

Design and Access Statement

The conversion of the first floor of 2-10 Bridge Street into a set of two new flats

Client: Tempophase

2-10 Bridge Street

Salisbury

SP1 2LX

17/07/2026



1.0 Introduction

1.1

The application before you seeks permission to convert the first floor of 2-10 Bridge Street from Class E to C3 Residential. The application seeks internal alterations to create two new apartments.

1.2

This design and access statement has been produced on behalf of Tempophase Limited and the following planning documentation should be read in conjunction with this statement:

2024-37-PL-2001 Site Location Plan

2024-37-PL-2002 Block Plan Existing and Proposed

2024-37-PL-2003 Elevations Existing and Proposed

2024-37-PL-2004 Floor Plans Existing and Proposed

2024-37-PL-2005 Roof Plans Existing and Proposed

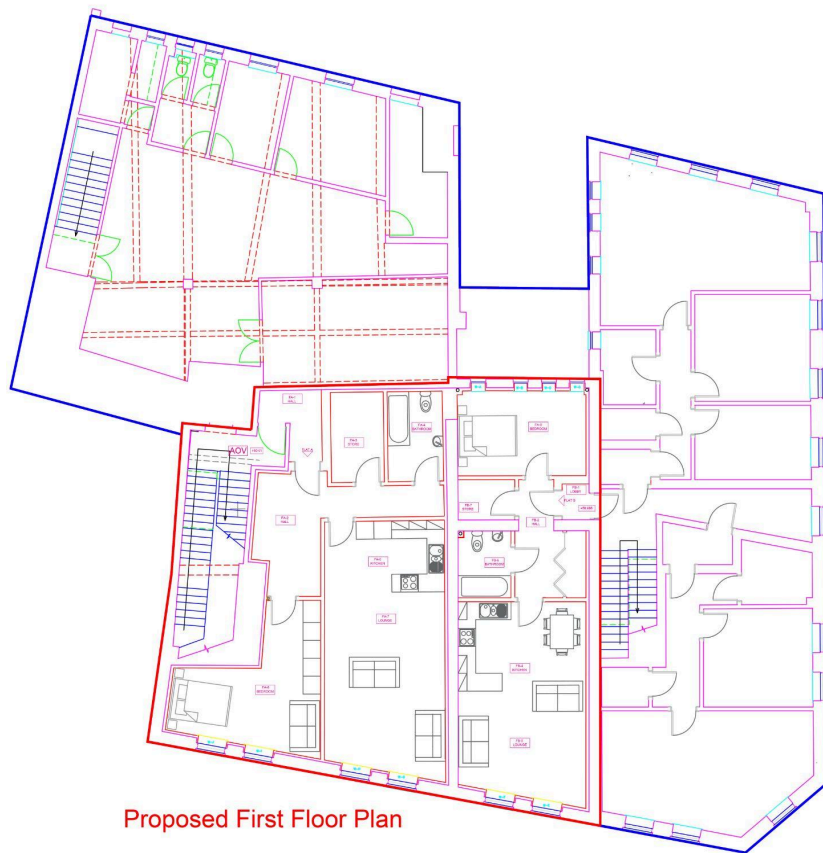
Bridge Street CIL Form 1

Heritage Statement

Appendix B1 - WX 398527 Defences Map & Data

Appendix B2 -398527-WX - node location map

Wessex Water Map



0 1 2 3 4 5 10 15

2.0 Site Analysis

2.1 The site measures 195m² and is the curtilage of 2-10 Bridge Street in Salisbury. The site is almost level having at most a 100mm fall across the ground floor of the site. The proposal of this application largely focuses on the first floor of the building.

2.2 For more than two years the site has been in continuous use by the Betfred betting shop on the ground floor.

2.3 The existing building lies within the conservation area of Salisbury and the building envelope reflects its age and former usage.

2.4 The application which largely concerns itself with internal alterations has little impact on the surrounding site. If the application was not within the Conservation Area the works proposed would be compliant with works that can be undertaken under the GPDO.

2.5 Analysis of Surrounding Context: The proposal sits adjacent to other commercial buildings that are set for commercial and retail use at ground floors with residential uses at upper levels.

2.6 There is an existing square to the rear of the building that is surrounded by existing commercial use with a variety of uses at first floor.

2.7 To the north east of the building is St Thomas's Church. The grounds of the church occupy much of the east elevation.

2.8 The western boundary of the proposal is an internal boundary to the remaining portion of the building.

2.9 To the south of the site is Bridge Street, a main road within the centre of the city and which leads to the High Street.

2.10 Summary

A) the site is located in the center of the city within an existing building within the conservation area

B) The development is a first floor development seeking internal alterations to an existing building to create residential accommodation.

C) If the site was not located within the Conservation Area the works would be permissible under the rights prescribed within the GPDO.

3.0 Proposed Development

3.1 The applicant seeks to convert the first floor of the existing building from the Betfred's office space to residential use. The proposal is largely an internal alteration. The exception to this is the extension of a bike and bin store for the two existing flats on the first floor of the building.

3.2 Good Design is achieved through due consideration of the impact of the building on the surrounding as well as that of the end user. Consideration has been given to the following aspects:

A) Transport – Typically a residential development would be expected to provide off street parking for each of the residential units. The exception to the requirement of the provision of on-site parking are sites that are located within the dense urban environment- of which this is one. The site constraints do not allow for the provision of off street parking and instead ask the LPA to consider the hierarchy for modes of travel. This will be further discussed within the travel plan portion that follows

B) Comfort for the end user – Consideration has been given to all aspects typically expected of any design.

i) All rooms meet and exceed national technical space standards

ii) Storage has been provided to each apartment

iii) Each room has natural daylight and overlooking has been mitigated where possible

iv) Waste will be stored in the bin store located within the recess to the north elevation. Allowing for ease of disposal without impacting on the surrounding buildings.

v) Where possible the accommodation has been designed as accessible homes

vi) Renewable energy installations are provided at roof level to help combat Climate Emergency

vii) The development seeks to reuse existing space with an existing building. The building has existed for some time and it is expected that the building will continue to have a long lifespan. The building's construction is blockwork with sand cement render.

3.3 Use: The proposed use is to create two C3 dwellings from the Betting shop's spare office spaces that exist at first floor within an existing building. The existing office space is redundant and there is no other viable use for the space.

3.4 Amount: The proposal seeks to create a total of 2no. 1 bedroom apartments.

3.5 Layout: As in most conversion projects the layout is a reflection of the existing built form and how best to efficiently work with the host structure. This includes the reuse of fenestration and the creation of apartments that did not require the creation of further openings. With the introduction of new Part B fire regulations in relation to travel distances further consideration and constraints are in place to ensure that the apartments can be realised at construction stage.

3.6 Appearance: Careful consideration has been taken to ensure that the external elevations remain unaltered from the in-situ situation. The only insertions are that of the PV panels, which will be laid flat and be hidden behind the parapet. The appearance of the building is unchanged.

3.7 Scale: The scale of the building is unchanged

3.8 Landscaping: With less than 25m² of external space associated with this application this does not apply to this proposal.

4.0 Surface Water, Flood and Foul Drainage

4.1 Surface Water: The proposal is an application for internal alterations. The surface water strategy will remain unaltered.

4.2 Flood: The application site is within a flood Zone 1

4.3 Foul Drainage: The building benefits from an existing foul drainage strategy that serves the space. The office space is removed and replaced with residential use. The amount of effluent should be reduced. A full phosphate mitigation strategy is provided under separate cover.

5.0 Ecology

1.1

5.1 The works to the building are internal works and there is no intention to alter a roof such that an ecological study to be undertaken, as indicated by the interactive survey provided by Wiltshire County Council on their Local Validation Checklist.

5.2 The extent of the external space associated with the application is less than 25m² and as such is BNG exempt under national policy.

6.0 Climate Emergency

6.1 The proposal seeks the conversion of an existing building in a town centre location into residential accommodation. The conversion will require the building fabric to be upgraded in line with Part L of the approved documents. The building through its conversion will also benefit from a significant improvement in air tightness and as a result will have a further reduction in heat loss.

6.2 The conversion of the building and subsequent change of use will require an upgrade to all fenestration and doors to meet new Part L of the approved documentation. This will not only improve thermal improvements, but also air tightness improvements.

6.3 By virtue of the location the proposal will require users to use public transportation and/or sustainable modes of transportation – such as bicycles and walking.

6.4 By virtue of being a conversion the proposal complies with policy relating to regenerative and low impact developments.

7.0 Travel Plan

7.1 The adjacent map shows a 500m radius set from the centre of the site superimposed upon a map of the centre of Salisbury. It clearly shows that inhabitants of this proposal site can access all of the requirements of daily life within 500m of their front door.

7.2 The development is located within the centre of Salisbury and benefits from exceptional public transport links with many bus stops within a short distance of the front door. The main train station is approximately 800m from the front entrance of the development. A distance that is easily walkable. There is no need for an end user to require the use of a private motor vehicle.

8.0 Conclusion

8.1 Following the above points, the applicant has responded to relevant policy as outlined by Wiltshire Council. With this in mind, as well as the considerations given towards the aspects of Use, Amount, Scale, Layout and Appearance within the context and local vernacular, the proposed development can be considered acceptable in terms of planning.

