

BROAD CHALKE SURGERY

BROAD CHALKE,
DOVES MEADOW,
BROAD CHALKE,
SAILSBURY,

SP5 5EL

SARUM HEALTH GROUP

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1.0 INTRODUCTION

1.1 The Scope

This Design and Access Statement has been prepared in support of a full planning application for the proposed extension of Broad Chalke Surgery, Broad Chalke, Salisbury. The statement explains the design rationale behind the proposed development and demonstrates how the scheme has evolved in response to the characteristics of the site, the operational requirements of the healthcare facility, and the objectives of local planning policy.

1.2 The Design Team

Simpson Hilder Associates is medium-sized architectural and surveying practice with offices in both Lymington and Lyndhurst. The practice is staffed by an experienced and dedicated professional team who are innovative in their approach to design, technical and strategic solutions.

1.3 Introduction

The site is located in Broad Chalke. The application seeks to gain permission for a new front extension to the existing property, and rear extensions for additional facilitating space for the practice, including external plant. The primary purpose of the proposal is to provide additional clinical and support accommodation that enables the surgery to respond to increasing patient demand, evolving healthcare provision, and modern standards for primary care. The extension has been carefully designed to improve the functionality, efficiency and long-term sustainability of the facility while ensuring that the character and appearance of the existing building and surrounding area are respected.



2.0 LOCAL PLANS AND POLICIES

2.1 Site Location

Broad Chalke Surgery, is located within Broad Chalke parish in Wiltshire Council.

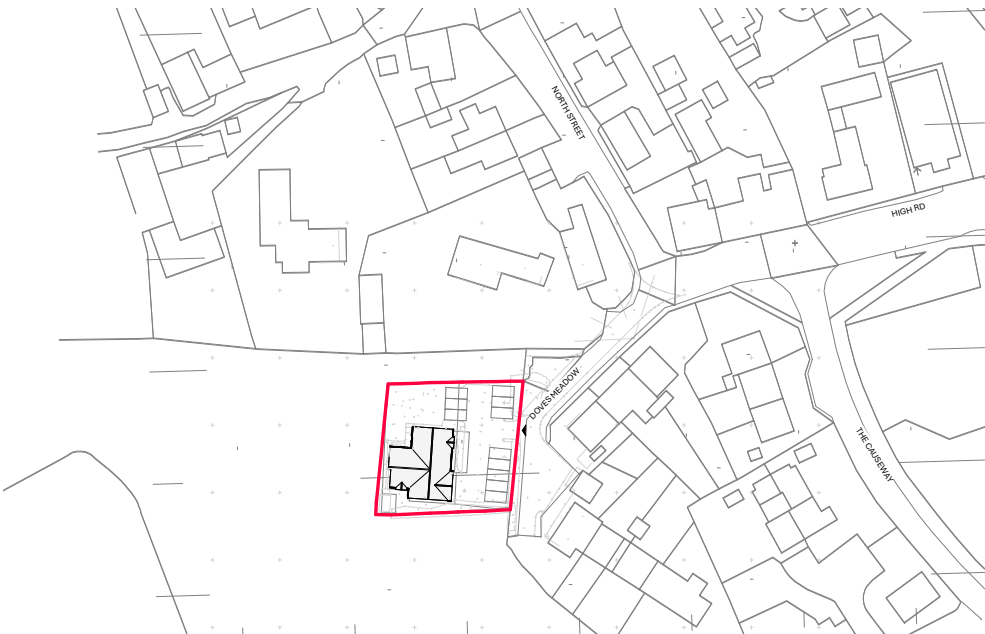
2.2 Planning History

S/1986/0087	1986 - Erection of Doctors’ Surgery and Associated works and construction of accesses.
S/1987/0315	1987 - Erection of Doctors’ Surgery and Associated works and construction of accesses.
18/02039/TCA	Feb. 2018 - T1-T20 - Fell Sapling Trees.

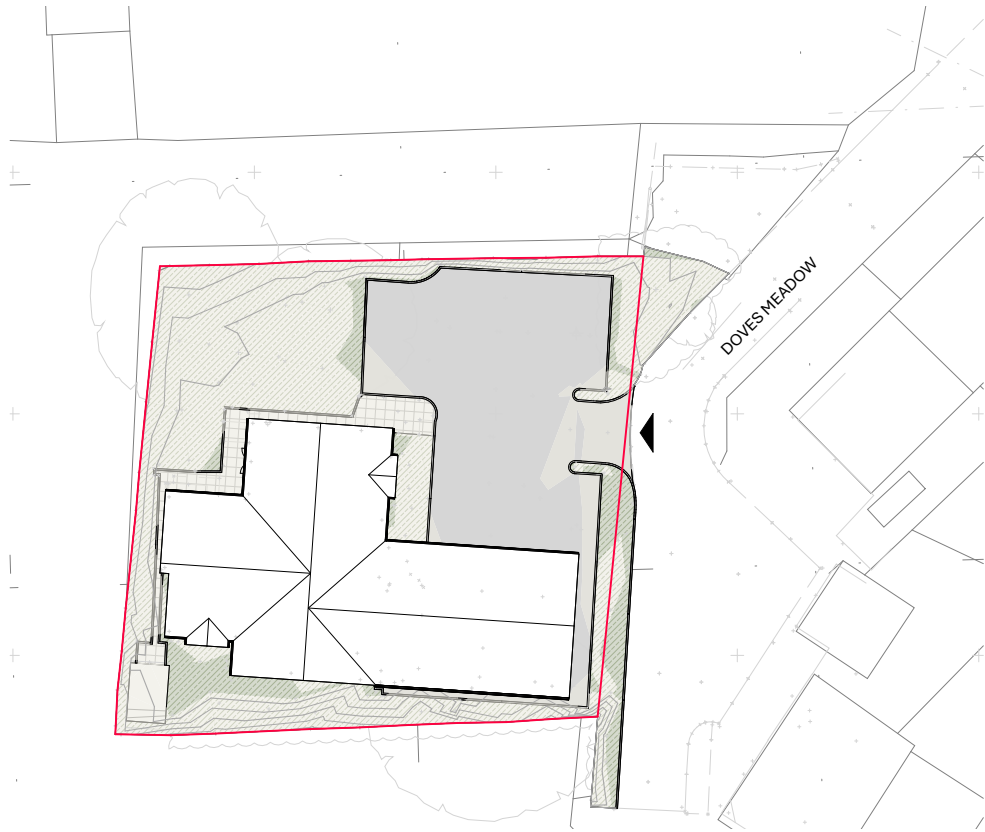
2.3 Planning Policies

As part of the Wiltshire council, this application has been developed in accordance with the Local Plan and relevant planning policies. The proposed design is sensitive to the local character and has been developed to be in-keeping with the existing building. The extension incorporates complementary features such as gable ends, red brick façades, and timber cladded elements as to encompass the existing practice design intentions.

Specifically due to the health centres location, the design has particularly taken note of the LPA’s ‘Protected species and local plan policies’.



Existing Location Plan
(not to scale)



Proposed Block Plan
(not to scale)



3.0 SURROUNDING CONTEXT

3.1 Landscape and Ecology

The proposed development has been carefully designed as to ensure minimal to no impact on the surrounding landscape and local ecology. The following surveys have been obtained for the site,

Eclipse Ecology carried out an ecological Impact Assessment on the 3rd October 2025. Concluding the development can proceed with minimal impact to ecological features if the avoidance/ mitigation measures outlined on the proposed site plan are implemented.

Hawes Arborists have undertaken an Arboricultural Impact Assessment and prepared a Tree Constraints Plan, which provides detailed guidance on the existing trees on site and their classifications in accordance with BS 5837:2012.

Due to the proximity of the proposed development to an existing ash tree (T1), its removal is required to facilitate the extension. To mitigate this loss, the scheme incorporates new tree and hedgerow planting as shown on drawing HA-237-02. This includes the introduction of native beech and lime trees, along with a mixed native hedge, which will strengthen the site boundaries and enhance both the ecological value and visual quality of the setting.

In addition, protective measures, such as tree protection fencing, will be implemented during the construction phase to safeguard retained trees and ensure their long-term health.

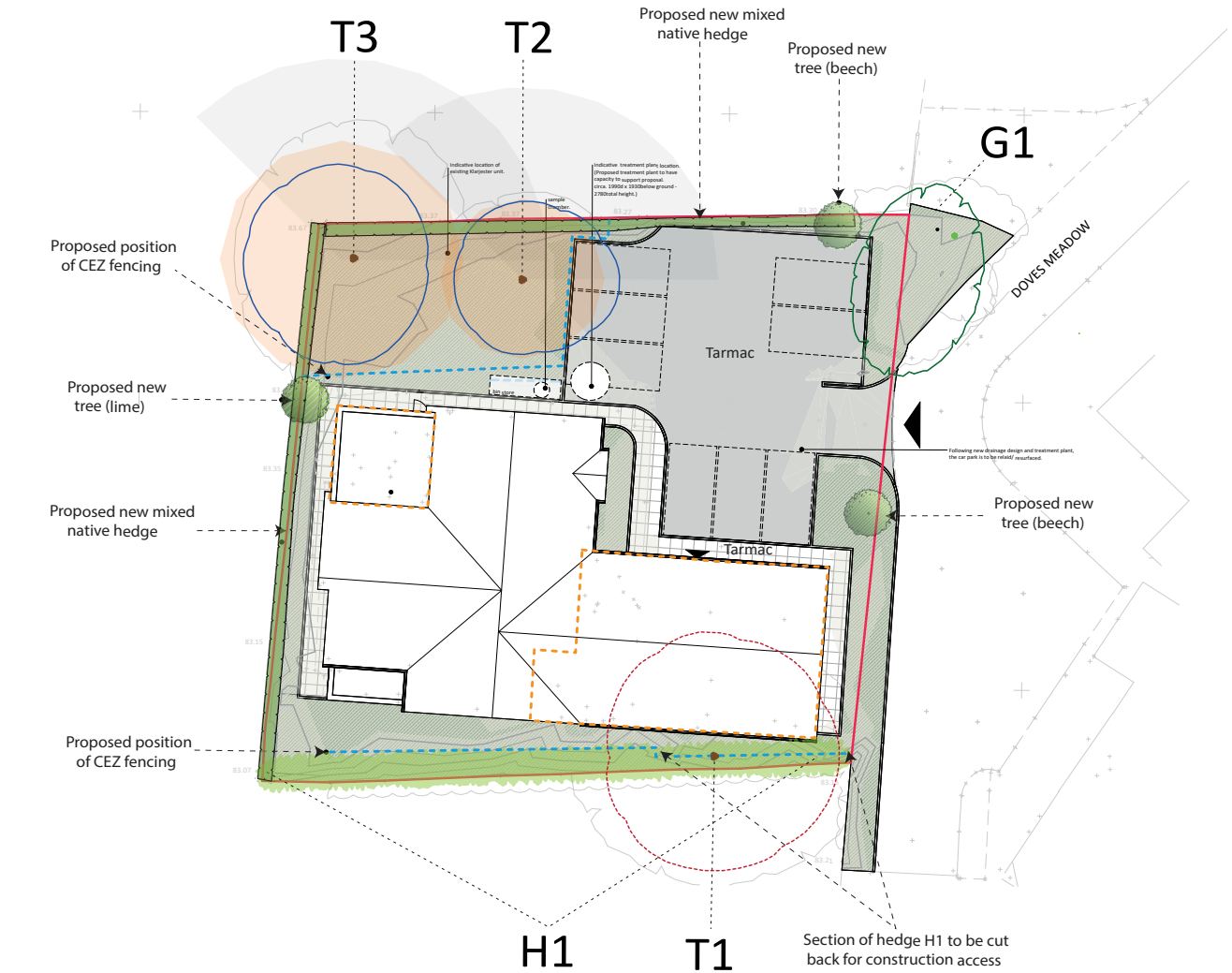
Overall, the proposed landscape strategy aims to achieve a net gain in biodiversity, reinforcing the local landscape character and contributing positively to the site's ecological quality.

3.2 Parking

Motion Transport have prepared a technical note, assessing the impact on parking and traffic in the local area and have demonstrated that;

- That there is no pre-existing highways safety concern surrounding the site access;
- That the site is located within an area in which benefits from access via sustainable methods;
- That the existing access arrangements and servicing strategy for the site would be utilised; and,
- That the car parking provision at the site would be reduced by 4 spaces but that any excess predicted site car parking demand would be able to be accommodated on street without the local provision exceeding the 85% threshold in which a provision would be deemed stressed.

In addition to this assessment the practice have an informal agreement with the local church that any additional parking required can be accommodated in their public car park, a short walk from the surgery.



Tree Constraints Plan (Design Overlaid) HA-237-02
(not to scale) prepared by Hawes Arborist

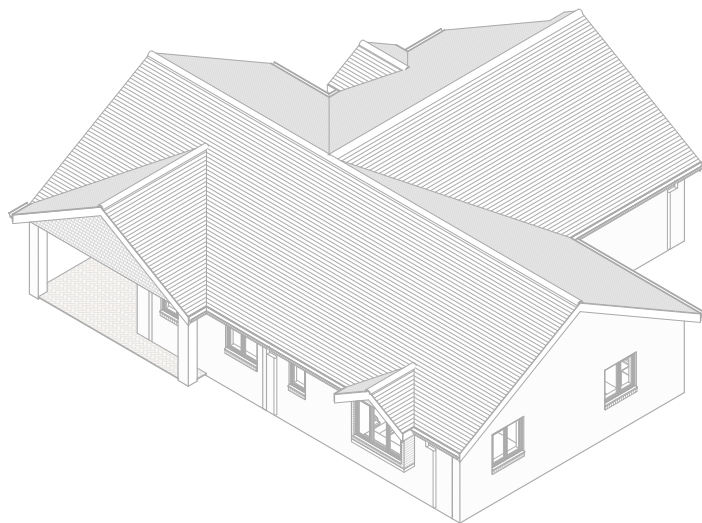


4.0 THE PROPOSAL

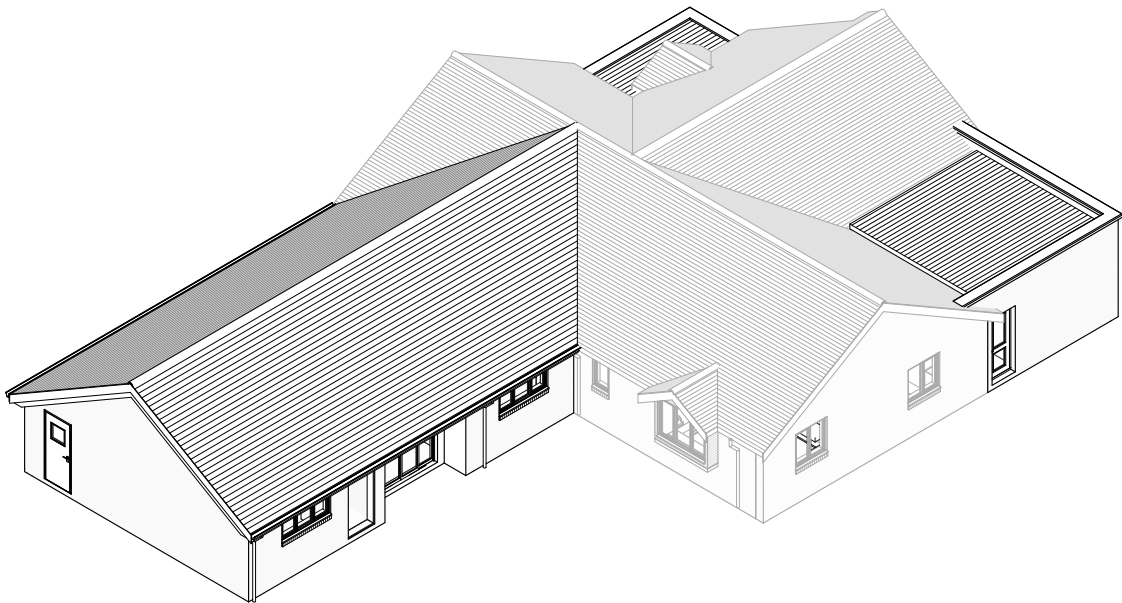
4.1 Massing Study

A key design consideration has been to ensure that when viewed from the street scene the proposed extension does not dominate the existing property. To achieve this the proposal has been designed to respect the established scale and character of the building and its surroundings.

The extension follows the existing building’s proportions, roof profile, and overall height, ensuring visual continuity and avoiding any sense of overdevelopment. The scale of the proposal remains appropriate to the site and surrounding context, preserving the visual amenity of the area. Through the use of consistent materials, roof lines, and architectural detailing, the design achieves a cohesive appearance that supports the building’s community function without detracting from the local street scape.



Existing Surgery Mass
(proportional scale - visual demonstration of the site)

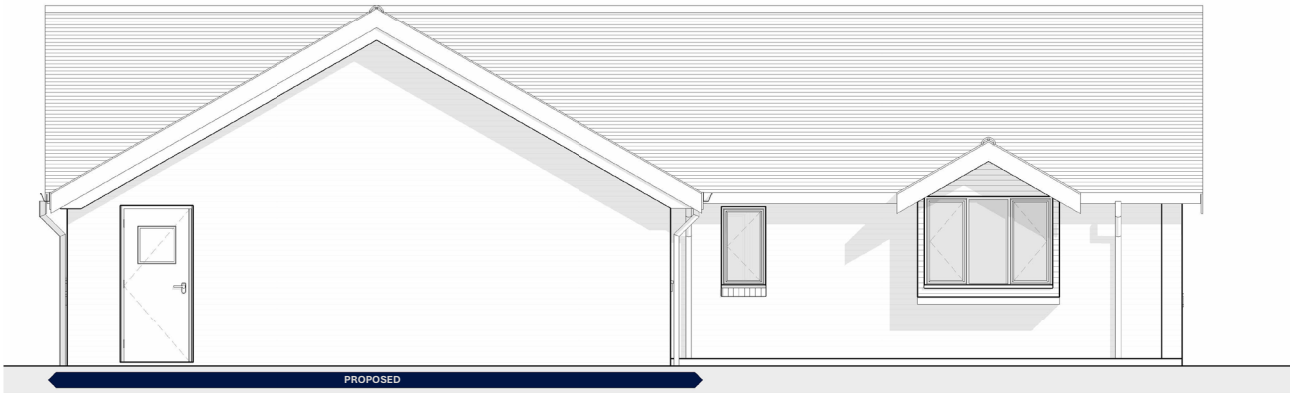


Proposed Surgery Mass
(proportional scale - visual demonstration of the site)



5.0 ELEVATIONAL DESIGN

5.1 Proposed Elevations



Front (East) Elevation - Proposed
(not to scale)



Side (North) Elevation - Proposed
(not to scale)

*Horizontal timber
cladding.*



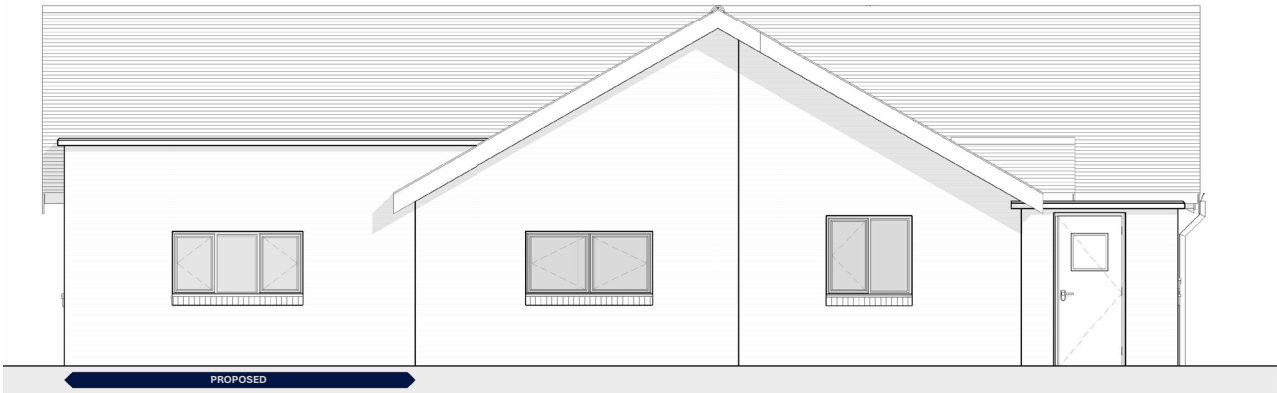
*Interlocking concrete
profile tiles*

*Red brick facade,
the gable ends*



5.0 ELEVATIONAL DESIGN

5.1 Proposed Elevations



Rear (West) Elevation - Proposed
(not to scale)



Side (South) Elevation - Proposed
(not to scale)

Low eaves lines

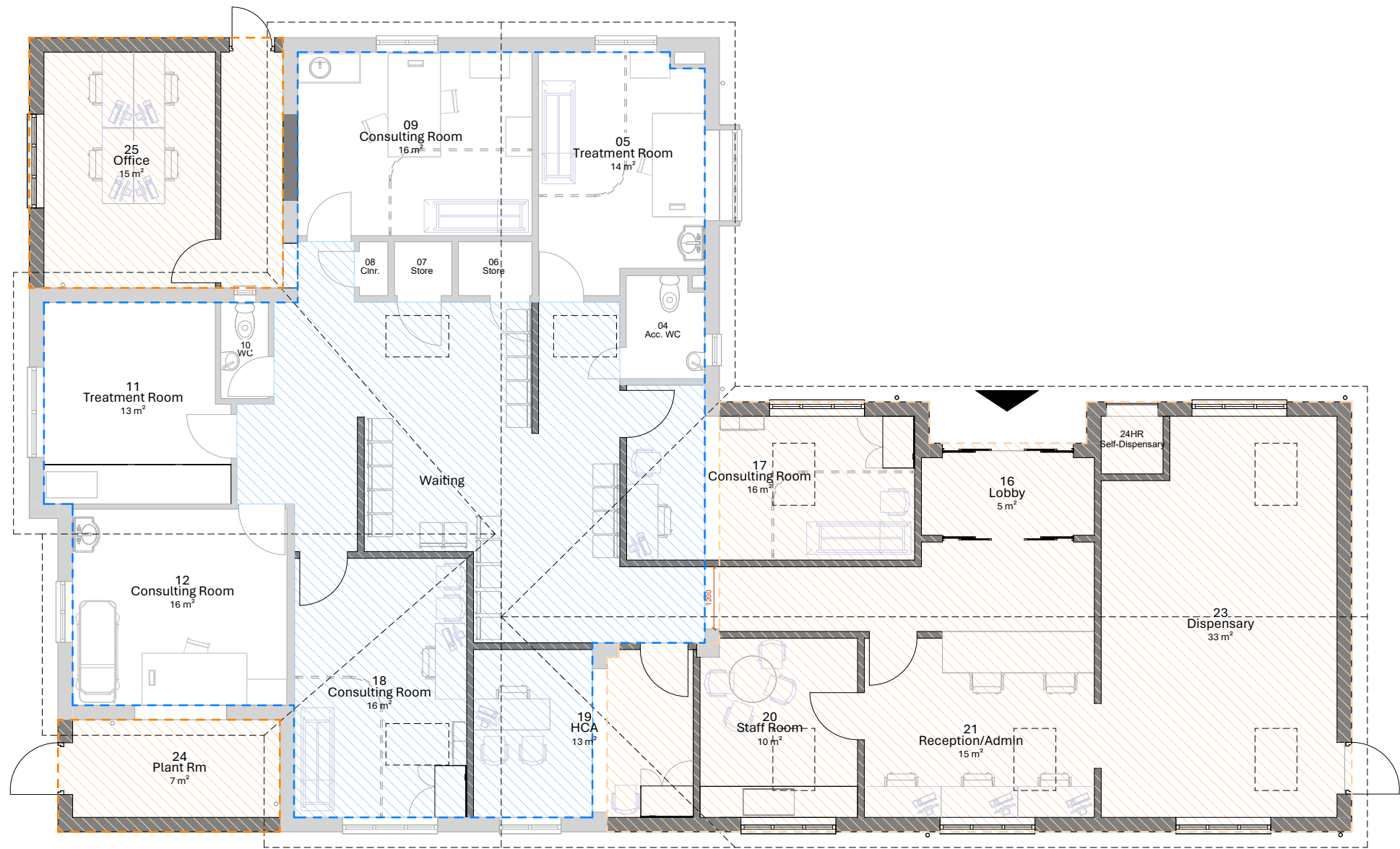


*Dark timber
window and door
frames.*



6.0 SPATIAL COORDINATION

6.1 Proposed Plans



Proposed Ground Floor Plan
(not to scale)

-  New Build - circa. 138m²
-  Refurbishment - circa. 73m²



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