

Design & Access & Heritage Statement

Reference: SD202011

Site: 3 New Street, Mildenhall, Bury St. Edmunds, Suffolk, IP28 7EN

Proposals:

Second Storey Rear Extension to provide a one-bedroom residential unit.

Date: 31st January 2021

1. Introduction:

- 1.1. This statement is provided as part of the Full Planning Application submitted for the above works which are within a Conservation area and primary shopping area of Mildenhall.
- 1.2. The existing building is located within New Street of Mildenhall which is a primary shopping area of Mildenhall and is also within a Conservation area.
- 1.3. The site lies within the defined settlement of Mildenhall.
- 1.4. The existing building is a two storey with a shop on the ground floor and a one-bedroom residential unit above.
- 1.5. The applicant has marked the shop and has a potential tenant once the remodelling works are complete.
- 1.6. The existing first floor residential unit was granted temporary permission in 1986 to be used as a sunbed room, this permission has now expired, and the residential status re-established.
- 1.7. The property benefits from parking to the rear via shared access from the Queens Way to the north.

2. Context:

- 2.1. The existing building is located within New Street of Mildenhall and within a Conservation Area and within the settlement area of Mildenhall as classified in Policy CS1 of the FHDC Core Strategy Document as a market town.
- 2.2. The site is located to the north on the High Street and is within a terrace block.
- 2.3. The shop frontage consists mainly of glazed panels set in timber frames with pilasters, facias and the existing entrance recessed back from the highway.
- 2.4. The building is two storey with a dual pitched with pantiles for the main roof structure together with two storey pitched roof element to the rear and a single storey flat roof extension to the rear.
- 2.5. The first floor has one-bedroom residential units.

3. Policies:

3.1. The following policies are applicable to this application:

FDHC Core Strategy 2010:

- CS1 – Spatial strategy
- CS2 – Natural Environment
- CS3 – Historic Landscape
- CS5 – Design Quality
- CS11 – Retail and Town Centre uses

Joint Development Management Planning Policies Document 2015:

- DM1 – Sustainable development
- DM2 – Creating places
- DM10, DM11 and DM12 – Biodiversity
- DM17 – Conservation Areas
- DM18 – New uses for historic buildings
- DM22 – Residential design
- DM35 – Proposals for main centre uses
- DM38 – Shop fronts
- DM46 – Parking standards

4. Design Proposals:

- 4.1. The existing shop and residential above will be retained as is.
- 4.2. The new second storey rear extension will be to the rear of the property and is modest in size and mass.
- 4.3. The proposals will not be seen from the High Street and will not have any impact on the Conservation Area or the street scene and is keeping with the other developments adjacent or in the vicinity.
- 4.4. Amenity space for the residentials is provided to the rear of the property and is to be shared.
- 4.5. Bin storage for both the shop and the proposed residential units is being provided.

5. Access:

- 5.1. Access to the site remains as existing.

6. Parking:

- 6.1. Existing parking for four cars is provided and this will remain unchanged and will be retained.

7. Impact on Conservation Area and the Street Scene:

- 7.1. The shop frontage will be retained as is and therefore will not have any negative impact on the existing building or the Conservation area.
- 7.2. The existing street scene will be retained.

8. Conclusion:

- 8.1. It is deemed that the proposals meet with the policies applicable to this site.

- 8.2. It is deemed that the proposals are in keeping with the character of the Building and Conservation area and will not have any significant impact on the Conservation Area or the Street Scene.
- 8.3. The applicant is keen to retain/update the existing building and to provide additional residential accommodation to ensure the long-term sustainability of the building for the future.

9. Heritage Statement

a) A description of the heritage asset and its setting:

The heritage asset is an existing unlisted building in a Conservation Area.

The building is located on New Street to the north of High Street fronting the public highway.

The asset is a former shop and residential building with a pitched pantile roof covering, the walls are brick. The existing shop entrance door and shop windows are in timber and of a simple design and painted and will be retained as is.

b) Statement of significance:

Due to its prominent location in the street scene, it contributes to the Conservation Area and the High Street.

c) Design Concept:

The proposals do not affect the existing shop frontage or the first-floor elevations fronting the highway.

The proposals are to the rear of the building and not visible from the High Street and will have minimum visibility from Queensway.

The proposals will be carried out using similar materials to the existing.

d) Conclusion:

The applicant having advertised the shop unit as is has been informed that prospective tenants are looking for smaller units in this location and has a potential tenant ready to move in once the remodelling is complete.

There is a need for good quality residential accommodation in the area and the proposed additional residential unit will contribute to meet this need.

All workmanship and materials to be used in the proposals will be sympathetic to the original building and the Conservation Area and to a high standard.

10. Photographs:



View of Shop Frontage (LOX) as existing from High Street



View of Shop frontage onto High Street (Vacant with sales boards)



View from Queens Way of existing shared vehicle and pedestrian access



Existing rear elevation including parking



Existing Rear Elevation