

Biophilic Living Salisbury

Outline Proposal for Antelope Chequer

Presentation to Stakeholders - March 2022

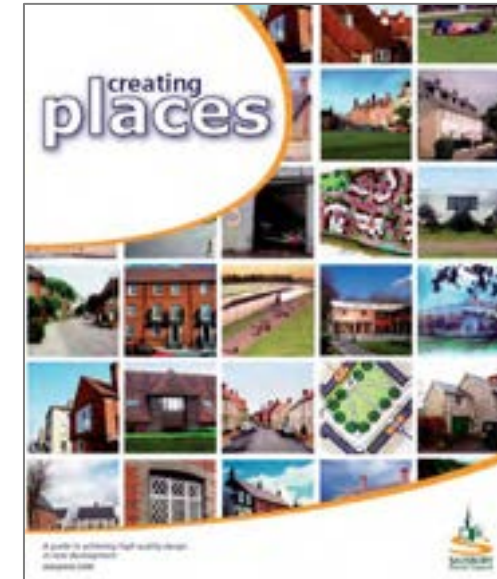
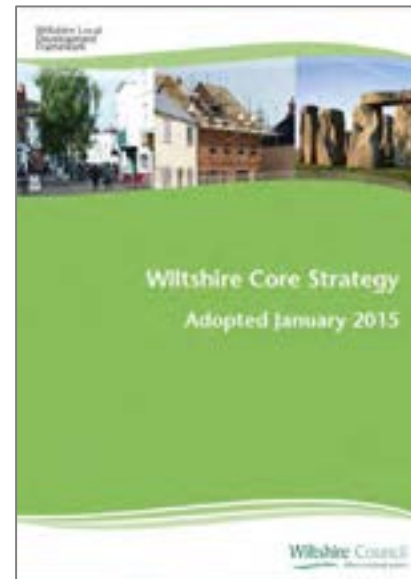
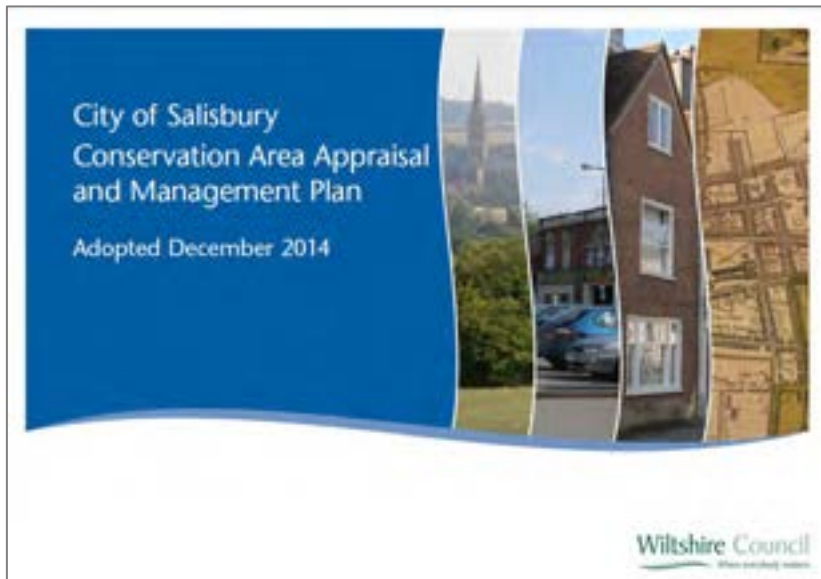
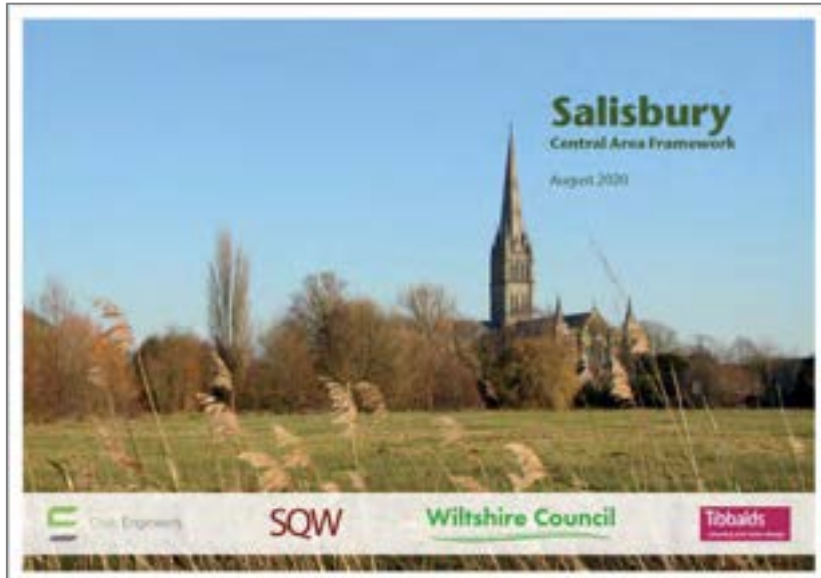
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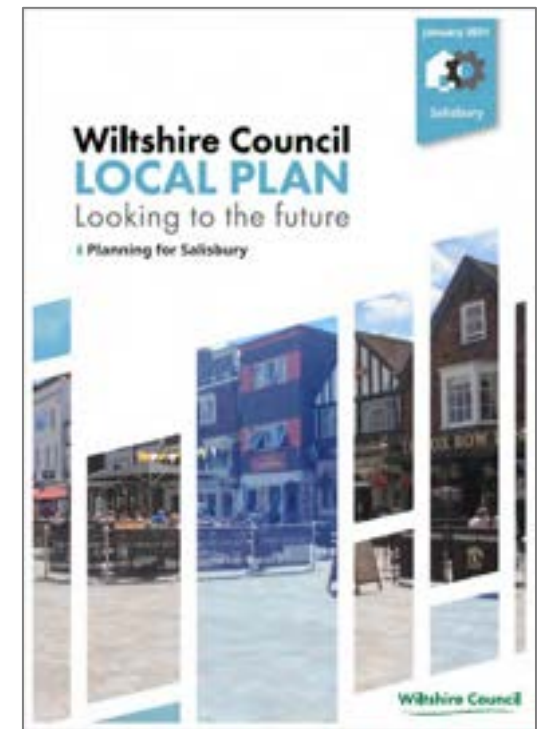
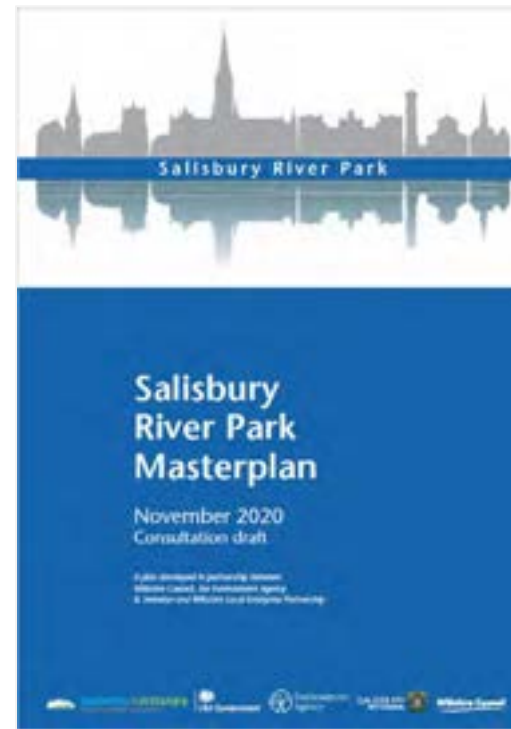
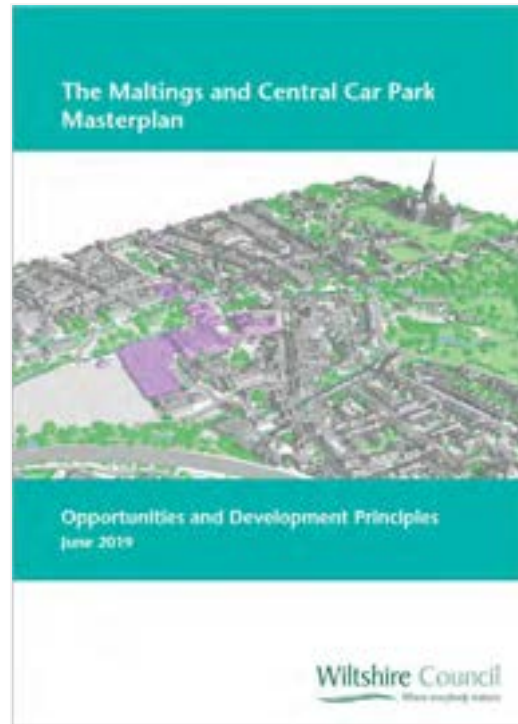
1. Introduction

Relevant Policy & Documents

Relevant Policy & Documents



Relevant Policy & Documents



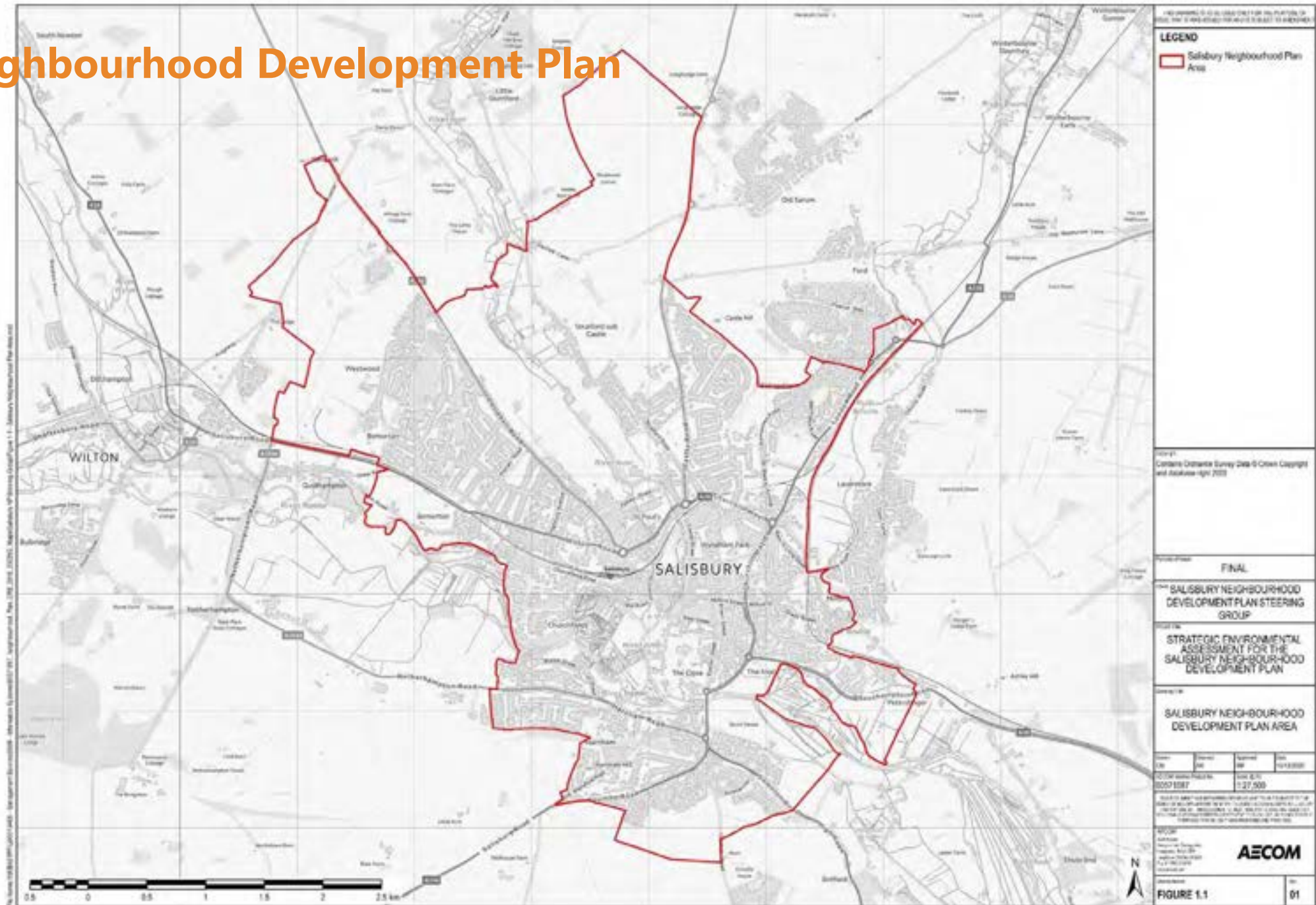
Salisbury Neighbourhood Development Plan

SNP Area



Salisbury neighbourhood development plan

Source: Strategic Environmental Assessment for the Salisbury Neighbourhood Development Plan



Salisbury Neighbourhood Development Plan

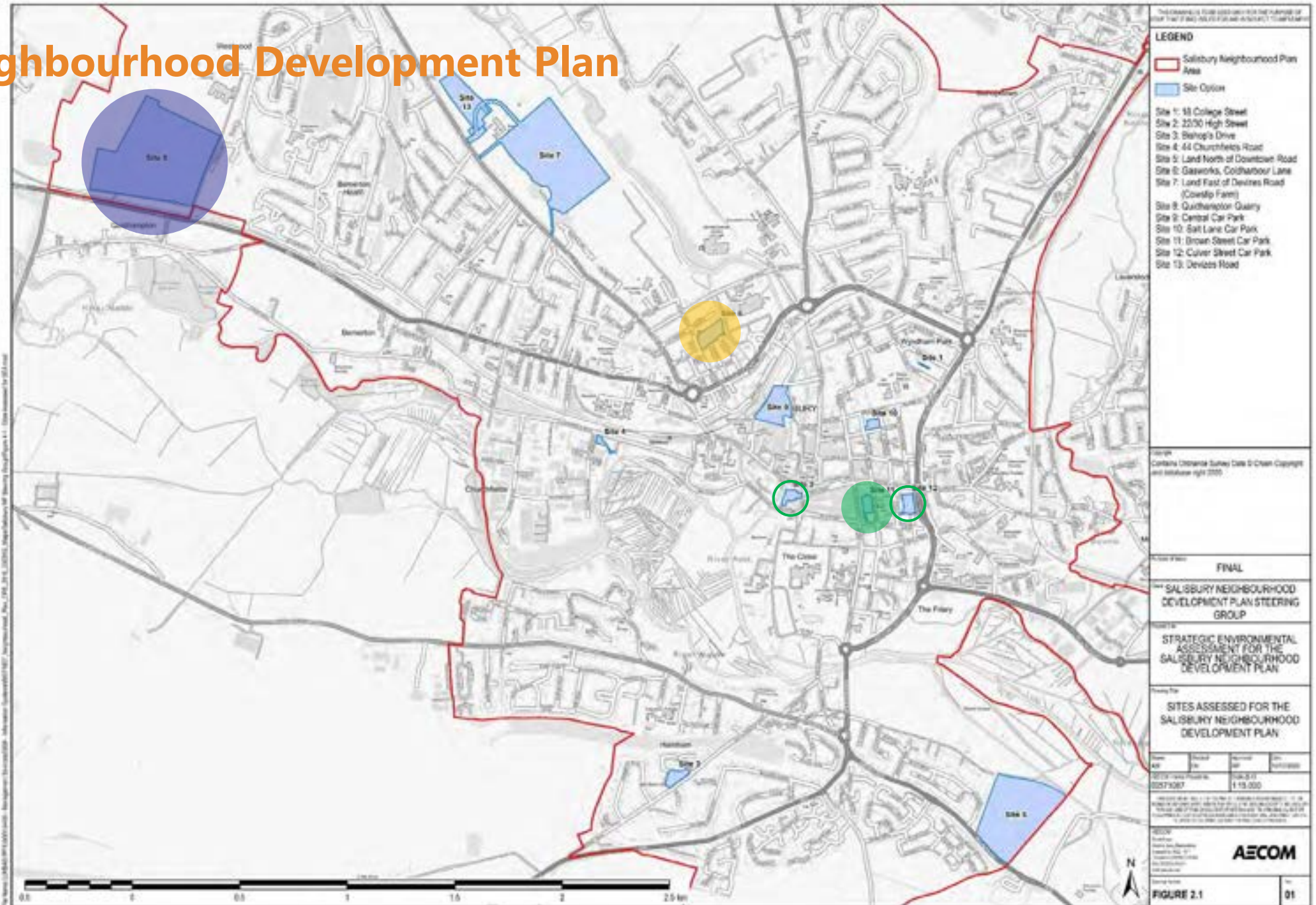
Sites included in the Development Sites Consultation Sept/Oct 2021

Site 6
Coldhabour Lane

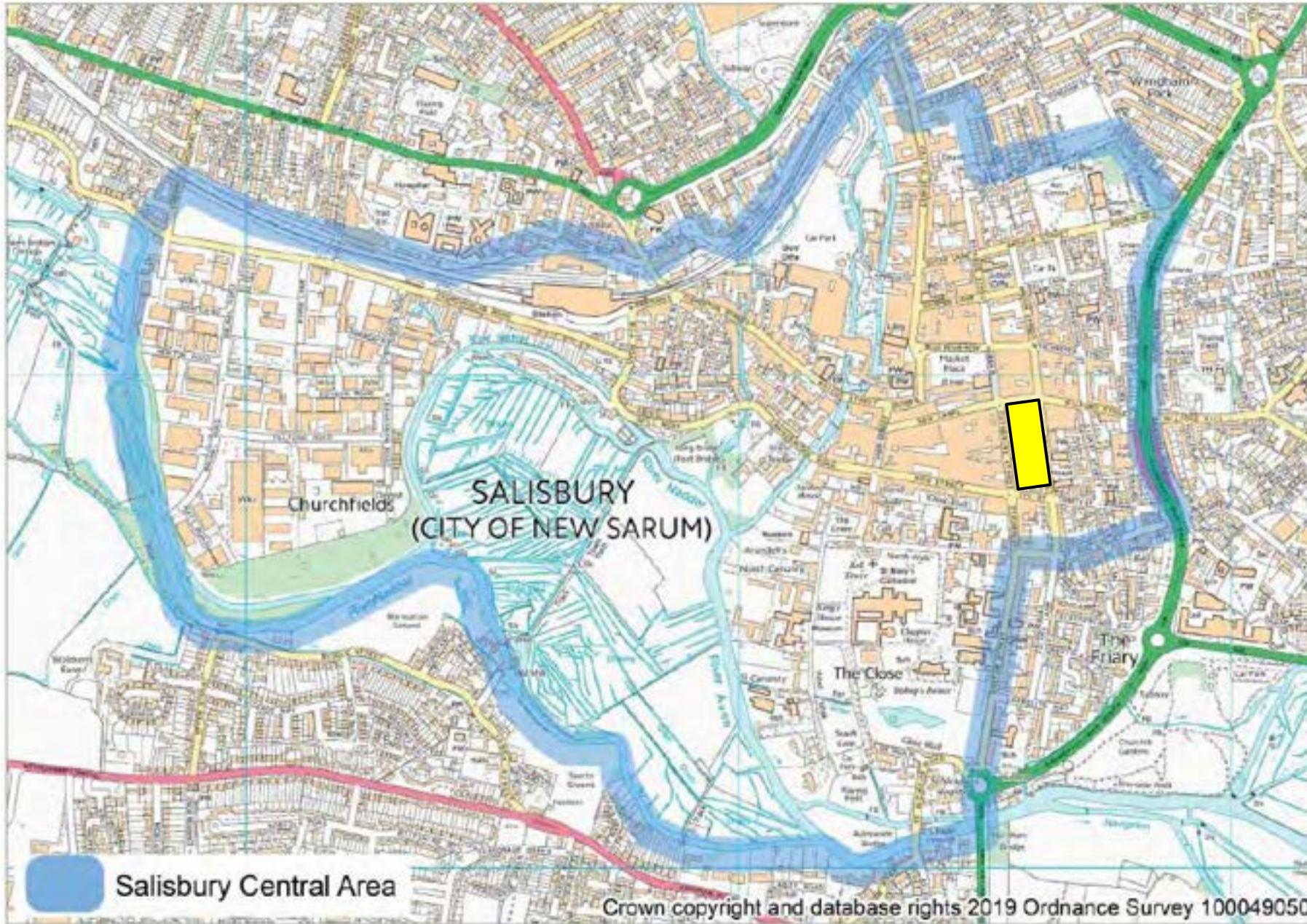
Site 8
Quidhampton Quarry

Site 11
Brown St Car Park

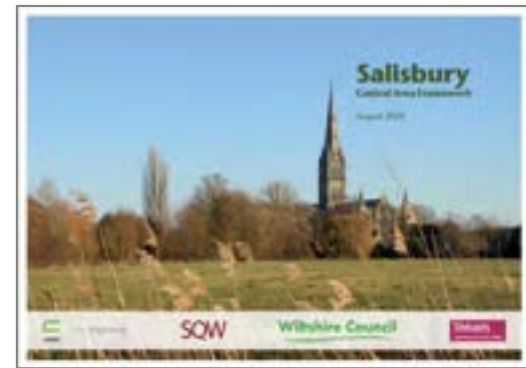
○ Site 2– 22/30 High St
○ Site 12– Culver St Car Park



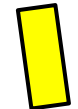
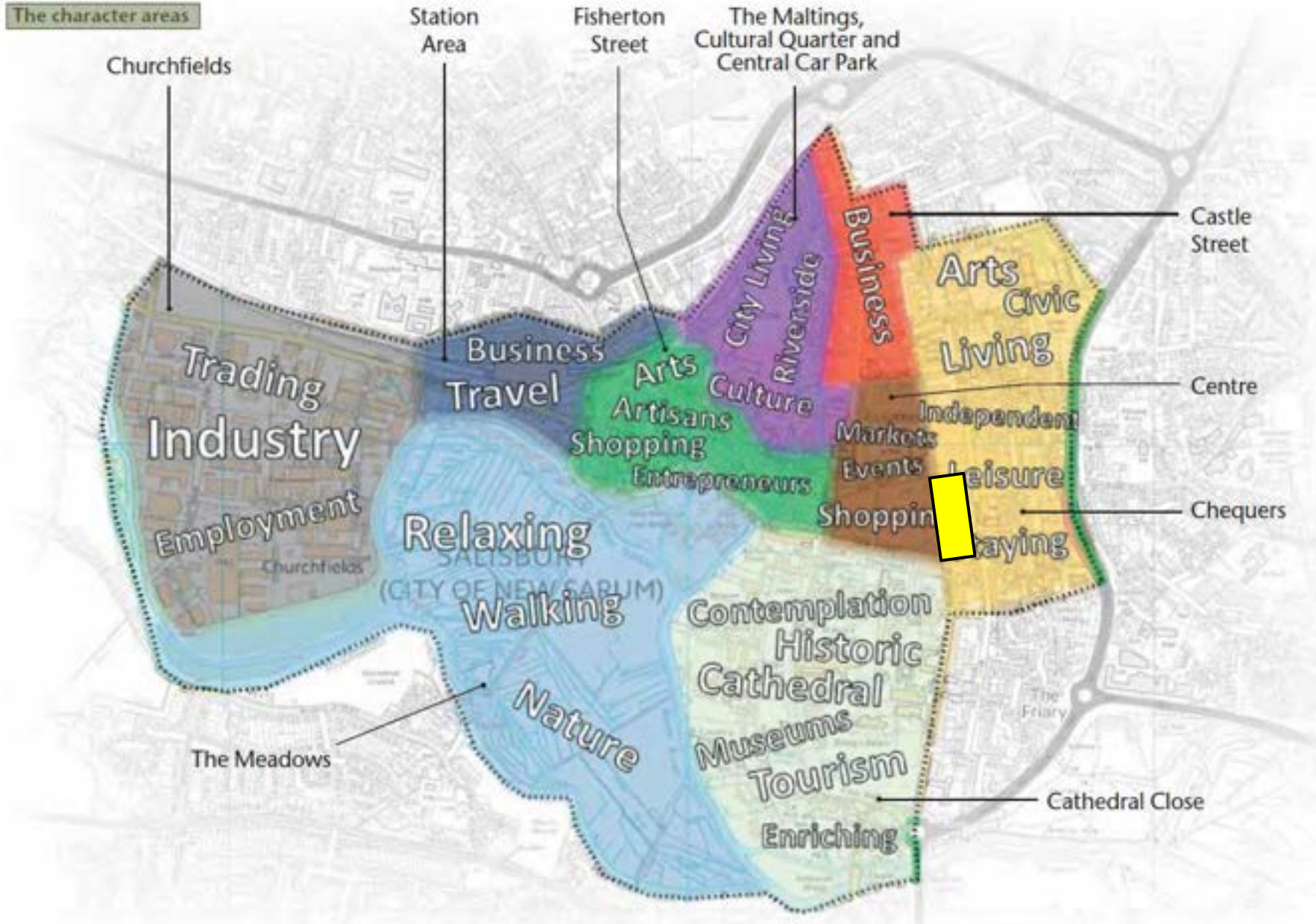
Source: Strategic Environmental Assessment for the Salisbury Neighbourhood Development Plan



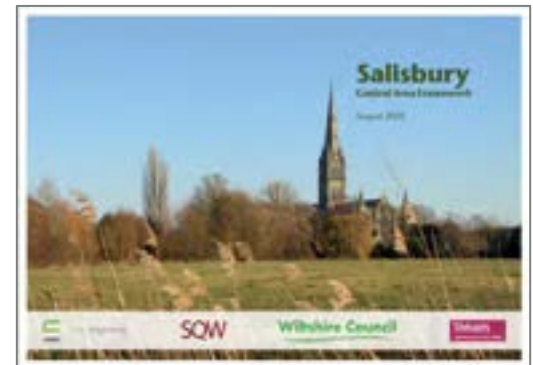
 Antelope Chequer



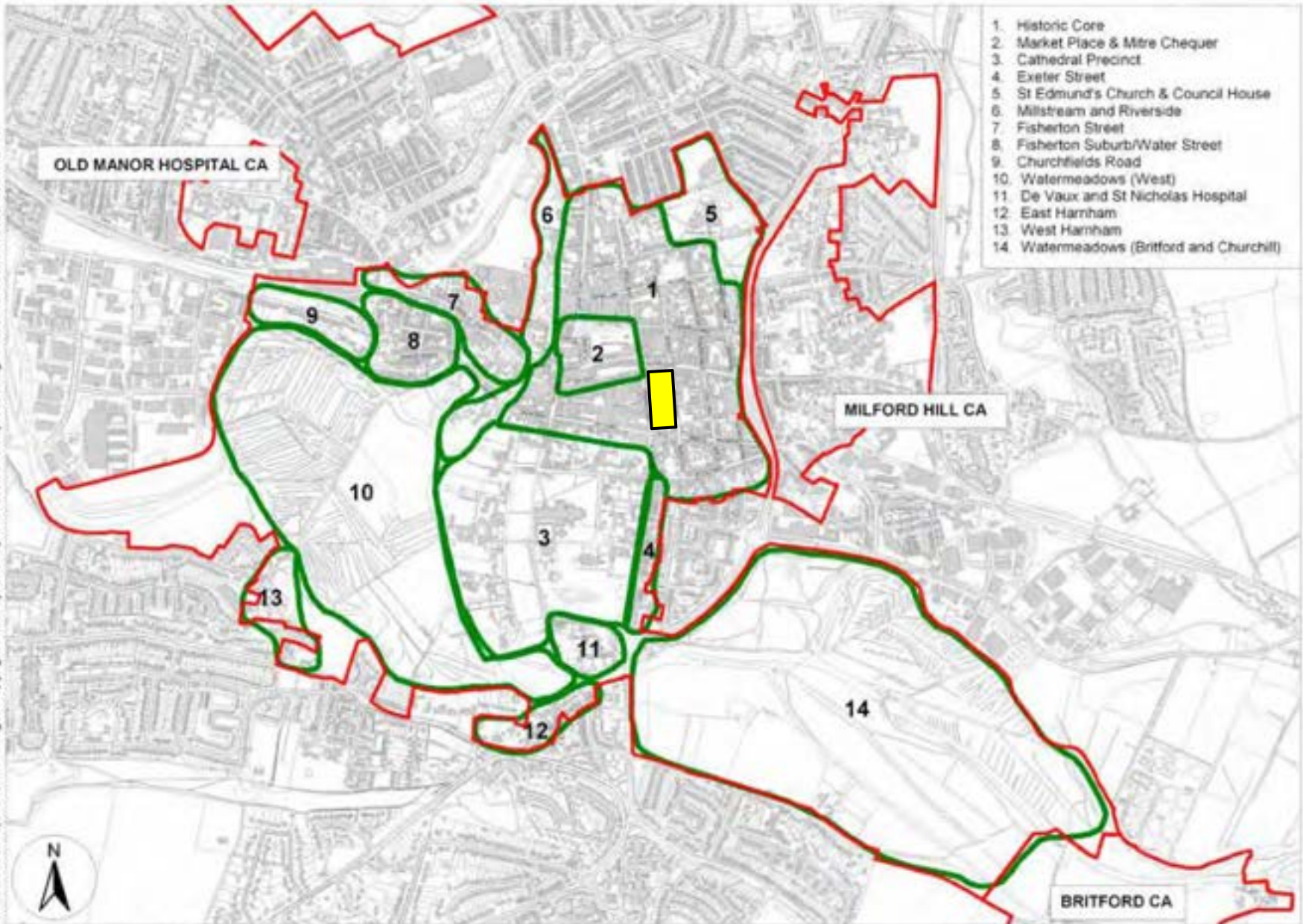
The character areas



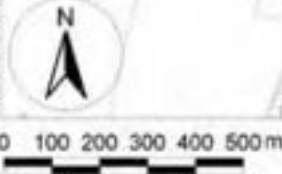
Antelope Chequer




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1. Historic Core
2. Market Place & Mitre Chequer
3. Cathedral Precinct
4. Exeter Street
5. St Edmund's Church & Council House
6. Millstream and Riverside
7. Fisherton Street
8. Fisherton Suburb/Water Street
9. Churchfields Road
10. Watermeadows (West)
11. De Vaux and St Nicholas Hospital
12. East Hamham
13. West Hamham
14. Watermeadows (Britford and Churchill)

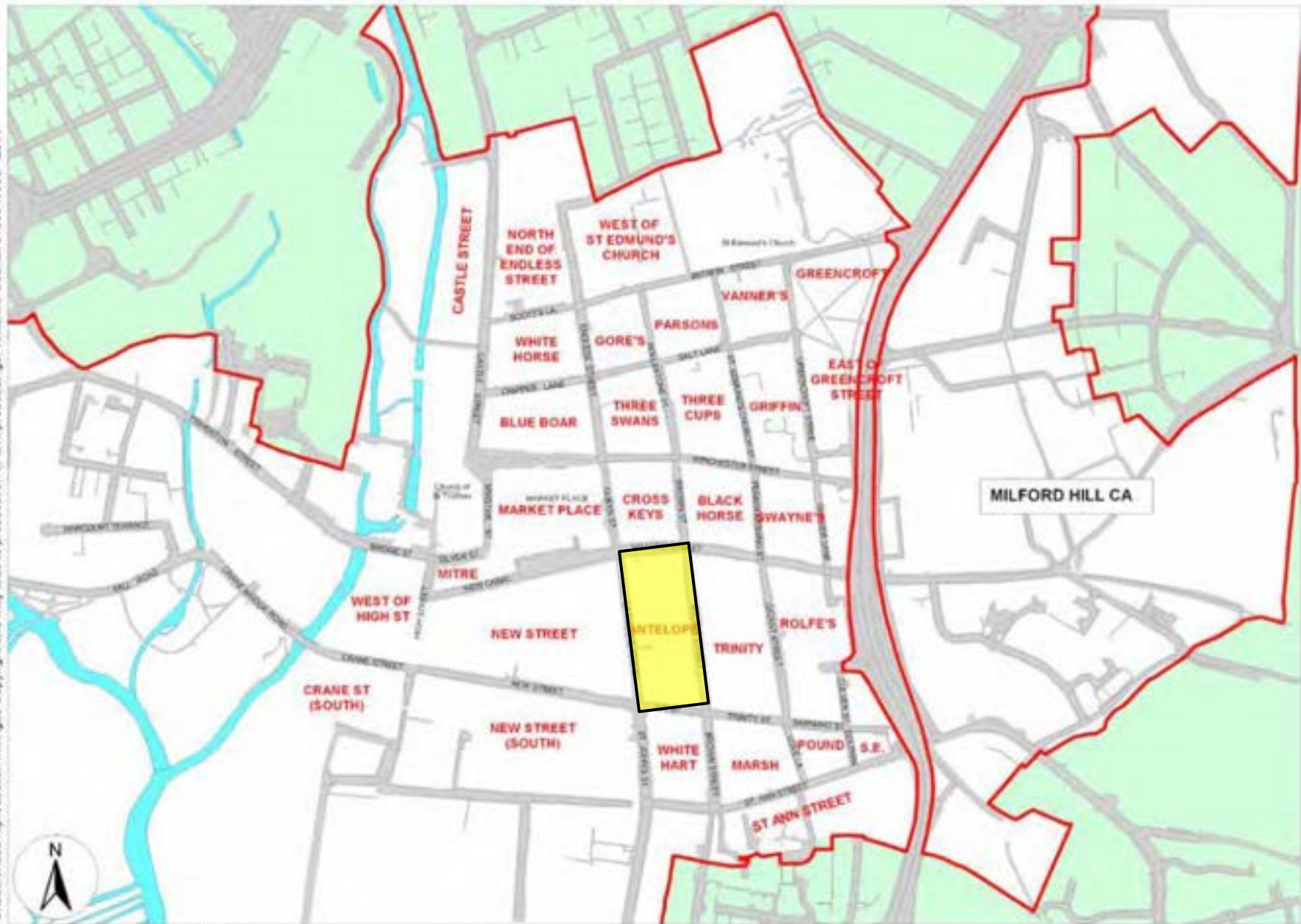


Character Areas

 Antelope Chequer



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Chequer Names & Peripheral Areas Relating to the Chequers

 Antelope Chequer



2. Vision

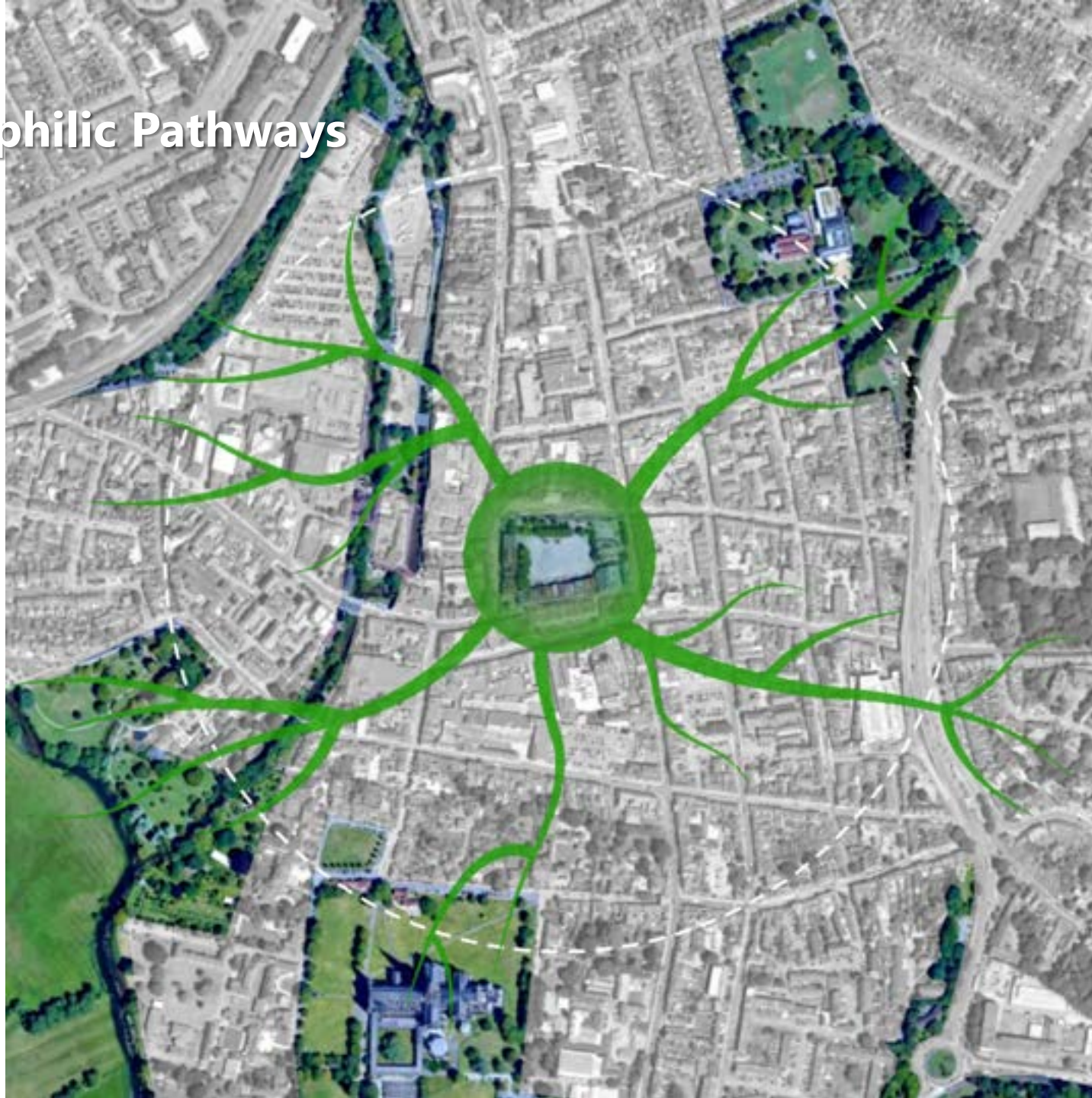
Biophilic Pathways: “Greening the Grey”

Salisbury today





Salisbury Biophilic Pathways

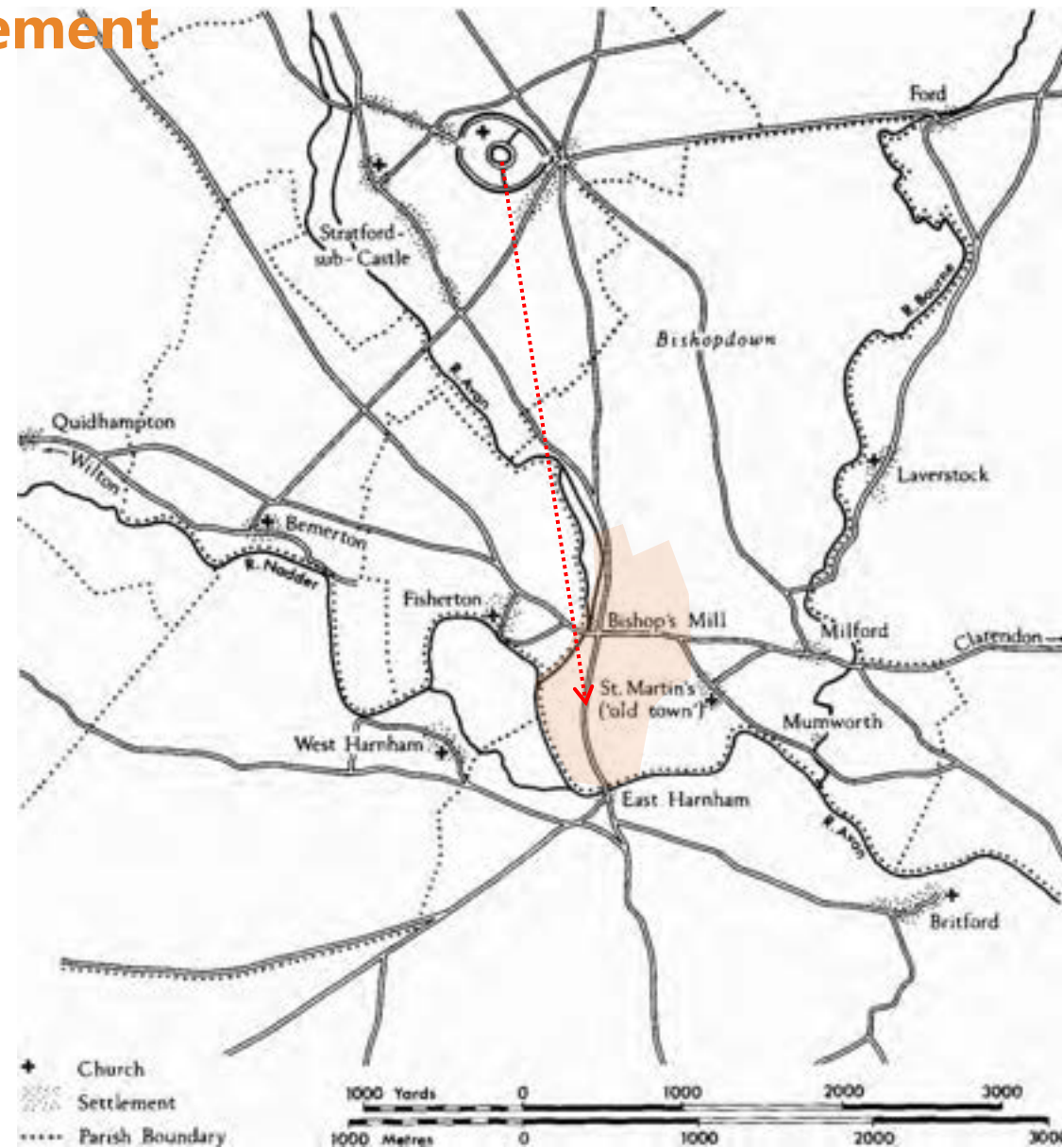
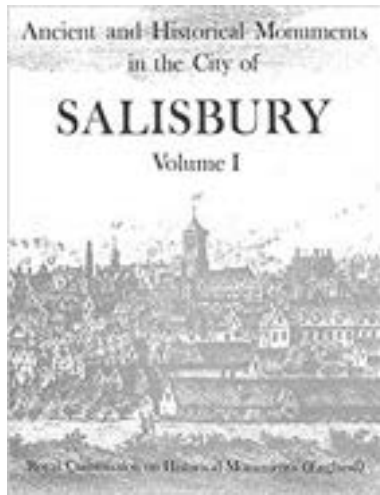


A 6 minutes' walk from the heart of Salisbury, the Market Place, with no large green public space available in the city centre. The proposal aims to promote biophilia across the chequers to connect people to nature in the urban environment.



Layout of the new settlement

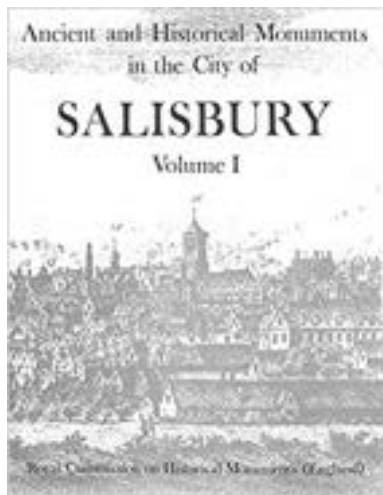
Roads, settlements, etc. before 1220



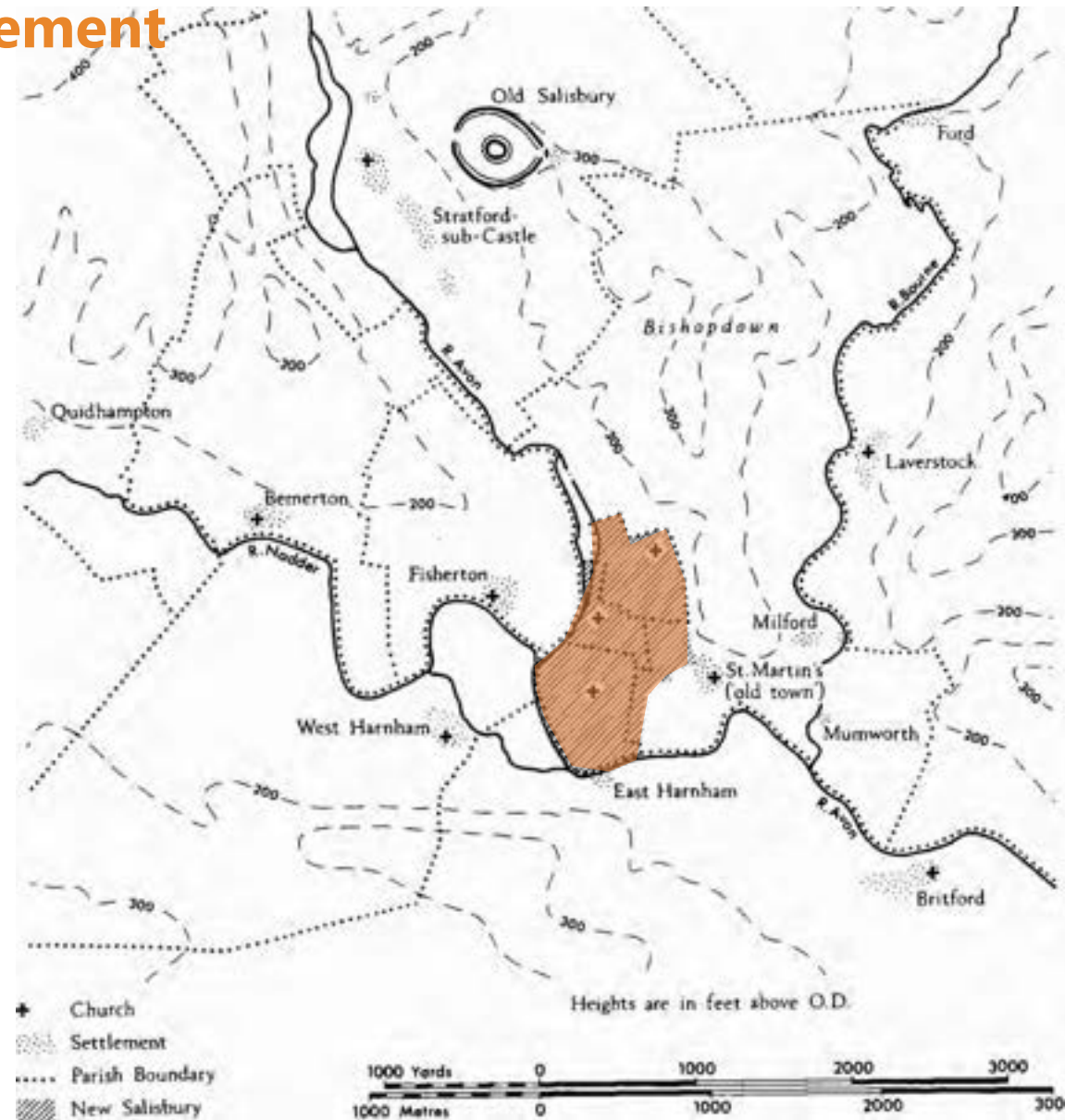
Source: Ancient and Historical Monuments in the City of Salisbury (London, 1977), British History Online - <http://www.british-history.ac.uk/rchme/salisbury> [accessed 27 August 2021]

Layout of the new settlement

Settlement after 1220



Source: Ancient and Historical Monuments in the City of Salisbury (London, 1977), British History Online - <http://www.british-history.ac.uk/rchme/salisbury> [accessed 27 August 2021]

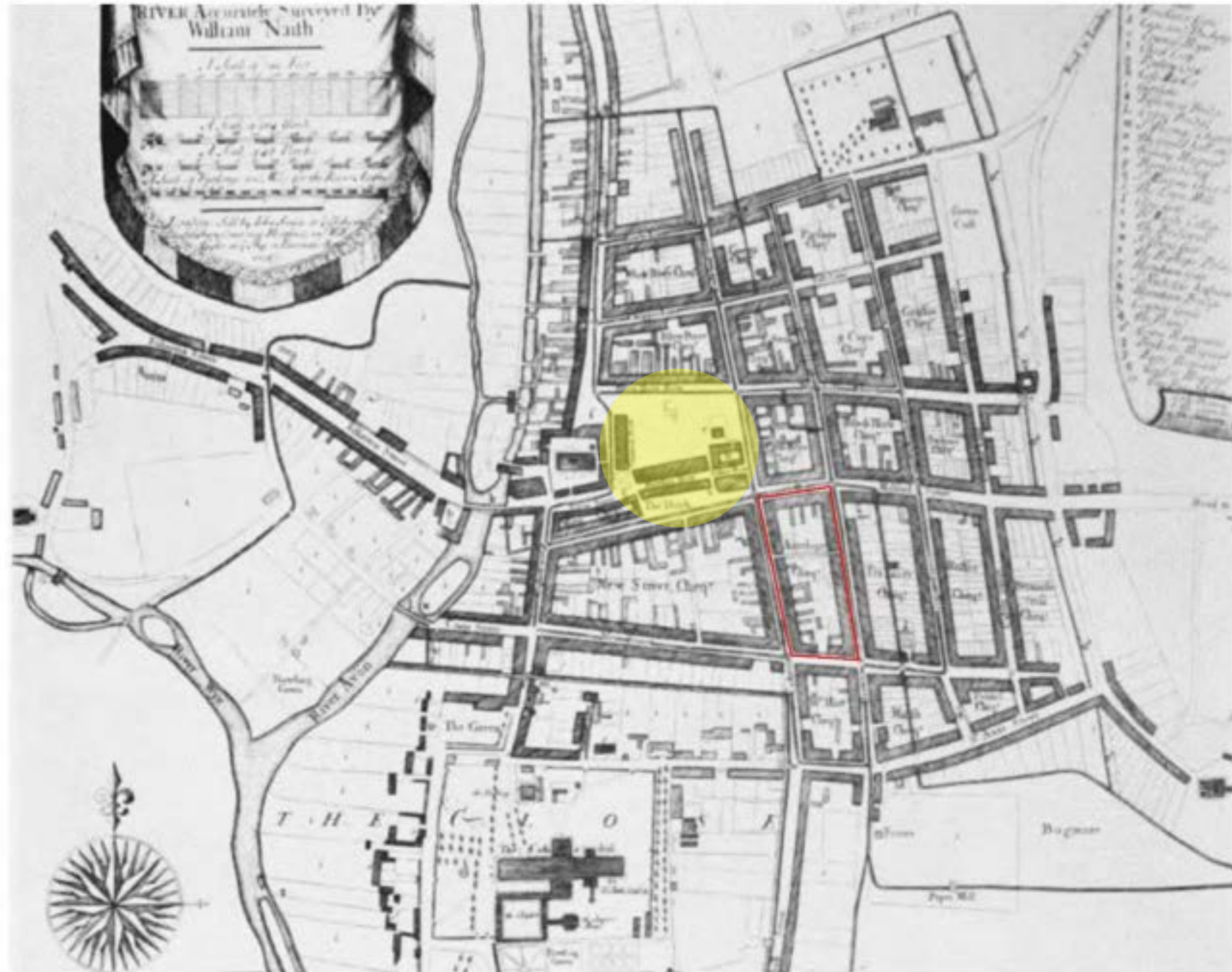


“Three factors in particular exerted a strong and obvious influence on the siting and layout of the new town: the presence of existing settlements, routes and river-crossings; the need for an ample water supply; and the need for an ecclesiastical precinct giving both space and privacy. The importance attached to the second and third requirements was in large measure a reaction to the conditions experienced at Old Sarum.”

Historic Maps

William Naith's Map

1716



Layout of the new settlement

Standard Burgage-plot

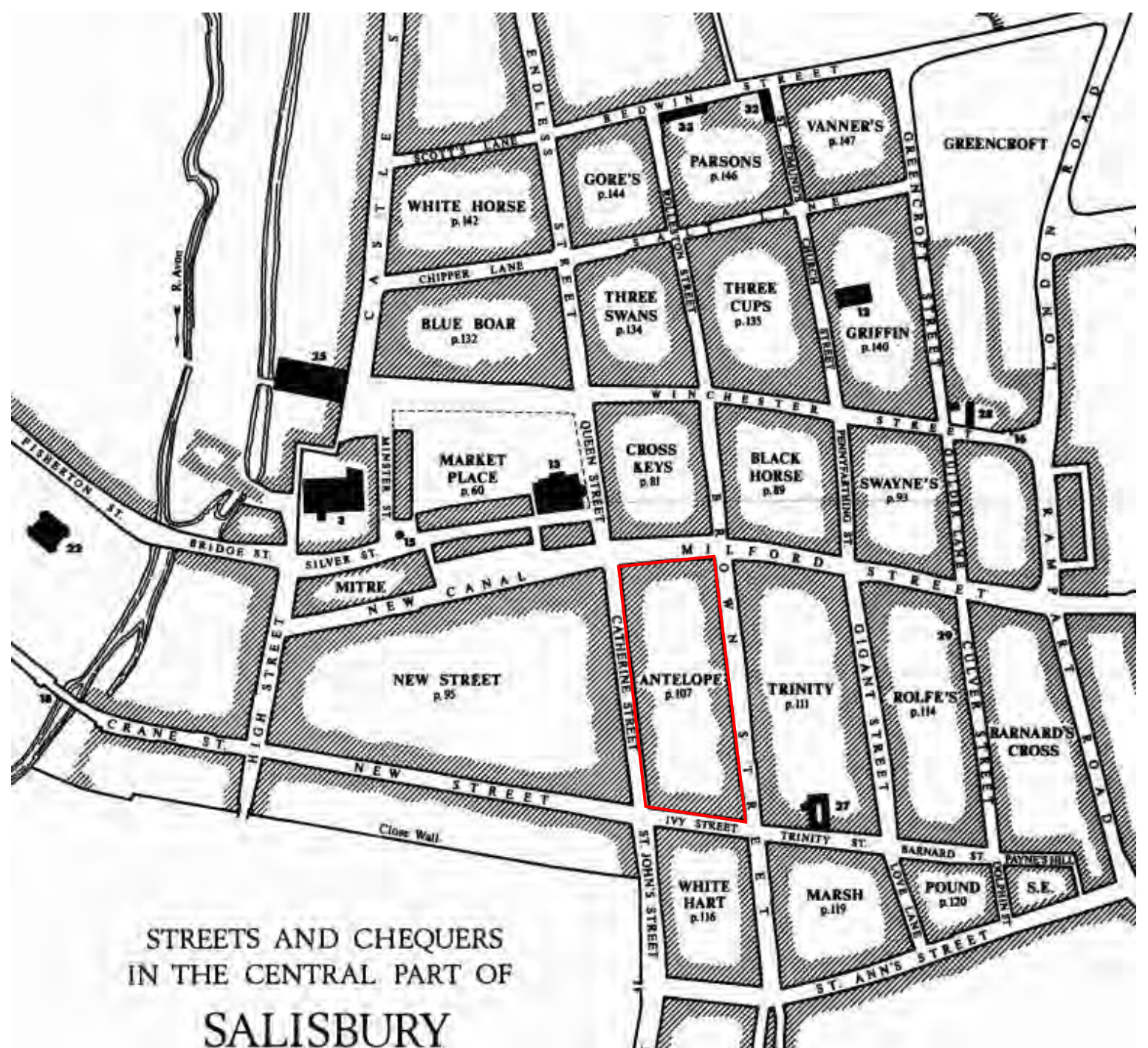
115 x 50ft (35 x 15m)

“The grid pattern of streets with the tenements arranged in chequers resulted in there being very few of the back lanes which are so characteristic a feature of other mediaeval towns, providing access to the rear of the tenements when the street frontage is fully occupied by buildings. In Salisbury such access had to be contrived in other ways, most commonly by an arched gateway in the main frontage.”



Streets and Chequers

Central Part of Salisbury

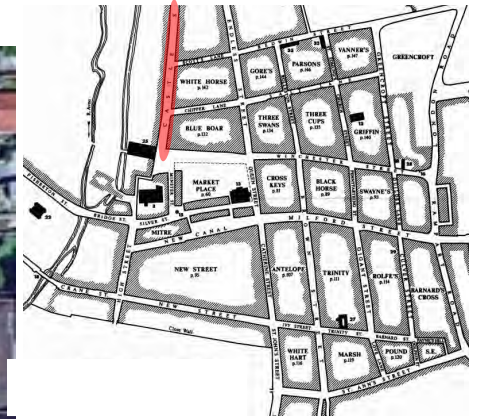
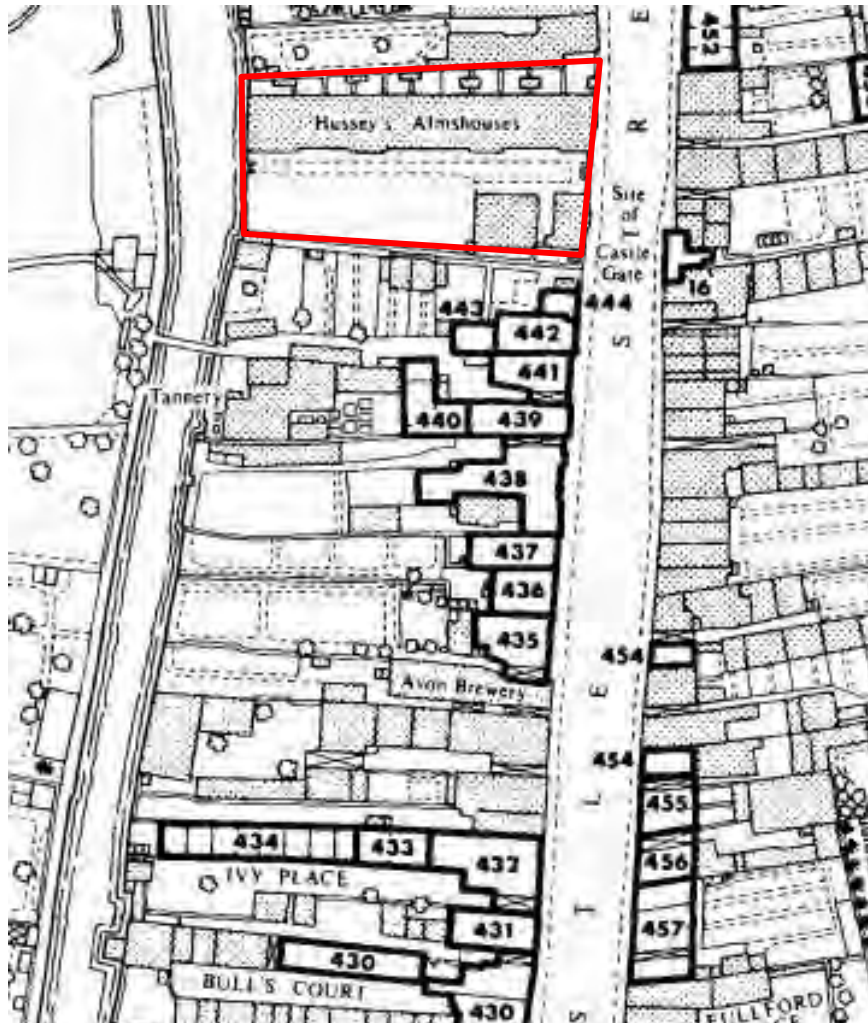


Source: Ancient and Historical Monuments in the City of Salisbury (London, 1977), British History Online - <http://www.british-history.ac.uk/rchme/salisbury> [accessed 27 August 2021]

Typologies within the chequers

Castle St

Hussey's Almshouse



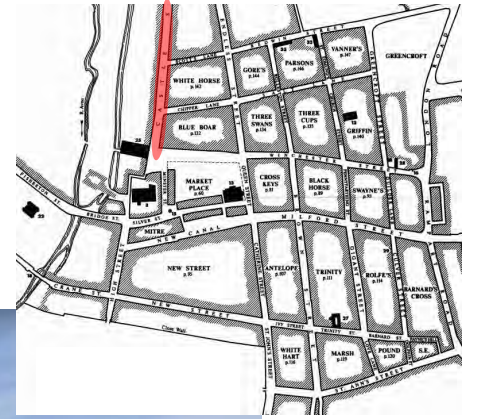
Map based on OS (1880)

Source: *Ancient and Historical Monuments in the City of Salisbury, 1977*

Typologies within the chequers

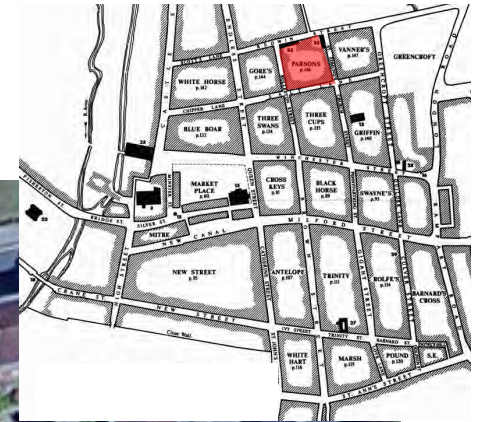
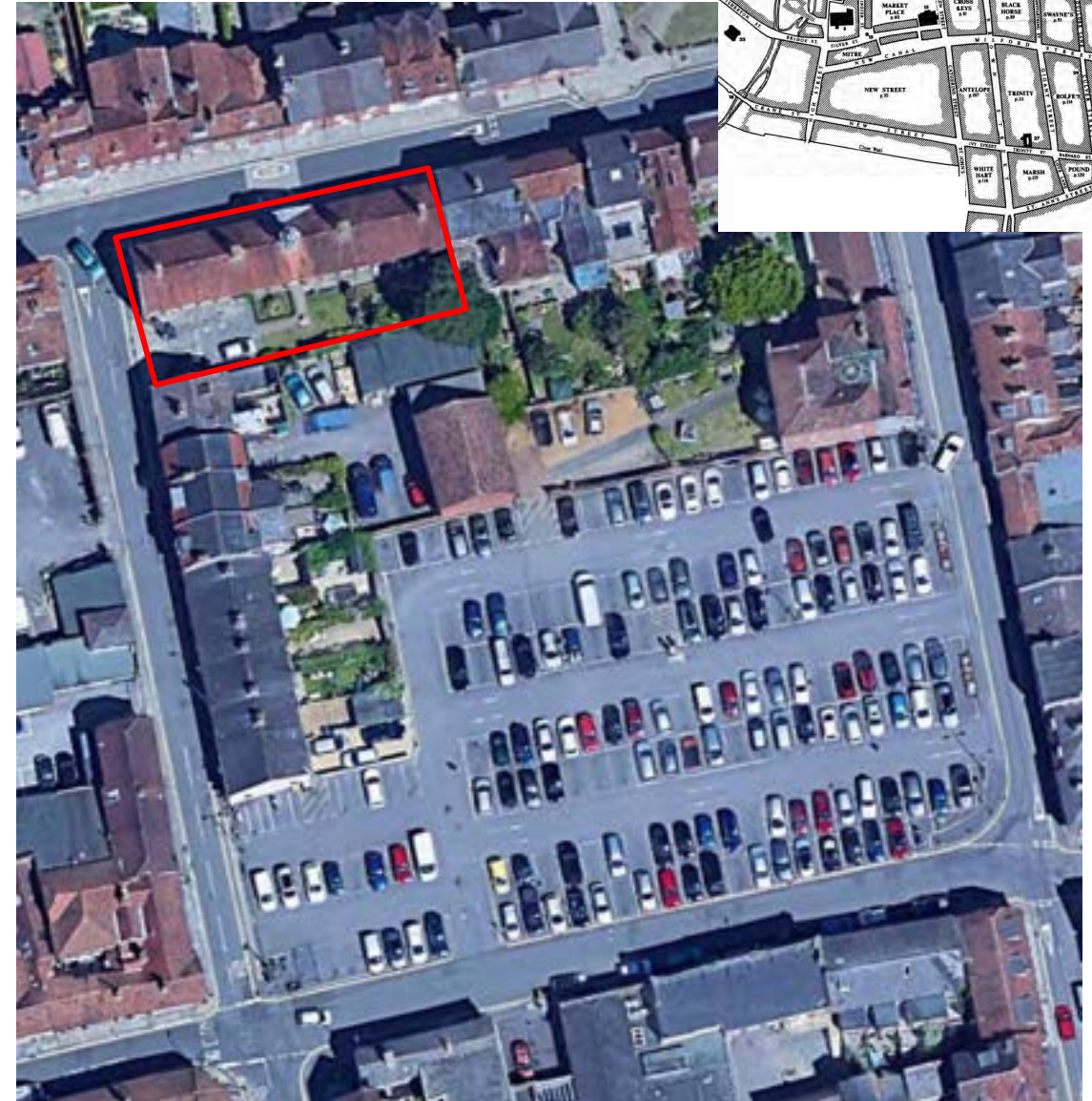
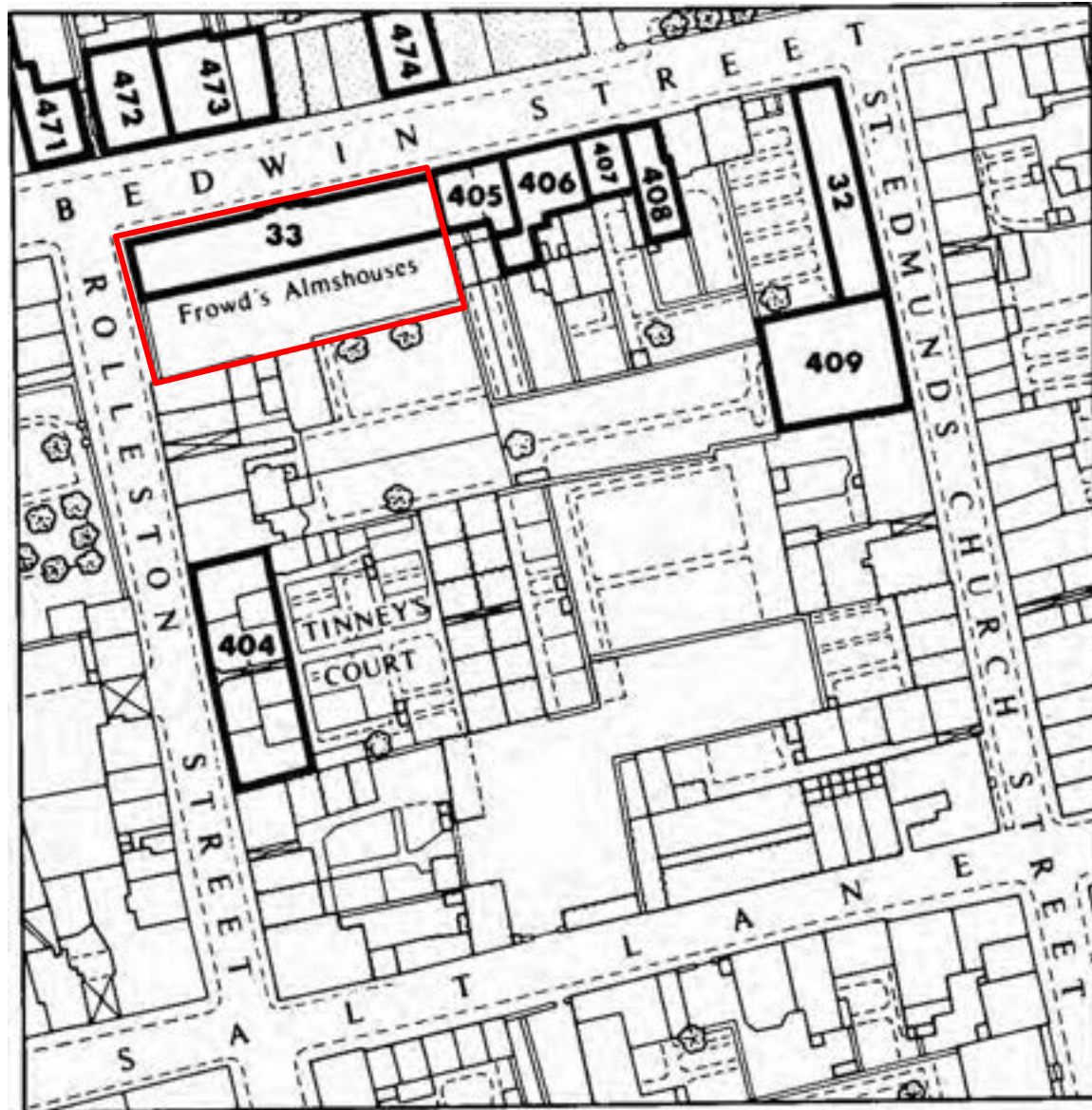
Castle St

Hussey's Almshouse



Typologies within the chequers

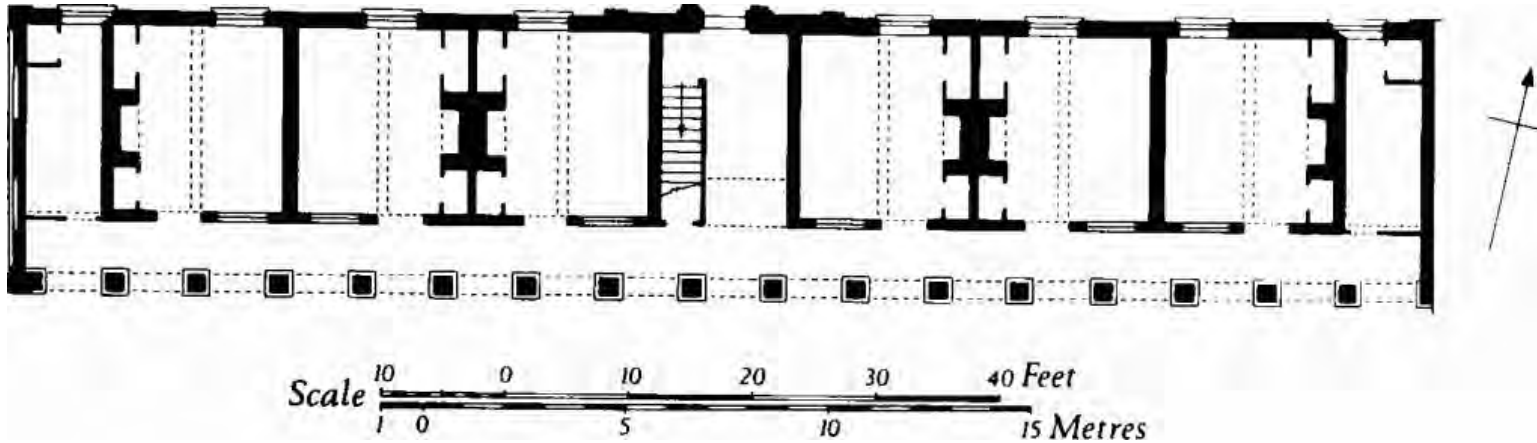
Parsons Chequer – Frowd's Almschouse, Bedwin St



Typologies within the chequers

Parsons Chequer

Frowd's Almshouse, Bedwin St

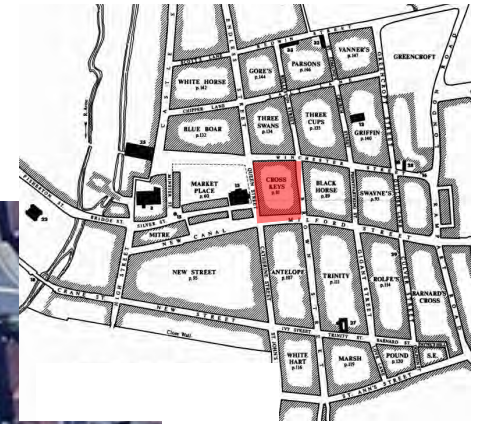
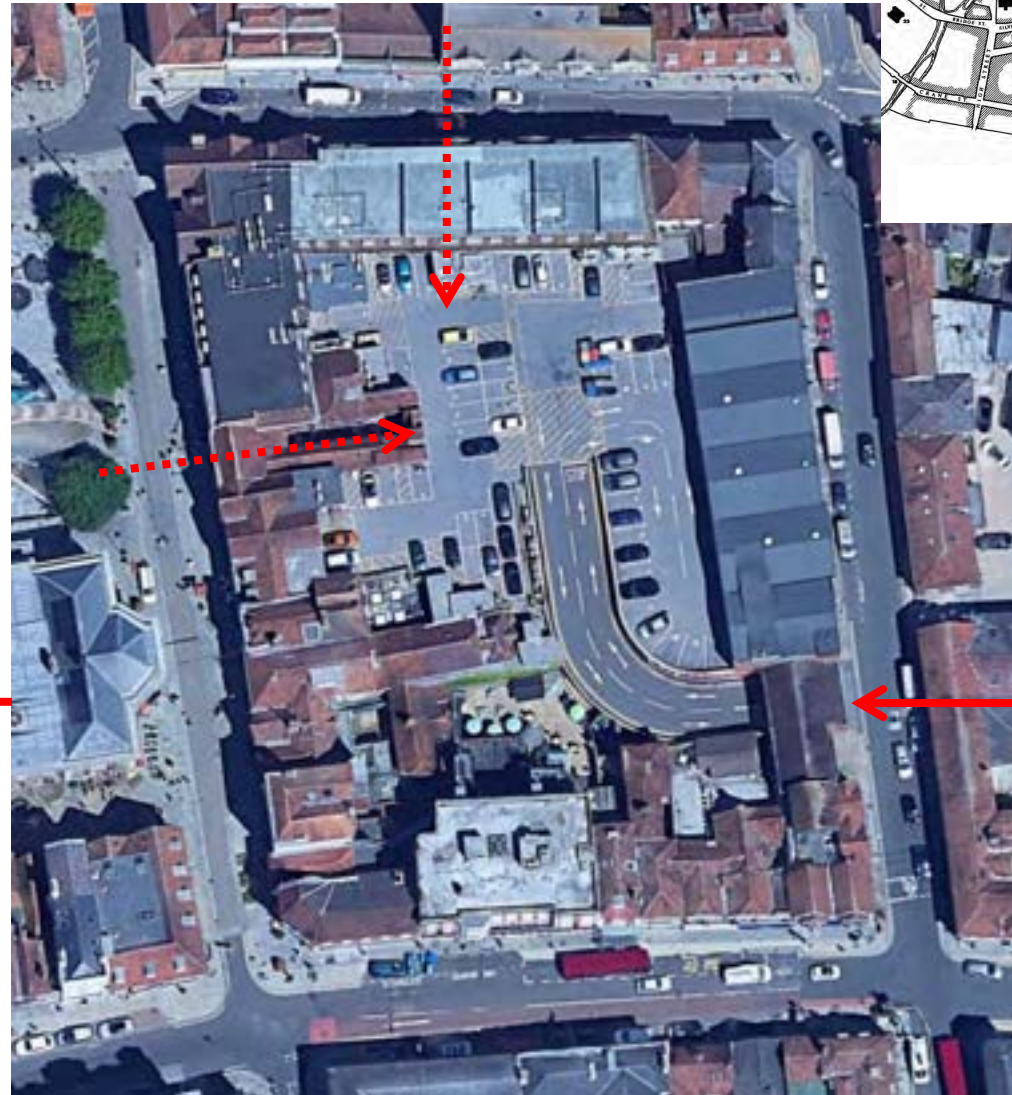


Frowd's Almshouses, at the N.W. corner of Parsons Chequer, are two-storeyed with brick walls and tiled roofs; they were built in 1750 to accommodate 24 pensioners.



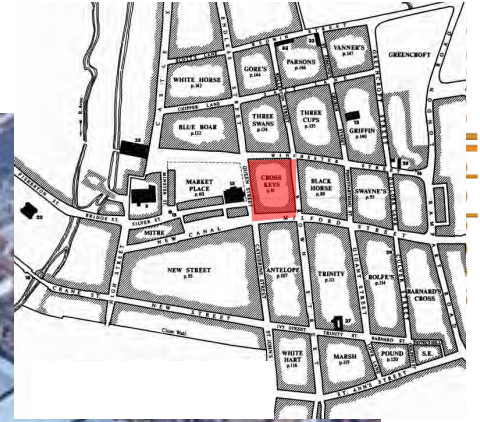
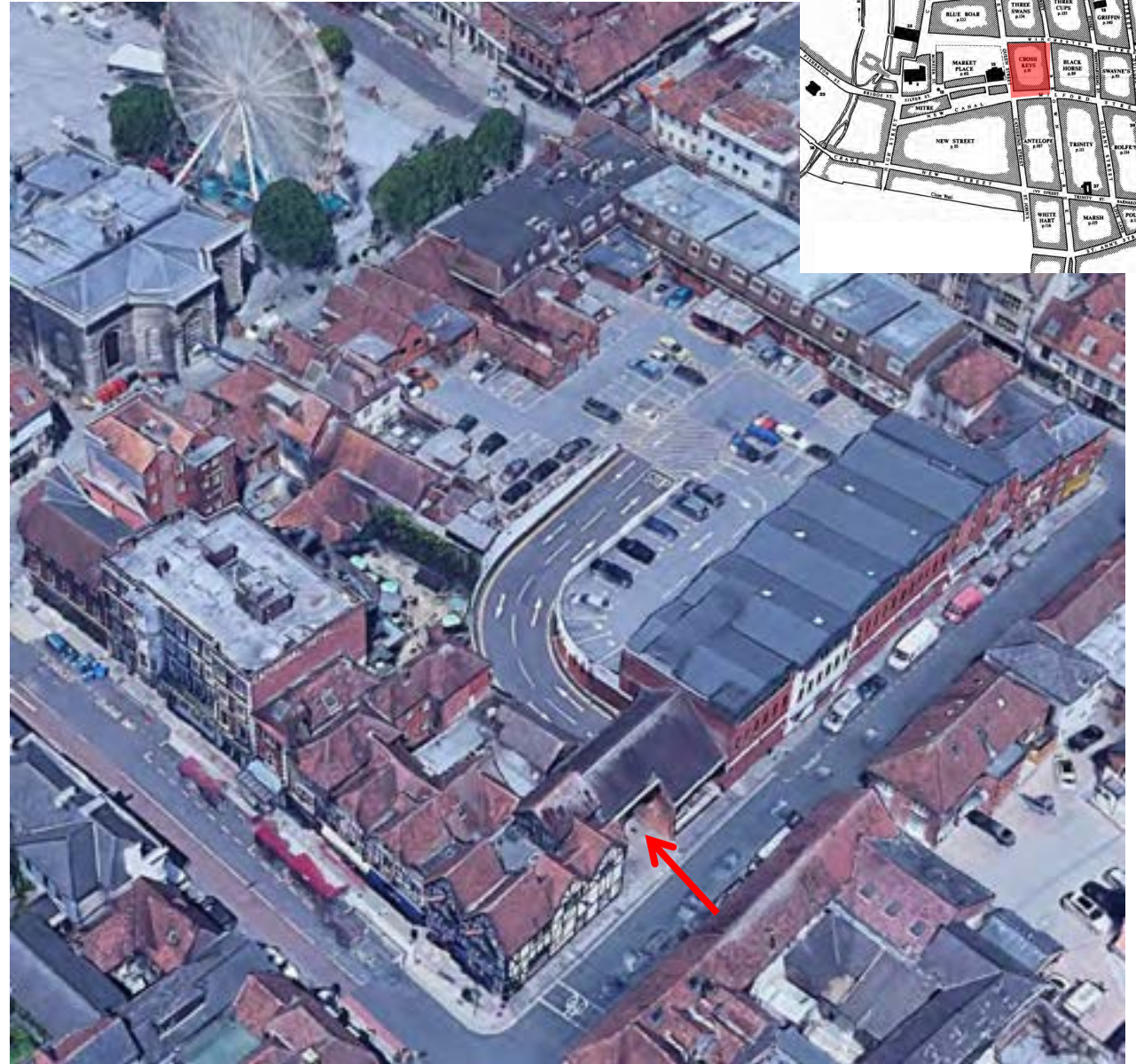
Typologies within the chequers

Cross Keys Chequer – Cross Keys Shopping Centre



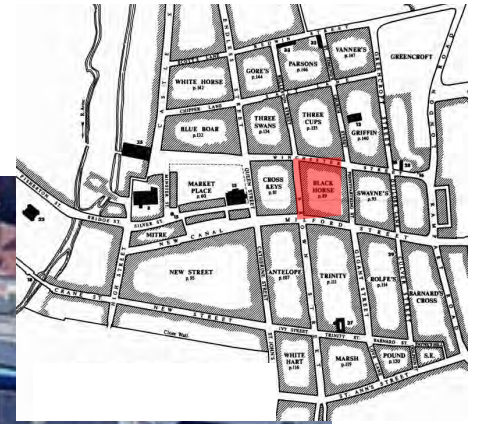
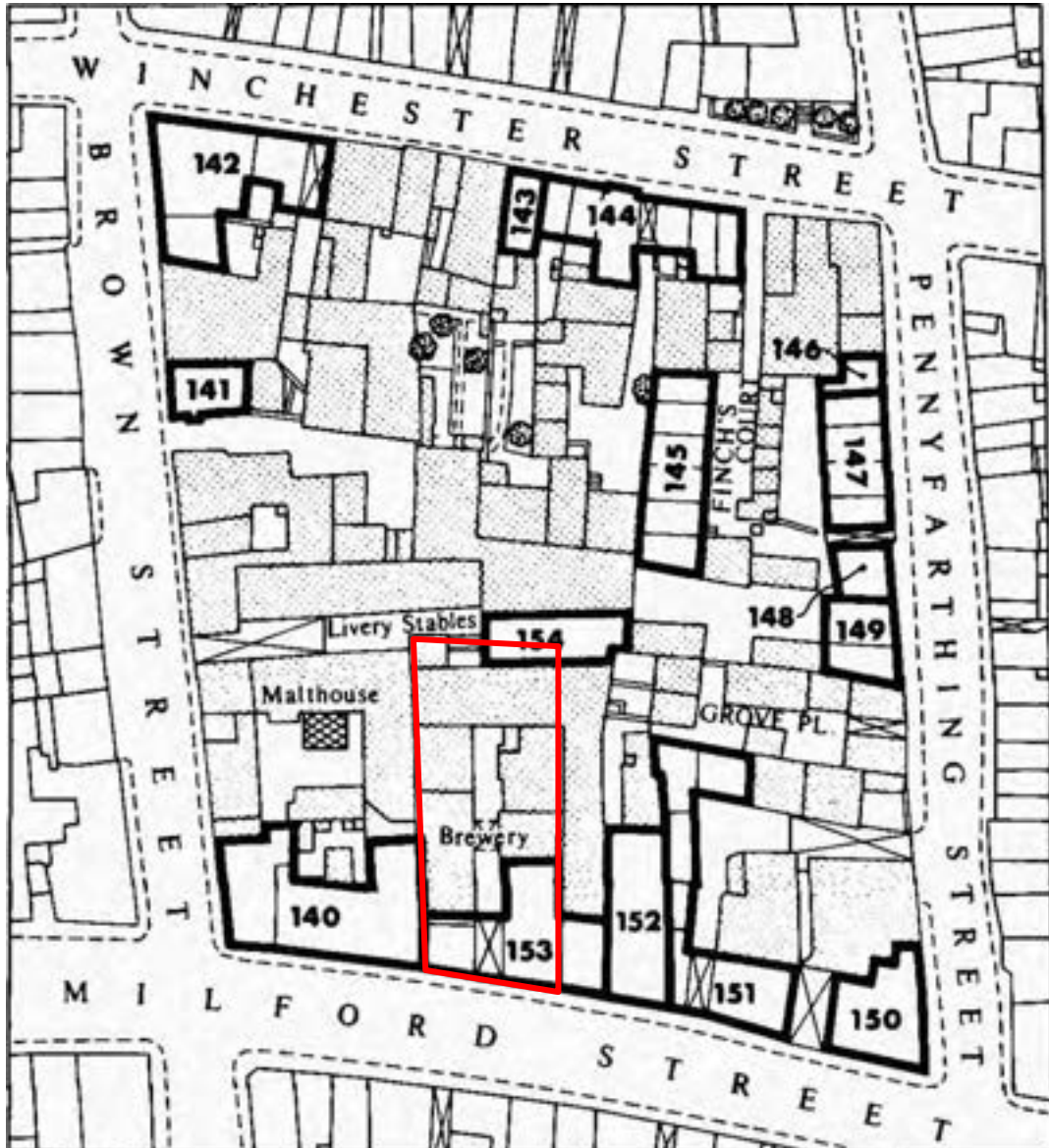
Typologies within the chequers

Cross Keys Chequer - Cross Keys Shopping Centre



Typologies within the chequers

Black Horse Chequer



Typologies within the chequers

The Old Brewery

Barclay Phillips Architects



Source: www.barclay-phillips.co.uk



Typologies within the chequers

The Old Brewery

Barclay Phillips Architects



Typologies within the chequers

The Old Brewery

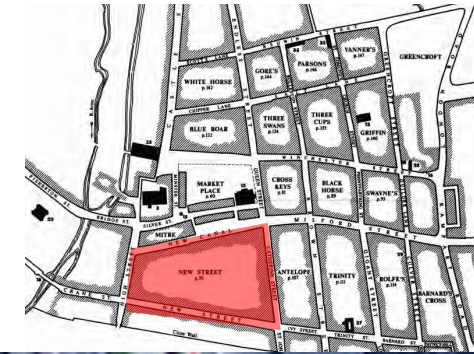
Barclay Phillips Architects



Typologies within the chequers

New Street Chequer

Transformation to build Old George Mall



Typologies within the chequers

Antelope Chequer

Red Lion Hotel



Typologies within the chequers

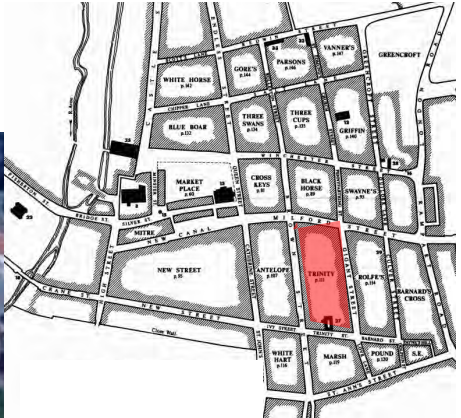
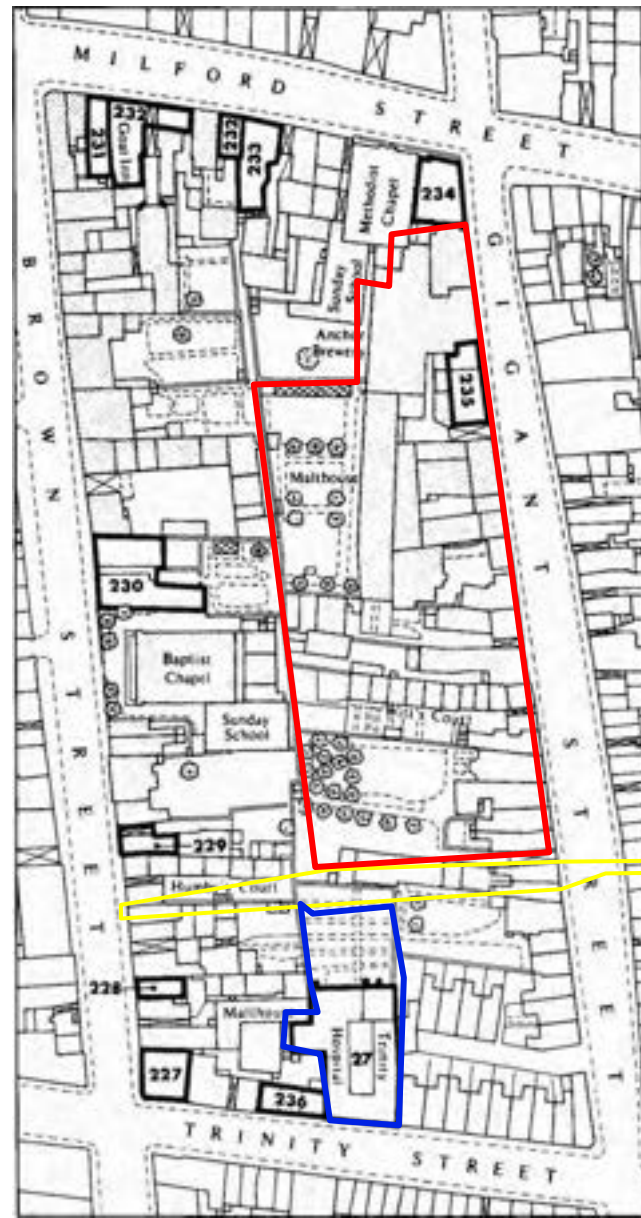
Antelope Chequer

Red Lion Hotel



Typologies within the chequers

Trinity Chequer



Typologies within the chequers

Trinity Chequer

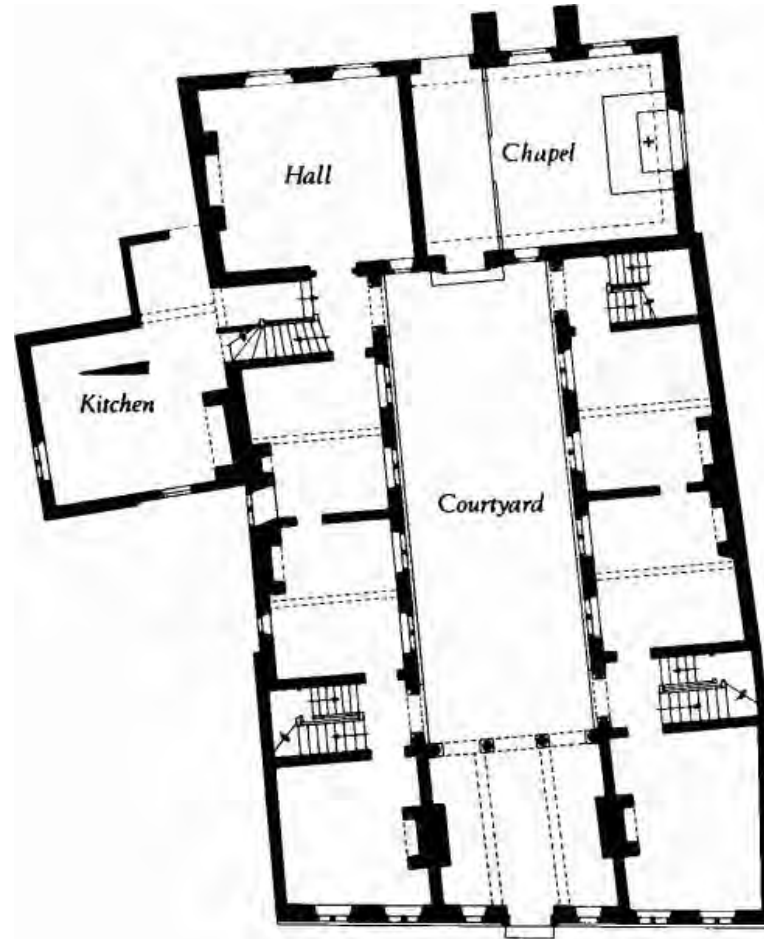
The Anchor Brewery Site



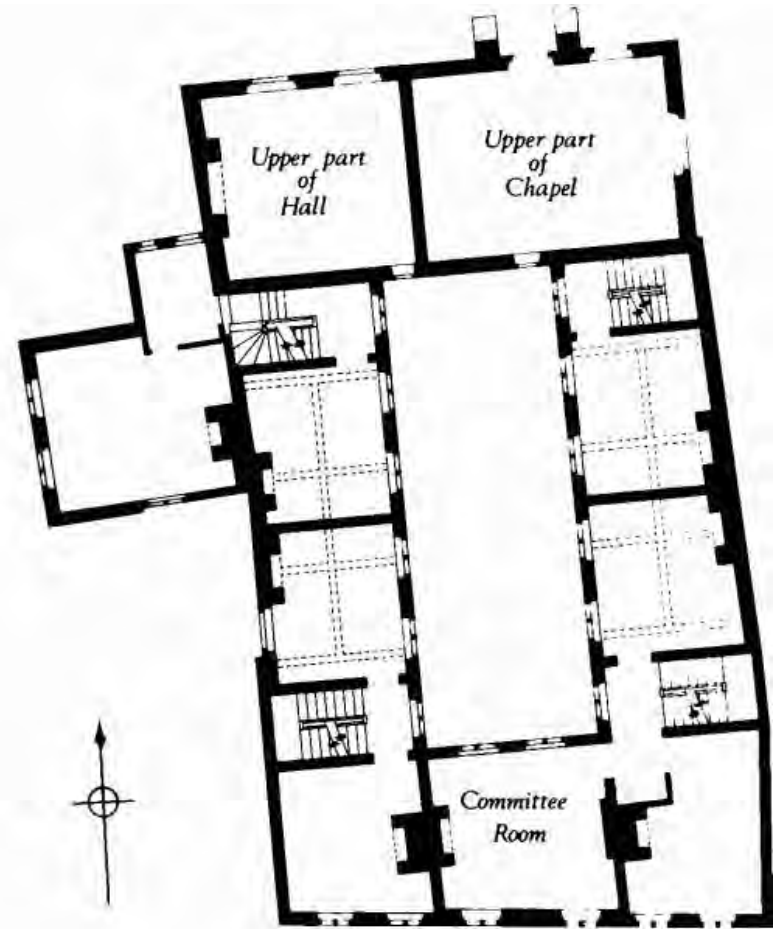
Typologies within the chequers

Trinity Chequer

Trinity Hospital



Ground Floor

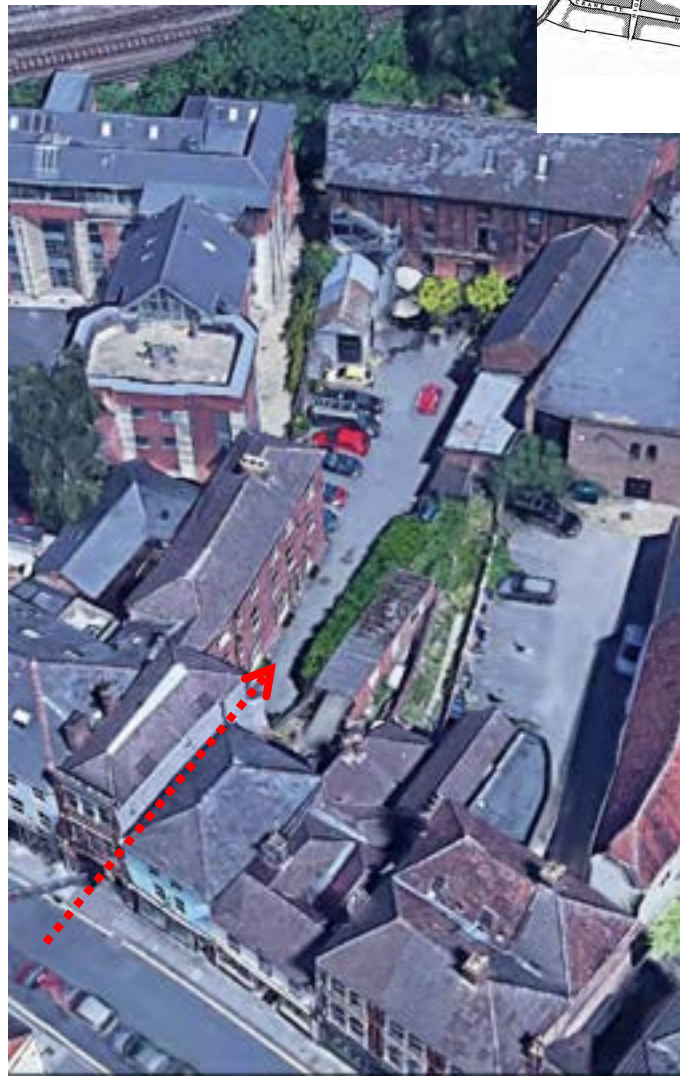


First Floor



Typologies outside the chequers

Fisherton Mill



4. Antelope Chequer

Evolution and Analysis

Antelope Chequer

Antelope Chequer before demolition



Map based on OS (1880)
Source: National Library of Scotland

Antelope Chequer

Antelope Chequer before demolition



Map based on OS (1880)
Source: National Library of Scotland

Antelope Chequer

Permeability of the Chequer:
Links, archways, courtyards...



Map based on OS (1880)
Source: National Library of Scotland

Antelope Chequer

Today's layout onto historic map



Map based on OS (1880)
Source: National Library of Scotland

Antelope Chequer today

New St Chequer

Catherine St

Milford St

West

Brown St

East

Trinity Chequer

WV St

Aerial view from south-east
Source: Google Earth

Antelope Chequer today



View from Brown St towards west

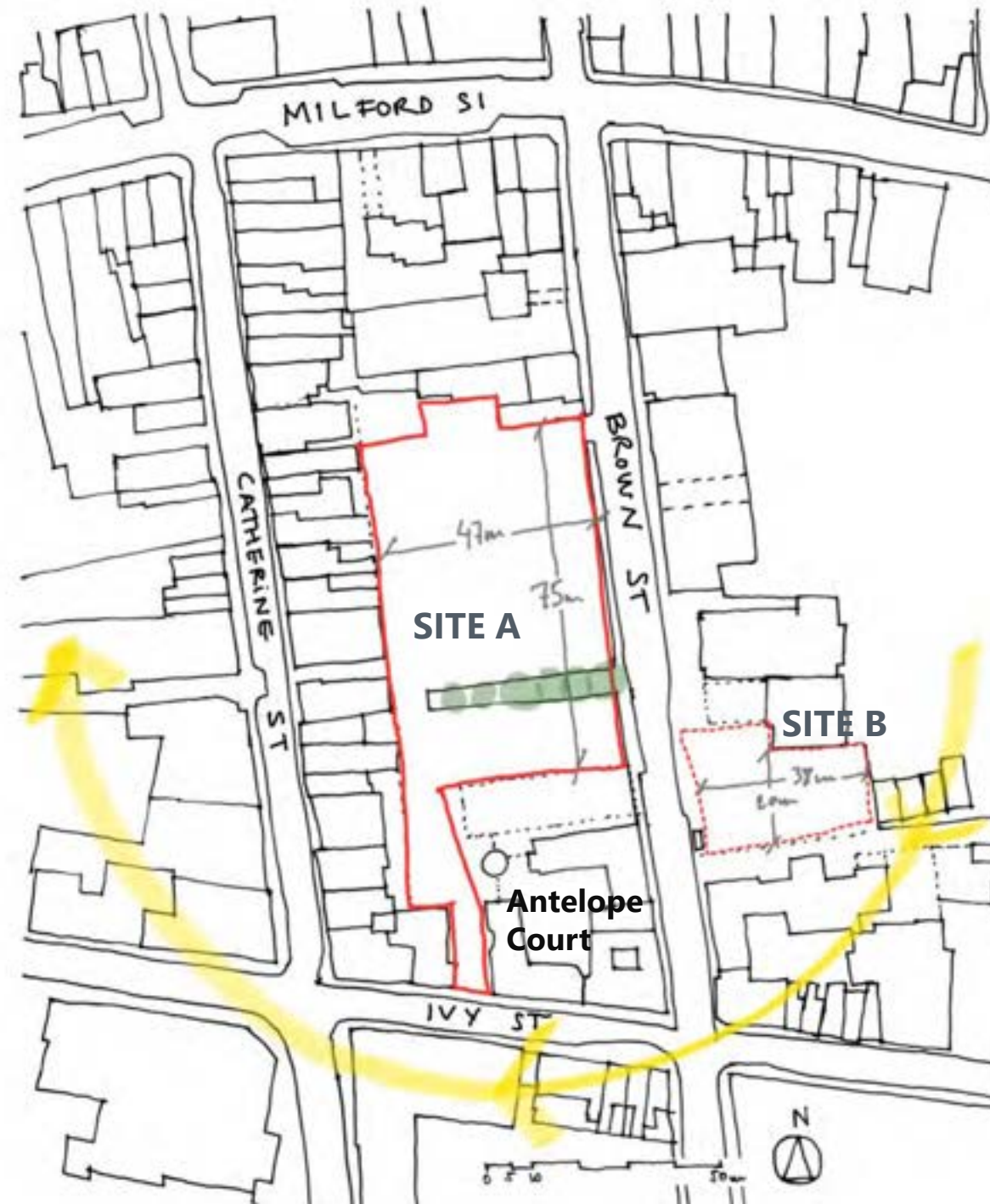
Antelope Chequer today



View of Brown St Car Park East towards west

Antelope Chequer today

- East – West orientation
- Incomplete Chequer
- Existing mix of uses





SITE A: 4000m²

SITE B: 860m²

Antelope Chequer today

Listed Buildings



-  Grade II *
-  Grade II

Antelope Chequer today

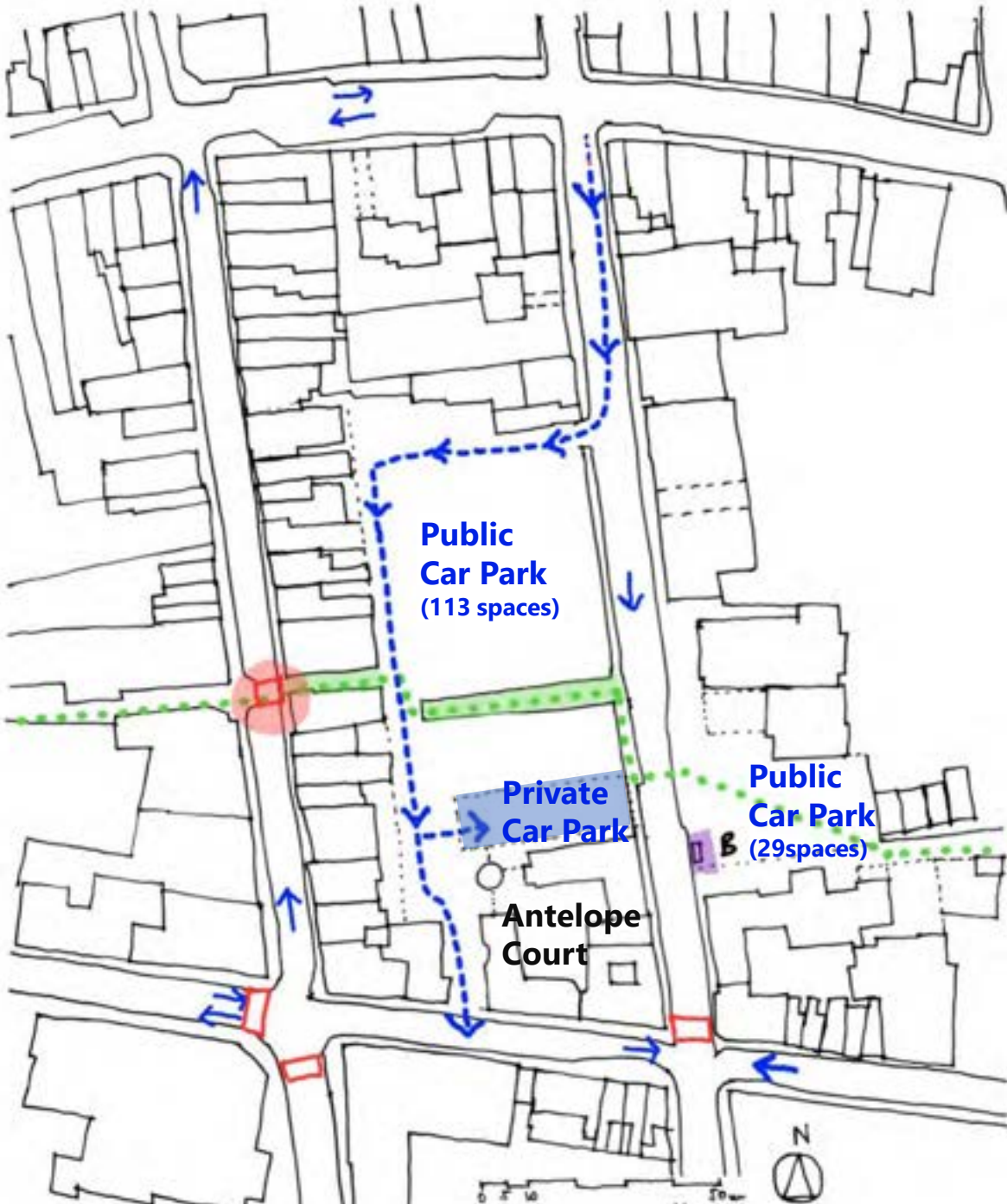
Building Heights

- 3.5-3 storeys
- 2.5 storeys
- 2 storeys
- 1 storey



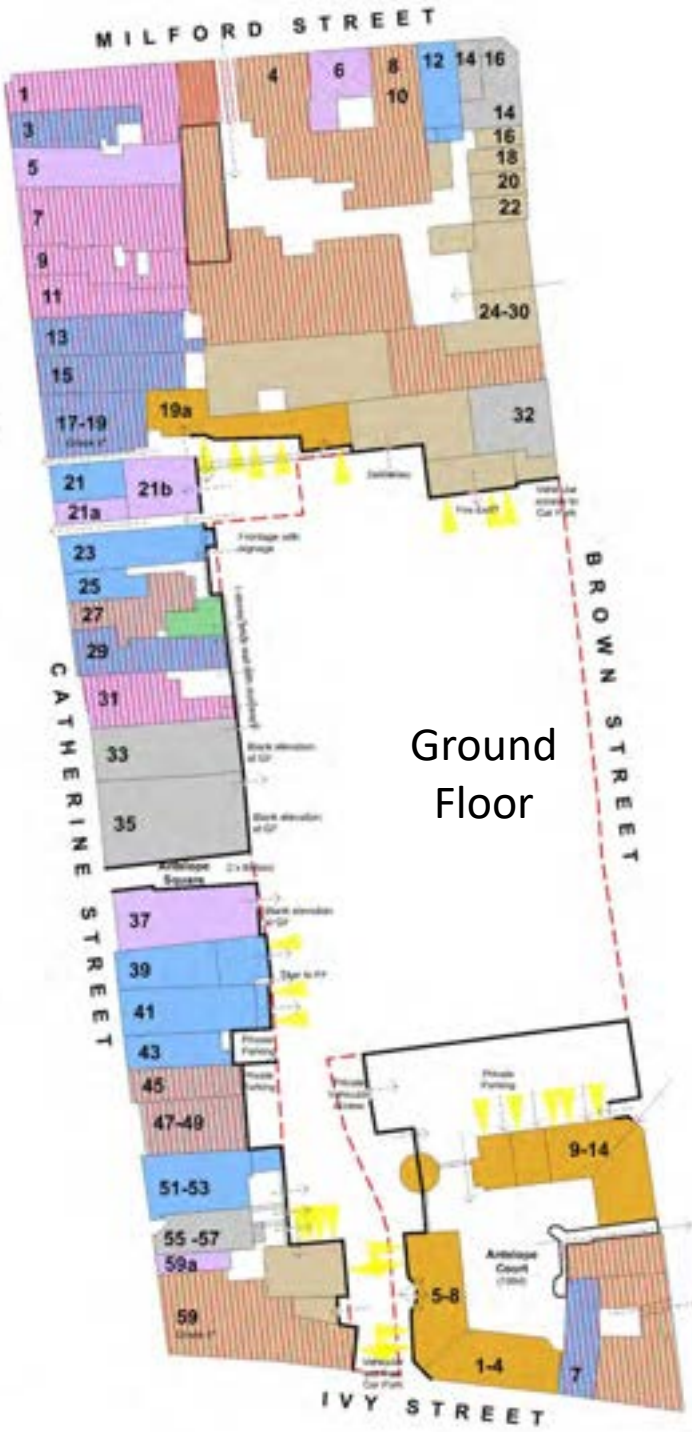
Antelope Chequer today

Circulations

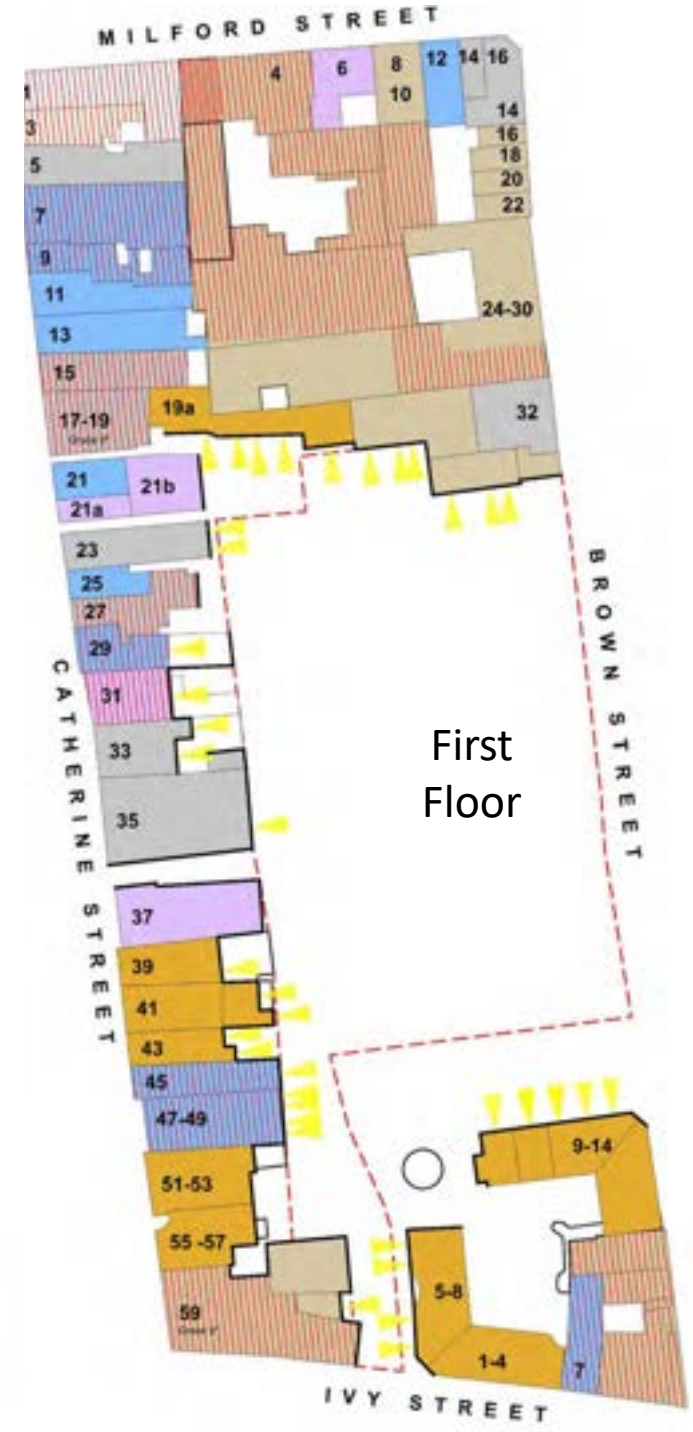


- 1, Spentavers (Opticians & Audiologists)
 - 3, Salisbury Barber
 - 5, Music Room Salisbury
 - 7, The Trussell Trust (Charity)
 - 9, The Practice Rooms (Shelving) @ FF
 - 11, The Hospice Shop (Charity Shop)
 - 13, Memory Opticians Salisbury
 - 15, Hair Salon @ FF
 - 17/19, Boots (Opticians)
 - 19a, Residential
 - 21, Cash Converter
 - 21a, Accessory Depot
 - 23, Withive Light (Storage to Home & Res)
 - 25, Miss Tiff's Hair Salon
 - 27, Vacant (former Shropshire)
 - 29, Of Coop Furniture
 - 31, Greenages Coffeehouse
 - 33, Vacant (former Barnardo's Children's Store)
 - 35, Vacant (former Cash Converter) on all floors
 - 37, Salisbury Antiques Market (on all floors)
 - 39, Noodle Camp on ground floor
 - 41, Men's Food Bar
 - 43, Adore Nail & Spa
 - 45, Vacant (former Fabric Land)
 - 47-49, Vacant
 - 51-53, Vacant
 - 55-57, Vacant
 - 59a, Salisbury Penny (social supermarket)
 - 59, Bell & Crown Pub
- (also shown as no. 82 - numbering unclear)

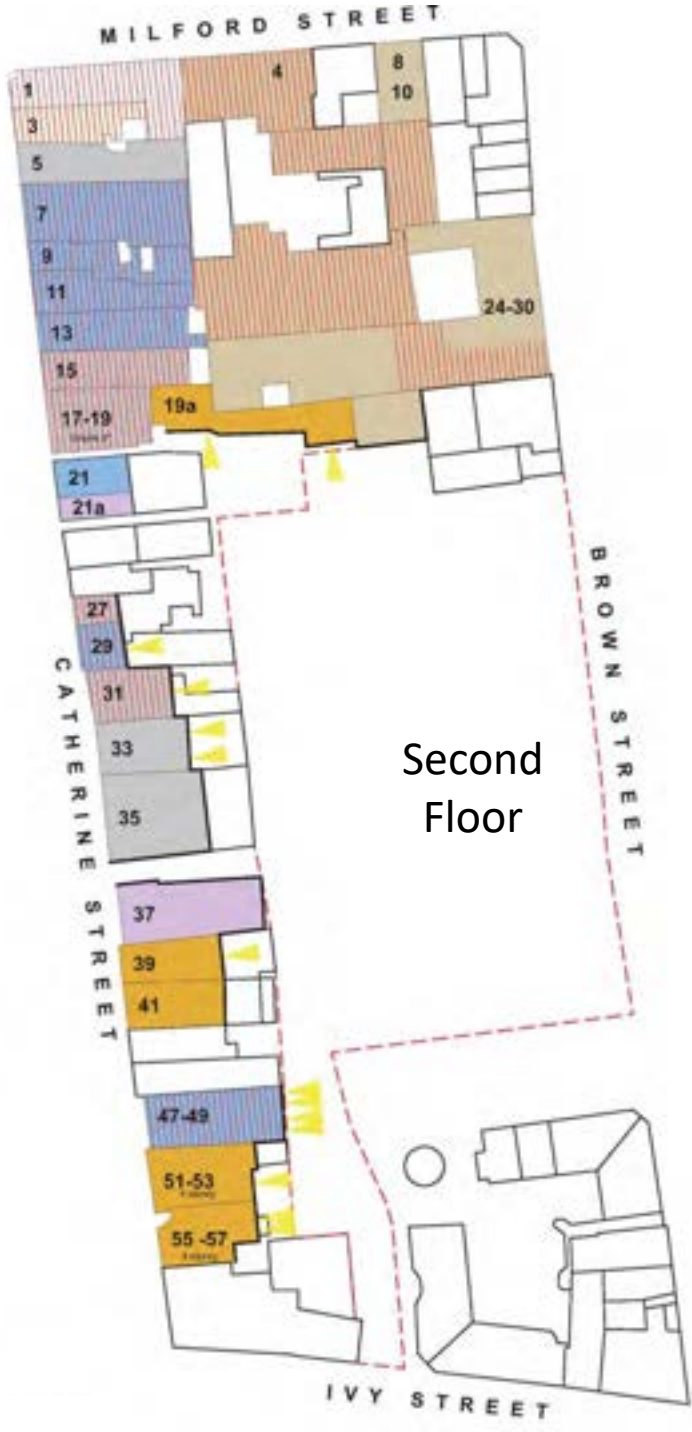
- Listed Building - Grade II
- Retail (selling of goods)
- Business TBC
- Business
- PH / Hotel
- Residential TBC
- Residential
- Garden
- Unoccupied
- Access
- Exit only
- Fence / Railings
- Wall
- Window



Ground Floor



First Floor



Second Floor

Constraints

- **Height limitation** - 40 feet rule
- Conservation Area and Listed Buildings
- Archaeology
- AQMA - Air Quality Management Area
- **Servicing to rear of buildings**
- Existing buildings – separation, access and outlook
- Rear extensions of existing buildings along Catherine Street - poor architectural quality
- Pedestrian pinch point at the junction between Catherine Street and Antelope Sq.
- Loss of parking space
- Onsite trees
- Existing private car park for Antelope Court
- Flood risk - Zones 2 (light blue) & 3 (purple)
- Historical constraints – building line, plot sizes, etc.



Opportunities

- **East-west orientation** – south facing buildings
- **Site topography** - nearly flat
- **Views of the Cathedral** along Brown St
- **Sustainable Location** – Access, facilities, public transport, etc.
- **Bring back the historic character of the Chequer**, unlocking an underused prime space in the heart of the city and completing building line along Brown Street
- **Pedestrians first** - Enhance existing pedestrian route across site, create visual links and space along singular buildings
- **Limit vehicular access** onto site, parking space provided at Culver St Car Park
- Provide **biophilic route** and hierarchy of private and public green spaces and green infrastructure
- **Creation of a community** (co-housing)

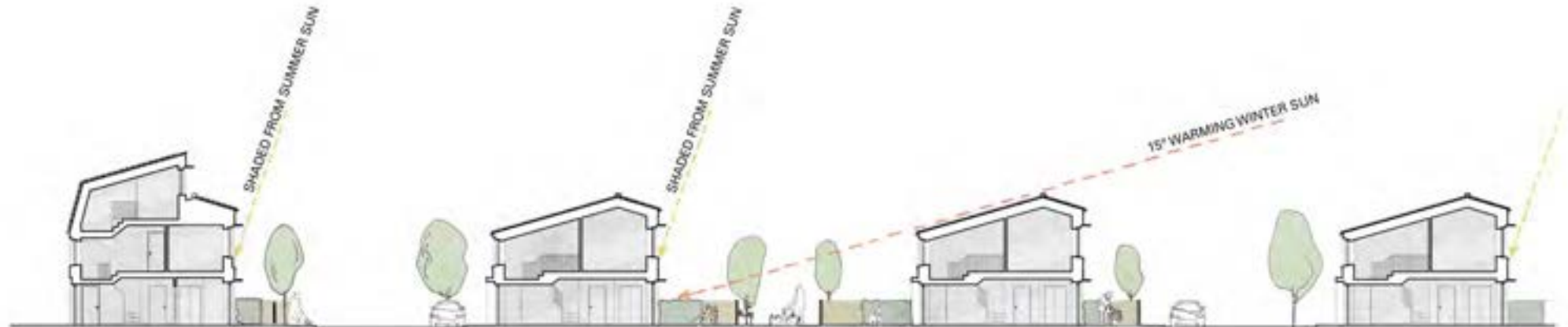


Precedent Study

Goldsmith St Housing Estate, Norwich 2019

Mikhail Riches & Cathy Hawley

- Massing and height – singular buildings in the corners
- Choice of materials and consistent quality detailing
- Typology communal outdoor spaces



Precedent Study

Altstadtquartier Büchel, Aachen, Germany 2018

Chapman Taylor

- Sensitive redesign of the medieval area, giving a contemporary response to its context
- Building around green spaces
- Provision of residential apartments with views of the spires of the town hall and cathedral



Precedent Study

Wohnen & Arbeiten, Freiburg, Germany 2000

Common & Gies Architekten

- Ecological pilot project in Vauban - Energy-efficient, zero carbon building
- 4-storey building
- Open floor plans allow maximum flexibility for tenants
- Apartments with windows on both the north and south for balanced light and natural ventilation
- Each unit opens onto a south-facing balcony

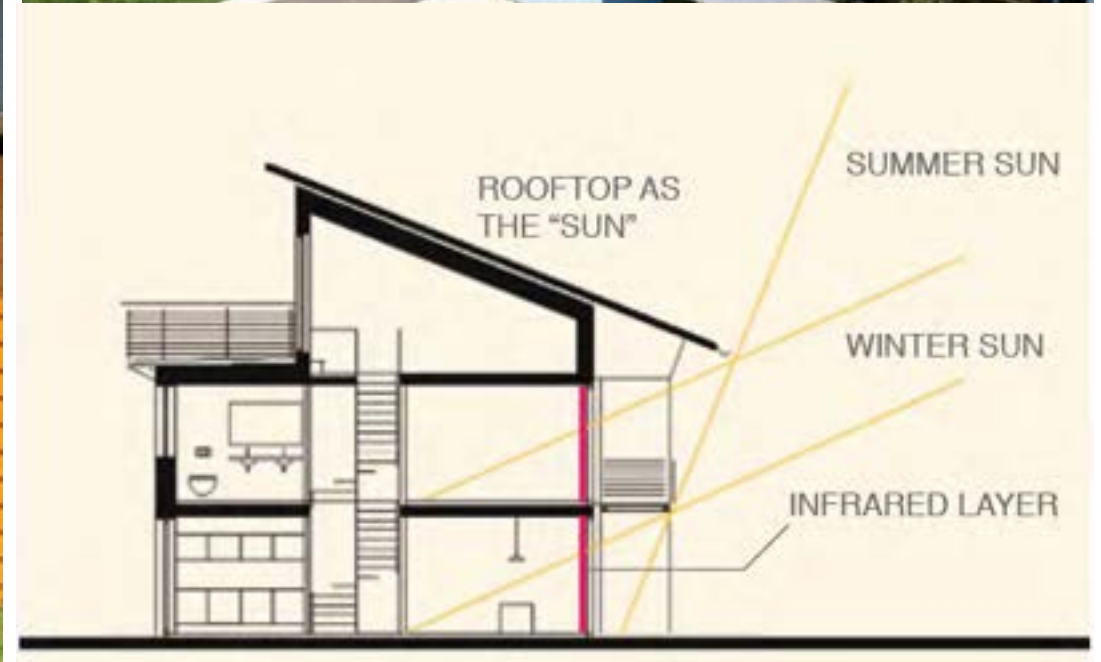


Precedent Study

The Solar Settlement, Freiburg, Germany 2000

Rolf Disch Solar Architecture

- Shared Community Green Space
- Use Renewable energies

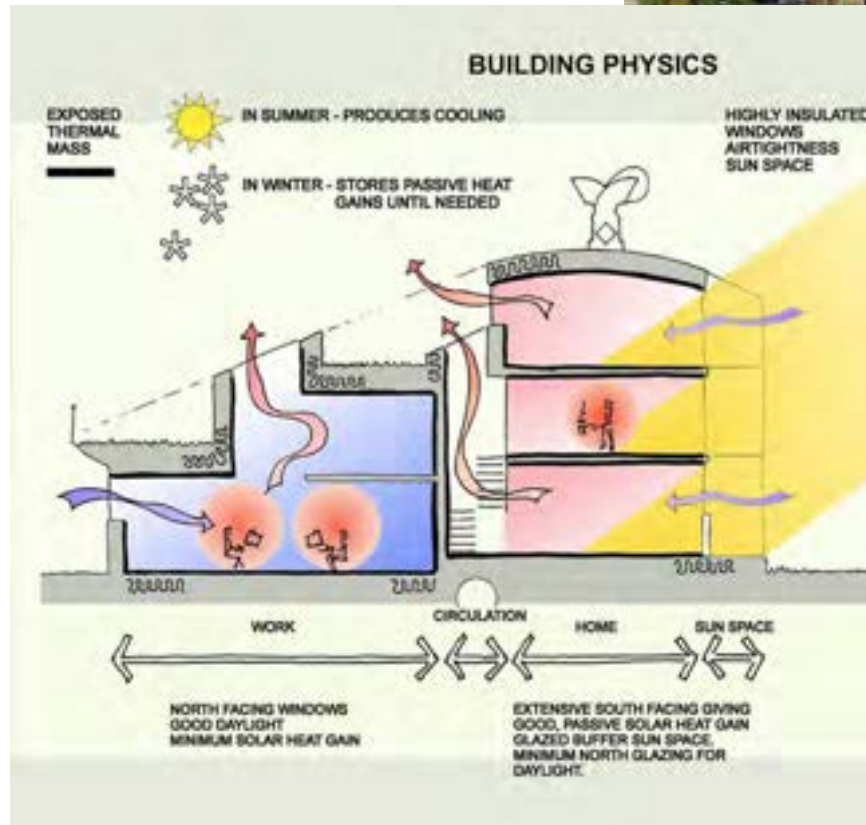


Precedent Study

BedZed Housing Complex, London 2002

Bill Dunster Architects & Arup

- Sustainability benchmark in UK
- Eco-village: Creation of a community
- Use Passive Strategies
- Mix of uses – live / work



Precedent Study

Love Wolverton, Milton Keynes, 2021

Mikael Riches & Mole Architects

- Infill development through the creation of a series of courtyards
- Older people's cohousing scheme
- The residential elements are constructed out of CLT, with use of concrete reduced to ground floor



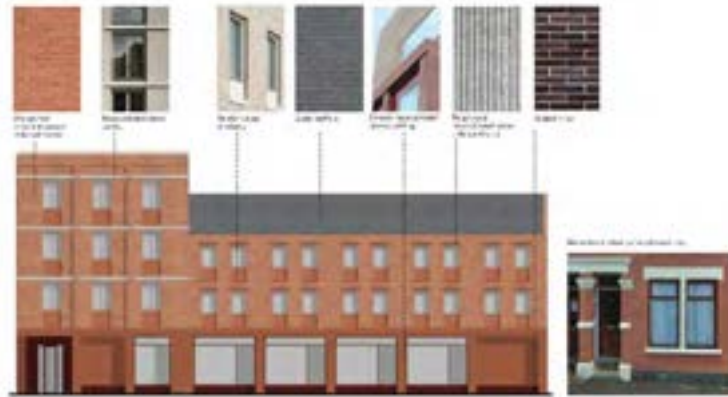
Precedent Study

Love Wolverton, Milton Keynes, 2021

Mikael Riches & Mole Architects

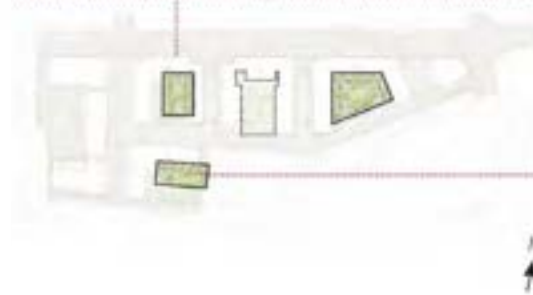
Block A Church Street elevation

Architectural description:
Block A is a three-story residential building with a mix of brick and concrete finishes. The ground floor features a mix of brick and concrete, while the upper floors are primarily brick. The building has a mix of window types, including large windows and smaller windows with decorative elements.



Block A Terraces

Architectural description:
Block A features a series of terraces with a mix of brick and concrete finishes. The terraces are designed to provide outdoor space for residents and are integrated into the building's facade.



Precedent Study

Marmalade Lane Housing, Cambridge, 2018

Mole Architects

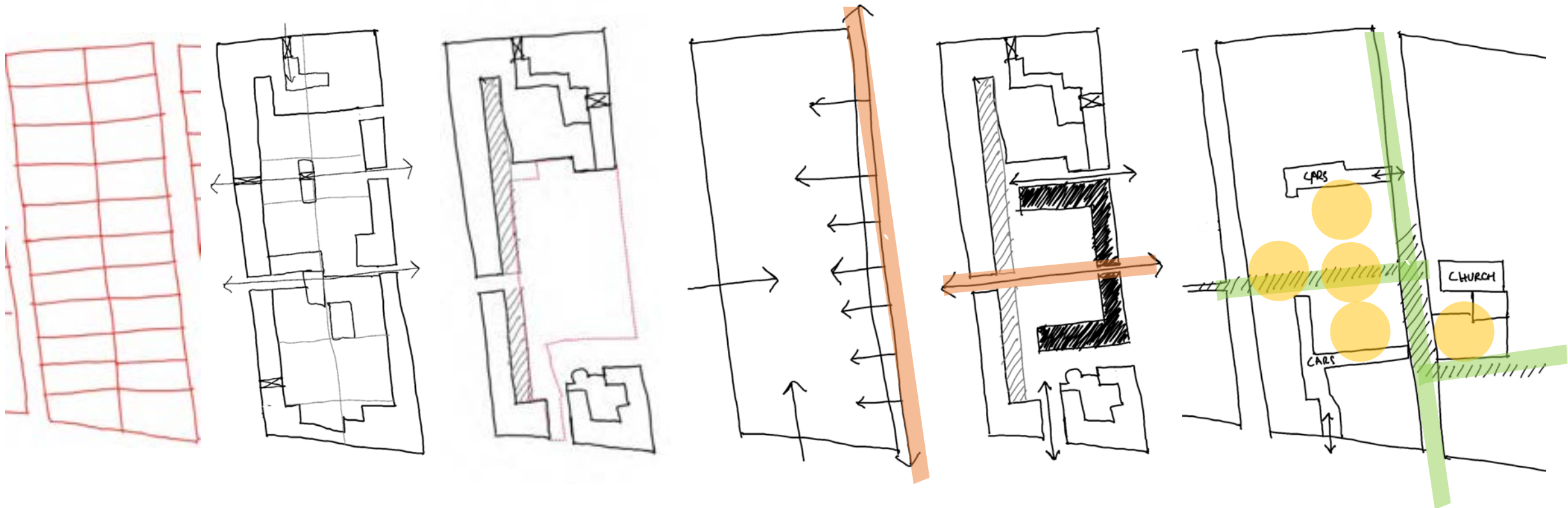
- Co-housing – intergenerational living
- 24 Homes – a mix of 2-5 bedroom terraced houses and 1&2 bedroom apartments
- Homes tailored to individual requirements - five 'shell' house or flat types
- Shared spaces and communal facilities are designed to foster community spirit and sustainable living



Concept Ideas

Strategies

1. To bring back the character of the Chequers
2. To enhance the existing pedestrian route through biophilia
3. To create clusters of mix of uses and green infrastructure that bring the community together
4. To enhance Culver St Car Park as one of the gates to the historic city and the starting point of the biophilic route for those arriving by car



Concept Ideas

Initial studies



Study 01



Study 02



Study 03



Study 04

Concept Ideas

Current thinking

Buildings and Courtyards



Concept Ideas

Current thinking

Landscaping along Brown St and Brewery Lane



Concept Ideas

Current thinking

Pedestrians First



Concept Ideas

Current thinking

Pedestrians First



Concept Ideas

Current thinking

Servicing & Dedicated Parking



Concept Ideas

Current thinking

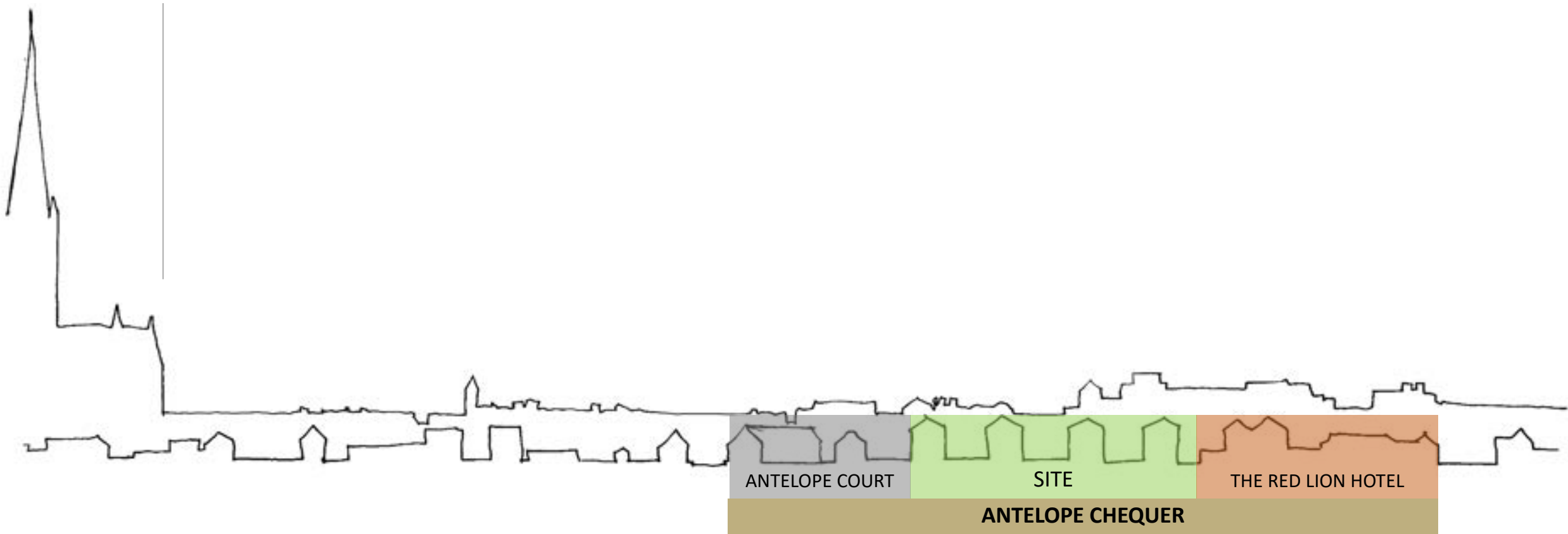
Servicing & Dedicated Parking



Concept Ideas

Current thinking

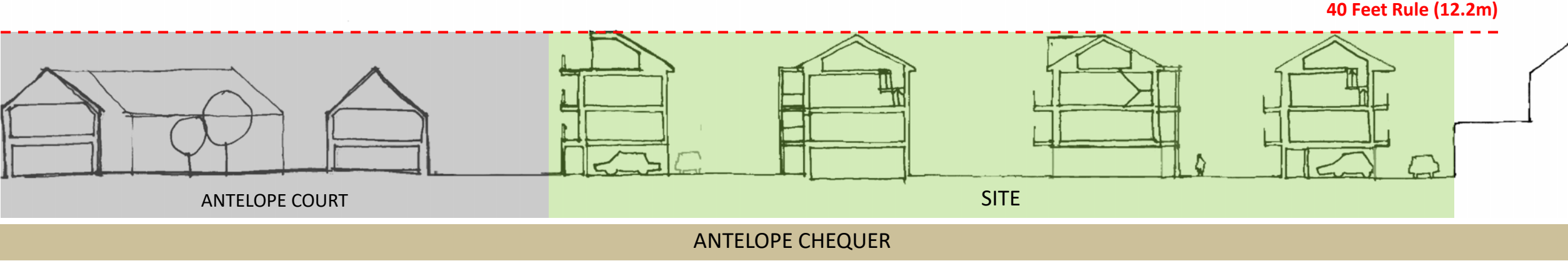
General Section – Proposed Scale & Massing



Concept Ideas

Current thinking

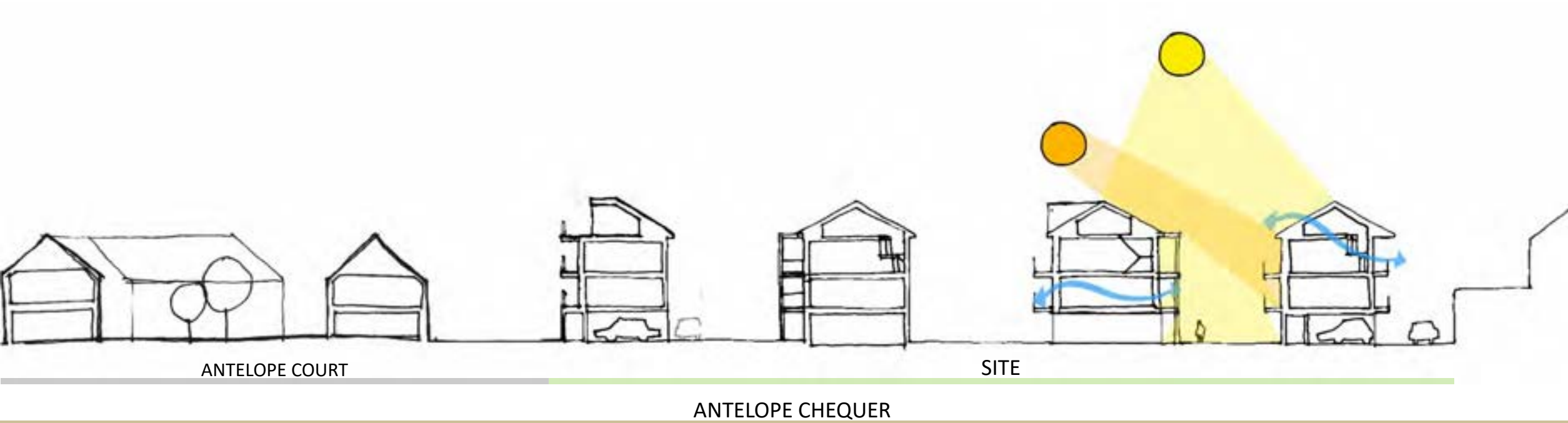
Site Section – Proposed Scale & Massing



Concept Ideas

Current thinking

Site Section – Passive Strategies



Concept Ideas

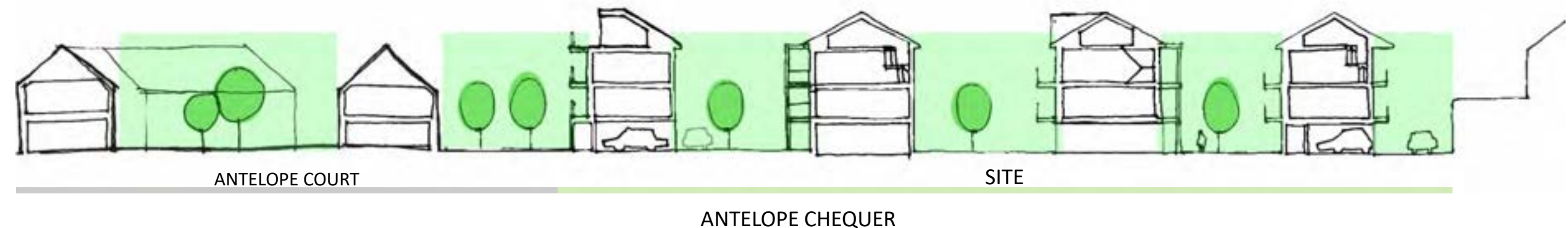
Current thinking

Site Section – Buildings around Courtyards

Community & Green Infrastructure

Urban farm
(possible aquaponics)

Community indoor &
outdoor spaces
(exhibition, education)



Concept Ideas

Current thinking

Site Section – Proposed Mix of Uses

- RESIDENTIAL
- CLASS E – HEALTH CARE
- CLASS E - COMMERCIAL

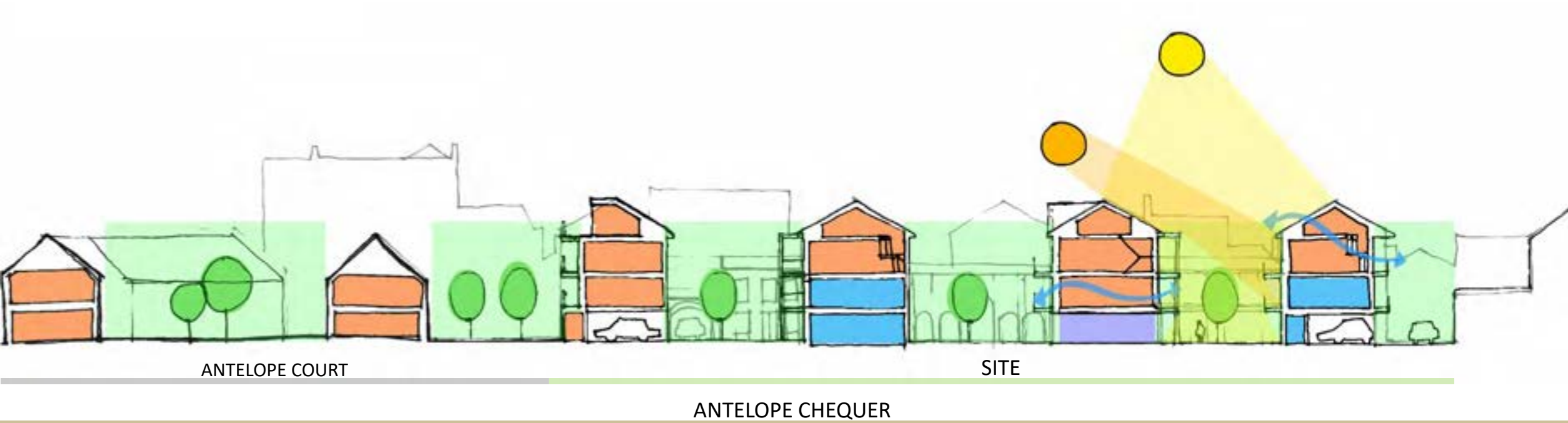


Concept Ideas

Current thinking

Site Section – Creation of a Community

- RESIDENTIAL
- CLASS E – HEALTH CARE
- CLASS E - COMMERCIAL



ANTELOPE COURT

SITE

ANTELOPE CHEQUER

Brief

Health Care

Primary care

Including GP Surgery

Community care

Potential for Community diagnostic centre and mental and sexual health care

Potential for Secondary Care

Drop off area, parking bays for emergency vehicles and disabled, etc.

Residential

Current mix

23 x Flat

27 x Duplex

Total: 50 units

*40-60% affordable housing
for young people*

10% special needs housing

30-50% market housing

Commercial

Café

Bookable meeting rooms for home workers

Office space for rent

Brief

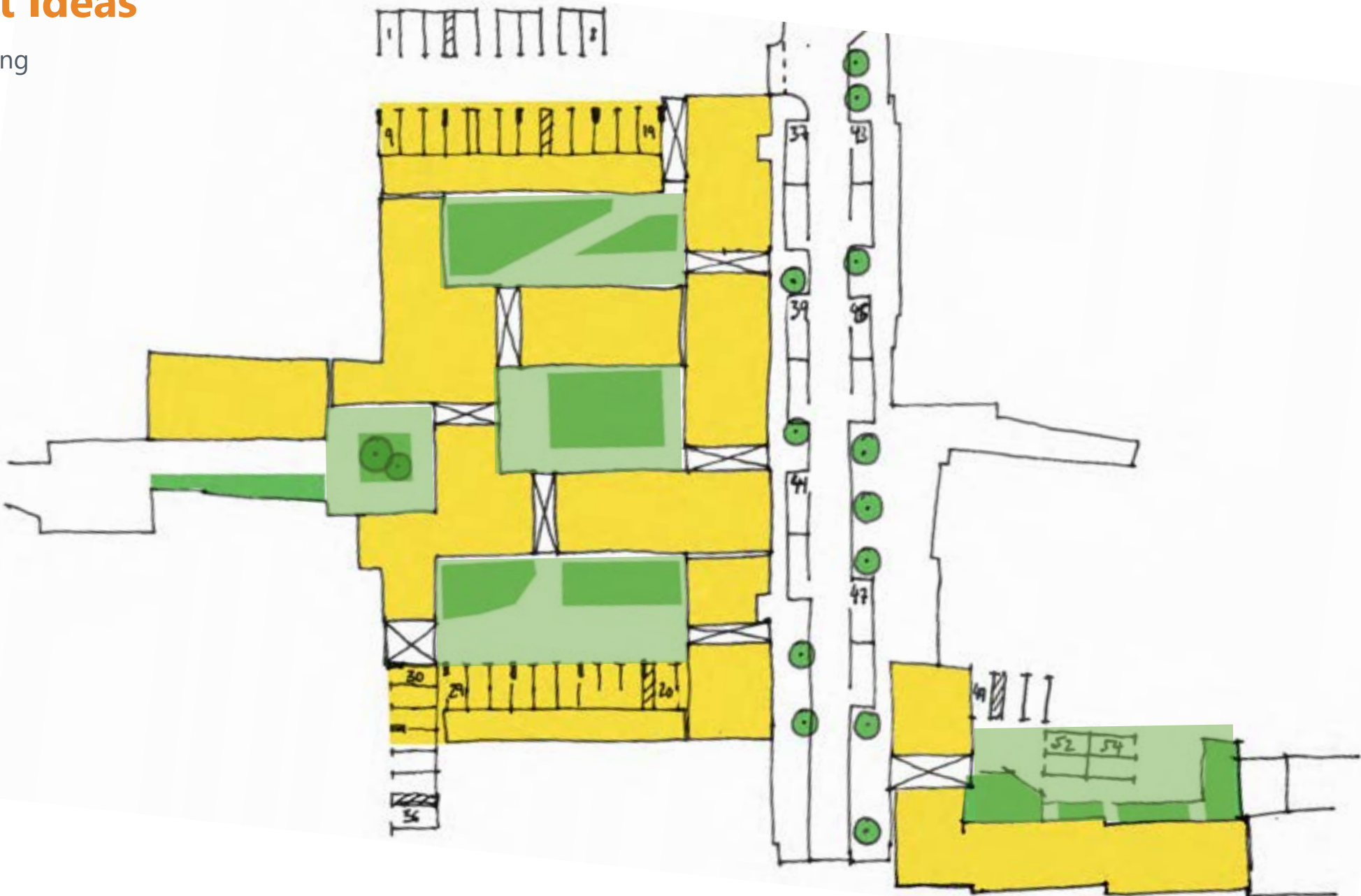
Initial Area Schedule - GEAs

#	Element	Groun Floor	First Floor	Second Floor	Roof Space	Total Site	
01	Site A - East	308	635	635	268	1846	
02	Site A - North-East	86				86	
03	Site A - North	123	301	602	127	1153	
04	Site A - Centre	874	877	92	231	2074	
05	Site A - South	93	301	548	127	1069	
06	Site A - South-East	97				97	
07	Site A - West	174	174	178	85	611	6936
08	Site B - East	254	254	254	105	867	
09	Site B - West	185	217	217	75	694	1561
	GEA (m²)	2194	2759	2526	1018		
	TOTAL GEA					8497	

A3	449.00	5.28 %
Care	3020.00	35.54 %
Residential	5028.00	59.17 %
		100.00 %

Concept Ideas

Current thinking



Concept Ideas

Ground Floor Plan - Uses



Concept Ideas

First Floor Plan - Uses

- RESIDENTIAL
- CLASS E - HEALTH CARE
- CLASS E - COMMERCIAL



Concept Ideas

Second Floor Plan - Uses

- RESIDENTIAL
- CLASS E – HEALTH CARE
- CLASS E - COMMERCIAL



Concept Ideas

Roof Space Plan - Uses



Concept Ideas

Current thinking



Thank you!