

PAUL STEVENS ARCHITECTURE LTD

HERITAGE STATEMENT

96 MILFORD HILL, SALISBURY



Site Address: 96 Milford Hill, Salisbury, Wiltshire, SP1 2QL

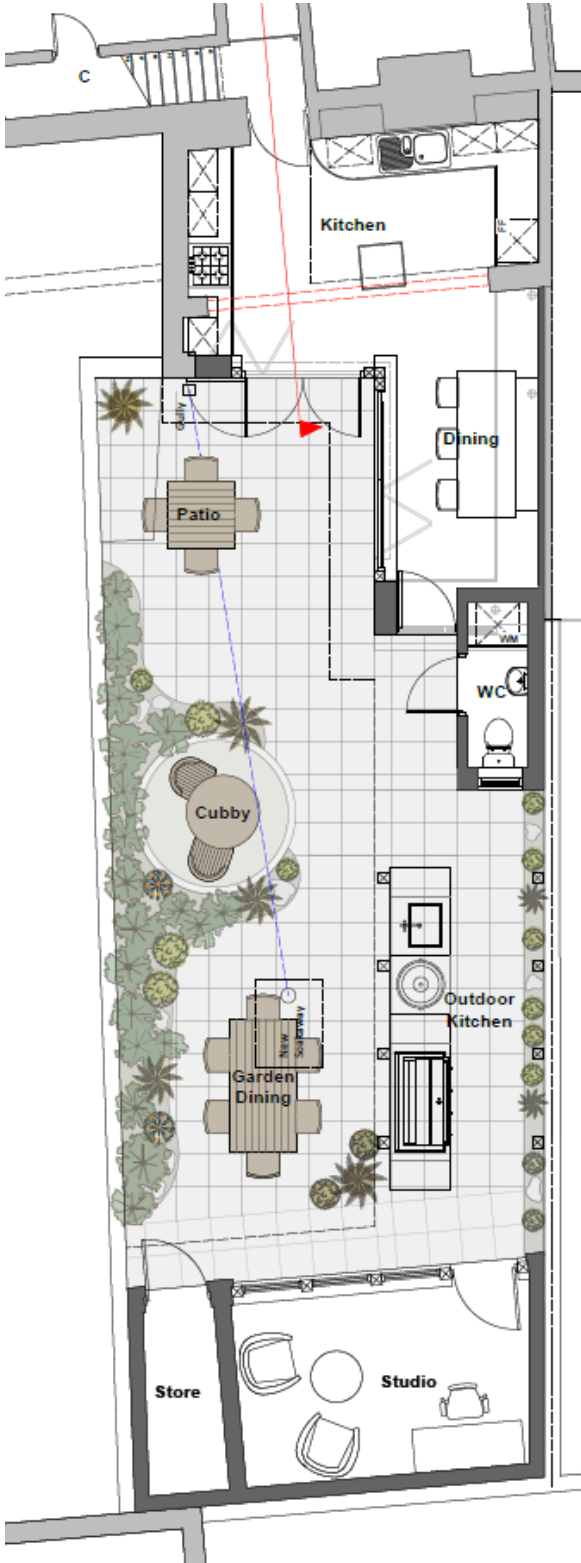
Scheme: Alteration of existing extension, associated internal alterations, reinstating existing window opening & erection of a new studio/garden room

Date: 20/01/2026

RIBA 
Chartered Practice

Job No. 1164
RevBA

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INTRODUCTION

This statement refers to the alteration of the existing extension, associated internal alterations, reinstating an existing widow opening and erection of a new studio/store. The scheme proposes the existing extension to be altered and slightly extended to accommodate a kitchen and dining space with a WC. A new studio/store is to be located at the rear of the garden, which is to be connected to the rear extension by a flat green roof pergola walkway.

CLIENT BRIEF

The Clients brief includes the following spaces:

- Kitchen
- Dining
- WC
- Studio/Store/Garden Room
- Pergola walkway connecting spaces

Maintain:

- Original property (only altering the extension)

USE

The building is to provide an additional living space within the ground floor of the main house and a new studio and redesigned garden space.

Our design aims to meet our client's requirements, both in the present and foreseeable future.

PLANNING CONTEXT

PLANNING APPLICATIONS

Planning No: PL/2003/1506

Decision Date: 15/07/2003 Approved with Conditions

Proposal: Demolition of rear side extension and replacement with larger extension

Planning No: S/2003/1505

Decision Date: 13/10/2003 Approved with Conditions

Proposal: Demolish of rear side extension and replacement with larger extension

Planning No: S/2004/0876

Decision Date: 28/04/2004 Approved with Conditions

Proposal: New roof light and loft store on first floor

BUILDING CONTROL APPLICATIONS

Planning No: BR/S/FP/2004/0350

Submitted Date: n/a

Proposal: Demolition of existing rear extension and rebuild of new larger extension plus garden alterations

HERITAGE DESIGNATIONS

This property is located within the Salisbury Civil Parish in Wiltshire. It also falls within the Hampshire River Avon catchment.

CONSERVATION AREA

This property is located within the Millford Hill Conservation Area

(567) Eva Cottages (O.S., 1880), two adjacent, Nos. 94–6 Milford Hill, formerly a single house, are two-storeyed with attics and have brick walls and slate-covered roofs. Although greatly altered in the 19th century when it was divided into two dwellings, the range is of 17th-century origin and is clearly defined on Naish's map of 1716 (Plate 16). Inside, a ground-floor room in the E. cottage is spanned by a beam cased in 17th-century plaster with roll-mouldings and fleur-de-lis decoration. The W. cottage has 18th-century joinery. A five-bay roof covers the whole range. Adjacent on the S., Nos. 59–67 Rampart Road (Thomas's Row in 1880) were built soon after 1850 in place of an earlier building, probably a barn. Part of the earlier roof remains in situ.

PLANNING CONTEXT

OFFICIAL LIST ENTRY

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1259859
Date first listed:	12-Oct-1972
List Entry Name:	94 AND 96. MILFORD HILL
District:	Wiltshire (Unitary Authority)
Parish:	Salisbury
National Grid Reference:	SU 14861 29894

LISTED BUILDING DETAILS

MILFORD HILL 1. 1594 (South Side) SU 1429 NE 4/515 Nos 94 & 96 II GV 2. Late C18 altered. 2 storeys rendered. Steep pitch hipped old tile roof. 4 C19 gabled dormers. No 94 has 2 windows 1st floor, No 96 has 3 the centre one narrow, recessed C19 sashes. Both houses on ground floor have central doors and flanking, late C19 or later, canted bay windows with hipped tiled roofs. Doors are recessed, C19, panelled. But No 94 retains C18 or early C19, broken pediment hood.

Nos 94 & 96 form a group with Nos 50 to 65 (odd) Rampart Road.

Listing NGR: SU1486129894

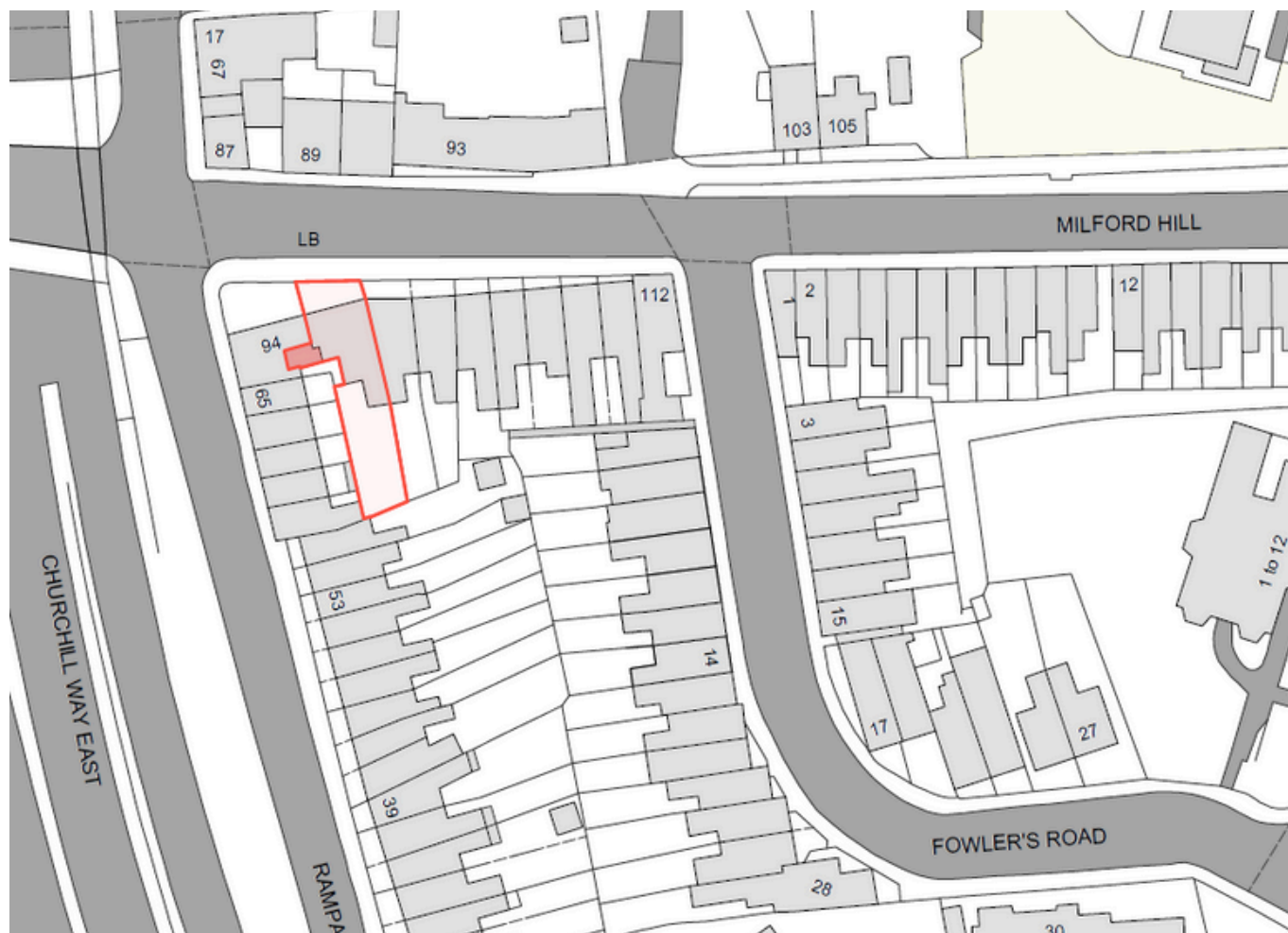
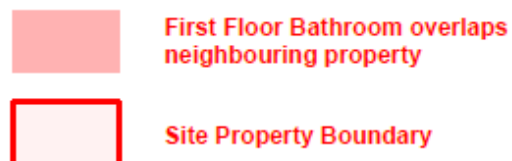
CONTEXT

EXISTING SITE

96 Milford Hill is a private residential semi-detached property fronting directly onto Milford Hill in Salisbury. The property sits on the edge of predominantly townhouse residential homes that are located to the eastern side of the Churchill Way. The property is located to the east of the Culver Street Car Park, and north of the River Avon.

The dwelling is attached with a neighbouring property, 94 Milford Hill, which is the corner property where Milford Hill meets Rampart Road.

The area has a mixed residential and commercial context with the outer Salisbury City Centre context.



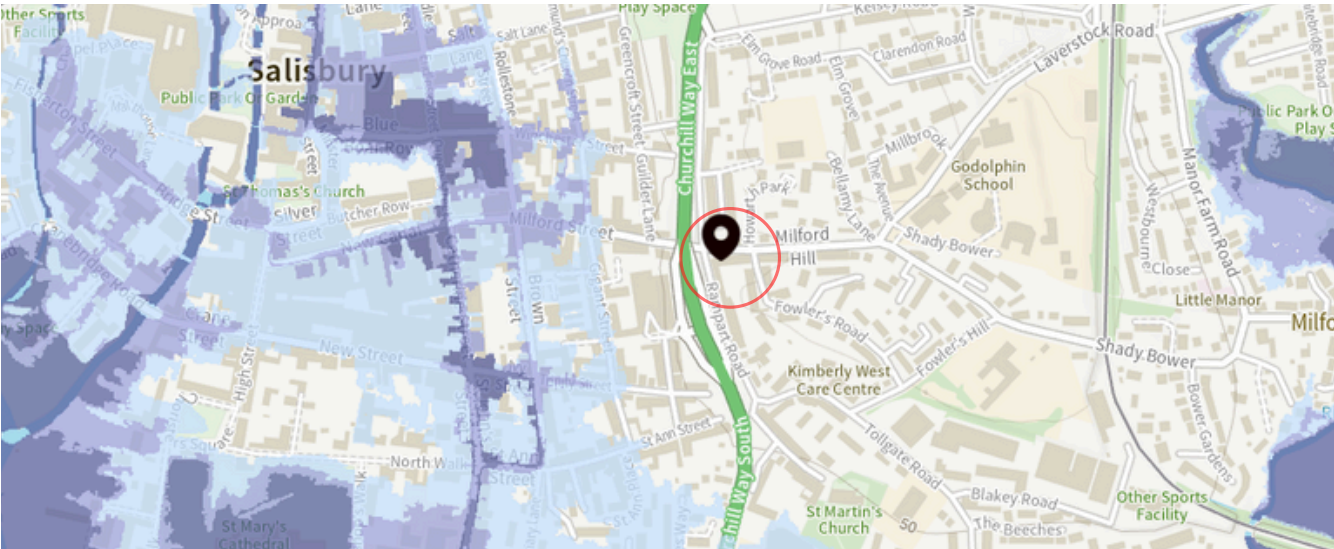
EXISTING SITE WITH SITE BOUNDARY

FLOODING

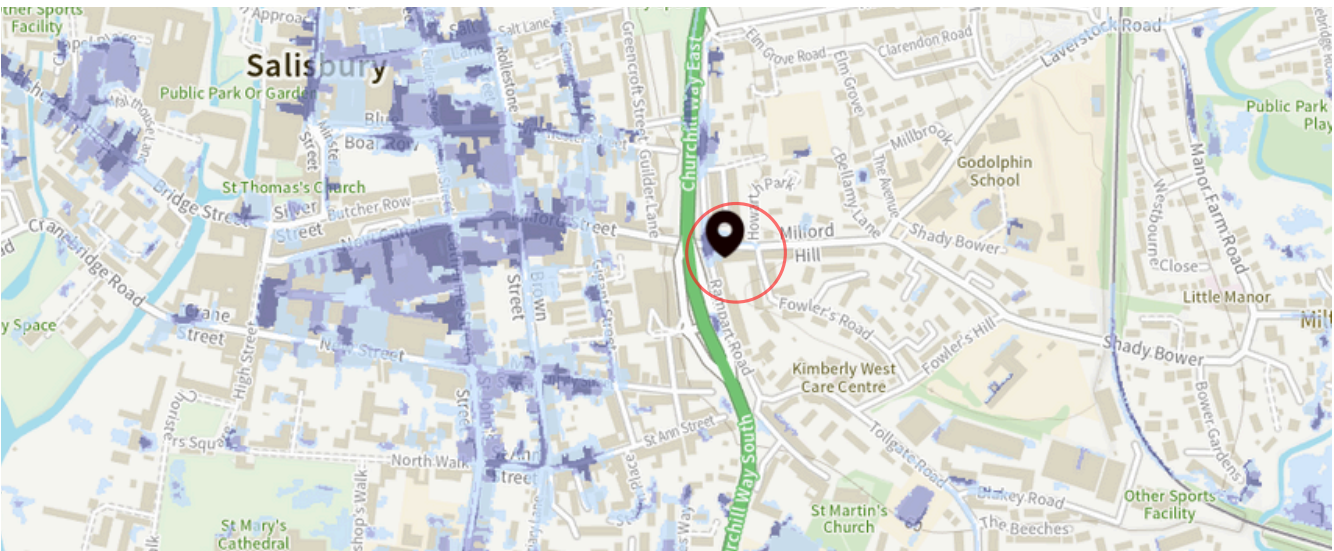
96 Milford Hill lies outside any designated flood risk zones. According to the latest Environment Agency Flood Map for Planning, the area is classified as Flood Zone 1, indicating a low probability of flooding from rivers or surface water. There are no recorded incidents of flooding on this part of the site, and surface water drainage will be managed on-site through appropriate infrastructure, including the relocation of an existing soakaway system.

VISABILITY

From Milford Hill, the front elevation of the property is visible, through hedges and front garden planting soften the view. The rear of the property is not visible from public vantage points, being screened by both the house itself and neighbouring properties.



RISK OF FLOODING FROM RIVERS OR SEA ENVIROMENTAL AGENCY MAP



RISK OF FLOODING FROM SURFACE WATER ENVIROMENTAL AGENCY MAP

HISTORY & ARCHAEOLOGY

The city of Salisbury is a medieval Cathedral city in the southern English county of Wiltshire. It is 9 miles south of the prehistoric stone circle at Stonehenge.

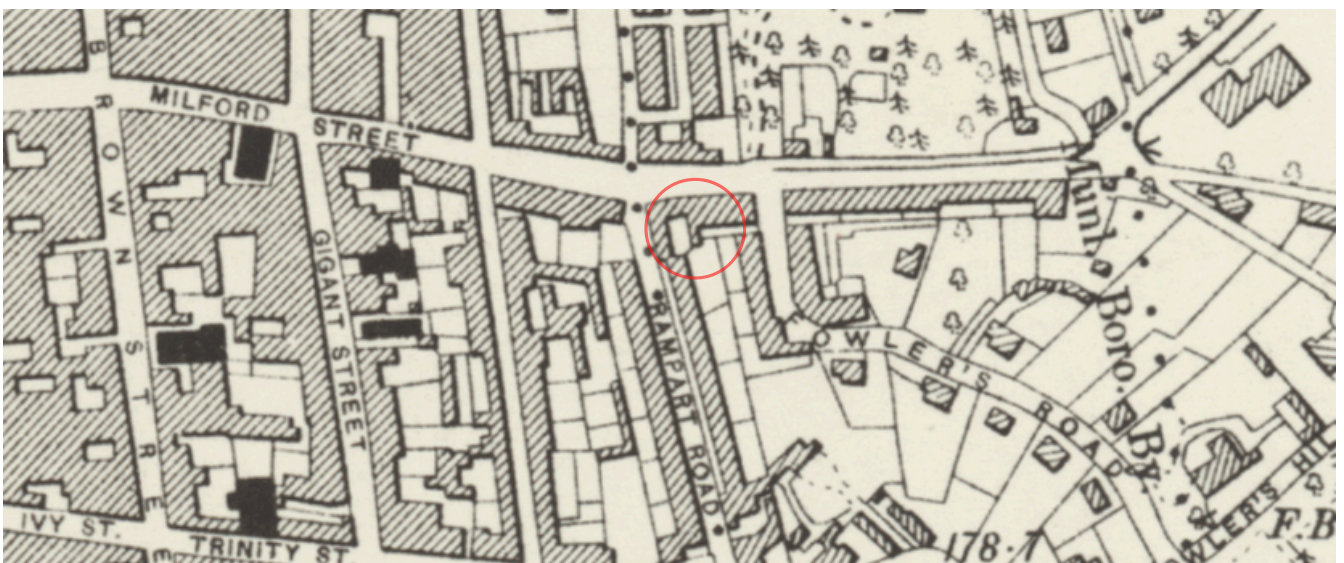
The property is a listed building, listed in 1972, which has several other listed buildings in the vicinity of the property. Most of which can be seen on the historic maps dated as far back as 1830.

There are no designated scheduled monuments within the immediate vicinity of the proposed development site. However, there are several spread around the Salisbury city centre and outskirts. Nonetheless, the site is located within an area of archaeological potential, and any ground disturbance will be managed in consultation with the Wiltshire Council Historic Environment Team if required.

Any findings or features of archaeological interest encountered during construction will be recorded and preserved in accordance with national and local planning policy, ensuring the historic integrity of the site and its surroundings is maintained.



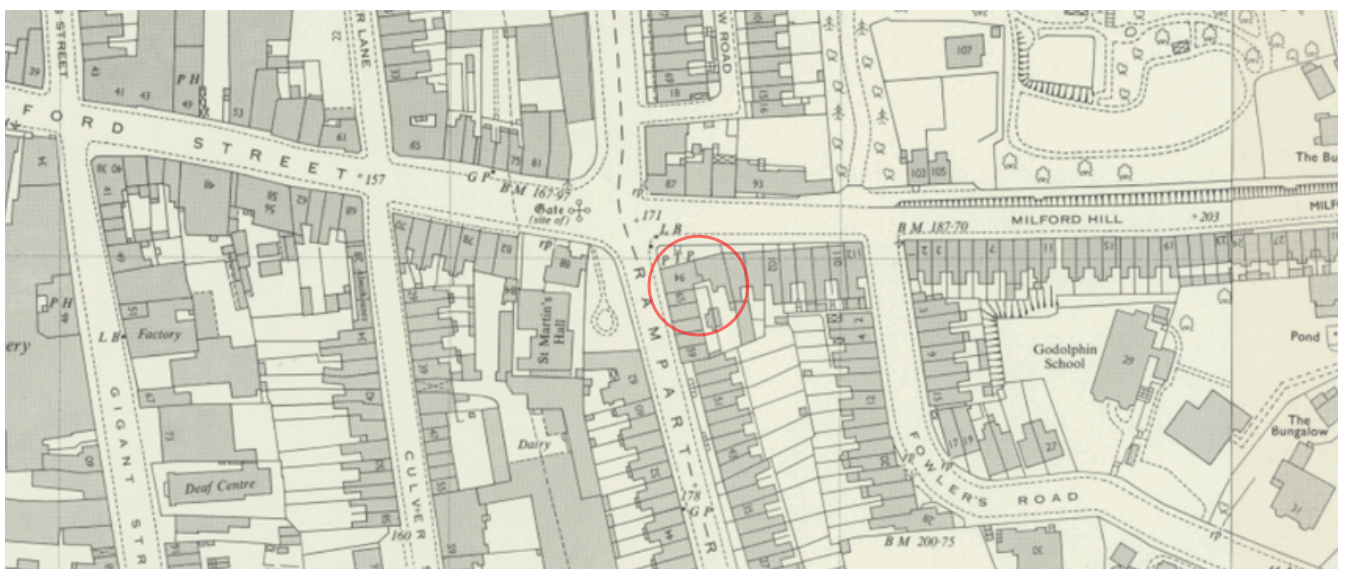
NATIONAL LIBRARY OF SCOTLAND 1887 MAP OF SITE



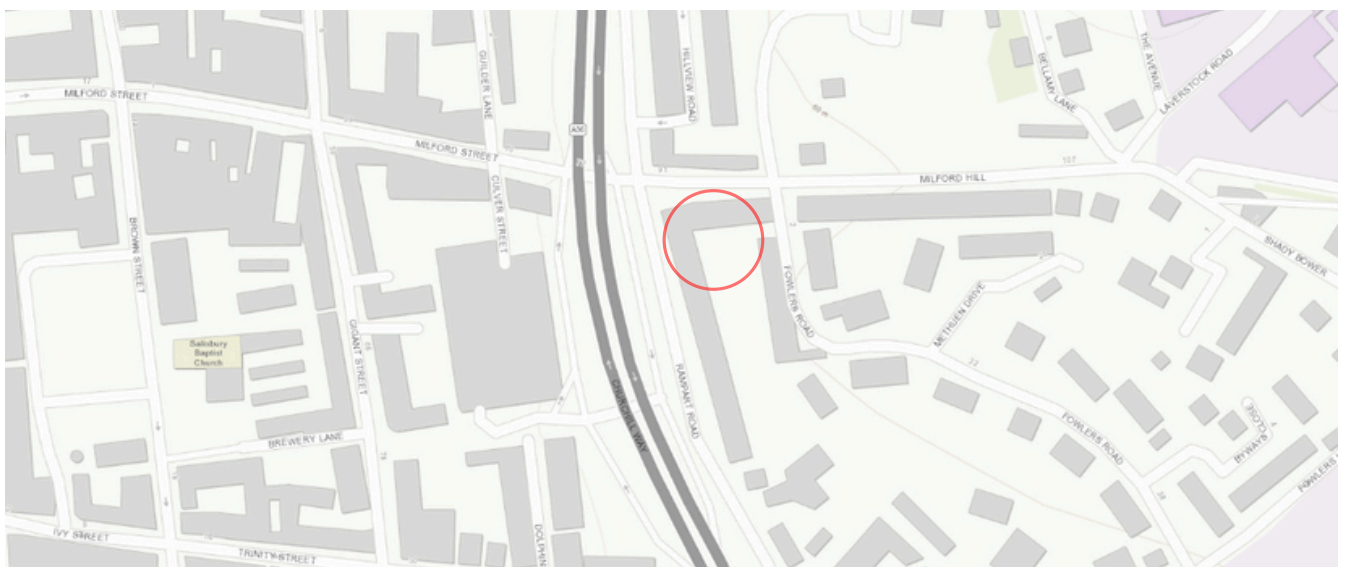
NATIONAL LIBRARY OF SCOTLAND 1902 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND 1901 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND 1964 MAP OF SITE



NATIONAL LIBRARY OF SCOTLAND MAPTILER CURRENT



PROPOSAL

SCOPE

This scheme proposes alterations of the existing extension, associated internal alterations, including reinstating a window with stain glass, and erection of a new studio/store. The scheme proposes the existing extension to be altered and slightly extended to accommodate a kitchen and dining space with a WC. A new studio/store is to be located at the rear of the garden, which is to be connected to the rear extension by a flat green roof pergola walkway. .

The works are modest in scale and are intended to enhance the functionality of the dwelling while maintaining the character of the listed building and its setting within the Salisbury Conservation Area.

LOCATION

The proposed layout has been informed by the existing footprint and orientation of the dwelling, ensuring the new studio and alteration to the existing extension sit comfortably within the building form.

DESIGN STRATEGY & LAYOUT

The internal alterations of the ground-floor are to provide a kitchen, dining space, externally accessed WC, flat green roof pergola covered walkway, outdoor living areas, sperate studio/garden room, and store, improving the usability of the space with minimal alterations to the external footprint. The window on the first floor staircase, is to be reinstated with stain glass.

Key changes include:

- New flat green roof to be installed on the existing extension, proposed pergola covered walkway and studio garden room. This is to improve the biodiversity and natural impact to the conservation area and visual impact for the neighbouring properties.
- Adapting the rear extension, allowing for improved internal space.
- Reinstating the first floor staircase window with stain glass
- Installation of new French doors and back access door, opening to the rear garden, improving access and daylight while maintaining a balanced rear elevation.
- Replacement of existing render styled extension with the addition of timber cladding and timber post details to create a more balanced material palette which is sympathetic to the historic building context.

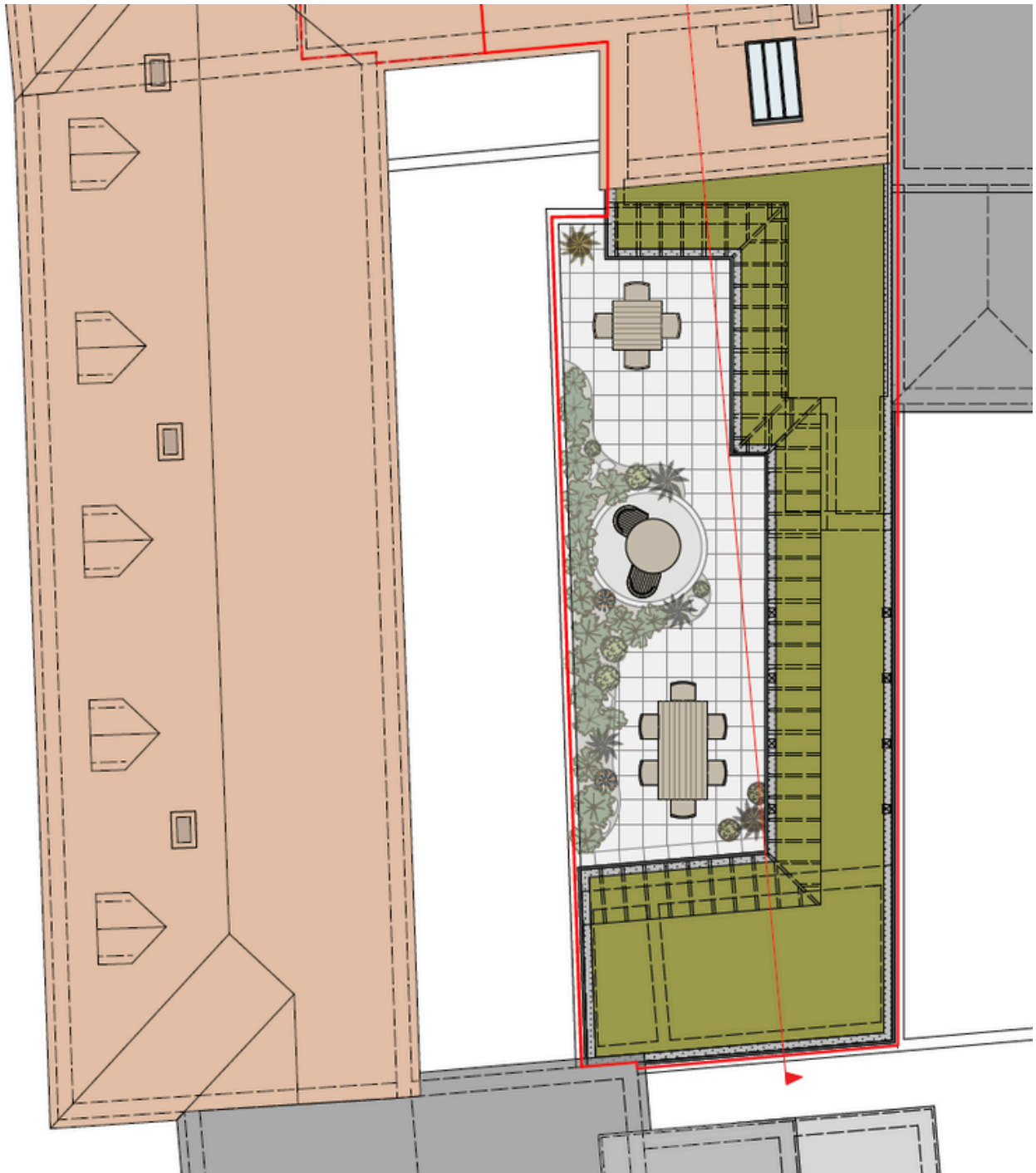


PROPOSED INTERNAL STAINGLASS
FEATURE WITHIN EXISTING OPENING



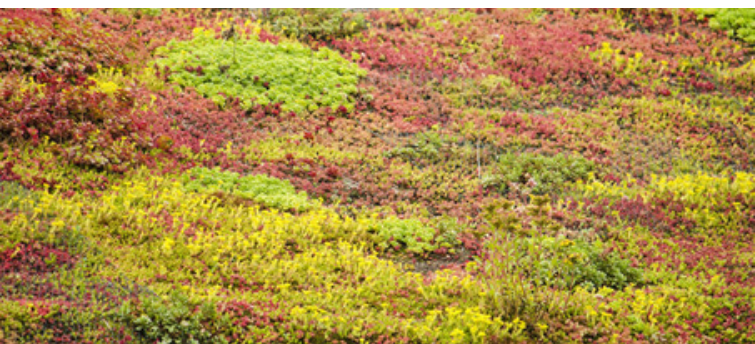
PROPOSED EXTERNAL STAINGLASS
FEATURE WITHIN EXISTING OPENING

NOTE: STAINED GLASS WINDOW DESIGN TO BE CONFIRMED WITH CLIENT AND OBSURED
FOR NO OVERLOOKING

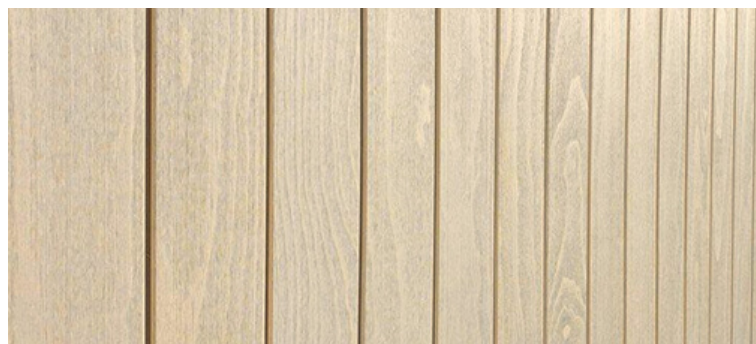


PROPOSED ROOF PLAN

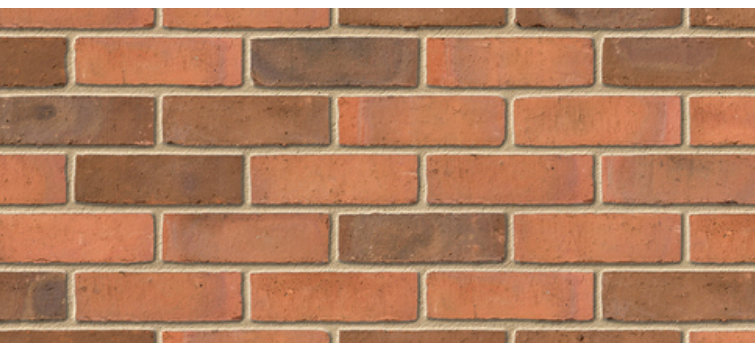
MATERIALITY



SEDUM FLAT GREEN ROOF



CLADDING



RED MULTI BRICKS



POWDER COATED ALUMINIUM FRENCH DOORS
COLOUR TO BE CONFIRMED BY CLIENT



RENDER FINISH TO MATCH EXISTING BUILDING
COLOUR TO BE CONFIRMED BY CLIENT

APPENDIX

DRAWINGS

Existing Plans	1164-01A	A1	96 Milford Hill
Existing Elevations	1164-02	A1	96 Milford Hill
Proposed Plans	1164-05D	A1	96 Milford Hill
Proposed Elevations	1164-06C	A1	96 Milford Hill
Location	1164-09A	A1	96 Milford Hill

WEBSITES

Wiltshire Council - Planning Applications

MAPPING CONSULTED

Ordnance Survey Maps

Google Earth, 3D view

National Library of Scotland Maps