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Heritage, Design and Access statement

Change of use and extension to dwelling in Milford on Sea Conservation Area

96 High Street Milford on Sea

Proposal

Following the renovation of the existing house the proposal is to extend the property with a side extension incorporating a garage at street level and bedroom accommodation at first floor. 96 High Street is an unlisted building within Milford on Sea Conservation Area. Pre-application advice was provided (ref ENQ/23/20313/EHH).

Existing site

The existing house is a Victorian/Edwardian semi-detached property with similar features to properties to the east which provide a rhythm on the street scene. Attached on the west side of the existing dwelling there was a single storey, brick and timber construction last used as a shop about five years ago, recently part demolished for safety reasons, retaining side and rear walls.

The site lies in a secondary retail area where there is a mix of commercial and residential uses at street level. The part demolished single storey extension ceased use as a shop 5 years ago. During the intervening years the house with shop has been marketed for sale on at least 2 occasions and there has been no interest in using the shop. The shop building is of poor construction and not suitable for modern retail activity.

At the front of the existing dwelling, abutting the pavement of the High Street, is a small frontage open area enclosed by a brick wall which will be retained. The garden at the rear of the property is around 30m in length, with existing outbuildings and extends to Danes Stream.

The existing dwelling does not have a garage or parking for residents. The proposed extension incorporates a single garage to accommodate car and cycle parking for the occupiers.

Heritage assets

The site lies within the Milford on Sea conservation area. The conservation area appraisal identifies the area of the High Street east of the Green, where the proposal site is located,



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as in 'pressing need for a return to traditional materials and quality in the form and detailing of the buildings'. The proposal has been designed to improve the existing building. This will be achieved through the removal of an unsightly single storey extension and modifications to the fenestration of the existing building. The proposal will be an opportunity to enhance the character of the conservation area and to comply with the desire stated in the conservation area appraisal.

The Smugglers Inn, a grade II listed building lies to the west of the proposal site. The proposal will have very limited impact on the setting of the listed building as the High Street curves at a point outside the proposal site and the building is obscured.

The High Street at the point outside the proposal site is also identified as providing important views within the conservation area. The proposal will improve the long views gained from the High Street.

The conservation area appraisal states that new development east of the Green should retain the distinct gaps between existing buildings. The proposed extension will do that and because the rhythm of the fenestration is being kept along the street and the existing shop remains will be demolished, the overall impact will be to improve the quality of the conservation area.

Archaeology

The proposal site is within an area of archaeological importance. The proposal will retain the existing concrete slab of the shop therefore minimising any potential impact or further ground disturbance that could arise from building new foundations.

Access

Current access is from the street. The existing front doorway to the dwelling is being refurbished and is a standard front door width.

Scale and appearance

The existing terrace has a rhythm created by the regularity of the bay window/door relationships as well as the roof level dormers. The adjacent properties have sash windows and distinctive arched surrounds to the front doors.

The proposal is to remove the existing windows and replace with sash windows and to reinstate the front door surround to match the neighbouring properties. A new window



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above the front door will be centralized over the front door. The central brick mullion in the bays at ground and first floor will be reinstated. The proposed extension will continue the rhythm with a new bay to reflect the existing street scene. Materials to be used on the extension will match existing.

The existing roof line will be followed through with the insertion of new dormer windows to reflect the roofscape of the existing terrace. Roofing materials will match existing.

The proposed extension utilises the existing ground floor walls of the previous shop. The first floor extension follows the line of the front and rear walls of the existing terrace. The proposal abuts a gravelled parking area of the neighbouring property which will be unaffected by the scheme.

Landscaping

There is no opportunity to provide additional landscaping with the proposal. The existing brick garden wall is being refurbished and retained.

Environmental impact

The proposal to retain and reuse the existing walls and floor slab of the previous development on the site will make a contribution to minimising the resource use of the development. The proposed extension is small scale and has no impact on the sensitive environment of Danes Stream.



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