

OLD SWIMMING POOL, COLLEGE STREET

DEVELOPMENT BRIEF (DRAFT FOR ADOPTION)

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01 INTRODUCTION

Background

This Development Brief (hereafter referred to as the Brief) has been prepared jointly by officers of Salisbury District Council and Turley Associates. Copies of the Brief are available to purchase from the Forward Planning Team at Salisbury District Council, 61 Wyndham Road, Salisbury SP1 3AH. Alternatively, the Brief can be inspected using the Council's website at <http://www.salisbury.gov.uk>.

If adopted as Supplementary Planning Guidance (SPG) to the Adopted Local Plan, the Brief will be a material consideration that the Council will take into account when determining a planning application for the site. The Brief comprises a written statement together with illustrative material including indicative layout options. However, because the Brief is supplementary, this guidance does not have the same status as the Adopted Local Plan and it should not be read in isolation, but cross referenced to the relevant planning policies.

The majority of the site is given over to the disused swimming pool building, which has a footprint of 1,806 square metres or 0.18 hectares. The pool was closed in 2001, replaced by the Five Rivers Leisure Centre on Hulse Road. The site falls entirely within a Conservation Area where the existing character, built form and landscape qualities provide important references for new development.

To the immediate south, a major transformation is envisaged as part of SDC's office centralisation project. This involves significant redevelopment with a two and three storey extension behind the Council's Offices at Bourne Hill.

The Brief sets out a series of planning and design principles. The primary aim of the Brief is to set out a coherent approach on design and access issues that will encourage and guide proposals to bring about a high quality redevelopment.

Vision for Site

The old swimming pool site will be developed as a place that embraces the strengths of historic Salisbury and deliver a physical enhancement to this part of the city. This will be the key requirement of any redevelopment proposals, with prospective developers being expected to demonstrate how the development will ensure a positive impact on its location and wider setting. At the same time, it must safeguard the amenity of neighbours and the open parkland setting within which it stands.

Aims of the Brief

The aims of the Brief are to:

- set out the relevant planning and design policies that will influence and shape development form

- deliver high quality development within this part of Salisbury City
- ensure development is based on a sound understanding of local character and circumstances, especially given the sensitive historic context set by the Conservation Area, nearby listed buildings and ancient monuments
- establish planning and design principles for sustainable development
- give clarity to developers and investors regarding the requirements on the part of the Council for the site
- set out provisions relating to the delivery and phasing of development

It is emphasised that this guidance is driven strongly by urban design issues. The Brief does not aim to impose rigid guidelines or formulae that must be adhered to but establishes a set of strategic parameters within which development will take place. It is not intended to prescribe a particular architectural style. Traditional as well as innovative and contemporary architecture could be acceptable in the context of the proposed urban form, particularly to express the historic location, the important corner position in College Street and the major transformation expected as part of the office centralisation project.



Swimming Pool, College Street Site from above

Community Involvement

A wide range of professional and community consultations has been carried out with the aim of building a broad based and effective consensus and commitment to realise the vision for the site.

In line with the Statement of Community Involvement, a 6 week public consultation period took place between 11th September and 23rd October to seek views and ideas on how the site should be developed. The consultation process included:

- hard copies for inspection at SDC offices
- internet website (www.salisbury.gov.uk)
- public exhibition and display
- leaflet and comment forms

The consultation responses have been used to direct the final content and shape of the Brief.



Swimming Pool Building - front



Swimming Pool Building - rear

Structure

The structure of the Brief is as follows:

Section 01 Introduction - background to the site, explains the role of the Brief, and who has been involved in its preparation.

Section 02 Appreciating the Context - summarises the baseline analysis of the site and surrounding area and planning policy context. The analysis identifies the key opportunities and constraints to be resolved in preparing the Brief.

Section 03 Development Strategy - describes the application of the design rationale through a set of key controlling principles and illustrative development layouts.

Section 04 Planning Application - provides developers and their design teams with information required for planning applications.

Section 05 Contacts Salisbury District Council Forward Planning Team.

Appendix 1: Planning Policy Background - summary of relevant national, local policy and best practice guidance in planning and design.

02 APPRECIATING THE CONTEXT

Site Description

The old swimming pool site is located on the north-eastern side of the historic city core. The footprint of the building is 1,806 square metres or 0.18 hectares with a frontage of approximately 74 metres to the College Street spur road.

The site's character is strongly influenced by its historical parkland setting. It is bounded to the north and west by Wyndham Recreation Ground, framed to the east by the cobb wall along College Street and remains open to the spur road to the south. In addition to the swimming pool building, there is a small hard-standing area in the north-eastern corner. A grassed strip and hard-standing car park separates the building from the main spur road frontage.

The location and open nature of the site as it stands today means that it reads as part of the collection of green open spaces that include the grounds of St Edmund's Church, Bourne Hill and Greencroft.

Pedestrian access to the site is currently achieved from four points; from an opening in the wall along College Street to the east, from across the playing field, College Street car park to the west and from along the spur road to the south.

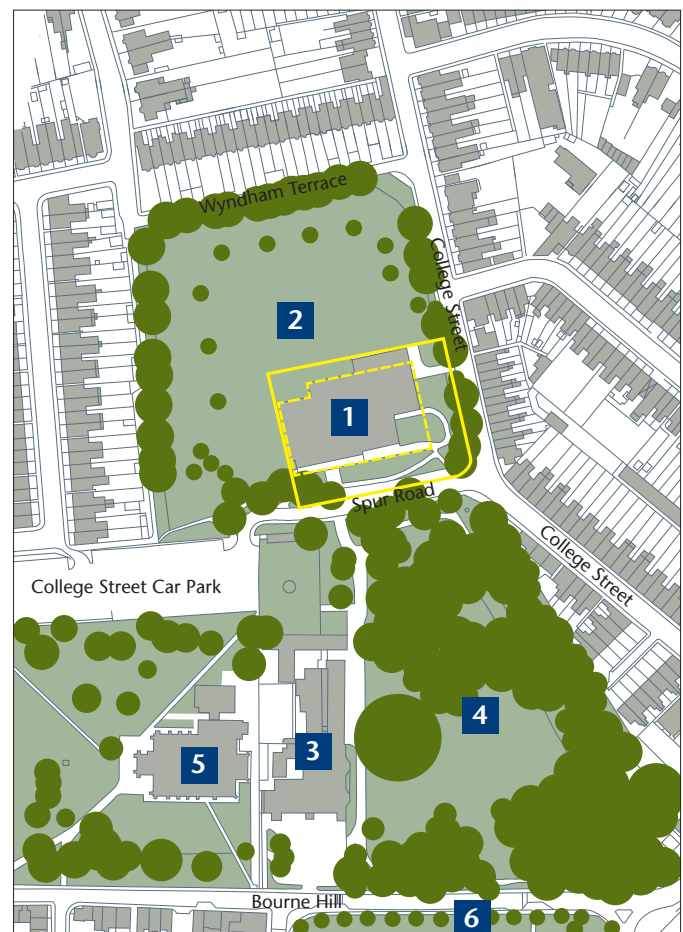
Salisbury District Council's office centralisation project will form a crucial element of the setting to the site, with the planned redevelopment of the Council Offices due to commence early in 2007. Works to the existing Council House will include removal of the existing Victorian extension with a new building to the north, providing approximately 4,000 square metres of office space, over two and three storeys. Landscaping improvements will include a new garden court, better circulation and parking provision.

An application for Conservation Area Consent for demolition of the existing swimming pool building will need to be submitted.

- 1 Old Swimming Pool Building
- 2 Wyndham Recreation Ground
- 3 Council House
- 4 Council Grounds
- 5 Salisbury Arts Centre (St Edmund's Church)
- 6 Greencroft



Swimming Pool Site in Context of the City



Existing Swimming Pool Site

Urban Layout

Building forms and patterns vary within the area, although there are two dominant types. To the north and east, a strong grid street-block pattern associated with Victorian growth with rows of traditional terraces and some modern infill development is evident. In contrast, the area to the south is characterised by the medieval open spaces and several notable historic set pieces, larger in scale, such as the 15th Century St Edmund's Church. These reinforce the strong parkland setting.

Current Uses and Ownership

The swimming pool building closed in 2001. To the north, Wyndham Recreation Ground, which includes the boundary wall and tree belts, represents a strong feature. Housing encloses the open space on all but one side. Behind more trees to the south are the Council Offices at Bourne Hill and St Edmund's Church which is now home to Salisbury Arts Centre (with a recent two storey addition). Housing represents the predominant use in the area. SDC own the entire site.

Topography

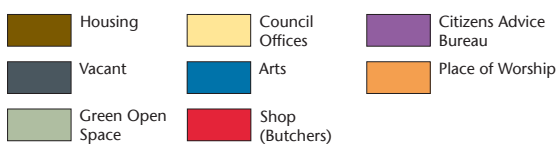
The site is fairly level at approximately 55 metres above ordnance datum (AOD). In the wider setting, the ground slopes down from the northern part of Wyndham Recreation Ground to create a 'bowl' effect. This means that at present the front edge of the swimming pool building sits above the spur road carriageway by some 2 metres at its south-western corner.

Scale

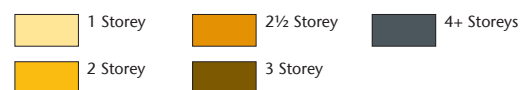
To the north the built form is consistently two to two-and-a-half storeys and sets an important context for new development. The scale of building is slightly higher at the College Street junction to the spur road at three storeys, and also rises with St Edmund's Church, where development influences are different. A characteristic of many of the houses in the area is the use of dormer windows to light attic storeys.



Land Uses



Building Heights



Architecture and Conservation

The quality of the historic green open spaces and architecture has been recognised in the designation of the Conservation Area which covers the entire site. The Council Offices and St Edmund's Church stand out as landmarks, in addition to several other structures and ancient monuments. There are currently few examples of good modern architecture in the area.

Details and Materials

Houses enclosing Wyndham Recreation Ground are generally pitched roof, brick elevations and render with tiled roofs and low boundary walls. Predominant materials are red brick, render, plain tiles and some slate. Stone is rare, although evident on historic buildings such as St Edmund's Church.

The swimming pool building is a mix of facing red bricks, asphalt roof, white chippings and brown tile hangings. A colonnade entrance offers some visual interest to what is otherwise a building of little architectural or visual value.

Landscape

The area has strong landscape qualities with the major green open spaces of Wyndham Recreation Ground, the grounds of St Edmund's Church and Council grounds. Trees have been planted along the edges to the playing field which screen views. The site includes a number of trees. No work can take place to trees in the Conservation Area without consent.

A hard-standing area for five-a-side football and basketball is located north of the site within Wyndham Recreation Ground.

Visibility

The site is relatively well contained within the wider landscape, screened by trees on all sides of the playing field and by the wall fronting College Street. From entry points ('holes' in the wall) and within the playing field though the site becomes more prominent. There are middle distance views of the Cathedral Spire, St Edmund's Church and a skyline dominated by the tops of trees.

At an important 'hinge' in College Street the importance of glimpses of any development through trees should not be underestimated.



College Street Junction - render, hipped roof, chimneys, back-of-footway



Queen's Road - brick elevations, tiled roofs, chimneys, bays, low boundary walls



Salisbury Arts Centre (St Edmund's Church)- recent addition in foreground



Swimming Pool Site - open space, footway, trees and wall to east of building



Footway by College Street Carpark - trees filter views of existing building



Footway by College Street Carpark - level changes and new planting



Views of the Cathedral Spire and tree tops need to be retained

Access

The current pattern of access is due to change as a result of the office centralisation project. This will see the severing of the single lane spur road which currently connects College Street car park with Belle Vue Road, no longer allowing through traffic. Existing staff and visitor spaces (22 in all) located in front of the swimming pool building will be removed. The existing vehicular access to College Street car park from Belle Vue Road will be improved so that two-way movements are allowed making it the only access point to the office centralisation redevelopment for visitors and staff. The stretch of College Street that runs parallel along the eastern edge of the site remains part of the wider one-way system and forms part of the on street controlled parking zone.

With the recreation ground to the north and west, and College Street junction to the east, the site is an active pedestrian area. A footway has developed from the opening in the wall which previously served as a vehicular access point to the side of the swimming pool building. This is now used by pedestrians to cut the corner making journeys to the south more direct.

Generally, the area offers a safe and attractive route for pedestrians and cyclists.

Historic Background

Historically the site forms part of the course of the medieval city ramparts. There was no development of this site until planning consent for the 1,710 square metre covered swimming pool building and spur road was given in 1973 (73/F/12/G/202).

The site is recognised as an area of archaeological importance, though construction of the swimming pool building is likely to have disturbed many of the remains. All development proposals will be expected to be accompanied by an archaeological assessment.



Access and Movement

- Pedestrian Route
- Vehicular Route
- Key Node



Historic Features and Views

- 14th Century City Ramparts
- Cathedral Spire View
- Listed Building/Structure
- Key Local View

Ground Conditions and Utilities

It is understood that remediation of the site took place as part of the decommissioning of the swimming pool building. Investigations together with the remediation of any residual contamination will be achieved within the application for Conservation Area Consent for demolition of the existing building. Similarly, existing major utility services will be cut off as part of the demolition works. A minimum 6 metre wide area free of all new services and drainage runs is required along the edge to the College Street spur road.

Further information about ground conditions and utilities can be obtained from Planning Policy Statement 23- Planning and Pollution Control and also Policy and Practice for the protection of groundwater (Environment Agency).

Planning Policy Review

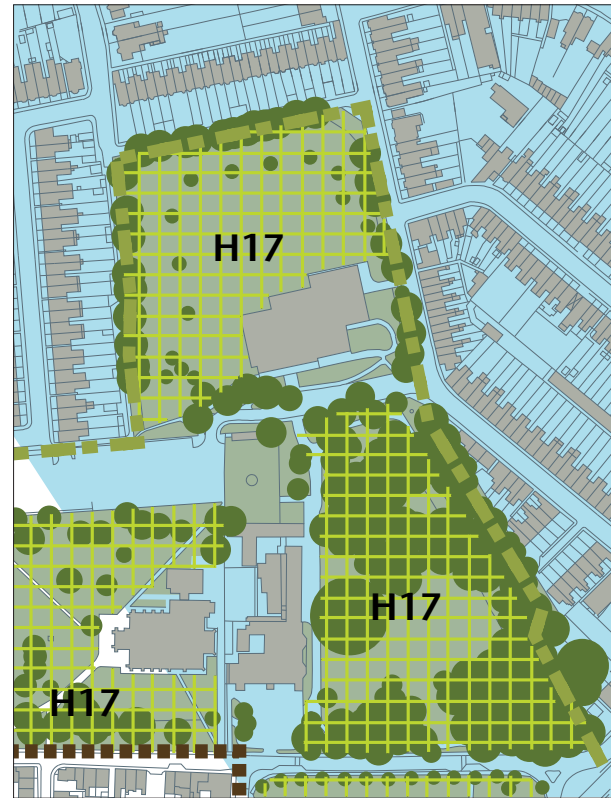
The Development Brief for the old swimming pool site has been developed with reference to national, regional and local planning policy.

The Salisbury District Local Plan (2003) together with the Wiltshire Structure Plan (2001) is the statutory development plan for the District. The emerging Regional Spatial Strategy for the South West will also be a consideration. A wide range of policies will be relevant in the consideration of any proposal. The policies of particular relevance to the site are highlighted below. Developers are urged to make themselves familiar with these documents prior to developing proposals.

In preparing this Brief, consideration has been given to the former recreational use of the site. Policy at a local and national level seeks to prevent the loss of recreational land and facilities, and indeed the open spaces to the north and west of the old swimming pool building are protected by local plan policies H17 and D5. However, there is no policy obstacle to the demolition and redevelopment of the swimming pool building, along with its associated parking and hard-standings. These can be considered as 'brownfield' because the facilities that previously existed here were replaced and superseded by larger, more varied, more modern and higher quality facilities at the Five Rivers Leisure Centre (approximately 950 metres to the north-east). Similarly, employment policy does not oblige any new development itself to provide employment, given that jobs were relocated to the new leisure centre and not lost.

The old swimming pool site falls within the Salisbury Central Area, Salisbury City Conservation Area and lies adjacent to areas designated as Important Open Space. National and local planning policy for Conservation Areas requires new development to preserve and enhance the character of the area. In more detail, local planning policy states:

Policy D5: 'Proposals to alter or change any part of the open urban space network within the Salisbury Central Area will be granted only where they are likely to enhance further the



Local Plan Proposals Extract (Adopted 2003)



provision or use of such space. The loss of open spaces within the Central Area will not be permitted.'

Policy D6: 'All new buildings within the Salisbury Central Area will be controlled to a height that does not exceed 12.2 metres (40ft), and only pitched roofs clad in traditional materials will be permitted. Decorative architectural features that positively contribute to the variety, form and character of the area's roofscape, skyline and silhouette may be allowed to exceed this height where appropriate, provided that they do not result in any increase in usable floorspace.'

Policy CN8: 'In Conservation Areas, only development which preserves or enhances the existing character of the area will be permitted.'

Policy CN9: 'In Conservation Areas, the demolition or substantial demolition of buildings or other structures, such as boundary walls, will be permitted only in cases where the existing structure is:

- (i) wholly beyond repair;
- (ii) of a character inappropriate to the Conservation Area; or that
- (iii) there are overriding highway, or other safety reasons; or

(iv) where planning permission has been granted for the development of the site.

CN10: 'The loss of open spaces, gaps between buildings and gardens will not be permitted where this would detract from the special character of the Conservation Area.'

Policy H17: 'Development will not be permitted in those areas within Housing Policy Boundaries which are indicated as Important Open Spaces, if it would erode the visual quality of the open space and/or would detrimentally affect the character of the settlement.'

Creating Places - Salisbury's District Wide Design Guide (adopted as SPG in 2006)

This guide is underpinned by placing the onus on prospective developers to demonstrate how their proposals draw upon the individual character of the site they are proposing to develop on with unique, site-specific design solutions. They should not repeat schemes built elsewhere.

Before drafting layouts and elevations, developers and their design teams are advised to carry out a comprehensive contextual analysis. This should include the immediate and wider historic pattern of development. Issues to be considered will include:

- the importance of space between dwellings and groups of buildings
- the relationship of the site to the wider landscape
- the relationship of dwellings to the street, how close they are, are frontages continuous, are there examples of gables fronting the road
- the variety and scale evident within groups of dwellings
- how the new dwelling(s) will relate to the context and to each other to create a particular place
- the scale and mass of dwellings providing the context. Will the proposal represent an overlarge copy of a traditional unit
- the detail which typifies local buildings including treatment of window openings in terms of scale, pattern and ornamentation, eaves and gables, extensions and their materials
- whether there are alternatives to standard designs, which could enhance even the non-traditional environment

Throughout, Creating Places makes design requirements explicit in its policy statements. Prospective developers and their design teams will be expected to demonstrate how these have been taken into account when arriving at design proposals.



Swimming Pool Building - front



Swimming Pool Building - rear



College Street



Wyndham Recreation Ground



College Street Junction



Car Park in Front of Building



College Street Entrance



Council Grounds



Wyndham Recreation Ground - opening in historic wall



Council Grounds Existing Access Road














Opportunities and Constraints

The old swimming pool site occupies an important position on the edge of the historic core and forms a prominent local focal point at the junction of College Street and its spur road. It also occupies a sensitive location within the wider setting of Wyndham Recreation Ground, St Edmund's Church and Bourne Hill. These make up an important part of the city's green open spaces and historic buildings. The site offers the opportunity to enhance the existing, shabby swimming pool building, which has little architectural merit and detracts from the Conservation Area. However the open nature of the parkland setting, the proximity of listed buildings, mature trees and neighbouring residents are all key constraints. The site as it stands today presents some key opportunities and constraints:

- Proximity and good linkages to a high quality city centre
- A historic core, where the visual and built quality of the area has been recognised in the designation of the Conservation Area and notable historic buildings and structures
- Potential to strengthen the sequence of spaces that includes Wyndham Recreation Ground, St Edmund's Church and Bourne Hill
- A standalone development opportunity, which occupies a unique location and lends itself to an innovative design solution
- Protect key views. There is a middle distance view of Salisbury Cathedral spire as a dominant feature of the skyline. There is an important view available from within the recreation ground, which crosses the western part of the site
- Built development to be contained within the existing building footprint
- Protect and retain the open relationship of parkland setting and built form which gives this part of the city a special, peaceful quality
- Generally, nearby housing is narrow, domestic in scale and respectful of the scale and proportion of neighbouring buildings
- Strong, regular street frontages, and continuous building lines as one contextual cue as well as large monolithic buildings set within generous grounds (Bourne Hill, Salisbury Arts Centre). The site straddles both typologies but shares more with the latter
- Built form across much of the area is consistently two to two-and-a-half storeys, with occasional emphasis added to corners
- Topography, slope and level changes as a design issue
- Vehicle access from College Street spur road
- Built form to address the corner of College Street in a positive way forming a key focal point (architectural feature, scope for taller element)
- Complement other redevelopment proposals in the area, such as the office centralisation project, in terms of design, landscaping and access



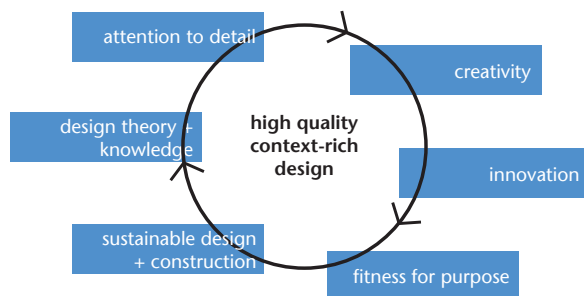
Opportunities and Constraints

	Built Form		View of Cathedral Spire
	Green Open Space		Pedestrian Route
	Existing Trees		Vehicular Route
	Landmark		Gateway Experience
	Gentle Falls		Edge/ Barrier
	Footprint of Office Centralisation Project		Key Node
	Poorly Defined College Street Corner		

03 DEVELOPMENT STRATEGY

Development Principles

The importance of good planning and design cannot be stressed enough. The quality of built form, landscaping and access required by this Brief can only be achieved by the design of site-specific buildings which draw on local design references.



The development principles are organised under the following seven headings:

- Use
- Amount
- Layout
- Scale
- Appearance
- Landscaping
- Access

Use

DP1 Promote liveability and social inclusion

Development needs to create a safe, secure and welcoming environment with a high level of accessibility to be successful. The principles set out in this section can be achieved with a range of uses and built form. Potentially acceptable uses for the site include:

- Housing
- Retirement Housing - one and two bedroom apartments
- Office
- Community

Other commercial development that can be demonstrated to contribute to the vitality and viability of the city without detracting from its traditional centres will be allowed.

Amount

DP2 Efficient use of land and built form

In design terms the general arrangement of built form, access and landscape must be energy efficient and sustainable. Development density is to be in accordance with current policy (minimum 40 dwellings per hectare for urban areas).

Housing

The constraints of the existing swimming pool building footprint and the priority to maintain the open, unfettered relationship between the building and its parkland setting strongly suggest that housing in the form of a high quality apartment block with underground parking would be suitable.

An alternative approach would be to draw inspiration from the existing housing terraces to the east of the site, developing a mix of three and two storey townhouses across the site. Taller townhouses could occupy the College Street corner frontage to give emphasis, encroaching only slightly (2 metres) eastwards and southwards beyond the existing swimming pool building line. The use of limited surface car parking with communal amenity space behind the perimeter development could deliver approximately 20 units. However given the constraints of the existing footprint and need to preserve the open parkland setting, this represents a more challenging design response.

Retirement Housing

Greatly reduces the need for car parking. Approximately 35 one and two bedroom apartments may be achievable, in close proximity of a large open space and level walk to the city. Again the same priorities for minimising the effect of car parking and setting highlighted above will apply.

Local Community Aspirations

There is a local preference for community and leisure uses for the site. The Brief supports such uses but cannot rule out other uses including housing and employment as these would comply with all layers of planning policy related to Brownfield locations.

Mixed Use: Community or Commercial with Housing

Community and office uses could be located on the ground floor with apartments above. One drawback is that such uses are likely to generate more movements and a higher demand for car parking.

Affordable housing should be provided in line with the Council's Delivering Affordable Housing in Salisbury District (adopted as SPG in 2004) and policy H25 of the SDLP.

DP3 High quality architecture and public realm to create a development of distinction

The architectural style should be coordinated to achieve an overall visual unity, coherence and high quality in development. Successful architecture will be about delivering quality rather than whether a traditional building style is followed closely or a contemporary design adopted. In a diverse context such as this, a contemporary built form is encouraged. Building design should be robust enough for increased frequency and intensity of storms and extreme temperatures.

Special design effort should be made to create quality in the south eastern corner of the site, recognising its public realm significance as a cut through for pedestrians and cyclists.

Indicative Layout

	Built Form		Private Realm (avoiding gardens, parking)
	Old Swimming Pool Building Footprint		Landscaping to be Retained
	Building Height		Proposed Planting
	Focal Point- Corner Emphasis		Sympathetic Boundary Treatment (eg low hedge)
	Main Vehicle Access into Site		Office Centralisation Project (Footprint)
	Pedestrian Route		Historic Wall
	Vehicular Route		Good (open) relationship between built form and landscape

- a** Built form provides continuous frontage, turns the corner
- b** Access from College Street spur road to underground parking beneath building, allows development to sit in landscaped setting
- c** Existing footways retained, enhanced and clearly defined
- d** Communal amenity space
- e** Height of built form ensures view of Cathedral spire
Cars are hidden from view beneath development
Commercial or community uses could occupy ground floor with housing above



Indicative Layout 1 - Single access point from College Street spur road, single development block, underground parking

	Built Form		Private Realm (avoiding gardens, garages)
	Old Swimming Pool Building Footprint		Landscaping to be Retained
	Building Height		Proposed Planting
	Focal Point- Corner Emphasis		Sympathetic Boundary Treatment (eg low hedge)
	One Way Vehicle Access through Site		Office Centralisation Project (Footprint)
	Pedestrian Route		Historic Wall
	Vehicular Route		Good (open) relationship between built form and landscape

- a** Perimeter built form, turns corner, archways allow continuous frontage
- b** Access from College Street (in) through opening (widened) in historic wall, through archway and out onto spur road (b1)
- c** Existing footways retained, enhanced and clearly defined
- d** Communal amenity space with limited off street surface parking behind development
- e** Height of built form ensures view of Cathedral spire
Surface parking makes retaining open parkland setting challenging



Indicative Layout 2 - One way circulation, two access points from College Street

The topography of the site lends itself to underground parking beneath new built form. An alternative is to provide limited off street car parking though this has the potential to compromise the quality of development and needs careful planning. The aim is to minimise the visual intrusion in the street scene, whilst providing for safety and security and maintaining the quality of the conservation area.

Layout

DP4 Stitch into historic core

Development must respect and 'stitch' into the historic patterns of Bourne Hill and the existing housing. The site forms a transition between the Victorian terraced housing beyond the recreation ground to the north, east and west, and the notable historic buildings to the south. A high standard of design will be required that respects the historically sensitive context. Development must sit happily in the pattern of existing and planned redevelopment and routes through and around it.

In order to maintain the relationship with the parkland setting and to reflect the contextual cues of large buildings standing in generous grounds, it would be a requirement for spaces around the building such as private gardens and parking, which could compromise the relationship, to be avoided.

DP5 Frontages to the spur road should be continuous

In order to contain spaces and encourage movement, a strong built form will be required to define and enclose both the spur road and College Street frontages. By locating a perimeter development primarily within the existing swimming pool building footprint, this is likely to be best achieved by an L-shaped building plan. Building line continuity along a common building line will create a strong edge to development. Occasional and slight projections may be used to add emphasis and interest.

A courtyard style arrangement will allow for a very positive frontage to College Street and provide good visual contact between homes and landscape. Depths of up to 10 metres for fine grained mixed use or housing, and a maximum of 15 metres for office or community uses may be possible.

DP6 Strong definition of the College Street corner

A corner turning building will be particularly important in maintaining continuity. As a focal point there are opportunities to highlight this element with architectural features. A clear distinction between development fronts and backs is essential.

DP7 Respond equally to the external and internal views

Built form should respond to the internal views created by the layout and the external views to the surrounding area, particularly out across Wyndham Recreation Ground.

DP8 Respect the line of sight between Wyndham Recreation Ground and the Cathedral Spire

The view corridor between the recreation ground and Cathedral Spire that cuts across the corner of the site is an important feature to be maintained. Development must not

rise above the existing skyline formed by trees and therefore the built form must cascade down to single storey at the south western edge of the site.

DP9 Understand microclimate

Development layout and built form should portray an understanding of microclimate. Proposals are to respond to existing site conditions. Built form should be orientated to make most use of south facing aspect to improve the benefits of passive solar heating of properties, although it is acknowledged that the large trees immediately to the south are a restrictive factor in this regard.

DP10 Built form should achieve high environmental and energy efficiency performance

The development strategy has a high regard for environmental credentials. The site will have full regard to the most up to date initiatives at the time on sustainable construction, including renewable or recycled building materials, solar access, insulation, low energy lighting, refuse recycling, water conservation and sustainable drainage system for the treatment of all foul and surface water drainage. Development should aspire to meet best practice environmental sustainability standards, including a BREEAM Eco Homes rating of 'excellent'.

DP11 Safe and secure place for people

The layout and management of the development must be designed as a place for people which will encourage traffic speeds to be reduced and provide a safe, attractive environment for pedestrians, cyclists and vehicles. Crime prevention should be built in through environmental design. New development must keep intact the key uninterrupted relationship of built form and landscape. For this reason all boundary treatments will require extra care and sensitivity in planning.

Opportunities for casual surveillance will be enhanced through the sensitive positioning of building entrances. All principal windows and entrances of built form will front onto the spur road. Public open space will benefit from being overlooked and bordered by active frontages where appropriate to provide animation and surveillance of the public realm. Innovative lighting can help guide people to and along key routes and minimise potential hiding places. Lighting proposals will have to respond to the sensitivities of the Conservation Area and site ecology. For example, lighting could be provided on buildings with bollard lighting provided in certain areas.

Scale

DP12 Respect the scale of neighbouring buildings

The height and massing of development must respond to College Street, setback from the carriageway and building heights ranging 1 to 3 storeys to reflect the prevailing character in the area. Where development reaches the south-western corner of the site the height will be restricted to a maximum 1 storey to maintain views of the Cathedral spire, safeguard the amenity of residents along Belle Vue Road and silhouette of the wider skyline.

DP13 Scope for taller element on the College Street corner

In order to achieve the sense of enclosure and definition at the College Street corner, there is scope to introduce a higher element at 3 storeys. This will provide a balance to existing development opposite the corner and help mark it as a key entrance point to the collection of green open spaces.

Appearance

DP14 Human scale and active frontages

Built form should be designed at a human scale. A hierarchy of design detail that relates to size or importance of built form should be developed. Openings and entrances should be clear and obvious facing onto College Street and the spur road.

DP15 Modelling of built form should create visual interest and variety

Built form should be composed of related forms, with for instance the same pitch to roofs. The principal element should be clear against subsidiary forms. Built form should achieve simple, unadorned appearance with detailing and decoration appropriate to the style and be authentic and relevant.

Modelling should be considered to play a direct role in the important College Street scene, contributing to the interest and variety of the main southern and eastern frontages.

Elevations should be balanced to achieve an overall visual repose. The directional elevation of the facade to College Street should be counteracted by the directional emphasis of entrances and openings.

DP16 A limited palette of high quality materials

The use of a limited palette of materials and colours is evident and should form the basis for new buildings. Traditional, tried and tested materials appropriate to the Conservation Area will be preferred for external finishes and for means of enclosure. All street furniture, signing, lighting and utility furniture is to be coordinated and from a matching range. uPVC, moulded plastic and metal doors will not be acceptable.

DP17 Encourage public art to enliven public spaces

Provision will be made for public art. It is likely that public art will be in the form of enhanced public realm treatment or features set within key public spaces.

Landscaping

DP18 Conserve and integrate existing landscaping

The site has a rich parkland setting with many fine trees. The strategy provides for this landscape to be retained and integrated into the layout of development. Trees will be protected on site.

Soft landscaping (indigenous species) will be required to soften and highlight particular elements of development, for example soft planting to boundaries at the interface with buildings and spaces. Planting should be chosen so that when it matures it provides a mix of heights, densities and habitats. Account should be taken of the need to include a mix of species that will also provide screening during winter months.

DP19 Agree maintenance and management strategy

Maintenance and management of the public realm is to be of a standard set by and agreed with SDC. Developers will be expected to provide a programme as to how the landscape will be maintained during the establishment period (usually 5 years) and who will be responsible during this time.

Access

DP20 Easy to understand and get around

New development can give this section of College Street a frontage, interest and activity but it is critical for the success of development that it is logical, simple and obvious to use for all potential users.

To gain access to the site it will be necessary to use the existing College Street car park spur road. Additionally, there may be an opportunity to use the service access to the swimming pool building off College Street. This point of access could either operate as pedestrian-only or one-way for vehicles, as Indicative Layouts 1 and 2 show (it would not be suitable for vehicular egress due to visibility constraints).

Even with the use of the existing access direct from College Street, a new vehicular access from the Council Offices service road will be needed. If designed to be also used by pedestrians, the maximum gradient for this access should be 1 in 20, although if a separate pedestrian access is to be provided elsewhere this vehicular access could be designed at a steeper gradient.

Any planning application for the site will have to be accompanied by a transport assessment, the scope of which will be agreed with the Local Highway Authority.

DP21 Retain and improve pedestrian connections

Existing pedestrian links will be retained and enhanced. This specifically relates to the diagonal footway in the south eastern corner of the site that cuts the corner of College Street and the spur road. A distinctive surface such as bonded gravel or paving should be considered.

Where parking is provided in groups the overall impact of the car park should be reduced. This can be achieved by breaking up the number of spaces in each group. The use of screen walls, pergolas, and trellises in combination with soft planting can also reduce the visual effect of parked cars. However, the objective of creating a building set within landscape should not be lost.

DP22 Meet car parking standards

Car parking will be provided in accordance with the standards set out in PPG3, Manual for Streets (draft) and in the Salisbury District Local Plan, Appendix V (2003).

DP23 Encourage cycling

The proximity of the site to the city core increases the potential for short cycle journeys. Cycling is an essential part of promoting car reduction and covered and secure bicycle parking spaces will be provided in all new developments.

DP24 Design for needs of all the community

Development must ensure that it is accessible and inclusive. All members of society should be able to use the site (that is where the roads, footways, doors and so on will go, and how accessible they will be in terms of levels, colours, lighting, markings, size, external finishes and handrails.)

DP25 Respecting our past

An archaeological assessment will need to be carried out before any application for the site can be determined. If any archaeological remains are found, the applicant must demonstrate how they will be dealt with.

04 PLANNING APPLICATION

Planning Application

Planning applications will be expected to comply with the Salisbury District Plan (adopted 2003), relevant SPD and SPG, such as 'Creating Places' and this Brief.

Within a Conservation Area, outline planning applications cannot be considered for the site.

Design and Access Statement

It is now a formal requirement for a Design and Access Statement to accompany most types of planning application. The Circular 01/2006 indicates that statements should explain the design thinking and principles that have informed the development and how access issues have been dealt with.

In short, a statement should detail:

Use - what buildings and spaces will be used for?

Amount - how much would be built on site?

Layout - how the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site?

Scale - how big the buildings and spaces would be (their height, width and length)?

Landscaping - how open spaces will be treated to enhance and protect the character of a place?

Appearance - what the buildings and spaces will look like?

Access - why the access points and routes have been chosen, and how the site responds to road layout, including how everyone can get to and move through the place on equal terms?

Design - how will the proposed design of the development deal with any potential conflicts between the proposed use on the site and the activities taking place in the recreation ground? It must also be ensured that development will not unreasonably affect the current recreational activities enjoyed by the community

Commission for Architecture in the Built Environment (CABE) has produced best practice guidance on 'Design and Access Statements: how to write, read and use them' (2006).

Landscape Strategy

Developers will be expected to provide information as to how the landscape will be maintained during the establishment period (usually 5 years).

Achieving Sustainable Design

It will be essential that planning applications clearly demonstrate how SPG produced on achieving sustainable development and the supporting checklist has been met.

Planning Obligations

A legal agreement under Section 106 of the Town and Country Act, 1990 (As Amended) may be required which could contain provisions including financial contributions towards:

- Off site highway works to College Street and the spur road
- Off site improvements to cycle and pedestrian routes
- Affordable Housing
- Education
- Open Space, play provision and maintenance
- Archaeological investigation
- Public Art
- Drainage infrastructure

05 | Contacts

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Appendix 1: Planning Policy Background

National Planning Policy

PPS1: Delivering Sustainable Development
PPS3: Housing
PPG4: Industrial, Commercial Development and Small Firms
PPG13: Transport
PPG15: Planning and the Historic Environment
PPG22: Renewable Energy

Local Development Plan (SDLP, 2003)

General

G1: Sustainable Development
G2: General Criteria for Development
G4: Flood Risk
G8: Protecting Water Sources
G9: Planning Obligations

Design

D1: Extensive Development
D6: Building Height
D7: Public Realm

Conservation

CN3: Character or Setting of a Listed Building
CN5: Curtilage of Listed Building
CN8: CN11: Conservation Areas
CN21/CN23: Archaeology

Housing

H16-H17: Housing Policy Boundaries, Important Open Spaces
H24: Housing for the Elderly
H25: Affordable Housing

Employment

E3/E17: Office Development
E4: Small and Medium Size Offices

Transportation

TR1: Sustainable Transportation
TR11: Off Street Parking
TR12: Sustainable Links into Development
TR13: Footpath Improvement
TR14: Bicycle Parking

Sport, Recreation and Leisure

R2: Open Space
R3: Accommodation for the Elderly
R5: Protection of Existing Outdoor Facilities

Public Services

PS1: Community Facilities
PS2: Rest or Nursing Homes
PS6: Playgroups, Day Nurseries, Child-Minding Facilities

Other and Supplementary Planning Guidance

Creating Places SPG (SDC, 2006)
Achieving Sustainable Development (SDC, 2005)
Delivering Affordable Housing in Salisbury District (SDC, 2004)
Salisbury City Community Area Plan (2004-2009)

Best Practice Guidance

Better Places to Live: a companion guide to PPG3 (DTLR, CABE 2001)
By Design: urban design in the planning system - towards better practice (ODPM, CABE 2000)
Building in Context: new development in historic areas (CABE 2002)
Car Parking: what works where (English Partnerships, 2006)
Manual for Streets (Draft, Department for Transport 2006)



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This information can be made available in other formats upon request.

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