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Design Access & Heritage Statement

GREENFIELDS, 21 MILFORD STREET, SALISBURY, SP1 2AP, GRADE II*

NEW SECURITY SHUTTER.

File: GRE20f101
Date: 12/07/2023

Proposal:

The properties that comprise Greenfields Gunmakers Ltd, have the postal addresses 21, 21A and 21B Milford Street.

The proposal consists of a new security shutter to provide security protection to the entrance doors in accordance with insurers stipulations. Also, to prevent access to the recessed front entrance area when the shop is shut.

The requirement for the shutter is twofold. Firstly, the insurers for the business are insisting that the front entrance door to the premises be secured by a shutter for security reasons. Previously this had been a recommendation that was not insisted upon by insurers, however now this is no longer the case, and the business needs to address this requirement to enable it to have adequate insurance and therefore continue to trade.

The second requirement is from a functional and safety perspective. Milford street has an active night life especially at the weekends. This has resulted in multiple alarm call outs where the shop doors have been activated regularly by persons using the recessed entrance for various uses including, a toilet, a place to vomit, eat and discard take away food, take drugs, engage in sexual activity. Every alarm call must be attended and checked which is a nuisance, plus at times can itself put the member of staff in a dangerous position when dealing with an intoxicated aggravated person occupying the entrance and reluctant to move to allow access. In some instances, the police have to become involved to assist in resetting the alarm. The other matters are health concerns of the staff and customers who must navigate and clear up the human waste or discarded used items of their activities.

Design:

The design of the shutter has been selected to minimise the visual impact upon the listed building and street scene. The shutter is to be a punched metal shutter with clear polycarbonate infill panels fitted within the metal cut outs.



Fig.1 Example of shutter.

This design has been chosen to retain a view of the entrance doors and shop beyond the shutter to prevent a closed off and unattractive screen across the entrance doorway. The high degree of visibility is also an advantage to staff and emergency services attending the building when shut as the inside can be observed.

The shutter is to be located in the part of the shop which was modified during the early 1970's when the modern shop frontage and open plan arrangement of 12 & 21A was created. Above the entrance way if a void space above the existing ply soffit which can accommodate the shutter casing. This will be hidden from view and when the shutter is open will not be visible. Two vertical guide rails will be installed in line with the existing metal glazing and will be powder coated brown to match the existing fenestration and blend in.



Fig.2 Soffit space into which shutter will be located above.

We have examined alternative options, the other most practical we had considered was relocating the doors to the front elevation line, therefore removing the recess. However, as these entrance doors are also the main fire escape from the building, these doors need to open outwards in the event of an emergency, as they do now. Relocating them to the frontage would mean they would open out onto the pavement which would not be safe.

Access:

Access to the retail unit will remain via the generous double door entrance to 21A, which has a level access. The new shutter when open will not impede this current access arrangement.

Heritage Statement:

Greenfields, 21 Milford Street was added to the List of Buildings of Special Architectural or Historic Interest at Grade II* on 12 October 1972 as part of 21, 21A and 21B Milford Street. As such it is within the top 8% of listed buildings nationally and is deemed by Historic England to be a designated heritage asset of particular importance and of more than special interest.

The listing description for 21, 21A and 21B reads as follows: 'Originally part of same C14 house as No 19A qv. Recased early C18. 2 storeys and attic colourwashed brick with heavy moulded modillion eaves cornice. Old tile steep pitched roof with 3 hipped projections. 1 hipped roof dormer. 7 windows, irregular spacing in wide flat frames on 1st floor, sashes, glazing bars intact. Victorian and modern shop fronts on ground floor. Retains C14 roof structure, trussed rafters, 3 main trusses, collar purlins, louvre, arched brace collar type. Chamfered crown post.' 2.2 The listing description notes the contribution Nos. 21, 21A and 21B make to the group value of Nos. 19 to 39 (odd) Milford Street.

Greenfields lies within the Salisbury City Conservation Area, which was formed from an amalgamation of six previously designated conservation areas on 7 February 1990, and the boundaries of which have been recently amended by the local planning authority. The conservation area covers the historic core of the city including the medieval chequers.

The frontage has been altered with 20th century shopfronts. The windows at first floor level of 21 and 21A, although multi-pane sashes matching those in the late 19th century photograph of the frontage, are recent replacements. The modernised ground and first floor interiors of 21 and 21A, and extensions are not of special interest.

Heritage Impact Assessment.

The proposal for the installation of a new roller shutter to the recessed shopfront doorway is judged to be neutral as it is not permanently to be in a closed position. When closed it will be not be solid and a view of the doorway and show interior will be visible. The door that it is to protect and partially obscure visually when shut is a modern aluminium glazed shopfront door. The area of the shutter is limited to the door recess which forms a small portion of the overall street elevation of the building, therefore not being a dominant feature when in use.

Other shop fronts in the conservation area are protected in a similar way and this does not detract from the quality of the conservation area.



Fig 3. View of shop front.

End.