

DESIGN & ACCESS STATEMENT

RUDY'S PIZZA SALISBURY

14 Minster Street, Salisbury, SP1 1TP

Proposed Internal and External Alterations Associated with the
Occupation of 14 Minster Street by Rudy's Pizza

Prepared in Support of a Planning Application

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application relating to 14 Minster Street, Salisbury, SP1 1TP.

The application seeks consent for internal alterations and limited external works associated with the occupation of the premises by Rudy's Pizza. The proposals include the refurbishment and adaptation of the existing building, the creation of internal double-height spaces through the selective removal of sections of the first-floor structure, modifications to parts of the ground floor frontage and associated servicing works.

The purpose of this statement is to explain the design principles underlying the proposed development and demonstrate how issues relating to context, heritage, appearance, access and inclusive design have been considered throughout the design process.

The statement should be read in conjunction with:

- Existing Plans (Drawing AS01).
- Existing Elevations (Drawing AV01).
- Proposed Plans (Drawing AL01).
- Proposed Elevations (Drawing AV02).
- Existing & Proposed Roof Plans (Drawing AL02).

2. Site Context — Location

2.1 Location

The application site occupies a prominent corner position at the junction of Minster Street and the Market Place within Salisbury city centre.

The surrounding area comprises a mix of retail, restaurant, leisure and commercial uses and forms one of the most active and vibrant parts of Salisbury's historic core.

The property contributes positively to the established commercial character of the area and occupies a highly visible position within the streetscape. The building forms part of the historic urban fabric that defines the city centre and contributes to the vitality and attractiveness of Salisbury as a commercial destination.

2.2 Planning and Heritage Context

The site lies within the Salisbury Conservation Area and forms part of a historically significant townscape characterised by a concentration of heritage assets, active commercial frontages and a well-preserved medieval street pattern.

The proposals have therefore been developed with a clear objective of preserving the architectural character of the area whilst facilitating the continued beneficial occupation of the building.

Continued investment within properties located in the city centre is considered important in supporting the long-term vitality and viability of Salisbury's commercial core.

3. Design Principles — Design Approach

3.1 Design Approach

The overall design approach has been guided by the following principles:

- Retain and respect the existing character of the building.
- Preserve the contribution made by the property to the surrounding streetscape.
- Minimise intervention to the external appearance of the building.
- Enhance the usability and functionality of the premises.
- Create an attractive and commercially viable restaurant environment.
- Ensure that alterations remain sympathetic to the historic setting.
- Maintain active engagement between the building and the public realm.

The proposals seek to accommodate a contemporary restaurant use whilst recognising the architectural and heritage significance of the site.

3.2 Amount of Development

The proposals do not involve any extension, increase in floorspace or increase in building volume.

All works are contained within the existing building envelope. The existing scale, massing, footprint and height of the building remain unchanged.

The extent of external alteration has been intentionally limited in order to preserve the character of the building and surrounding conservation area.

3.3 Layout

The proposed layout has been developed to create an efficient restaurant environment whilst making best use of the existing building.

The ground floor accommodates the principal customer entrance, dining areas, customer facilities and operational requirements associated with the restaurant. Additional customer seating and associated accommodation are provided at first-floor level.

A key feature of the design is the introduction of open void areas between the ground floor and first floor through the selective removal of sections of the existing floor structure.

These voids have been incorporated to:

- Create visual connections between floors.
- Improve customer orientation within the building.
- Enhance the sense of openness.
- Increase interaction between the two dining levels.
- Improve the distribution of natural light.
- Create a cohesive customer experience throughout the premises.

The resulting arrangement allows the building to function as a single connected environment rather than two isolated floor levels.

3.4 Scale and Appearance

Scale

The proposals do not alter the overall scale of the building.

No extensions are proposed and no changes are made to the height, width or massing of the existing structure. The development therefore retains the established scale of the building and its relationship with neighbouring properties.

Appearance

The external design has been developed to preserve the established character of the building whilst improving its functionality.

The proposed works include:

- Replacement of existing aluminium windows with new aluminium sliding glazed doors.
- Lowering of cill levels to align with the stone plinth below.
- Retention of the existing opening positions.
- Retention of the overall architectural composition of the elevations.
- Continued use of existing grille locations for purified air discharge.

The proposals create a more open and active frontage while respecting the proportions, rhythm and character of the existing building.

The new glazing and door arrangements improve visual connectivity between the restaurant and surrounding public realm and contribute positively to the vibrancy of the street.

3.5 Landscaping and 4. Impact on the Streetscape

3.5 Landscaping

No landscaping works are proposed as part of this application.

The site is located within an established urban environment and the proposals are confined entirely to the existing building.

4. Impact on the Streetscape

The property occupies a prominent position within the commercial centre of Salisbury.

The proposed external alterations are modest and retain the essential character of the building. Existing opening patterns are maintained and no alterations are proposed that would affect the scale or presence of the building within the streetscape.

The improvements to the ground-floor frontage create greater transparency and activity, strengthening the relationship between the building and surrounding public realm.

The proposals are therefore considered to preserve, and modestly enhance, the character and appearance of the surrounding area.

5. Access Statement

5.1 Existing Access Arrangements

The building is currently accessed from multiple entrance and exit points located at ground floor level.

Each entrance contains an existing step of approximately 145mm between the external pavement and internal floor level.

These stepped thresholds form part of the existing building arrangement and are not created by the proposed development.

5.2 Inclusive Design Principles and 5.3 Pedestrian Access

5.2 Inclusive Design Principles

The design process has sought to balance the objectives of accessibility and inclusivity with the practical constraints associated with adapting a historic city-centre building.

The proposals have been developed to:

- Retain existing circulation routes.
- Maintain clear and legible access arrangements.
- Provide accessible customer facilities where practicable.
- Preserve the historic character of the building.
- Avoid unnecessary interventions that could adversely affect heritage significance.

5.3 Pedestrian Access

Pedestrian access arrangements remain unchanged from the existing situation.

The proposals do not introduce additional barriers to access and do not worsen existing accessibility conditions within the building.

Clear visibility through the proposed glazed frontage assists with wayfinding and helps users understand building access points from the public realm.

5.4 Internal Circulation and 5.5 Servicing and Deliveries

5.4 Internal Circulation

The internal layout has been designed to improve customer movement through the premises.

The introduction of open voids between floors improves visual connectivity and assists users in understanding the relationship between different parts of the building.

The layout provides clear circulation routes between customer seating areas and ancillary facilities and supports efficient operation of the restaurant.

5.5 Servicing and Deliveries

Servicing requirements associated with the operation of the restaurant will be managed using existing city-centre arrangements.

The proposals do not require alterations to public highways, existing pedestrian routes or surrounding public spaces.

6. Sustainability

The proposals represent the sustainable re-use of an existing city-centre building.

The scheme:

- Retains the existing structure.
- Avoids demolition and rebuilding.
- Supports continued occupation of a prominent commercial property.
- Encourages investment within Salisbury city centre.
- Promotes the long-term maintenance and stewardship of the building.

The continued productive use of existing buildings is recognised as a fundamental aspect of sustainable development and contributes positively to the economic vitality of the city centre.

7. Conclusion

The proposed development has been carefully designed to respect the historic character of the building and its surroundings whilst providing a high-quality restaurant environment suitable for contemporary occupation.

The proposals:

- Retain the existing building form and scale.
- Preserve the established character of the streetscape.
- Introduce only limited and sympathetic external alterations.
- Create visual connections between floors through carefully positioned internal double-height spaces.
- Improve the functionality and usability of the building.
- Maintain active frontage and engagement with the public realm.
- Preserve the character and appearance of the Salisbury Conservation Area.
- Support continued beneficial occupation and long-term investment in a prominent city-centre property.

The development represents an appropriate and sensitive response to the opportunities and constraints of the site and fully accords with the design objectives of national and local planning policy.