

FILE REF: Salisbury/B/055
MAP REF: SU 1430 SE

SITE LOCATION: COUNCIL HOUSE (& COLLEGE ST CAR PARK), BOURNE HILL

POST CODE: SP1 3UZ

Planning Ref	Proposal	Approved/ Conditions/ Refused	Date
G642	Alterations to windows and external fire escape	A	20.08.73
G643	Temporary Office Accommodation	A	18.09.73
76/0362	Renewal of temporary planning permission for temporary hutted accommodation	AC	21.07.76
76/827	Formation of pedestrian access in wall separating College Street Car Park and church yard at St Edmunds Church	AC	3.05.77
88/2336	Deemed Application - Alterations to print shop Formation of door opening with window and covered way between print shop and finishing room and rear exit at the Council House	AC	23.06.89
88/2337	Deemed Withdrawn - L/B Application - Alterations to print shop formation of door opening with window and covered way between print shop and finishing room and rear exit at the Council House	Withdrawn	
89/0359	Alterations to form radio studio and office at the Council House	AC	15.05.89
90/0508	L/B application - Alteration to form 2 rooms into one plus the removal of a 3'0" length of wall at the Council House	AC	15.05.90 (By DOE)
94/0717	L/B Application - Raising of portico platform to door threshold level and regrading flagstone path and forecourt area to facilitate access for wheelchair disabled at the Council House	AC	15.02.95 (Secretary of State Decision)
95/138	Erection of pole mounted CCTV cameras at Salt Lane and College Street Car Park	AC	31.03.95
95/150	Fix surface mounted CCTV camera to east side wall at Council House	AC	1.05.95
96/1160	Installation of CCTV camera at south west corner at the Council House	AC	27.11.96
96/1708	L/B - Provide a security counter and screen to the foyer area at the Council House	WD	13.02.97
97/0466	L/B - To provide a half glazed security door with glazed screens either side to the reception area & provide a glazed panel within the centre arch above		

Checked by RB & CH 11/01/06
Updated by CH 24.04.06

Page 1 of 2

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Planning Ref	Proposal	Approved/ Conditions/ Refused	Date
	existing handrail	AC	6.06.97 (DOE)
03/2329	Reforming original door opening in east elevation to provide wheelchair access and provision of disabled WC	WD	28.04.04
03/2330	L/B - Reforming original door opening in east elevation to provide wheelchair access and provision of disabled WC	WD	28.04.04
04/1525	Installation of wheelchair platform and provision of disabled WC	WD	24.08.04
04/1526	Siting of Portacabin as temporary storage for paperwork	AC	02.09.04
06/0200	External alterations to the council house, part demolition of office buildings, outbuildings and boundary walls, new pedestrian access opening through existing boundary wall adjacent to the arts centre, construction of a new building (approximately 4,000sq.m) to create new headquarters building for salisbury district council and part change of use of the council house to registry office, together with associated car parking and landscape works. closure of vehicular access to car park from college street and alterations to the car park		
06/0201	External and internal alterations to the council house and part demolition of office buildings, outbuildings and boundary walls, new pedestrian access through existing boundary wall adjacent to the arts centre and construction of a new building (approximately 4,000sq. m) to create new headquarters for salisbury district council together with associated landscape works		

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Page 2 of 2

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ENGLISH HERITAGE
SOUTH WEST REGION

Mr Tim Pizzey
Salisbury District Council
Planning Office
61 Wyndham Road
SALISBURY
Wiltshire
SP1 3AH

Direct Dial: 0117 9750660
Direct Fax: 0117 9750684

Our reference: P00027638

28 March 2006

Dear Mr Pizzey



Notifications under Circular 01/2001 & GDPO 1995
COUNCIL HOUSE, BOURNE HILL, SALISBURY, WILTSHIRE, SP1 3UZ
Application No S/2006/0200

Thank you for your letter of 28 February 2006 notifying English Heritage of the above application.

Summary

English Heritage has closely considered the significant impacts on the historic environment which this application entails. We have weighed those impacts against the quality of the proposed design and the public benefits the scheme will bring. On balance, we advise that the application is acceptable.

English Heritage Advice

This is a difficult case which balances very considerable public benefits and the stated ambition of the applicant to improve services to its citizens against very significant impacts on a site of undoubted national importance.

English Heritage has been involved in this process since project initiation and in particular, advised on the procedure whereby the architectural team was appointed. At that juncture, content that any of the six short-listed teams would design a modern building of extremely high quality, we expressed the view that there were good grounds to believe that the project, then known only in outline, could be achieved successfully.

Since that time the regional team has worked with the architectural team to ensure that the application is adequately informed and that its impacts are well understood and appropriately mitigated. There are many matters of detail, as the information submitted with the application makes clear. However, there is one matter which takes precedence - the bulk and massing of the extension which must be set against the policy at Annex C7 of PPG15 to the effect that "modern extensions should not

29 QUEEN SQUARE BRISTOL BS1 4ND

Telephone 0117 975 0700 Facsimile 0117 975 0701
www.english-heritage.org.uk

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ENGLISH HERITAGE
SOUTH WEST REGION

dominate the existing building in scale, materials or situation".

To address that matter directly: it is the considered view of English Heritage, arrived at only after extensive internal review and discussion, that the proposed extension meets that test. The proposed materials and the carefully unfussy detailing will result in a building which makes an elegant modern statement while avoiding overwhelming the original house. The small setback of the main eastern elevation and the fact that the new building only rises to its full height some 11 metres beyond the historic eastern elevation combine to reduce the impact of the new to an acceptable level.

Paragraph 2.16 of PPG15 requires that consideration be given to the setting of the listed building. There can be no doubt that the setting of Bourne Hill House will be transformed. It is the view of English Heritage that this change is not of such weight as to constitute a reason for refusal. Rather the change should be set against the wider public benefits of the proposal and the laudable intent to create a modern building of excellence.

There has been much discussion about the fact that the proposed building will occupy much of the area of the former garden and north garden and remove the remaining boundary walls. This is undoubtedly a significant impact but it is one which English Heritage deems acceptable in the context of the overall scheme.

It is equally clear that the character of the Conservation Area in which Bourne Hill House stands will be changed. It is the judgement of English Heritage that the quality of the proposed scheme is such that the Conservation Area will be enhanced.

Recommendation

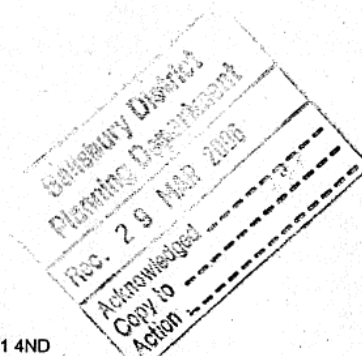
This application will, of course, be determined by the Government Office. English Heritage recommends that the scheme is, on balance, acceptable and that Government Office should be so advised.

Please contact me if we can be of further assistance. We would be grateful to receive a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

AP **Chris Smith**
Regional Director

E-mail: chris.smith@english-heritage.org.uk



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MINUTES OF THE SALISBURY DESIGN FORUM

10.00am Wednesday 22 March 2006, Committee Room 2, Bourne Hill

Present:

Councillors: Cllr Elizabeth Chettleburgh
Cllr Fred Westmoreland
Cllr Bryan Rycroft

Architects Panel Gerald Steer

Salisbury Civic Society Paul Stevens

Planning Office: Eric Teagle (Chairman)
David Milton
Tim Pizzey
Judy Howles
Elaine Milton
Natasha Styles
Rachel Efemey
Diana Hatton
John Peverley

Observer Jan Knight

1. Minutes of meeting on 3 March

Agreed

2. New Extension to Council's offices, Bourne Hill, Salisbury (TP)

- A presentation was made by Alan Stanton and Stephen Hadley of Stanton Williams, architects for the scheme and Joanne Gibbons, landscape architect.
- The overall consensus of the Design Forum is that the proposed design for the new offices will provide a good contemporary building, well suited to its site and to the adjoining Listed Building.
The vertical emphasis provided by the fins will help to create an elegant structure that fits well to the vertical emphasis of the older building. The landscaping of the spaces around both the new and existing buildings is imaginatively handled and will create an attractive setting and an attractive environment for visitors and users of the building. The Forum notes that the new building will not be seen in its entirety, but only in partial views between trees. The restoration of the exterior and interior of the listed building back to its former quality provides added value to the whole project.
- The Forum emphasised the importance of maintaining the new and existing buildings to a high standard. It will be essential to establish an agreed

maintenance programme that can address cleaning, repairs and the removal of graffiti.

- The Forum repeated its earlier comment concerning its scepticism on the ability of the occupants of the new building to lead tidier lives than they have been used to in the past. The new office environment with a high proportion of glazed walls will demand a cultural change in behaviour patterns.
- To avoid the usual gradual accretion of notices, mats, and inappropriate fixtures and fittings which will detract from the quality of the new interiors, a regular design audit of the interior should be established to remove unnecessary clutter.
- Several members of the Forum expressed concern that the location of the service entrance to the complex, half way along the east façade facing the gardens, will bring service vehicles into a hitherto quiet and safe public open space, which could be detrimental to the character of the gardens. The turning head for refuse and other service vehicles is positioned over the roots of the Cedar of Lebanon. This could result in the further compaction of the soil around the roots leading to a premature decline of the tree. The servicing of the building might be better reorganised through the service core at the north end which would eliminate the need for service vehicles to enter the east gardens.
- The Forum notes that many visitors to the Council will continue to arrive by car and many of these will use the College Street car park. The scheme shown to the Forum does not propose to improve the current substandard single lane access and egress to the car park, or to enhance the quality of two thirds of the car park. These shortcomings should be addressed as they will not help to enhance the setting of the new building and could impact adversely on the experience of people visiting the Council offices.
- The Forum is aware that it is intended that the adjoining Arts Centre will provide facilities complimentary to the Council offices, for meetings, refreshments, etc. However, the Forum considers that the proposal to open up a bricked up doorway in the listed wall is inadequate, and that an opportunity is being missed to strengthen the linkage between the Council offices and the Arts Centre.
- The Forum considers that the design and landscaping of the entrance to the front forecourt to the listed building appears unresolved and could benefit from further thought.
- The Forum remains concerned that the new building appears to pay little attention to obvious aspects of sustainable design. Although photovoltaics, solar panels, and geothermal heating may be uneconomic, it is felt that a major new local government building should lead the way in future technology.
- The Forum believes that in the context of the Council's Green Travel Plan, undercover and supervised cycle parking should form an integral part of the project from the outset.
- A well designed signage system will be needed both internally and externally.
- The integration of public art into the project still needs to be addressed.
- Access to the roof terrace should be designed to enable the terrace to be let out for parties, wedding groups, etc.

**3. Date of Next Meetings:10.00am Friday 7 April, Committee Room 2,
Bourne Hill**

10.00am Friday 5 May, Committee Room 2, Bourne Hill

APPENDIX 4

SALISBURY CONSERVATION ADVISORY PANEL

MINUTES OF THE SPECIAL MEETING TO DISCUSS BOURNE HILL

At 6pm on 16TH February 2005

Present: Richard Deane, Elaine Milton, Andrew Minting, Jocelyn Sage, Lucinda Herklots, Graham Creasey, Cllr Paisey, Gerald Steer, Jim Humberstone

Ref	Minutes	Action
1.0	Apologies for Absence Lynne Pearson, Paul Stevens, John Sykes, Willie Verdon-Smith, Michael Drury, Peter Saunders, Sally Lacey	
2.0	Outline of the Proposals The Panel viewed a model of the site showing the proposed extension to Bourne Hill, and a sample board of materials. Graham Creasey answered questions regarding the proposals.	
3.0	Demolition of Victorian Wing and Other Structures The Panel did not consider that there would be any real loss to the listed building by the proposed removal of the Victorian wing. There were no real concerns regarding the proposed demolition of the other structures.	
4.0	Design of Proposed Extension Panel members said that they welcomed a modern design. The Panel felt that whilst the extension would be very sizeable, its bulk is considered to be acceptable because of its limited visibility from most angles. However, continuity of tree cover, which will reduce the perceived scale of the east elevation, will be important. Some concern was expressed that the proposed extension would be high maintenance, and the Panel queried how the louvres would be cleaned. There was also a concern over the impact that might be caused by the East elevation because of its potentially grey appearance with the bare steel fins. Queries were also raised regarding prevention against vandalism. The Panel suggested that there should be a method statement for cleaning, maintenance and repair.	
5.0	Materials The Panel raised issues about the potential vandalism to the stone cladding on the fins. The Panel preferred the Portland Roach stone on the sample board because it is more characterful – if the client is after a smooth finish then the local	

	<p>equivalent, i.e. Chilmark, might as well be used, as this would give the same effect: The Panel would prefer smooth Chilmark stone to smooth Portland, because it is a local stone.</p> <p>6.0 Trees</p> <p>Some concern was expressed about potential root disturbance to the existing trees. The Panel were pleased to note that 13 trees were being replaced with 48. The Panel emphasised that the council should ensure that the newly planted trees should be properly cared for to make sure they survive, and that there should be a budget specifically allocated for this. It was noted that in general Cedars of Lebanon are very vulnerable.</p> <p>7.0 Landscaping and Setting</p> <p>The Panel felt that it was a missed opportunity not to landscape all of the College Street Car park. The removal of cars from front of Bourne Hill was felt to be a big improvement. There was some query regarding the proposed surface materials and there would be an obvious concern if tarmac were being proposed.</p> <p>8.0 Any Other Comments</p> <p>The Panel would like the council to ensure that there is a programme and budget for the future repair and maintenance of Bourne Hill House and the structures within the grounds.</p> <p>The Panel feel that it is important that the project is pursued with full commitment to quality, and that cost cutting should not be permitted where this would compromise the quality of the finished product.</p>	
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South West Design Review Panel

11 April 2006

Stephen Hadley
Stanton Williams
Diespeker Wharf
38 Graham Street
London N1 8JX

SWDRP 6 3 April 2006
**Panel guidance on New building for Salisbury Council offices,
Bourne Hill, Salisbury**

Thank you very much for presenting to the Panel. It was, we felt, a very helpful presentation that enabled us to assess the scheme in context and we are always especially glad to have a model. We were grateful that Salisbury District Council were represented in both their roles and that English Heritage were represented.

As the Council are both local planning authority and site owner/developer, we consider this calls for special care in their consideration of the scheme.

We commend the Council's vision for the scheme and their ambition in seeking 'architects of the highest calibre' through competition. They could have opted for a car-dependent, edge-of-town, greenfield location, or for a mediocre extension to the Council House devaluing or overwhelming the listed building. Instead we have a highly sustainable site and a building of distinction and sensitivity.

The Panel are happy to support this scheme. It promises a modern building that is elegant and pleasing in its own right, but that respects the Council House and is apt for its setting.

We agree with EH that the loss of the Victorian extension is acceptable for the wider benefits of the scheme. We share their wish that the Council House should not be subsidiary to the new building and like them believe this will be achieved.

We have some reservations and suggestions.

Had we been involved much earlier we would have called for the forthcoming redevelopment of the disused swimming pool to be taken into the equation. It is too late for that now, but we ask the Council to set a brief for that site that picks up the ambition and quality of this solution.

The Panel is pleased that the Council wants a BREEAM Excellent rating. We recommend that an independent BREEAM assessment is undertaken as soon as possible (and ask that the Council as client fund this work) in order to validate the Council's ambition to achieve an excellent rating and allow it to make such a claim for the building.

We had some concerns about whether there was sufficient shading from east and particularly west against overheating, and felt that the addition of internal blinds for glare control or coated glass to reduce solar gain could impact on the desired transparency of the building. The overall percentage of glazing to balance daylight and heat loss was also queried though we were pleased to note the involvement of Max Fordham in helping to achieve the desired low energy solution.

On access and circulation, we accept the imperative of using the existing front door of the Council House (will there be any conflict, incidentally, between public access and wedding ceremonies?) but note that the route from the front door to the Customer Contact Centre is somewhat tortuous. This points to the need for signposting to aid efficient public circulation – especially as there are several ways of accessing the building and multiple destinations (Customer Contact Centre, Registry Office, Arts Centre, car park etc).

The more that can be done to identify and accentuate the Customer Contact Centre the better will be the clarity and sense of arrival for visitors. The entrance to it could become more easily identifiable if it coincided with the end of the colonnade of stone piers. And a more generous entrance would help too.

We were glad to see that a lead artist had been appointed and hope to see others involved such as a lighting artist.

On how the building is occupied, we suggest a culture change is going to be needed. Internal arrangements such as desk layouts will require skilful handling. Also, the aspiration of landscape seen through glass could be impaired by inadvertent clutter within.

These points are minor relative to our support for the scheme. We wish you well and look forward to seeing the new building.

Timothy Cantell
Manager, South West Design Review Panel

cc
Salisbury District Council

APPENDIX 6

Third Party Representations

The comments received although varied in themselves, can be grouped into a number of themes /topics. Therefore, the following is a summary of comments received placed under the main relevant headings, followed by some brief Officer comments.

1. Large scale / bulk of new extension, its modern design, materials and impact on Listed Building

- Out of keeping with local environment
- Out of keeping with local vernacular /architecture
- Out of scale with townscape
- Too large /enormous /bulky
- Too high
- Too long
- Higher than Council, House
- Taller than St Edmunds Church roof
- Monolithic
- Not compatible in scale/layout
- Glare from glass will highlight anomaly against listed building
- With large windows workers would close blind to avoid glare and then switch on lights
- Alien to Council House
- Lacks imagination and sensitivity
- Out of proportion to local scale and architectural heritage
- Contemporary design not appropriate here
- Old does not mix with new
- More complementary design needed
- Should use same red bricks, window design and more like the House
- Unsympathetic
- Too large for sensitive site in Conservation Area
- Taller than Council House
- Smaller extension may be acceptable
- Glass buildings - hot in summer, cold in winter, vandalism
- Use of vertical fins fails to achieve aspiration of transparency
- Will be an eyesore
- Glorified greenhouse
- Materials not appropriate
- Portland Roach stone quite unsuitable and would be prone to discolouration
- Glass and louvers extremely expensive to clean – in short an expensive building to maintain
- Probable need for security of new site
- Lost opportunity for an environmentally friendly building, materials, techniques and energy sources
- Open opportunity for vandals and drunken jobs to throw bricks at it
- English Heritage have advised SDC not to extend beyond existing footprint – concerns over size and bulk, EH state that key to unlocking the project is use of swimming pool site
- Marginalise appearance and significance of Listed Building House

- Loss of Victorian Scholl building would be a crime
- Loss of 18th Century wall
- Dwarfs Grade II listed building / Council House
- Victorian building more in keeping
- Victorian Building is a pretty building
- Should at least use shell of Victorian building as wall for new building
- Disagree that new building will have less impact than Victorian building
- Heritage impact reduced by individual impact statements
- Destroy coherence of building
- Seen the Museum in Denmark referred to in documents – however, is not in residential area, nor adjacent fine Georgian building – scale makes it incongruous in its setting
- Glare and temperature control problems in glazed building
- Centralising idea a good one but concerned with large areas of glass and 1960s style building
- Maintenance major task – glass will need regular attention
- Artists impressions misleading – picture shows east elevation only half the size to a point where turns the corner, whereas it would carry on across the North Garden to the approach road
- Artists impression misleading – will not be able to see through building because of the use of reflective glass in reality would be a heavy monolith and much darker than shown.
- In their letter of 14th April, English Heritage set that unwilling to encourage development which would extend footprint of buildings on site, that Council House is of national significance, a rare survival of an important mansion set in landscaped grounds, yet close to city centre, that the grounds surrounding Bourne Hill are designated as important open space in Local Plan
- Existing building can be refurbished as it stand with modern heating, lighting, solar panels, wind etc at a much less cost
- Modest building could go where mobiles are located, more in keeping with Victorian building
- Prince Charles's comment about a `Carbuncle` in relation to the proposed extension to the National Gallery comes to mind – was ultimately rejected on design ground. Glass was also a feature of that building
- Cycle racks are in Forecourt, are not attractive, could at side of new building or next to Arts Centre (who need racks) and would be better supervised
- Building worthy of 21st Century
- Pleased with simple, functional, non-obtrusive modern concept
- Restores listed house
- High quality detailing
- Unclear about the 305 water efficiency measures, what reducing energy needs, whether natural light meet daytime needs and whether any intention to general energy e.g. solar panels
- Hope development will be pioneering and state of the art on all conservation issues
- Will modern art/sculpture be integral constituent of development
- Commend aim to achieve BREEAM rating of excellent and energy efficiency
- New east elevation will be a great improvement on unoriginal Victorian extension and predominantly glass building with Portland stone fins will provide exciting backdrop to main garden.
- Salisbury has relatively few daringly innovative features – this one would be a welcome addition on a site that can take it
- Nice to see an environmental efficient design

Officer Comments:

- 1. Many comments have been received objecting to the modern design of the extension. Design is partly subjective. Extensions to listed buildings can be executed satisfactorily in a quality designed contemporary style, and there is advice in PPG15. The applicant's design statement sets out the design thought processes, taking into account the site constraints and its context with the surrounding natural and built features, to justify the design outcome. The design has been scrutinised by English Heritage, an independent review by the Design Review Panel for the South West and the Council's own Design Forum. The various aspects of the design are considered in more detail under the planning considerations.*
- 2. The relationship and impact on the listed building is an important planning consideration, particularly in relation to the scale of the proposed extension, which is a concern in many of the representations received. The constraint this imposes has been given considerable thought and taken into account by the applicant in the design process, including mitigating the impact through careful positioning, levels, alignment and junctions between the new build and the listed building. Such matters are set out in the ES and applicant's design statement, and linked to design issues referred to above.*
- 3. Matters of heating, light, ventilation, energy efficiency, etc. have been considered carefully, and the design incorporates a range of sustainable measures. Whilst many of these matters are controlled under Building Regulations, the applicant has the aspiration that the building will achieve a BREEAM (Building Research Establishment Environmental Assessment Method) rating of excellent, in terms of minimising the adverse affects of buildings on the environment. The ES and Design Statement include sustainability details and assessments.*
- 4. Maintenance issues are largely a practical matter for the applicant. However it is accepted that regular maintenance is important to ensure that the high quality design is not impaired, through lack of maintenance. The Council's Design Forum has raised this issue, and a scheme of maintenance will be requested from the applicant.*
- 5. The merits of the Victorian extension and its loss has been the subject of considerable discussion and debate at pre-application stage in consultation with English Heritage and further research was commissioned by the applicant (Conservation Plan, Supplementary Document 1) on this aspect. It is concluded it does not have sufficient merit in terms of its historic or architectural interest to warrant its retention, given the benefits of the proposal. The Victorian Society has been consulted and concurs with this conclusion.*

2. Impact on views, landscape and conservation area

- Loss of views
- Enormous barrier between east grounds and west
- Precious place that needs protecting
- View from School Lane will be dominated by the building
- Will have especially negative impact o views form Bell Vue Road

- If the building is to be aesthetically pleasing, would not need to be screened by new trees
- Reduce most important parkland in Salisbury to an office curtilage and would lose rural feel
- Loss of important open area
- Loss of quiet, safe, peaceful, tranquil area
- Impact on view of Arts Centre from Western end of Bedwin St. is major negative as stated in the ES. Is taller than Arts Centre. No amount of planting will give back views
- Overshadow Arts Centre
- Contrary to Council's Vision for Salisbury disregard for residents right for recreational areas
- Council has obligation to protect historic environment
- Ruin / adverse Impact on Conservation Area
- Gardens separate north part of town from city centre
- Area already spoiled by Arts Centre extension
- Quality of landscaping - resin bound on tarmac - not good enough – only stone flags or sets should be used
- Will detract from Arts Centre
- Benefits outweighed by desecration of area
- Impact on local house prices due to traffic and people accessing site
- Architects have endeavoured to place the Arts Centre building and graveyard as focal point of the project
- Concerned that restriction to access from College Street may create barrier to people visiting Arts Centre
- High quality response to major challenge which leaves southern elevation untouched and minimum change to background skyline

Officer Comments:

1. *Concern is expressed regarding the impact on the surrounding area in terms of views and the Conservation Area. Such matters regarding the impact on the local landscape/townscape are a material planning consideration. The ES contains an impact assessment on views, and is discussed in more detail under the planning considerations. English Heritage consider that overall, the proposals will enhance the Conservation Area.*

3. Loss of 'secret garden', loss of trees, impact on wildlife

- Loss of green space moving away from Council policy approved in 1974
- Loss of 14 Trees
- Oak, Cedus Atlanta and Wellingtonia trees shown to be retained are within 12 ft of buildings and may not survive
- Walnut trees to north will be very close to building and will be adversely affected
- Loss of Hornbeam which is a roosting nest for bats
- Loss of Secret Garden /North Garden
- Reason for not conserving the secret garden motivated by one of profit on sale of swimming pool site
- Loss of memorial garden dedicated to councillors that have died in office
- Secret garden protected as within curtilage of listed building
- Destroy country house garden
- Loss of quiet /safe / beautiful place

- Loss of green space for residents, children and pets
- Secret Garden has many memories for people
- Secret garden often restricted to public by Council – being used for transit site for planting
- Even if replant – will take 50 years to achieve similar grandeur
- Replanted trees will be vandalised
- Insufficient weight given to history / importance of secret garden
- Secret Garden not been maintained – educational facility for children
- Category `A` Sweet Chestnut tree to be felled is only one in park
- Value of North Garden recognised by Turnberry and Rodney Mellville documents – forms part of Grade II* listing, states that should ensure accessibility to and preservation of north garden and to restore more of area it originally occupied
- New linear garden little more than glorified patio, token water feature, will attract antisocial behaviour, will have to be eventually gated outside public hours
- Turnberry Conservation Report states that secret garden must be preserved
- English Heritage states that North Garden may be the earliest remaining element of Richard Wood's 18th Century Landscape Plan
- English Heritage's letter to SDC of 14th April
- Rodney Melville report states that historic 18th century wall should be preserved
- Tree planting in open space – local residents may prefer the open space
- Compaction around Cedar tree from delivery lorries would shorten its lifespan
- Loss of natural beauty
- Harm to flora and fauna / wildlife
- Loss of Secret garden will result in loss of wildlife haven and provides roosting sites for bats and tawny owls
- Loss of trees will result in loss of wildlife haven
- Lighting not sympathetic to wildlife – affects sleeping patterns of birds
- Trees recognised as major part of ecology and there are protected species, but their importance is lessened by saying that no other protected species or habitat were found – isn't one species enough?
- Water issue in EIA too sensitive to disrupt
- Wildlife seen includes nuthatches, tree-creepers, willow warblers, garden warblers, whitethroats, blackcaps, goldcrests, tawny owls, green and spotted woodpeckers, bats – thrive where there is a pond as in secret pond, all would be frightened away, new garden only has a small water feature
- Architectural concept imaginative and aesthetically pleasing and Council should be congratulated but redeveloping the garden has resulted in reduction of green space and sacrifice of the secret garden
- Whilst normally against loss of well established attractive trees, sometimes the longer term advantages are worth more – this is true in this case
- Although I like your design, it is a great shame to lose the secret garden
- Commend the biodiversity plan
- Regret loss of some trees and a grade A tree but approve preservation of general tree line
- Hope trees felled will be replaced by saplings
- Doubt if the loss of the hidden garden will be of major significance – only know of 2 people who know of it and who occasionally use it

Officer Comments:

1. *There is considerable number of representations objecting the loss of the 'Secret Garden' or 'North Garden'. The history and significance of the North*

Garden has been the subject of considerable pre-application research, the latest results of which are contained in the Conservation Plan, Supplementary Document 1 and the ES. The Secret Garden is a more recent term used for the part of the North Garden, which has undergone considerable changes in its history and appearance. The loss of part of the North Garden will be ameliorated by the creation of a new linear garden along the western edge of the application site, which re-establishes the linear form of the garden to the north of the Council House, and will be more publicly accessible and enjoyed.

- 2. Concern is expressed concerning the loss of trees. The design of the extension has taken into account the presence and retention of significant trees on the site, including amendments to the building footprint and footing designs. Whilst 14 trees are proposed to be removed, only one good quality tree will need to be removed on the western side of the North Garden, the remaining being less significant and of lower quality. In mitigation, some 48 new trees will be planted, including parkland trees within the Council Grounds. Comprehensive tree protection measures are proposed.*
- 3. Taking into account the ecological surveys carried out, the loss of wildlife habitat is not considered to be significant, and new habitats will be created through the proposed landscaping proposals. Mitigation measures are proposed in respect of bats protection (timing, bat boxes).*

4. Archaeology

- Archaeological implications under –represented
- EIA says archaeology is interesting but practically says we will go ahead anyway

Officer Comments:

- 1. An archaeological evaluation was carried out prior to submission of the application. It revealed that the area of most archaeological significance is likely to be in the area of the yard on the west side of the Council House and possibly under the Victorian Wing, where the remains of the former medieval college may be found. However, there is potential over most of the site to find archaeological features. As a result the proposal seeks a mitigation strategy of either archaeological watching briefs, further evaluation work and possible excavation or preservation in situ. A detailed Written Scheme of Investigation will be prepared in association with the County Archaeologist and will include the publication of reports. It will also form part of the Environmental Action Plan.*

5. Traffic/Impact on local roads /Parking

- Increase in traffic on local roads
- Disagree that reduction in parking will result in less traffic - will become busier
- Will become a more dangerous thoroughfare
- Closing access off College St
- Will result in increased / redistributed traffic in College St, Belle Vue Rd, Queens Rd, Endless St, Albany Road, Wyndham Terrace
- Increase in traffic at adds with initiatives to reduce congestion and pollution
- Requires a traffic assessment, including estimated number of visitors
- Free parking for staff would be unfair to other workers in city

- Staff parking would take away public parking
- Unclear whether car park will continue to be available for public parking
- Blocking off the College St access will lead to problems with access for emergency vehicles from east to west
- Money being spent could be less if retained a one stop shop at the Council House and main offices moved out of town
- Parking for office workers should be reduced to 10 for fleet of pool cars & workers should be advised to use Park and Ride. Workers should be encouraged
- Local roads only suitable for residential traffic
- Will create rush hour twice a day in area
- Cars already travel wrong way up Belle Vue road to access car park – this will increase with hazards to pedestrians and other road users
- Undue burden on local road network
- Will add to parking problems in area
- Health and Safety risks from construction traffic
- Require residents only parking in area
- Will lead to further car damaging, noise inducing road calming measures and on-going safety risks
- Loss of access ways though area
- Wyndham Terrace not wide enough for two cars to pass
- Closing `rat run` through car park will simply redistribute traffic
- Proposal antithesis of the Council's Green Travel Plan`, not part of it
- 400 staff and short stay traffic will clearly increase traffic in area
- Inadequate parking
- Loss of parking for Arts Centre
- Insufficient parking for staff
- Buses and Park and Ride will not take over or significantly reduce car use
- Council know that Travel Plan will not work –hence need to alter lesser routes affected by heavier traffic
- Contrary to Council's aims of reducing congestion in city
- Loss of parking in forecourt exacerbate inadequate parking– can this be used for short stop
- Section of Belle Vue Rd from Albany Road to Western car park access should be made one way so cars do not have to tour all around Albany Rd and Belle Vue \Road to access car park
- In an early consultation, Council said that buildings would not be higher than the Council House – this has been ignored
- Issuing of 110 parking permits to staff
- Build the one stop shop on a Park and Ride site, then free bus fares to town centre – would reduce traffic and free up SDC/employee parking
- Disabled parking spaces should be at front door
- Wheel chair access form car park to front door very long
- Development of Swimming Pool site will further increase traffic flow
- Heavy machinery and trucks will churn up roads
- No other car park in city has such limited access
- Bourne Hill inappropriate sit with poor access
- Taking away parking defeats the object -spaces for visitors
- Closure of College Street access will result increase in on-street parking and inconvenience
- Little attention has been paid to improving the car parking – building a single storey car park at rear of Council House and Arts Centre could double parking, also former

swimming pool site could have underground parking with a single storey building or emergency contact centre

- Reference proposed pedestrian access through wall to Arts Centre - welcomed but concerned that opens onto drive used by HGVs. Would hope there will be a plan warning pedestrians for safety reasons. Suggest ideally a gate on Council side and a warning sign.
- Area not served well for cycle access – away from dedicated routes
- Secure cycle parking on site and loans for staff cycles not likely to improve cycling to site
- College Street and Queen Streets are narrow and one way –often blocked by delivery and waste collection – would be worse with increase in traffic - exits from Wyndham Road and St Marks Road also frequently jammed
- Area not served well by public transport and would be difficult to add services given the access routes
- Mott MacDonald Transport Assessment does not consider in any detail the consequences for Belle Vue Road, Albany Road or Wyndham Road
- Closing access off College Street will not stop rat run, it will simply be redistributed
- It is stated that College Street will have a reduction in traffic – it will actually become busier due to constant visitors, parking for staff and traffic during construction
- Roads too narrow and buildings too old to support heavy and sustained traffic
- Access to and from St Marks Roundabout hazardous –what safeguards to avoid injury and accidents?
- Retention of traffic calming arrangements will probably result in backing up of traffic onto the ring road - will there be any alterations to traffic flow /parking?
- What steps will be taken to protect pedestrians, buildings and parked cars from service traffic using College Street and Queens Road?
- Contrary to aim of Salisbury Traffic Plan to reduce traffic using unsuitable roads
- During consultation exercise, was indicated that non-essential car users will use Park and Ride, whereas Transport Plan only says the staff will be encouraged. Unless steps are taken to restrict increase in staff parking, then information given and validity of consultations carried out by SDC is in question
- Could make Wyndham Terrace one-way
- Condition of Wyndham Terrace is disgusting -holes
- No mitigation to negative impact of traffic flows in terms of operational /safety issues and social impact
- Will be impossible for residents to park near their home, despite having to pay for a permit
- College Street access should be kept open – more direct
- Commends travel plan

Officer Comments:

1. *The representations include considerable concern regarding the potential increase in traffic from visitors and staff when the building is operational, and the resultant redistribution of vehicles resulting from the closure of the College Street car park access, which will in turn cause congestion, a danger to highway safety, and associated noise and disturbance. The predicted traffic flows take into account a significant reduction in car parking available and the Council's Travel Plan, which includes measures to reduce staff car parking, the use of Park and Ride sites and the highly accessible nature of the site for modes of transport other than by car. The Transport Assessment acknowledges that some roads will see a reduction in traffic whilst others would see an increase. Overall the traffic flows associated with the SDC operations are not expected to increase, and likely to be substantially reduced. The Local Highway Authority (WCC) raises no objection in principle on traffic, parking or*

highway safety grounds. Traffic and transportation is considered in more detail under planning considerations.

- 2. Representations include concern regarding pressure on the limited on-street parking in the Residents Parking Zone, as a result of the concern over potential increased parking. As stated above, overall traffic levels are not projected to increase. The restricted parking in these area seems to be well used already and it is not anticipated that this situation will change greatly.*
- 3. It is acknowledged that one result of the closure of the College Street Access will be to redirect 'rat run' traffic passing through the car park, which should be using other roads. This has been taken into account in the predicted traffic flows, and it is acknowledged that there may be temptation for an alternative 'rat run' through Wyndham Terrace (although any advantage seems to be slight). The Transportation assessment suggests that in mitigation, either some form of traffic calming or making this road one way, should be implemented following consultation with residents and the Highway Authority.*
- 4. Some views are expressed concerning lack of parking provision. Taking into account the Council's Travel Plan, the level of parking is considered adequate. No objection is raised by the Local Highway Authority. Additional parking would conflict with sustainable transportation policies, encourage more traffic and undermine the landscape improvements from removing parking from the site. The removal of parking from the forecourt will aid enhancement of the setting of the Council House, and will only be used for setting down /picking up for special occasions. In addition to some public parking in the car park, Salt Lane public car park is also only a short distance from the front entrance to the Council House and Arts Centre.*

6. Amenity Issues

- No regard to local residents
- Neighbourhood will be noisier
- Massive disruption over a two and half year period
- Noise from construction vehicles
- Increase in noise levels after construction from increased traffic
- Loss of trees – serves as a screen for noise
- Noise from construction
- Pollution from increased traffic
- Will change from a quiet residential area to busy, noisy thoroughfare
- Will have negative impact on services during construction
- Endanger children with construction project – school routes -requires a risk assessment
- Loss of house values
- If construction allowed to use local roads, will there be insurance cover and survey carried out on all the properties prior to the traffic being allowed?
- Hope that noise nuisance is dealt with in a sensitive way as could be detrimental to activity of Arts Centre

Officer Comments:

Matters of noise and disturbance, dust control, mud etc. are acknowledged and included in the ES and in a draft Environmental Action Plan. The applicant will be required to prepare a

detailed EAP, which will include a range of measure to minimise such impact on neighbours. Construction hours will also be controlled by condition.

There is local concern regarding the increase in traffic, congestion, noise and disturbance and issue of highway safety during the long construction period, particularly HGV traffic. The ES acknowledges negative temporary impacts from construction traffic, although even here some roads can expect to see an overall reduction in traffic. Various mitigation measures are proposed during this period, including controlling hours of construction and route agreements, which will be incorporated in an Environmental Action Plan.

7. Cost, Need for the development, Impartiality of the Council

- Selfish scheme
- How can scheme of £11.5 be justified
- Cost /expense not justified
- Unnecessary
- Weakness in the business case – needs a transparent and rigorous evaluation
- Far from clear that existing buildings are inefficient
- Full costs not made clear
- Most unfortunate if actual costs over estimates
- At a time of cuts many residents would prefer a more modest and cost effective solution and carry on supporting the Arts
- Expensive project which will be an eyesore
- No assessment made of income from sale of Council's other properties
- Other options not been robustly analysed
- Tax
- Will add to increase in Council
- Community benefits not well proven
- Will not require the amount of office space with new ways of working
- Assumption that number of employees will remain the same
- With modern technology, will not need all in one building, with future of communication, Council's case does not stand up
- Here is the money coming from – with cuts for Arts, Sports Centre etc.
- ODPM reviewing role of Local Government – should wait until outcome
- If the Council becomes unitary, proposed building will not be needed
- Does not take into account partnership with NHS
- Building may never be needed
- Does not include enough of County functions – should accommodate all local government administration needs
- A little extra delay pending local government review would not harm
- Other Councils moving out of town
- New building would be cheaper
- Plans short term, short sighted and short of understanding
- Will need to be extended within 12 –18 months – increase in traffic, noise, danger, number of employees
- Salisbury does not need prestige council offices with landscape and water features more suited to Milton Keynes or Basingstoke
- Flexibility of use should have been a requirement of design brief give history of Local Government. Numbers may increase /decrease significantly. Large open plan building almost impossible to sub-divide should need arise
- Space not required with home-working and out-sourcing

- During first briefing by SDC was told that the need for the while area would be addressed utilising the Council House and swimming pool site which would have advantages – have now ignore the swimming pool site
- Splitting between two sites would be more flexible – any spare could be used for rent, better child facilities, related organisations, serviced office space
- No realistic justification for number of staff that will need to be accommodated give changes in responsibility at central, county and local level
- Nobody needs to access to different council departments on one site
- Robert MP for Salisbury has questioned the long term requirements for this volume of Council office space in context of SDC's future role
- If a local resident / private application applied for such a building, would be refused by the Council
- Concerned that Web Site form implies agreement with proposal
- Concerned that the application will not be given same degree of rigor as a private application, should be given independent
- Application will be waved through not
- Council currently over-spent
- Objections supported by Local Plan policies
- Residents have been refused permission for minor changes in the Conservation Area
- Application notifications not wide enough –trying to get the application approved on the quiet
- What would the cost of building he `glasshouse` at Old Sarum
- Hypocrisy in the planning system
- Council is `rail-roading` its own plans through
- Seems a decision has already been made
- Council defendant, judge and jury
- Office building should be put to beneficial use not clubs, pubs, coffee houses
- Planning Departments should be improving the area
- Retrograde step
- Bureaucratic incompetence
- No plans to replace recycling facility –important local resource
- Plans undemocratic
- Full public Inquiry needed
- Had anyone else than the Council applied for offices, it would be refused permission
- Council have ignored local resident's objections at public meetings
- Does not comply with SDC's stated policies
- Would only support if cost neutral
- Have attended all the meetings held by St Edmund's Group - most have been against it from the start – if everyone in Salisbury objected. It would still be carried out by the Council
- What will happen to your own and quite recently built offices?
- No notice has been taken of concerns raised in earlier consultation exercise
- Assume that Council Offices will be offered up – this would produce substantial financial offsets towards costs of new building

Officer Comments:-

1. *Clearly there are financial considerations for the applicant, which has influenced the decision to pursue the submitted scheme. However, the cost of the project is not a material planning consideration which can be taken into account in the determination of this application, and is a matter for the applicant.*

2. *The need for the type and level of office accommodation is matter for the applicant. However, as part of the EIA, information is provided on the reasons underpinning the need for the proposed scheme, for example, in terms of enhanced customer service. This is covered in more detail in the planning considerations.*
3. *Concern is expressed concerning the adequate scrutiny of the application and impartiality. This application will be subject to the same process and scrutiny as with any major application. The EIA is an important part of the planning judgement, and seeks to quantify the various impacts objectively. In addition to the normal statutory publicity and consultation requirement, the Local Planning Authority has sought an independent audit of the ES by the Institute of Environmental Management and Assessment, obtained an independent view on design from the Design Review Panel for the South West and notified the Government Office for the South West under the Environmental Assessment Regulations. The Listed Building Application will be determined by the Secretary of State, which is not required for private applications.*

8. Location, format, swimming pool site, other

- Alternative sites on outskirts would be better – e.g. Harnham, ADSA site, Wilton school site
- Should move offices out of town e.g. Reading Good use of site
- Good to have centralised services
- Welcomes the development and amount of information and dialogue throughout project.
- Good scheme which will compliment Arts Centre and give more scope to work together for benefit of community of Salisbury and District
- Should locate to Central car park- closer to other government offices, central location, could be big enough to contain everything administrative that is necessary and allow for additional building if needed, excellent access, would allow build to occur without disruption to current services, would allow Bourne Hill to be used for residential or hotel
- Bourne Hill should be sold and used as a hotel
- Could meet need with smaller office on swimming pool site
- Should locate to vacant Bishopdown farm business site – landmark site
- Old Sarum would be an ideal site
- With electronic mailing, good telephone systems, do not need to be in town
- If moved to outskirts of town could keep Library for drop in centre
- Centralise offices on Churchfields, when some firms move to Amesbury
- Demolish Culver St car park – would make ideal site
- Ignores potential for developing smaller buildings more in keeping on swimming pool site and other side of Bourne Hill
- Swimming pool site would be more appropriate cheaper option with fewer complications, a more modest building - should be explored thoroughly before embarking on current proposal
- Bourne Hill is not central
- Out of town or `brownfield` sites should be given more emphasis
- Other sites (e.g. edge of city) should be re-explored before damaging historic environment. If no other sites can be found – development should be split into smaller elements and avoid building on North Garden
- Redevelopment of Swimming Pool not been addressed in application.
- Have been told that swimming pool site may be used for housing to fund project – should not be sold and returned to grass /green space
- Artists impressions misleading – diminishing the size and distorted views
- Swimming pool site should be protected as green space

- Swimming pool site should be used for community use
- Swimming Pool site could be used for mini conference /sports centre /health centre/ citizens advice bureau
- Swimming pool site should not be used for housing
- Swimming pool site should be used for offices with a covered link to Bourne Hill
- Swimming pool building will be left as an eyesore
- Swimming Pool site should used /kept for community use
- Public need to view an exact scale model over a reasonable period of time so that they do not feel deceived by irregularities in the drawn plan
- Should demolish Victorian building, enlarge North Garden, opportunity to link 3 parks – Arts Centre, Bourne Hill and Wyndham Park
- Should use Council house for Registrars
- No plans to compensate for loss of secret garden but swimming pool site should be used to create an elegant inner city garden in the manner of Elizabeth Gardens –would unify excellent work carried out on the Arts Centre and could create an additional car park off College Street. Whilst would not benefit from sale of swimming pool site, would be off-set by savings form numerous properties /leases freed up by use of new building
- Council House further away from transport hubs than many of the existing offices
- Will be impossible to reconcile all public views but hopefully planners will be courageous in ensuring project is achieved without years of procrastination
- Makes good use of brownfield site
- I agree, good plan, do it
- About time offices brought under one roof – having examined the layout and plans, in favour of proposal
- having
- Why not put a cafe on ground floor, or for some community use - would – give the public a nice place to have a coffee – opens up the Council to more people and provided a bit more money

Officer Comments:-

1. *The future development of the swimming pool site (owned by SDC) is not included in this application. However, as part of the EIA alternative sites for the proposed development have been considered by the applicant and the cumulative impact of the swimming pool site included in the ES. Any application on this site at a later date will need to be considered on its merits, taking into account the circumstances and material planning considerations at the time, including local representations. It should be noted that the area around the swimming pool site is currently designated as an important open space under policy H17 of the adopted Local Plan.*
2. *Moving offices to an out of city location or more remote location would be contrary to the thrust of sustainable planning policy at national, regional and local level, and could be detrimental to the vitality and viability of the city centre.*
3. *The applicant has considered other sites in the city centre potentially available for development, but for reasons of availability, viability or suitability, does not meet the applicant's requirement. Details are included within the ES.*

TABLE 2:1 CONSIDERATION OF ALTERNATIVE SITES (Figure 2 refers)

BRIEF DESCRIPTION	ADVANTAGES	DISADVANTAGES
<p>1. The Maltings and Central Car Park; the site comprises a large public car park in the centre of Salisbury.</p>	<ul style="list-style-type: none"> ▪ The site is located within Salisbury ▪ The site is capable of accommodating the headquarters building. 	<ul style="list-style-type: none"> ▪ The site is within a 1 in 1000 year flood plain, and the Environment Agency (EA) would object to a building that would be used for a major incident plan. ▪ There are also plans for the Central Car Park to be retained for short stay car park.
<p>2. Brown Street Car Park; area of approx 0.5 ha</p>	<ul style="list-style-type: none"> ▪ The site is located within Salisbury. 	<ul style="list-style-type: none"> ▪ The site is too small. ▪ The proposed development conflicts with the Local Plan Policy H6 allocation for mixed use development.
<p>3. Former Swimming Pool Building, College Street; area of 0.3 ha</p>	<ul style="list-style-type: none"> ▪ The site is located within Salisbury. 	<ul style="list-style-type: none"> ▪ The site is too small. ▪ The land to the north is in use as public open space, which is subject to restrictive covenants preventing development.
<p>4. Council Depot, Churchfields Estate, Salisbury; area of 2.3 ha, currently in use as the Council Depot</p>	<ul style="list-style-type: none"> ▪ The site is located within Salisbury. ▪ There could be environmental benefits through the removal of lorries from roads that access the site 	<ul style="list-style-type: none"> ▪ There would be access difficulties due to Brunel Link not currently being implemented. ▪ Road access is inadequate and that it would be inappropriate to add commuter traffic (to and from the headquarters building) to the existing road network. ▪ It was considered that replacing lorry traffic with buses would provide no environmental benefit. A new site for the Council Depot would also be required.
<p>5. Land at The Butts, Hulise Road, Salisbury; area of 1.5 ha currently used as playing fields</p>	<ul style="list-style-type: none"> ▪ The site is located within Salisbury. ▪ The site is capable of accommodating the headquarters building. 	<ul style="list-style-type: none"> ▪ Policy R5 of the Local Plan protects playing fields. ▪ The site has poor access and traffic would have to travel through housing estates. ▪ The site is a former tip which would increase construction costs with the need for piling and complicated foundations.
<p>6. Land opposite the Fire Station, Ashley Road, Salisbury; area of 1.77 ha</p>	<ul style="list-style-type: none"> ▪ The site is located within Salisbury. ▪ The site is of a sufficient size. 	<p>The site is:</p> <ul style="list-style-type: none"> ▪ Public Open Space, within the Avon Valley Project area. ▪ Area of high ecological value ▪ Flood plain ▪ Conservation area.

APPENDIX 7

BRIEF DESCRIPTION	ADVANTAGES	DISADVANTAGES
<p>7. The Former Eastern Goods Yard and Steam Engine Shed Site, Churchfields</p>	<ul style="list-style-type: none"> ▪ The goods yard site has outline planning permission for housing. ▪ The Steam Engine site is no longer needed for a passenger freight terminal and could become available. ▪ The site is located in a highly sustainable transport location adjacent to the train station 	<ul style="list-style-type: none"> ▪ Access by vehicles is difficult. ▪ The site of 1.7 hectares is a narrow triangular shape and it would be difficult to construct a functional office. ▪ The site is also proximate to the railway, which could result in noise disturbance to HQ staff and visitors.
<p>8. Old Sarum; potentially 6 ha of employment land included as part of a larger mixed use development</p>	<ul style="list-style-type: none"> ▪ The site is near to an existing Park and Ride facility. ▪ The site is identified in the Local Plan as an employment site (as part of a larger mixed development). ▪ Allows the development of a new purpose built building 	<ul style="list-style-type: none"> ▪ A Green Travel Plan would be expensive and difficult to implement as an out of town site will require a two stage journey using the network of Park and Ride Car parks. ▪ The site will not be available within the required time frame. ▪ The site is not owned by the council.
<p>9. Harnham Business Park, Netherhampton Road, Salisbury</p>	<ul style="list-style-type: none"> ▪ The site is located within Salisbury. ▪ The site is a brownfield site of sufficient size. 	<ul style="list-style-type: none"> ▪ The previous planning permission seeks to maintain a mix of uses including light industrial, general industrial and warehousing which provides an inappropriate environment for a headquarters building. ▪ The site is poorly related to a good range of public transport routes. It would be difficult to implement a Green Travel Plan at an edge of centre site such as this. ▪ The site is not owned by the council.
<p>10. Existing Bourne Hill Premises, College Street Car Park and swimming pool; area of approximately 1.46ha.</p>	<ul style="list-style-type: none"> ▪ The site is currently used as Council premises ▪ The location is relatively central to Salisbury centre ▪ There is existing public transport access. ▪ The Grade II* Listed Building could be improved and preserved through the new development. ▪ The loss of College Street Car Park is in accordance with the Council's Car Parking Strategy. 	<ul style="list-style-type: none"> ▪ The site is constrained as the main building is Grade II* Listed – a high quality design solution will be necessary. ▪ The development would have to be carefully designed to avoid trees. ▪ The implementation of disabled access is difficult but not impossible.

Visual Environment – Potential Impacts
Impact on Principal Views

TABLE 5.12 IMPACTS ON PRINCIPAL VIEWS

VIEW NO	LOCATION OF VIEW	VISUAL RECEPTOR	CHANGE TO EXISTING VIEW
1	Corner of School Lane/Bedwin Street looking east	Users of School Lane (PRoW) Users of Bedwin Street	This view will not be changed as a result of the development
2	Junction of Bedwin Street/Bourne Hill looking north	Users of Bedwin Street. Residents within upper floors of properties in Bedwin Street	A small peripheral section of this view will change. The main focus of the view (which is up and down Bourne Hill/Bedwin Street) will remain unchanged. A small section of the new building will be noticeable from the glimpsed view which extends between the church and the main council house. The section of the new building will be seen above the western boundary wall and will not break the tree line.
3	Bourne Hill Directly opposite the main entrance to the council offices	Users of Bourne Hill/Greenercroft Park/Visitors and users of the council offices	The new building to the rear of the Council House will not be seen within this view. The car park area to the front of the Council House will be re-organised and only 6 car parking spaces for disabled drivers will be provided. This will improve the setting of the southern elevation of the listed building.
4	Glimpsed view from Bourne Hill Road looking through the Council Grounds to Council Offices	Users of Bourne Hill	A small section of the new building will be seen within this view, but it will be partially screened by the large Cedar and the remains of the city rampart. The new building will replace the Victorian extension and will follow the same ridgeline and alignment. The change will therefore mainly be one of material changing from the red brick to glass. Car parking currently allowed in front of the Victorian extension will not be permitted in the new scheme.
5	Footpath within the Council Grounds looking north along the eastern elevation of the Council House and east into the Council Grounds	Users of the park	From this view the eye is directed in two different directions; one northwards along the eastern elevation of the Council House/city rampart and one eastwards over the main part of the Council Grounds. The eastwards view over the Council Grounds will not be changed as a result of the development proposals. The view northwards will be changed as follows: <ul style="list-style-type: none"> The brick faced Victorian extension will be demolished and replaced with a contemporary glass building of similar scale and same alignment; Car parking which is currently permitted in front of the extension will not be permitted in the new scheme; The access road which is currently used for car park access will be downgraded to a footpath with service vehicle access only.

VIEW NO	LOCATION OF VIEW	VISUAL RECEPTOR	CHANGE TO EXISTING VIEW
6	View west onto the eastern elevation of the Council House (and part of the Victorian extension) from the lawn within the Council Grounds	Users of the park	<p>The eastern elevation of the Council House will be retained as existing. The Victorian extension will be pulled down and replaced with a new glass building of simple form, similar height and the same alignment. The new building will be separated from the Council House by a 3m gap. Car parking which is currently allowed to the front of the Victorian extension will not be permitted within the new scheme.</p> <p>The simple elevation and form of the new elevation will contrast strongly with the Council House with the result that the existing form (which currently merges with the Victorian extension) will be better defined.</p> <p>This view looks along the access road and onto the Victorian extension and temporary accommodation. Views out from the top of the city rampart are heavily filtered by the trees and shrubs growing within it.</p> <p>All of the buildings seen within this view will be demolished and will be replaced by a new building, which will follow the same alignment. Car parking will be removed. The most significant mature trees including the Wellingtonia and Atlas Cedar will be retained. New tree planting will increase the tree structure of this part of the site.</p>
7	Views from the base of the city rampart within the Council Grounds	Viewers on the scheduled monument	<p>This view primarily looks along College Street onto the houses within Belle Vue Road. The road is flanked to the south by the Council Grounds and to the north by the derelict swimming pool building. Within the Council Grounds the base of the North Garden's eastern wall can be seen.</p> <p>This wall will be demolished and will be replaced by the new building. The lower parts of the building will be seen within this view through the park, heavily filtered by trees. The section of College Street which runs past the swimming pool will be downgraded to a footpath/T-junction, and no parking will be permitted within this area. Tree loss within the North Garden will not be noticeable within this view. The storage shed building will be demolished and replaced with the much taller new building, the far northern end will be prominent within this view.</p> <p>The brick storage shed (which forms the northern boundary of the North Garden) will be demolished and replaced by the new building which although similar in width at this point is considerably taller (3 storeys). A number of trees on either side of the shed will also be removed; the much larger trees within the Council Grounds will be retained. Car parking within this area will be prohibited and the road reduced in width to form a footpath link.</p> <p>The development will introduce a large built structure into this part of the landscape which already suffers from the presence of the large derelict swimming pool building.</p>
8	College Street/ corner of the Council Grounds	Residents within College Street	<p>The view looks over the swimming pool building onto the mature tree line of the Council Grounds. There is also a view over the tree line which bounds the Wyndham Recreation Ground to the spire of the cathedral.</p> <p>A number of trees within the North Garden which can be seen within the tree line (and contribute towards it) will be removed as a result of the development.</p> <p>The new building will not be seen above the swimming pool building, the northern elevation will be totally screened by the swimming pool building.</p> <p>The view to the cathedral will not be blocked by the development but its context will be slightly altered by the</p>
9	View south from College Street adjacent to derelict swimming pool	Users of college street and adjoining parkland	
10	View from within Wyndham Recreation Ground looking south (east side of park)	Users of park	

VIEW NO	LOCATION OF VIEW	VISUAL RECEPTOR	CHANGE TO EXISTING VIEW
11	View from within Recreation Ground looking south (west side of park)	Users of park and residents within the upper storeys of Wyndham Terrace	removal of some trees. Part of the northern end of the new building will be seen through the existing trees adjoining the swimming pool building. New tree planting within the recreation ground will help to screen the building and reduce the visual impact on this view.
12	Corner of College Street car park and Belle Vue Road		From this view (which is adjacent to back gardens of Belle Vue Road) the western elevation of the new building will be clearly seen, although in places it will be partially screened by existing trees within St Edmund's Churchyard and the North Garden). Removal of a number of trees within the northern end of the North Garden will make the northern end of the new building more visible. The listed Grade II boundary wall will be retained but the 1928 extension will be removed. Trees and hedging will be planted in the eastern section of College Street car park which in time will both filter views to the new building and screen cars within the car park.
13	College Street Car Park looking east	Users of the car park	The new building will be clearly seen within this view, introducing built form into the North Garden, which will have the effect of almost visibly linking up the terrace of Belle Vue with the proposed new building and St Edmunds Art Centre extension. The new building will block views of the tree line within Wyndham Park. Tree loss within the northern part of the North Garden will be very noticeable within this view.
14	School Lane looking east into St Edmunds Churchyard	Users of the public right of way and churchyard	Tree and hedge planting within the eastern section of College Street car park will in time both help partially filter views of the new building and screen cars within the car park. A short section of the new building will be seen (partially screened and heavily filtered by existing mature trees with the North Garden and churchyard) within part of the backdrop of this view. The church and art centre building as well as other mature trees within the churchyard will completely screen most of the new building.

TABLE 7.5 SUMMARY OF IMPACTS TO THE HISTORIC BUILT ENVIRONMENT DURING CONSTRUCTION AND OPERATION

Key: P/N=Positive or Negative; D/I=Direct or Indirect; T/P=Temporary or Permanent; L/T/MT/ST=Long-Term, Medium-Term or Short-Term;

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	P/N	D/I	T/P	L/T/MT/ST	SIGNIFICANCE OF IMPACT	MITIGATION MEASURES	SIGNIFICANCE OF RESIDUAL IMPACT
CONSTRUCTION								
Council House [1] - exterior								
Underpinning of external walls of west wing [1A]	The structural movement of this end of the building will be halted	P	D	P	S	Major positive	N/A	Major positive
(see also Chapter 8)	Excavation will expose historic surfaces and wall foundations. Potential damage to same, and potential for archaeological remains to be destroyed.	N	D	T	S	Minor negative	Survey of the listed building and associated structures	Neutral
Repairs to external heads of first floor windows WAF-04-06	Improvements in structural condition of window heads	P	D	P	S	Moderate positive	N/A	Moderate positive
Comprehensive re-covering of all roof slopes, lead flats and parapet gutters, repairs to all rainwater goods	Prevention of further deterioration of roof covering and leadwork, leading to potential water ingress	P	D	P	S	Moderate positive	N/A	Moderate positive
Improvements to lightning protection	Increased protection of major heritage asset	P	D	P	S	Minor positive	N/A	Minor positive
Repair of parapet stonework and brickwork	Halt to physical decay	P	D	P	S	Minor positive	N/A	Minor positive
Removal and replacement of 20 th C render	Removal of inappropriate cementitious render and replacement with lime-based material	P	D	P	S	Minor positive	N/A	Minor positive
Council House [1A] - interior								
Removal of 20 th C partitions in RAB-05-08	Restoration of original proportions of room	P	D	P	S	Minor positive	N/A	Minor positive

APPENDIX 9

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	P/N	D/I	T/P	LT/MT/ST	SIGNIFICANCE OF IMPACT	MITIGATION MEASURES	SIGNIFICANCE OF RESIDUAL IMPACT
Removal of entrance lobby and reception enclosure	Loss of detail of 1927 refurbishment	-	D	P	S	Neutral	-	neutral
Construction of platform lift in north-east corner of RAG-02	Removal of screen	N	D	P	S	neutral	-	neutral
Removal of 20 th C partition and raised floor in RAG-31&32	Restoration of original proportions of room	P	D	P	S	Major positive	N/A	Major positive
Creation of doorway in external wall of RAG-04	Enlargement of structural opening. Will restore physical connection between house interior and Council Grounds (former gardens)	P	D	P	S	minor positive	Historic building materials to be retained for re-use in the execution of works of alteration	Minor positive
Raising of floor level in RAG-12	Loss of only authentic floor level in this former stairwell	-	D	P	S	neutral	-	neutral
Creation of window opening between RAG-09 & 12	Loss of historic fabric	N	D	P	S	minor negative	-	minor negative
Replacement of window WAG-29 with doorway	Loss of historic fabric through enlargement of structural opening	N	D	P	S	minor negative	Record of all previously concealed historic features by archaeological watching brief	minor negative
Replacement of doorway DAG-43 with window and removal of steps between RAG-27&28	Blocking of lower part of structural opening	-	D	P	S	neutral	Alterations using salvaged building materials, and methods of construction consistent with the original	neutral
Removal of inappropriate lighting RAG-30	Replacement of existing suspended uplighter track with more appropriate fittings	P	D	P	S	Minor positive	N/A	minor positive

APPENDIX 9

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	P/N	D/I	T/P	LT/MT/ST	SIGNIFICANCE OF IMPACT	MITIGATION MEASURES	SIGNIFICANCE OF RESIDUAL IMPACT
Replacement of WAF-34 with doorway	Enlargement of structural opening will impact on the stonework of a relieving arch introduced above large 16 th C stone-mullioned window	N	D	P	S	Moderate negative	Survey of the listed building and associated structures Record of all previously concealed historic features by archaeological watching brief Historic building materials to be retained for re-use in the execution of works of alteration	minor negative
Removal of 20 th C partitions between RAF-29&30, and RAF-03, 23&24	Restoration of authentic proportions of these high status rooms. Potential localised damage to historic fabric and decorative scheme	P	D	P	S	Moderate positive	N/A	Moderate positive
Investigation and repair of historic plasterwork in RAF-27	Repair of decaying plasterwork	P	D	P	S	Moderate positive	N/A	Moderate positive
Council House [1B]								
Demolition of rooms RAG-08&09	Total removal of historic fabric, fixtures and fittings relating to these two ancillary service spaces	N	D	P	S	Moderate negative	Survey of the listed building and associated structures Record of all previously concealed historic features by archaeological watching brief Historic building materials to be retained for re-use in the execution of works of alteration	minor negative
Raising of threshold and head to door DALG-03	Loss of authentic opening, removal of limited historic fabric	N	D	P	S	Negligible negative	-	Negligible negative
Installation of window over door DALG-14	Insertion of window into existing structural opening	-	D	P	S	neutral	-	neutral
Blocking of doorway DALG-16 between RALG-10 & servants wing [1C]	Loss of only authentic connection between main house and servant's wing	N	D	P	S	minor negative	-	minor negative

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	P/N	D/I	T/P	LT/MT/ST	SIGNIFICANCE OF IMPACT	MITIGATION MEASURES	SIGNIFICANCE OF RESIDUAL IMPACT
Blocking of doorways DAG-32 & DAF-20 between RALG-10 & servants wing [1C]	Removal of non-authentic feature and restoration of boundary between 'polite' and 'service'	-	D	P	S	Neutral	-	neutral
Removal of suspended lighting track in RAG-07	Removal of feature which detracts from appearance of historic room	P	D	P	S	Negligible positive	-	Negligible positive
Removal of 20 th C partitions separating RAF-13-15	Restoration of authentic room proportions	P	D	P	S	Negligible positive	-	Negligible positive
Making good north wall following demolition of Victorian extension	Details to be confirmed following demolition of Victorian extension [2]	P	D	P	S	Minor positive	-	Minor positive
Servant's wing [1C]								
Removal of all internal structure, including floors, stairs and partitions	Removal of remaining evidence of historic layout of servants wing	N	D	P	S	Minor negative	Survey of the listed building and associated structures Record of all previously concealed historic features by archaeological watching brief	Minor negative
Re-location and raising of external door at ground floor		N	D	P	S	Minor negative	-	Minor negative
Removal of external fire escape and alterations to openings in south elevation associated with same	Removal of 20 th C alterations	P	D	P	S	Minor positive	-	Minor positive

APPENDIX 9

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	P/N	D/I	T/P	L/T/MT/ST	SIGNIFICANCE OF IMPACT	MITIGATION MEASURES	SIGNIFICANCE OF RESIDUAL IMPACT
Creation of doorway in south elevation for access to new bridge to [1A]	Loss of limited historic fabric	N	D	P	S	Negligible negative	<ul style="list-style-type: none"> Record of all previously concealed historic features by archaeological watching brief Historic building materials to be retained for re-use in the execution of works of alteration 	Negligible negative
Lean-to in west yard [1D]								
Demolition of lean-to structure	Total loss of historic structure	N	D	P	S	Moderate negative	<ul style="list-style-type: none"> Survey of the listed building and associated structures Record of all previously concealed historic features by archaeological watching brief Historic building materials to be retained for re-use in the execution of works of alteration 	Minor negative
Victorian extension [2]								
Demolition of Victorian extension	Exposure of previously concealed 16 th C stone-mullioned window	P	D	P	S	Minor positive	-	Minor positive
	Loss of entire fabric of part of listed building	N	D	P	S	Moderate negative	<ul style="list-style-type: none"> Survey of the listed building and associated structures Record of all previously concealed historic features by archaeological watching brief 	Minor negative
	Potential localised damage to historic fabric during removal of attaching fabric	N	D	P	S	Negligible negative	Record of all previously concealed historic features by archaeological watching brief	Negligible negative
	Exposure of original articulation of north wall	P	D	P	S	Negligible positive	-	Negligible positive

APPENDIX 9

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	P/N	D/I	T/P	LT/MT/ST	SIGNIFICANCE OF IMPACT	MITIGATION MEASURES	SIGNIFICANCE OF RESIDUAL IMPACT
	Restoration of appearance of listed Council House as a 'detached villa'	P	D	P	S	Moderate positive	-	Moderate positive
Other works								
Removal of other buildings in west yard	Restoration of open external yard	P	D	P	S	Minor positive	-	Minor positive
	Potential damage to brickwork of west wall through removal of abutting fabric	N	D	P	S	Negligible negative	-	Negligible negative
Demolition of north section of west boundary wall [3E]	Demolition of 20 th C brick rebuild of historic boundary feature	-	D	P	S	neutral	-	neutral
Re-opening of blocked doorway	Removal of 1852 blocking brickwork. Restoration of physical connection between church and site of associated college	P	D	P	S	Minor positive	-	Minor positive
Removal of upper courses of brickwork from wall [3D]	Restoration of authentic profile of wall	P	D	P	S	Negligible positive	-	Negligible positive
Removal of wall [10]	Demolition of wall including removal of early 18 th C fabric. Loss of historic structure associated with listed west boundary wall.	N	D	P	S	Minor negative	<ul style="list-style-type: none"> Survey of the listed building and associated structures Record of all previously concealed historic features by archaeological watching brief Historic building materials to be retained for re-use in the execution of works of alteration 	Negligible negative
Demolition of garden building along north boundary [11]	Loss of feature of late 18 th C garden layout	N	D	P	S	Minor negative	Survey of the listed building and associated structures	Negligible negative
Demolition of east wall to North garden [12]	Loss of feature of mid 18 th C garden layout	N	D	P	S	Moderate negative	Survey of the listed building and associated structures	Minor negative

APPENDIX 9

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	P/N	D/I	T/P	LT/MT/ST	SIGNIFICANCE OF IMPACT	MITIGATION MEASURES	SIGNIFICANCE OF RESIDUAL IMPACT
Glazed link and bridge Construction of glazed linkage and bridge between [1C] & [1D] (NB creation of new doorways discussed separately under 1C and 1D)	Enclosure of former external elevations within glazed space	N	D	P	S	minor negative	-	minor negative
	Loss of part of open area of west yard	N	D	P	S	minor negative	-	minor negative
	Connection of new glazed link structure to historic fabric	N	D	P	S	minor negative	Structural connections have been designed to have minimal impact on historic fabric	minor negative
	Connection of bridge structure to historic fabric	N	D	P	S	Moderate negative	<ul style="list-style-type: none"> Record of all previously concealed historic features by archaeological watching brief. Bridge has been designed to be centrally supported so as to have minimal impact on historic fabric 	Moderate negative
Proposed new building Construction of new building	Raising of internal floor level above original external ground level	N	D	P	S	Minor negative	A protective membrane will be placed between the floor make up and wall plinths to enable potential future removal	Negligible negative
	Connection of new structure to historic fabric of 1B	N	D	P	S	Minor negative	Connections have been designed to have minimal impact on the historic fabric	Negligible negative
OPERATION Change of use of former high status rooms	Public access to significant heritage spaces	P	I	P	S	Moderate positive	-	Moderate positive
	Removal of inappropriate office clutter and lighting	P	D	P	S	Minor positive	-	Minor positive
	Reduction in different floor levels and creation of new circulation routes through building	P	D	P	S	Moderate positive	-	Moderate positive

APPENDIX 9

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	P/N	D/I	T/P	LT/MT/ST	SIGNIFICANCE OF IMPACT	MITIGATION MEASURES	SIGNIFICANCE OF RESIDUAL IMPACT
Construction of new building	Change to setting of the grade II* listed Council House [1]	N	I	P	S	Minor negative	The design decision to provide a 3m wide glazed void between the historic building [1B] and the new building will restore the impression of the Council House as a detached 'villa'	Minor negative
	Change to setting of the grade I listed Salisbury Arts Centre	N	I	P	S	Minor negative	Access between the former church and college will be restored by the unblocking of doorways in the west boundary wall	Minor negative
	Change to setting of listed boundary wall [3]	N	I	P	S	Minor negative	The linear design of the new building reinforces the authentic form of this part of the site and its boundary	Minor negative
	Potential impact on the special architectural or historic character of the Salisbury City Centre Conservation Area	-	I	P	S	neutral	-	neutral
	Change to views into the conservation area	N	I	P	S	Minor negative	Views into the conservation area are already obscured by tree cover. Retention of this tree cover will reduce the visual impact of the building when viewed from outside the conservation area.	Minor negative
	Change to views out of the conservation area	-	I	P	S	neutral	The building will provide little more obstacle to views out of the conservation area than is already provided by the tree cover	neutral
	Potential effect upon the setting of other listed objects and structures in Council Grounds	-	I	P	S	neutral	-	neutral

TABLE 8.4 SUMMARY OF POTENTIAL IMPACTS AND PROPOSED MITIGATION

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	POSITIVE / NEGATIVE	DIRECT / INDIRECT / SECONDARY	TEMP / PERM	LONG / MEDIUM / SHORT TERM	SIGNIFICANCE	MITIGATION MEASURE	SIGNIFICANCE OF RESIDUAL IMPACT
Planting / Landscaping in College Street Car Park	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief	Minor/Negligible Negative
Groundwork for Services in College Street Car Park	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief	Minor/Negligible Negative
Tree planting in the Council Grounds	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Moderate	Preservation by record: Archaeological Watching Brief	Minor/Negligible Negative
Groundwork for cabling and lamp post (8.100)	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief	Minor/Negligible Negative
Groundwork for combined services trench in the Council Grounds up against the Council House	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Preservation by record: Archaeological Watching Brief Possible Preservation <i>in situ</i> required – design solution to avoid destruction of earlier foundations	Minor/Negligible /Neutral Negative
Groundwork for cabling and lamp post in the Council Grounds (8.102)	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief	Minor/Negligible Negative
Groundwork for cabling and lamp post) in the Council Grounds (8.103)	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Moderate	Preservation by record: Archaeological Watching Brief	Minor/Negligible Negative
Groundwork for topsoil	Potential for	Negative	Direct	perm	N/A	Minor	Preservation by record:	Minor/Negligible

APPENDIX 10

Extension of Office Accommodation at Bourne Hill

Archaeology and Cultural Heritage

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	POSITIVE / NEGATIVE	DIRECT / INDIRECT / SECONDARY	TEMP / PERM	LONG / MEDIUM / SHORT TERM	SIGNIFICANCE	MITIGATION MEASURE	SIGNIFICANCE OF RESIDUAL IMPACT
and make-up removal in the North Garden	archaeological remains to be destroyed						Archaeological Watching Brief: strip, map and record	Negative
Groundwork for foul and surface drainage installation in the North Garden	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief.	Minor/Negligible
Groundwork for foundation pad/ footings construction in the North Garden	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief.	Minor/Negligible Negative
Groundwork for topsoil and make-up removal within the Temporary buildings area	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief: Strip, map and record	Minor/Negligible Negative
Groundwork for foul and surface drainage installation within the Temporary buildings area	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief.	Minor/Negligible Negative
Groundwork for foundation pad/ footings construction within the Temporary buildings area	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief.	Minor/Negligible Negative
Groundwork for topsoil and make-up removal within the Garden area	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record: Archaeological Watching Brief: Strip, map and record	Minor/Negligible Negative
Groundwork for foundation pad/ footings construction within the Garden area	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Preservation by record: Archaeological Watching Brief: Possible Preservation <i>in situ</i> if required – design solution to avoid destruction or earlier	Minor/Negligible /Neutral Negative

APPENDIX 10

Extension of Office Accommodation at Bourne Hill

Archaeology and Cultural Heritage

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	POSITIVE / NEGATIVE	DIRECT / INDIRECT / SECONDARY	TEMP / PERM	LONG / MEDIUM / SHORT TERM	SIGNIFICANCE	MITIGATION MEASURE	SIGNIFICANCE OF RESIDUAL IMPACT
							foundations	
Following demolition of the Victorian Extension	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Archaeological Evaluation of the Victorian Extension footprint	Minor/Negligible /Neutral Negative
Groundwork for basement construction in the Victorian Ext. footprint	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	To be determined following evaluation	Minor/Negligible /Neutral Negative
Groundwork for foundation pads/ footings within the Victorian Ext. footprint	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor	To be determined following evaluation	Minor/Negligible Negative
Groundwork associated with the grubbing out of print room foundations in the Council House area	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Preservation by record: Archaeological Watching Brief: Possible Preservation <i>in situ</i> if required – design solution to avoid destruction of earlier foundations	Minor/Negligible /Neutral Negative
Groundwork associated with tree planting, and construction of new paving and paths (in the Council House area)	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Preservation by record: Archaeological Watching Brief: Possible Preservation <i>in situ</i> if required – design solution to avoid destruction of earlier foundations	Minor/Negligible /Neutral Negative
Groundwork associated with the construction of a strip footing (in the Council House area)	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Preservation by record: Archaeological Watching Brief: Possible Preservation <i>in situ</i> if required – design solution to avoid destruction of earlier foundations	Minor/Negligible /Neutral Negative

APPENDIX 10

Extension of Office Accommodation at Bourne Hill

Archaeology and Cultural Heritage

DEVELOPMENT ACTIVITY	POTENTIAL IMPACT IDENTIFIED	POSITIVE / NEGATIVE	DIRECT / INDIRECT / SECONDARY	TEMP / PERM	LONG / MEDIUM / SHORT TERM	SIGNIFICANCE	MITIGATION MEASURE	SIGNIFICANCE OF RESIDUAL IMPACT
Groundwork associated with underpinning along the western elevation and frontage (in the Council House area)	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Preservation by record: Archaeological Watching Brief: Possible Preservation <i>in situ</i> if required – design solution to avoid destruction of earlier foundations	Minor/Negligible /Neutral Negative
Installation of mobile Crane/delivery vehicle Movements in Forecourt area	Potential for Flagstones to be destroyed	Negative	Direct	perm	N/A	Minor	Preservation by record with subsequent reinstatement: Archaeological Watching Brief: flagstones to be mapped prior to removal	Minor/Negligible Negative
Groundwork for services trench crossing the Forecourt area	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Preservation by record: Archaeological Watching Brief: Possible Preservation <i>in situ</i> if required – design solution to avoid destruction of earlier foundations	Minor/Negligible /Neutral Negative
Groundwork associated with tree planting, and construction of new paving and paths (in the Council House area)	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Preservation by record: Archaeological Watching Brief: Possible Preservation <i>in situ</i> if required – design solution to avoid destruction of earlier foundations	Minor/Negligible /Neutral Negative
Groundwork associated with the construction of a strip footing (in the Council House area)	Potential for archaeological remains to be destroyed	Negative	Direct	perm	N/A	Minor/Major	Preservation by record: Archaeological Watching Brief: Possible Preservation <i>in situ</i> if required – design solution to avoid destruction of earlier foundations	Minor/Negligible /Neutral Negative

APPENDIX 11

TABLE 16.1 DRAFT ENVIRONMENTAL ACTION PLAN (PRE-CONSTRUCTION, DURING CONSTRUCTION AND LONG-TERM MANAGEMENT)

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
TOWNSCAPE/LANDSCAPE & VISUAL				
LV1	To protect trees to be retained and other landscape/historic features from damage during construction	<ul style="list-style-type: none"> Erect protective fencing (BS 5837:2005) and establish exclusion zones in accordance with Figures 17 & 19a, b. Establish an arboricultural watching brief to monitor early stages of construction work, particularly during the enabling works and the substructure works, all ground works and removal of topsoil, but also with regard to major construction operations throughout the construction process in accordance with the Arboricultural Method Statement (CBA Trees, August 2005). Trees to be retained as shown on Figure 11. Timing of works to be carried out in accordance with the construction programme (Appendix 3.3). Erect warning signs on protective fencing. All construction personnel to be provided with induction to include awareness of the sensitive features to be protected and exclusion zones to be avoided, and traffic routes to take, in accordance with Figures 17, 18 & 19a, b. All construction works to comply with Arboricultural Methods Statement (CBA Trees, August 2005). 	Resident Engineer Arboriculturist / Landscape Architect	Prior to construction works in accordance with the Construction Programme (Appendix 3.3)
LV2	To ensure long-term management of the landscape	<ul style="list-style-type: none"> Advanced tree surgery in accordance with Figure 28 A long-term landscape management strategy, to be secured by appropriate planning agreement, to be prepared and agreed with the Local Authority. 	Tree Surgeon Landscape Architect	Pre construction Following construction
HISTORIC GARDEN/LANDSCAPE				
HG1	To protect the integrity and setting of the Scheduled Monument and Historic Garden	<ul style="list-style-type: none"> Position felled tree trunks to deter use of bikes on monument in accordance with consultation with English Heritage. 	Ecologist	During construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
		<ul style="list-style-type: none"> Remove barriers and hoardings after construction. Ensure construction traffic is minimised as much as possible and follows route shown on Figure 18, and using College St car park as pick up point rather than the Council Grounds. Tree planting is to avoid designated Listed Buildings and Scheduled Monuments. Archaeological watching brief and foundation plan designed to maximise preservation in-situ. Preservation by record of any features to be lost (including the listed wall) where preservation in-situ not possible. 	<p>Resident Engineer</p> <p>Resident Engineer</p> <p>Specialist planting contractor. Landscape Architect to oversee.</p> <p>Archaeological Contractor.</p>	<p>Following construction</p> <p>During construction</p> <p>During construction</p> <p>During construction</p>
HG2	To protect evidence of historic planting/organisation of North Garden	<ul style="list-style-type: none"> The management of the Scheduled Monument within the Council Grounds may benefit from implementation of a Management Plan that will identify key issues relating to the survival of the monument. English Heritage and Salisbury District Council to prepare this Plan to cover a five or ten year period. The Management Plan will record the existing condition of the Scheduled Monument and identify current erosion factors and potential threats to the Scheduled Monument. Recommendations will be implemented to safeguard and conserve the Monument in the short - medium term, and will be complimented by a long-term management strategy. Preparation of a small explanatory guide or exhibition within the new Council Office, available to residents of and visitors to Salisbury. The western part of the North Garden will remain and will become part of the new linear garden extending northwards from the Council House. This will provide an opportunity to re-dedicate as a memorial area. 	SDC	Following construction
HG3	To ensure long-term management and enhanced interpretation of the historic garden/landscape			
HISTORIC BUILT ENVIRONMENT				
HB1	To secure urgent and necessary repairs to the Council House	<p>A programme of repairs to the listed building, as identified in the Draft Fabric Condition Survey (Rodney Melville and Partners, May 2005), Appendix 7.3 refers; to be carried out as part of the development programme. These works will include:</p> <ul style="list-style-type: none"> all repairs to the roof; 	Conservation Architect & Structural Engineer/ Conservation Contractor	During construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
HB2	To protect and record important archaeological features on-site to be demolished, removed or disturbed and ensure new construction is in keeping with the old	<ul style="list-style-type: none"> all repairs to the parapets; isolated repairs to the south (front) elevation; isolated repairs to the east elevation; repairs to the west and north elevations. <ul style="list-style-type: none"> Comprehensive survey of the listed building and associated structures as they currently survive. Detailed record to be made of all previously concealed historic features where exposed during the development works by means of an archaeological watching brief. Historic building materials to be retained for re-use in the execution of alteration works. Alterations to be carried out using salvaged building materials wherever possible, and using materials, methods of construction and architectural detail consistent with the original. 	Archaeologist	Prior to construction
HB3	To ensure long-term management of the historic built environment	<ul style="list-style-type: none"> In addition to the repairs to the historic building which are to be carried out as part of the proposed development, the applicant to enter into a Memorandum of Understanding with the SDC planning authority, to undertake to carry out a rolling programme of maintenance and repair of the Grade II* listed Council House in line with the recommendations made in the Draft Fabric Condition Survey (Rodney Melville and Partners, May 2005). Appropriate time scales for the individual works (above) to be set out as part of the application for Listed Building consent. Any future works of alteration to the Council House will be monitored and recorded (as detailed in HB2) and the results added to the building's archive. 	<p>Conservation Architect/ and Conservation Contractor</p> <p>SDC</p> <p>Conservation Architect</p> <p>Archaeologist/ Conservation Architect/ Conservation Contractor</p>	<p>During construction</p> <p>Following construction</p> <p>Following construction</p> <p>Following construction</p>

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
		<ul style="list-style-type: none"> Salisbury District Council to review the Conservation Plan for the Council House (Turnberry Consulting, 2004) on a five year basis. 	SDC	Following construction
ARCHAEOLOGY				
A1	To record all archaeological features on-site that may be threatened with partial or complete truncation. To consider where appropriate and practicable the preservation <i>in situ</i> of remains deemed to be of high importance.	<ul style="list-style-type: none"> No ground work and removal of topsoil (e.g. installation of services, lampposts etc.) will be allowed to commence until the following have been organised in accordance with Table 8.4 of the ES (chapter 8), summarised as follows: <ol style="list-style-type: none"> Archaeological evaluation/excavation/watching brief investigations will be commissioned as appropriate to record/monitor potential disturbance of archaeological deposits during construction work. All archaeological remains should be fully recorded and surveyed (as directed by WCC) and related to the Ordnance Survey national grid. All results to be included within a final report of the application site, appropriate sections of which will be subsequently submitted for publication. Should remains of high resource sensitivity be uncovered, an on-site meeting to be held between English Heritage, WCC Archaeologist, the client, their design team representative, and their archaeological contractor, to decide whether any further mitigation (i.e. beyond Preservation by record) should be implemented. 	Archaeological Contractor	Following demolition and prior to construction in area of Victorian extension.
A2	To identify a programme of monitoring visits. To compile an Assessment Report of the results of the monitoring visits.	<ul style="list-style-type: none"> Prior to any archaeological investigations being undertaken, the appointed archaeological contractor to submit a Written Scheme of Investigation (WSI) to Wiltshire County Council detailing all forms of proposed fieldwork and subsequent reporting which are to comprise the programme of archaeological investigations designed in response to the archaeological brief to be provided by WCC. The WSI should follow WCCLHS's normal requirements for fieldwork as set out in their Standards for Archaeological Excavation and Assessment in Wiltshire (May 1995). The WSI to identify a programme of monitoring visits, agreed with the Archaeological Advisor for Wiltshire County Council, which cover the period of fieldwork. 	Archaeological Contractor	Prior to any archaeological investigations

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
A3	To ensure long-term management of the site's archaeological interest.	<ul style="list-style-type: none"> On completion of all fieldwork investigations the appointed archaeological contractor to submit for approval by WCC's Archaeological Advisor, an Assessment Report of the fieldwork results (the parameters of which will have been identified within the WSI). This must be completed prior to any work commencing on a full publication. For the Council Grounds, a management plan be designed between Salisbury District Council and Wiltshire County Council for the continued preservation in situ of what remains of the Anglo-Saxon cemetery. Such a plan should attempt to identify more closely, perhaps through the aid of a geophysical survey, the limits of the cemetery and suggest probable areas of intact survival, partial truncation or complete truncation. This will also allow and enable sensible management of the Historic Park. The implementation of this management plan should be covered by an appropriate agreement in the Memorandum of Understanding. 	Archaeological /Conservation Contractor	Following completion of all fieldwork investigations
ECOLOGY				
ECO1	To protect ecologically sensitive features (trees) which are to be retained	<ul style="list-style-type: none"> Erect protective fencing (BS 5837:2005) and exclusion zones in accordance with Figures 17 & 19a,b All construction personnel to be provided with induction to include awareness of sensitive features to be protected and exclusion zones to be avoided, and traffic routes to take, in accordance with Figures 17, 18 & 19a, b. A detailed Method Statement for the removal of all trees to be prepared and implemented throughout the works. Timing of works to be carried out in accordance with the construction programme (Appendix 3.3). A Method Statement to be prepared as a precautionary measure to protect bats during demolition of the Victorian extension and temporary buildings A Department for Environment Food and Rural Affairs/Rural Development Service (DEFRA/RDS) licence will be required for removal of tree 54, which was recorded as a transitory Pipistrelle roost. In order to minimise 	Resident Engineer	Prior to construction
ECO2	To avoid disturbance to bats & birds during construction		Resident Engineer Ecologist to oversee	Prior to construction
			Resident Engineer	Prior to construction
			Ecologist	During construction
			Ecologist	Prior to construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
		<p>potential impacts to bats and breeding birds, the Method Statement for these works must provide details of the sensitive timing of works and best practice guidelines to remove these buildings, trees and other vegetation.</p> <ul style="list-style-type: none"> tree and shrub removal to be undertaken outside of the bird breeding season, which is generally March to August inclusive. In order to avoid disturbance to any nesting birds on the site, In order to minimise potential disturbance to foraging bats, especially during the months of May to October inclusive, construction works to also be carried out during sociable hours (08:00 – 18:00), including at weekends and bank holidays, should working during these periods be necessary. environment, explanatory signage to be erected during construction and operational phases of the development. All staff to be briefed on the importance of avoiding disturbance to wildlife. In order to minimise impacts on bats to a minimum, any construction security lighting, site compound lighting and temporary rights of way lighting required whilst bats are foraging, to be directional and directed away from foraging areas as far as practicable. weather to ensure minimisation of any dust movement (AQ2 refers). 	Resident Engineer	September to February inclusive
		<ul style="list-style-type: none"> Thirty bat boxes and bird boxes to be erected to create new potential roosts on appropriate retained trees on site and within the surrounding parkland. Felled wood to be incorporated into the landscape design where possible to create a deadwood habitat. This could either be used to restrict access to certain areas of the site or used in a designated conservation area, such as in the brown roof design or within the surrounding parkland. 	Resident Engineer Ecologist to oversee	During construction
			Resident Engineer Ecologist to oversee	Prior to construction
			Ecologist	Prior to construction
			Resident Engineer Ecologist to oversee	Prior to and during construction
ECO3	To protect, conserve and enhance existing habitats		Ecologist	Prior to construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
		<ul style="list-style-type: none"> Planting of up to forty-eight new trees and amenity planting associated with the new building to replace some of the habitat lost as a result of the development, and to re-establish and enhance connectivity through the site and surrounding area, whilst creating additional shelter and foraging for wildlife and to create a better balance of ages of trees. A brown roof habitat to be provided on the new building, and planting of native, night-scented amenity species around the application site to encourage invertebrate species as bat foraging. 	<p>Landscape contractor. Landscape Architect to oversee.</p> <p>Ecologist</p>	<p>Prior to construction</p> <p>During construction</p>
ECO4	To ensure long-term management of the ecology of the application site	<ul style="list-style-type: none"> A detailed five-year ecological management plan to be commissioned and implemented for the new and retained habitats on site. Management Plan to identify management requirements to maintain and wherever possible enhance the value of these habitats, covering the development footprint and the surrounding council owned land. The ecological management plan to include post-construction monitoring of the use of the site and its immediate surrounds by bats for foraging and potential use for roosting. This will also be a requirement of the DEFRA/RDS licensing process. Monitoring by the applicant to be undertaken for two years following the development (and the Five Rivers Bat Group encouraged to monitor in the longer term). 	Ecologist	Following construction
ECO5	To avoid chemical pollution occurring during construction	<ul style="list-style-type: none"> Fuels and chemicals required for the construction period to be banded and stored in appropriate locations on hardstanding. All construction staff to be briefed on appropriate action to avoid/remediate biodiversity impacts should a spillage incident occur. 	Resident Engineer	During construction
WATER				
W1	To prevent blocking of on- and off-site drainage through excess sediment running off the construction site	<ul style="list-style-type: none"> Surface water runoff to be directed to a sediment settling tank prior to discharge to the surface water drainage network. Use of techniques to minimise compaction and erosion of soil, such as restricting access over muddy areas and operations during wet conditions when it is wetter than the plastic limit less 3% to BS 1377-2 and using protective boarding and low ground pressure machinery if necessary. Protect soil from the breakdown of soil structure and compaction with Eve Trakway ground protection or similar and by using low 	Resident Engineer	Prior to and during construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
W2	To prevent pollution of the River Avon and groundwater	<p>ground pressure machinery. Where required, soil to be carefully removed in a dry condition and stored for subsequent reinstatement, to be covered or seeded to prevent erosion in the long-term.</p> <ul style="list-style-type: none"> • Wheel washers to be installed at the entrances to the construction site with wash discharge directed to settlement tanks. • Storage of fuel or chemical, refuelling areas and construction materials (including potentially contaminated spoil) in bunded areas with impervious bases, and in accordance with relevant Pollution Prevention Guidelines. • Formulation of procedures on refuelling, on safe use of chemicals, and on use of heavy plant around the site. • Testing of potentially contaminated made ground in the vicinity of the Print Room and the former ASTs. Removal of material for off-site disposal if concentrations detected pose concerns over groundwater pollution, plus validation testing following removal of contamination. • Siting of the construction compound and construction vehicle parking away from and downhill of excavations and away from surface water drains (as indicated on Figure 17). • Security measures such as locked valves and taps on fuel and chemical containers when unattended, to prevent vandalism and deliberate spillages. • Minimisation of the length of time significant quantities of fuels, chemicals and spoil are located on site, and the minimisation of the number of vehicles near excavations. • Minimisation of length of time that excavations are open and have vehicles working alongside. • A risk assessment to be carried out for each potentially hazardous substance to be used or stored on site, and the appropriate containment measures installed. • Formulation and testing of an emergency spillage procedure to ensure that procedures to prevent or mitigate impacts due to accidents or spillages are in place and operate effectively. • Provision of site specific environmental awareness training of key staff; 	Resident Engineer	Prior to and during construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
		<ul style="list-style-type: none"> Vehicles with leaks to be repaired promptly. Protection of soakaways during construction (assuming they will be constructed early on) through low earth bunds to prevent drainage inflow etc. Reference to good practice documents such as CIRIA (1999) Environmental Good Practice On Site (C562). Auditing of good practice and pollution prevention measures to be carried out during construction, to include checks such as the bunding of tanks and refuelling areas, and training of key staff on spillage procedures. Should any pollution incident occur on site, then the Environment Agency will be contacted and appropriate remedial measures taken. Monitoring at the piezometers located on site is proposed for the 2006/2007 winter months to ascertain whether groundwater is likely to be directly encountered within the lift pit excavations. 		
W3	To ensure long-term management of the water system	<ul style="list-style-type: none"> Leak detection to be included for the mains supply of the building, to allow prompt repair of leaks and maintenance of water efficiency levels. Regular inspection of the disabled car park oil interceptor and, following any pollution incidents within the car park, the interceptor to be emptied as required. 	SDC	Following construction
AIR QUALITY				
AQ1	To limit emissions and avoid nuisance during construction	<ul style="list-style-type: none"> Ensure that the engines of all vehicles and plant on site are not left running unnecessarily. Use low emission vehicles and plant fitted with catalysts, diesel particulate filters or similar devices. Plant to be well maintained, with routine servicing of plant and vehicles to be completed in accordance with the manufacturers recommendations and records maintained for the work undertaken. All project vehicles, including off-road vehicles, to hold current MOT certificates, where required due to the age of the vehicle, (or to be tested to an equivalent standard) and that they will comply with exhaust emission regulations for their class. Site haul routes and operating plant away from potential 	Resident Engineer	During construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
AQ2	To safeguard local residential receptors, protected trees, protected areas of ground and archeologically significant features against dust.	<p>receptors such as houses, schools and hospitals.</p> <ul style="list-style-type: none"> • Avoid the use of diesel or petrol powered generators and using mains electricity or battery powered equipment. • Maximise energy efficiency (this may include using alternative modes of transport, maximising vehicle utilisation by ensuring full loading and efficient routing). • Prepare a Green Travel Plan for construction employees (T1 refers). <p>Standard Dust Control Procedures should be implemented during construction as appropriate:</p> <ul style="list-style-type: none"> • Keep site fencing, barriers and scaffolding clean using only wet methods; • Provide easily cleaned hardstanding for vehicles; • Ensure regular cleaning of hardstandings using wet sweeping methods; • Provide and ensure the use of wheel-wash facilities near the site exit wherever there is a potential for carrying dust or mud off the site; • Routinely clean public roads and access routes using wet sweeping methods; • Impose and signpost maximum speed limits of 5 mph on un-surfaced haul routes and work areas and 10 mph on surfaced haul routes and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided); • Ensure all vehicles carrying loose or potentially dusty material to or from the site are fully sheeted; • Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery; • Store materials with the potential to produce dust away from site boundaries where possible; • Minimise the amount of excavated material held on site; • Avoid double handling of material wherever reasonably practicable; • Ensure water suppression is used during demolition operations; 	Resident Engineer	During construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
		<ul style="list-style-type: none"> • Sheet or otherwise enclose loaded bins and skips; • Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate; • Seal or re-vegetate completed earthworks as soon as reasonably practicable after completion; • Use design/prefabrication to reduce the need for grinding, sawing and cutting on site wherever reasonably practicable; • Increase the frequency of site inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions; • Record any exceptional incidents causing dust episodes on or off the site and the action taken to resolve the situation in the log book detailed above. • Wherever reasonably practicable, retain walls and windows while the rest of the building is demolished to provide a screen against dust; • Screen buildings, where dust producing activities are taking place, with debris screens or sheeting; • Ensure equipment is readily available on site to clean any spillages and clean up spillages as soon as possible after the event using wet cleaning methods; • Ensure mixing of cement, bentonite, grout and other similar materials takes place in enclosed areas remote from site boundaries and potential receptors; • Where appropriate use increased hoarding height to screen mixing areas and protect receptors. 		
AQ3	To reduce emissions of local pollutants from traffic	<ul style="list-style-type: none"> • Implement and monitor Travel Plan to reduce emissions from use of private cars by construction personnel, staff and visitors. • Encourage use of local supplies and services within the construction process. • T1, T2 & T3 refer. 	SDC	Prior to construction / during operation

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
AQ4	To reduce emissions of Carbon Dioxide	<ul style="list-style-type: none"> insulation to reduce summer cooling and winter heating demand. Reduce solar gain. Ensure efficient heating/cooling/lighting (consider use of feasibility studies for renewable source of energy / combined heat and power, natural venting/lighting etc). Optimise balance between use of natural and mechanical ventilation. Install brown roof. Recycle water (grey water and rainwater). Install energy efficient lighting, computing etc. Raise awareness of the need to reduce CO2 emissions. Consider SDC participation, in coordination with the relevant bodies, in operations aiming at reducing CO2 (reduction of emissions where feasible, tree planting, carbon capture, renewable electricity sources etc). 	SDC/project architect & engineer	Prior to construction
NOISE & VIBRATION				
NV1	To reduce the impact of noise on local residents and ecology	<ul style="list-style-type: none"> Best practicable means of noise control described in BS5228/1 (1997) to be included in the contract specifications: <ul style="list-style-type: none"> minimise the level and duration of noise generated; Appropriate siting of static plant; Screening and/or enclosure of noisy plant; Adequate maintenance/lubrication of plant; Shut down of engines when not in use; Careful handling and transport of materials; Acoustic screening at sensitive parts of the site boundary; Specification of appropriate access points and haul routes; Restriction of external vehicle movements to acceptable times. 	Resident Engineer	During construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
		<ul style="list-style-type: none"> Set appropriate plant noise limit in contractor's specification, to be agreed with SDC Environmental Health Officer. Any restrictions at weekends and bank holidays to be secured as necessary, following further discussions with the planning authority. Restrict deliveries to within specified normal site working hours (normally 08.00 to 18.00). 	SDC/ Resident Engineer	Prior to construction
NV2	To reduce the impact of vibration on local residents, ecology and important historic features such as the Council House & Salisbury Arts Centre	<ul style="list-style-type: none"> Set appropriate vibration limit in the contractor's specification (based on BS5228 part 4) and agreed with SDC Environmental Health Officer. Rectify any defects in the access road surfaces in advance of construction works. 	Resident Engineer	Prior to construction
		<ul style="list-style-type: none"> Establish monitoring programme for signs of distress in Bourne Hill house and St Edmund's Church, with regular checks of known defects. 	Conservation architect/Contractor	Prior to construction
NV3	To ensure long-term minimisation of noise pollution	<ul style="list-style-type: none"> Noise emission from fixed plant to be controlled by an appropriate specification and regularly monitored for compliance. To ensure that no adverse environmental impact is generated to local residents, set specific noise level (the LAeq with appropriate corrections) from all sources running together in normal mode. This should not exceed a value of 10dB below the background LA90 at all times of the day and night at any dwelling (based on the "complaints unlikely" category of BS 4142 section 9). 	SDC	Prior to operation
TRAFFIC, TRANSPORT & PEDESTRIAN ACCESS				
T1	To ensure the impact of the traffic related to the construction phase is minimised	<ul style="list-style-type: none"> Restrict hours of construction operation, to include restriction on hours that vehicles can enter and leave the site. This will ensure that local residents are not disturbed at inappropriate hours. This will also restrict deliveries taking place at peak time (0700-0900 and 1600-1800) and weekends. 	Resident Engineer	During construction
		<ul style="list-style-type: none"> Restrictions at weekends and bank holidays to be secured following discussions with the planning authority. Develop a lorry routing agreement to ensure that HGVs are 	SDC/ Resident Engineer	Prior to construction

REF NO.	OBJECTIVES	ACTION	RESPONSIBILITY	DELIVERY DATE
		<p>restricted to using defined routes (Estcourt Road, College Street and St Mark's Road). In accordance with Figure 18.</p> <ul style="list-style-type: none"> Develop a Travel Plan for construction workers. With the implementation of the Salisbury P&R strategy, workers to be encouraged to use P&R rather than drive in and out of the city on a daily basis. Construction Engineers to be required to pay parking fees within the College Street car park. Provide appropriate washing facilities to ensure that mud will not be transferred from the site onto local roads. If on any occasion mud is deposited on local roads, clean the routes. Develop measures with highway authority to control rat-running through Wyndham Terrace. Encourage use of local supplies and services within the construction process. 	<p>SDC (advised by the traffic consultant)</p> <p>Resident Engineer</p> <p>SDC</p> <p>Resident Engineer</p>	<p>Prior to construction</p> <p>During construction</p> <p>Prior to construction</p> <p>Prior to and during construction</p>
T2	To minimise the length and number of vehicle movements during construction	<ul style="list-style-type: none"> Regular monitoring and management of implementation of the SDC Travel Plan to ensure that sustainable modes of transport are promoted. Baseline Staff Travel Survey 6 months from site occupation repeated every other year thereafter. 6 monthly spot counts of parking occupancy (cars, cycles, motorcycles), to include surrounding residential roads. Review the level of cycle and motorcycle parking on the site. If necessary provide additional spaces. Annual Green Travel Plan Review Meeting with relevant officers. Review the terms under which essential user car allowances are issued prior to 2009, with the intent of reducing numbers. 	SDC	During operation
T3	To ensure the long-term traffic management and minimisation associated with the proposed development	<ul style="list-style-type: none"> Develop measures with highway authority to control rat-running through Wyndham Terrace. 	SDCWCC	During operation
LIGHT				

KEY IMPACTS

↑ Denotes positive effect (benefit) ↔ Denotes balance (ie neutral effect) ↓ Denotes negative effect (adverse)

FEATURE	POTENTIAL IMPACTS	MITIGATION	OUTCOME
TOWNSCAPE & LANDSCAPE	Construction activities on landscape character, features and views	Protect walls, trees, buildings & historic features from intrusive works; good site management	↓
	Operational: change to local character and views	Tree planting; creation of new garden area; retention of existing vegetation; removal of unattractive structures	↓ ↑
HISTORIC GARDEN & LANDSCAPE	Construction: loss of North Garden area & of east garden wall	Protect and/or record features. Create linear garden; create timber piles to deter bicycle access to monument; plant trees	↓ ↑
	Operation: removal of parking from setting of Council Grounds and scheduled monument; Planting of new trees within historic landscape	None	↑
HISTORIC BUILT ENVIRONMENT	Construction: major structural restoration and repair of historic building; restoration of appearance of listed Council House	None	↑
	Loss of some historic fabric	Survey listed building & associated structures; record all previously concealed historic features; retain historic building materials for re-use	↓
	Operation: Public access (able and disabled) to significant heritage spaces	None	↑
	Change to setting of the Grade II listed Salisbury Arts Centre and boundary wall.	Restore access between the former church and college.	↓
ARCHAEOLOGY	Destruction of archaeological remains by groundwork, planting and landscape works	Design to avoid destruction of earlier foundations; preservation by record and watching brief; possible preservation in situ if required	↓ ↔
ECOLOGY	Habitat fragmentation	Protection of retained habitats, sensitive timing of works; erect bird boxes & bat roosting sites; tree planting & deadwood habitat	↑
	Disturbance to breeding birds and bats	Implement an ecological management plan; utilise low level directional lighting; restrict working areas; control light spillage	↑
WATER	Pollution of groundwater from spillages	Good site practice and location of construction activities/storage	↔
	Reduced diffuse pollution from car parking	None	↑
	Reduced discharge to ground on River Avon quality	None	↑
	Increase in discharge to foul sewer load on sewage treatment works	Use water efficient fittings	↓
AIR QUALITY	Emissions from construction traffic	Good site and traffic management	↓
	Emissions from traffic associated with development	Reduce traffic flows	↔
	CO ₂ emissions from energy use in buildings	Reduce energy needs through design	↔
NOISE & VIBRATION	Plant activity and construction traffic noise & vibration	Repair road defects; limit delivery times; good site and route management	↓
TRAFFIC, TRANSPORT & PUBLIC ACCESS	Reduced construction traffic flow on some local routes	None	↑
	Increased construction traffic flow on some local routes	Implement Travel Plan; restrict hours of working	↓
LIGHT	Construction disturbance from site accommodation and compound	Sensitive site management; lighting type, direction & curfews	↓
	Lighting to enhance security and access along pedestrian routes; feature lighting of buildings	Improve lighting to minimise light spill; impose lighting curfew	↑
	Glare from reflected sunlight on façade	Set the building within trees; provide shading on west side	↓

APPENDIX 13

LIST OF CONDITIONS FOR PLANNING APPLICATION S/2006/0200

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990. AS amended by section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in strict accordance with the drawings hereby approved, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development and all other built structures hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

4. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: existing and proposed finished levels or contours; means of enclosure (e.g. walls, fences, railings etc); car parking layouts; other vehicle and pedestrian access and circulation areas; hardsurfacing materials; other minor artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To enable the Local Planning Authority to secure a satisfactory standard of design and implementation for the landscaping of the proposed development, in the interests of visual amenity.

5. No development shall take place until details of tree planting, including positions or density, species and planting size have been submitted to and approved in writing by the

Local Planning Authority, and shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives its written consent to any variation.

Reason: To enable the Local Planning Authority to secure a scheme of tree planting in the interests of visual amenity.

6. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: To enable the Local Planning Authority to secure the satisfactory maintenance of landscape works for a sufficient period of time to enable planted material to become adequately established.

7. No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (BS.3998: 1989).

Reason: In the interests of the amenity and the environment of the development.

8. If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

Reason: To ensure the retention and safeguarding of existing trees forming part of the approved landscaping scheme, whilst providing for the suitable replacement of any that are subsequently lost.

9. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the satisfactory establishment of the approved scheme for the landscaping of the site.

10. The development shall not be carried out otherwise than in full accordance with the recommended tree protection measures contained in the submitted Arboricultural Method

Statement dated January 2006 (CBA Trees), unless otherwise agreed in writing by the Local Planning Authority. The tree protection measures must be in place in accordance with the recommended details before the commencement of development, and the relevant phases of development specified in the Method Statement. In addition, none of the proposed works to trees T3005 (oak) and T3070 (cedar) shall be carried out until full details of the works have been submitted to and approved in writing by the Local Planning Authority and the precise extent of the works has agreed by the Council's Arboricultural Officer. The works shall be carried out in accordance with the approved details, which shall include prior notification of the works to the Local Planning Authority, in order that the Council's Arboricultural Officer may have an opportunity to oversee the works.

Reason: To ensure the retention and safeguarding of existing trees forming part of the approved landscaping scheme in the interest of the environment and amenity of the site.

11. No tree shall be felled until a scheme and method statement for the felling works, including timing and re-use of the timber, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall contain appropriate method statements, including measures for the protection of bats and birds, and shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and environment of the site and in the interests of nature conservation.

12. Before commencement of the development hereby permitted, a detailed method statement for the demolition of the existing buildings and structures on the site shown to be demolished or removed on the approved plans shall be submitted to and approved by the Local Planning Authority. The scheme shall include a method statement detailing measures to be taken in the eventuality that bats are encountered and the timings of the respective demolition/removal works. Demolition or removal of the buildings shall not be carried out otherwise than in accordance with the approved details, unless the Local Planning Authority gives its written approval to an alternative scheme.

Reason: In the interests of amenity and environment of the site and in the interests of nature conservation.

13. Prior to any works or tree felling taking place, details and design of the proposed bat boxes shall be submitted to and approved in writing by the Local Planning Authority, together with any roost to be placed in the new building. The work shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the design of the bat boxes /roost are appropriate.

14. No construction work shall take place on Sundays or public holidays or outside the hours of 8.00am to 6.00pm, weekdays and 8.00am to 1pm Saturdays. This condition shall not apply to the internal fitting out of the buildings.

Reason: In the interests of amenity for the occupants of the neighbouring/nearby dwellings.

15. Before commencement of the development hereby permitted there shall be submitted to and approved by the Local Planning Authority a scheme for the insulation against noise emissions of any extractor fans, compressor motors, and all similar equipment. Such scheme as is approved shall be implemented to the satisfaction of the Local Planning Authority before any part of the development is brought into use.

Reason: In the interests of amenity for the occupants of the neighbouring/nearby dwellings.

16. No development, including demolition, shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeology of the site is adequately protected and recorded.

17. No development shall take place until fencing has been erected, in a manner to be agreed with the Local Planning Authority, about the site of the Scheduled Ancient Monument AM 736; and no works shall take place within the area inside that fencing without consent of the Local Planning Authority.

Reason: In order to protect and conserve the area of archaeological interest.

18. No work shall commence until a full detailed Environmental Action Plan (EAP) has been submitted to and approved in writing by the Local Planning Authority. The EAP shall be based upon the mitigation measures contained in the draft EAP include at Table 16.1 of the Environmental Statement Volume 1, dated February 2006. The EAP shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason; In order to secure the implementation of specified mitigation measures during and after construction on the site, in the interest of amenity, nature conservation interests, the protection of trees, landscaping and the protection and enhancement of the historic environment.

19. The alterations and works to the listed building hereby granted shall not be carried out otherwise than in accordance with the specifications contained in the Outline Schedule of Works dated 18th January 2006 (Stanton Williams and Rodney Melville & Partners), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

20. Prior to the removal of the lean-to building attached to the north side of the Escourt range (RAG28, RAG 26, RAG24, RAG25) and construction of the new glazed link in this area, a full method statement, including a timescale /phasing for carrying out the work, shall be submitted to and approved in writing by the Local Planning Authority, detailing the proposed treatment of the exposed north elevation. Immediately following removal of the

lean-to building and subsequent analysis of the existing wall finishes, appropriate specifications shall be submitted to and agreed in writing by the Local Planning Authority and the work shall be carried out in accordance with the approved details and timescales, unless otherwise agreed in writing.

Reason: To secure a harmonious architectural treatment.

21. The treatment to the exposed north wall of the Cockerell's 18th Century extension shall be carried out in accordance with the method statement prepared by Anthony Melville & Partners as submitted with the application, unless otherwise agreed in writing by the Local Planning Authority. Following the further investigations as detailed in the method statement, the proposed final finish and elevation treatment, together with the proposed phasing / timing of the works shall be submitted to the and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the details and timescales so approved, unless written approval is otherwise obtained by the Local Planning Authority.

Reason: To secure a harmonious architectural treatment.

22. Before any work is undertaken in pursuance of this consent to demolish any part of the building, the developer shall take such steps as may be necessary to secure, during the progress of the demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the works.

Reason: To safeguard the stability and condition of those parts of the building which are to be retained.

23. The applicant shall implement the measures contained in the Memorandum of Understanding at the times / phasing specified, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure the implementation of the specified works to the listed building and the proposed longer term maintenance and management plans for the Council Grounds, and the specified off-site highway mitigation measures.

24. No development approved by this permission shall be commenced until:

a) A desk study has been carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information.

If the potential for ground contamination is confirmed then using this information,

b) A diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced.

c) A site investigation shall be designed for the site using this information and any diagrammatical representations (Conceptual Model). Designs shall be submitted to,

and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected, and
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

d) The site investigation shall be undertaken in accordance with details approved by the Local Planning Authority and a risk assessment should be undertaken.

e) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation shall be submitted to the Local Planning Authority. This shall be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

The remediation works and validation required under e) above shall be carried out in accordance with the approved scheme and timescales / phasing contained therein.

Reason: To ensure the proposed development will not cause pollution of Controlled Waters.

25. Development shall not be commenced until a Travel Plan has been submitted to and approved by the Local Planning Authority. No part of the development shall be occupied prior to the implementation of the approved travel plan (or those parts identified in the approved travel plan as capable of being implemented prior to occupation). Those parts of the approved travel plan that are identified as being capable of being implemented after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied. The records of the implementation shall be made available to the Local Planning Authority if requested.

Reason: In order to promote sustainable modes of travel to and from the site, and to reduce reliance on the private car.

26. Prior to commencement of any work, the applicant shall secure the implementation of a historic building survey for those areas where recording is necessary, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that matters of historic and architectural interest are adequately recorded.

27. The development hereby permitted shall not be commenced until contracts have been let for the works, including the demolition of the existing buildings, for which Listed Building Consent has been granted.

Reason: To define the extent and scope of this permission, which does not operate as a grant of listed building consent which is required in order to ensure a comprehensive redevelopment of the site and in the interests of visual amenity and protecting the character and setting of the listed building.

28. The existing access to the College Street car park shall not be closed to vehicular traffic until:

- i. Full details of the proposed modifications / widening of the Belle Vue Road access have been submitted to and approved in writing by the Local Planning Authority.
- ii. The approved scheme under (a) above has been fully implemented in accordance with the approved details.

Reason: In the interests of highway safety and convenience.

Informatives:

- The applicant is advised that any external signage may require the benefit of advertisement consent and is advised to contact the Local Planning Authority for further advice.
- The applicant's attention is drawn to the advice and informatives contained in the Environment Agency's letter dated 13th March 2006 (copied to the applicant by the Environment Agency c/o Mr. A. Burgess, Robert Turley Associates)
- With regard to the preparation of a Travel Plan for the site, the applicant's attention is drawn to the Good Practice Guide: Development Related Travel Plans in Wiltshire, produced by Wiltshire County Council.
- The applicant's attention is drawn to the advice of the Wiltshire Fire Brigade, contained in its letter to the Local Planning Authority dated 9th March (copy sent to applicant c/o Mr. A. Burgess, Robert Turley Associates)
- A DEFRA licence will be required to fell Tree T3054 (Hornbeam) because of the presence of bats (condition 12 refers)
- In respect of the proposed alterations / widening of the access to the car park from Belle Vue Road, the applicant is advised that separate consent will be required from the Local Highway Authority (Wiltshire County Council) to carry out alterations affecting the public highway.

APPENDIX 14

List of recommended Conditions for Listed Building Application S/2006/0201

(to be forwarded with the application to the Secretary of State)

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004.

2. Before development is commenced, a schedule of materials and finishes, and, where so required by the Local Planning Authority, samples of such materials and finishes, to be used for the external wall[s] and roof[s] of the proposed development and all other built structures hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a harmonious form of development.

3. The development shall be carried out in strict accordance with the drawings hereby approved, or with such other details as may subsequently be submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

4. No development, including demolition, shall take place within the area of the application until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeology of the site is adequately protected and recorded

5. Before any work is undertaken in pursuance of this consent to demolish any part of the building, the developer shall take such steps as may be necessary to secure, during the progress of the demolition authorised by this consent, the safety and stability of that part of the building, or adjacent buildings, which are to be retained. Such works shall, where necessary, include measures to strengthen any wall or vertical surface, to support any floor, roof or horizontal surface and to provide protection of the building against the weather during the progress of the works.

Reason: To safeguard the stability and condition of those parts of the building which are to be retained.

6. The treatment to the exposed north wall of the Cockerell's 18th Century extension shall be carried out in accordance with the method statement prepared by Anthony Melville & Partners as submitted with the application, unless otherwise agreed in writing by the Local

Planning Authority. Following the further investigations as detailed in the method statement, the proposed final finish and elevation treatment, together with the proposed phasing / timing of the works shall be submitted to the and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the details and timescales so approved, unless written approval is otherwise obtained by the Local Planning Authority.

Reason: To secure a harmonious architectural treatment.

7. Prior to the removal of the lean-to building attached to the north side of the Escourt range (RAG28, RAG 26, RAG24, RAG25) and construction of the new glazed link in this area, a full method statement, including a timescale /phasing for carrying out the work, shall be submitted to and approved in writing by the Local Planning Authority, detailing the proposed treatment of the exposed north elevation. Immediately following removal of the lean-to building and subsequent analysis of the existing wall finishes, appropriate specifications shall be submitted to and agreed in writing by the Local Planning Authority and the work shall be carried out in accordance with the approved details and timescales, unless otherwise agreed in writing.

Reason: To secure a harmonious architectural treatment.

8. Any new or disturbed external surfaces shall be finished to match those of the existing buildings.

Reason: To secure a harmonious architectural treatment.

9. The alterations and works to the listed building hereby granted shall be carried out in specifications contained in the Outline Schedule of Works dated 18th January 2006 (Stanton Williams and Rodney Melville & Partners), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

10. Before carrying out any of the works specified in the Outline of Schedule of Works dated 18th January 2006 (Stanton Williams and Rodney Melville & Partners), specifications and method statements shall be submitted to and approved in writing for the repairs /making good of flaunching, pointing and repointing, plastering, and rendering. The works shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

11. Prior to the installation of any new doors or windows specified in the Outline of Schedule of Works dated 18th January 2006 (Stanton Williams and Rodney Melville & Partners) or in the approved plans / drawings, plans and sections at least 1:5 scale shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

12. Prior to the carrying out of works in connection with the step /stairs associated with rooms RALG05/RALG06 as specified in the Outline of Schedule of Works dated 18th January 2006 (Stanton Williams and Rodney Melville & Partners) (ref LG19 in Heritage Impact Assessment), plans and sections of the proposed works shall be submitted and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

13. Prior to construction of the glazed link between the Escourt range and the Cockerell extension, details of the resin bonded or padstones to be used shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure a harmonious architectural treatment.

14. Prior to removal of the 20th century buildings in the yard area a method statement detailing the proposed treatment of the exposed west wall brickwork and plans, elevations and sections of the design and proposed coping for the wall shall be submitted to and approved in writing by the Local Planning Authority. Following removal of the buildings and subsequent analysis of the existing wall finishes, appropriate specifications shall be submitted to and agreed in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details, unless otherwise agreed in writing.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

15. Prior to commencement of any work, the applicant shall secure the implementation of a historic building survey for those areas where recording is necessary, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that matters of historic and architectural interest are adequately recorded.

16. Before any work is carried out to form a new door opening in the location of window WAF34 works as specified in the Outline of Schedule of Works dated 18th January 2006 (Stanton Williams and Rodney Melville & Partners) (ref F01 in the Heritage Impact Assessment) and in connection with the works to the walls of rooms RAF24, RAF27 and RAF29 affecting the north elevation of the Escourt range, a full method statement including structural engineers report / investigations detailing the proposed works shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details, unless otherwise agreed in writing.

Reason: To maintain the character and architectural integrity of the building and the amenities of its surroundings and to ensure a harmonious architectural treatment.

17. Before any repair /refurbishment work is carried out to the roof of the Council House, full details of the proposed replacement roof lights, including plans and sections at 1:5 scale, shall be submitted to and approved in writing by the Local Planning Authority. The work shall be carried out in accordance with the approved details.

Reason: To secure a harmonious architectural treatment.

18. Prior to occupation of the building, details of any internal or external signage to the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to protect the fabric, character and setting of the listed building.

19. No works shall be carried out or buildings removed / demolished before a contract for the carrying out of works for the redevelopment of the site has been made, with the relevant particulars notified in writing to the Local Planning Authority, and planning permission has been granted for the redevelopment for which the contract provides.

Reason: To define the extent and scope of this consent, which does not operate as a grant of planning permission, to ensure that no demolition takes place until it is certain that redevelopment will proceed, in the interests of protecting the character and setting of the listed building and in accordance with guidance contained in PPG15.

Informatives:

- The applicant is advised that any external signage may also require the benefit of advertisement consent and is advised to contact the Local Planning Authority for further advice.