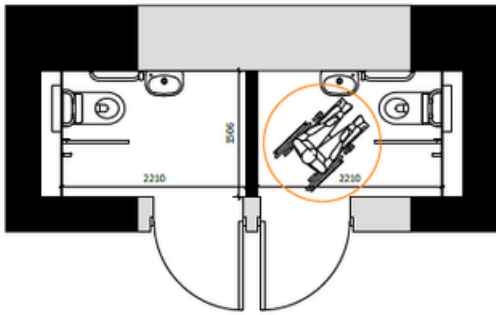
CONSTRAINTS

- | | |
|----------------|---|
| Arboriculture | • the existing TPOs on the site |
| Access Control | • the need to maintain safe access to the site |
| Visual Impact | • visual impact within the surrounding conservation area and listed buildings |

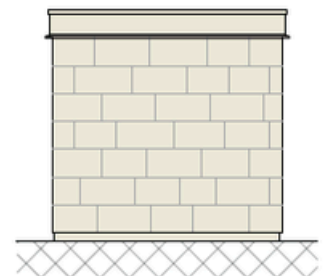
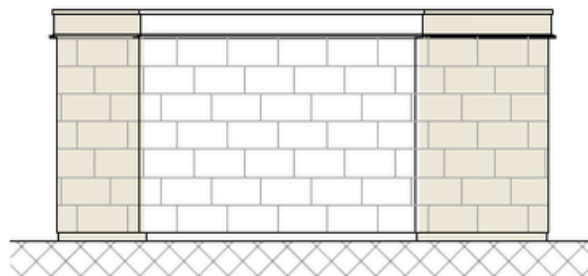
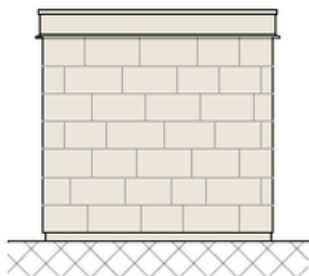
OPPORTUNITIES

- | | |
|------------------------|---|
| Operational Efficiency | • improving the amount of disabled access toilet facilities |
| Accessibility | • improving the experience for visitors and participants. |

PROPOSED PLAN & SOUTH ELEVATION



PROPOSED WEST (LEFT), NORTH (MIDDLE) & EAST (RIGHT) ELEVATIONS



PROPOSAL

SCOPE

The proposed works are intended to support the continued operation of the existing disabled toilet cubicle at the Market Square, while extending the facilities to accommodate an additional communal DDA-compliant cubicle. The proposals include:

- The construction and improvement of a small-scale structure;
- Enhancements to the communal areas;
- Landscaping and ecological protection measures.

The development is closely related to the existing use of the site and is designed to integrate seamlessly with the current facilities.

LOCATION

The proposed development is situated within the existing Market Square, occupying an area already associated with the current DDA toilet facilities and their operational use.

This approach helps to minimise disruption to the historic fabric of the Market Square, whilst preserving its overall character and appearance within the designated conservation area.

DESIGN STRATEGY & LAYOUT

The design of the proposal seeks to ensure that any new structures are modest in scale and appropriate to the setting.

Buildings and structures are positioned to:

- minimise visual impact
- maintain clear circulation within the site
- integrate with the existing landscape.

The layout has been developed to support the functional requirements of the Market Square while maintaining the open and historic character of the site.

LANDSCAPING

EXISTING CONDITION

The site is an open square containing ornamental trees and shrubs, along with associated street furniture including benches and cycle stands. The majority of the tree stock is located around the perimeter of Market Square. These trees have been planted as ornamental features within the landscape and are a species mix of London Plane and Lime Trees.

The toilet block is situated between two London Plane trees, identified as T01 and T02 within the Arbiculture Report. The trees currently exhibit good overall health and vitality and are expected to tolerate and recover from any minor root pruning that may be required.

Vegetation within the site contributes to its rural character and provides ecological value.

Existing planting and landscape features will be retained wherever possible.

PROPOSED

The proposal was strategically planned to be located over the existing structures and involves expansion of the existing accessible toilet block from a single cubicle to two cubicles.

This decision aims to minimise the disturbance to the existing TPOs in the vicinity. By carefully choosing the scale and position of the extension to the existing toilet block, efforts are being made to preserve the surrounding natural environment and maintain the aesthetic and ecological balance of the area.

The proposed expansion encroaches into the Root Protection Area (RPA) of T02 and results in very minor overlap with the RPA of T01. The use of sensitive foundation installation methods, such as ground screws, will minimise impact on the root environment and enable the works to proceed while reducing potential harm to the trees.

New plumbing for the additional toilet and sink will be connected to the existing infrastructure and is therefore expected to involve minimal disturbance.

ACCESS & REFUSE

Access arrangements to the site will remain largely unchanged.

Vehicles and pedestrians will continue to enter the site via the existing access points on the roads and pathways surrounding the market square boundaries.

Any refuse or waste generated by the use of the toilet on the site will be managed appropriately by Wiltshire City Council.

SOUND

The use of the toilet facilities on the site are generally low-intensity.

The proposed development is not expected to introduce significant additional noise impacts on surrounding land uses.

ECOLOGY

Ecological considerations have been considered but are not an important part of the proposal.

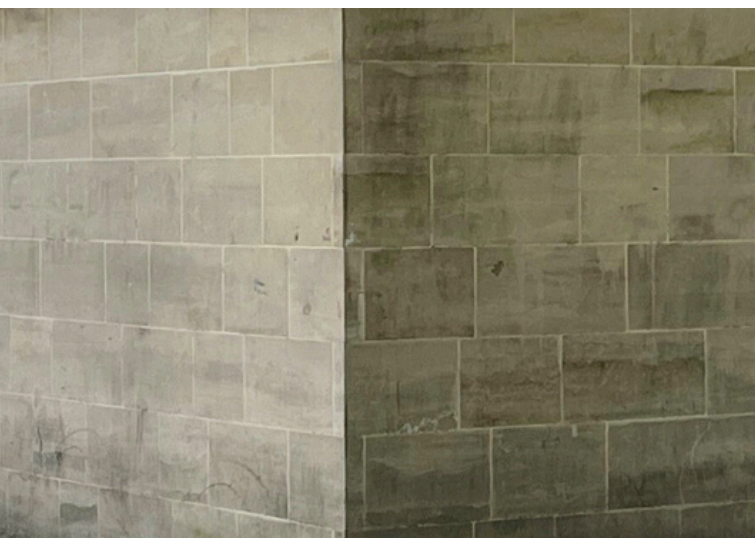
Measures to protect the existing TPOs on site have been taken into consideration with the design of the DDA toilet proposal.

DRAINAGE

Drainage will be managed to ensure that surface water is appropriately controlled within the site. Where possible, sustainable drainage principles will be adopted to maintain natural water infiltration and avoid increasing flood risk.

MATERIALITY

The proposal aims to align with the current materials used within the Market Place, ensuring consistency and harmony in design and aesthetics.



CHILMARK STONE



TIMBER DOORS

APPENDIX

DRAWINGS

Existing Site Plan	1025 -07C	A1	Market Square Toilets, Salisbury
Existing Location Plan	1025-09C	A1	Market Square Toilets, Salisbury
Proposed Site Plan	1025-10C	A1	Market Square Toilets, Salisbury
Proposed Plans & Elevations	1025-14A	A1	Market Square Toilets, Salisbury

DOCUMENTS

Salisbury Market Place Arbocultural Report	1025 - BS5837	A4	Market Square Toilets, Salisbury
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WEBSITES

Wiltshire Council - Planning Applications

MAPPING CONSULTED

Ordnance Survey Maps

Google Earth, 3D view

National Library of Scotland Maps