

Forgeworks

Nine Mile Cottage, Bulford

Design & Access Statement

RIBA 
Chartered Practice

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1. Background

Nine mile cottage is an existing detached dwelling sitting to the North of Water Street/Nine Mile river in the village of Bulford, Wiltshire.

The existing dwelling was given a grade II listed status in 1988 and forms part of a series of late 18th century houses, mixing detached, semi and terraced along Waters Street. The adjacent properties of 11 Water Street and 36 Old Coach Road were also listed at a similar time. Waters street is now primarily pedestrian footpath and all of the original properties along this street are accessed from the rear on Old coach road. This has meant that the many of the original front porches/entrances on the river side are now redundant and decorative. Many rear gardens have been converted to private driveways with garage or car port ancillary structures. The Nine Mile cottage curtilage includes a separate parcel of land to the North West which corners Old coach road. This was consented for vehicular hard standing over 20 years ago but the remainder of the garden area is of low visual landscape quality.

Many of the surrounding houses have been extended and altered ad-hoc on the Northern side. This has lead to a change in the urban grain locally from smaller worker cottages and terraces to larger footprints with elongated rear wings at one and two storeys.

Nine mile cottage sits centrally within a large residential garden and has been modestly extended during the 20th century and in 2003 when the rear single storey extension below the rear roof was incorporated into the main house, together with enclosing the front porch.

The original materials of red brick, stone-flint, thatch and single glazed timber casements are prevalent on the Southern elevation facing Water street.

On the Northern elevation however, has been altered substantially to a large cat slide style roof and painted wavy board timber cladding. The size of fenestration and section of vertical cladding are oppressed on this side by the large roof and sit uncomfortably against the modern day entrance side of the property on the North.

2. Proposals:

The proposals consist of a two storey extension, internal alterations and landscaping to existing dwelling house.

3. The applicant:

The applicant is a young family working locally who wish to respect the character and charm of the existing plot, by increasing the usability for them by sensitively extending and altering the existing cottage.

4. Pre-application advice:

The applicant sought pre-application feedback from the council in Spring 2025 (Ref: ENQ/2025/00375) as part of early engagement given the listed status and conservation area setting. A summary of the feedback provided as part of the pre-application is shown below:

- Considered that the scheme would have a significant impact of the character and fabric of the building, specifically as the two-storey rear extension would impede on the rear thatched cat-slide roof.
- Assessment of the heritage significance not included.
- Flood risk assessment to be included as site is located in flood zone 3.
- Root protection areas to be shown.
- CA advised that the rear cat-slide should remain un-disturbed and any extension be linked at ground floor level.
- CA advised that the span of the roof of any extension must be less than that of the main roof and have a suitable pitch for it's covering.
- CA advises that the scale and massing of the proposed extension, the width of the proposed two storey extension of the proposed North-West elevation is not considered to have an overbearing impact on the G2 listed building.
- CA advises consideration should be given to a lower ridge height of the extension to allow a subservient relationship to the host dwelling.

5. Key project development based on pre-application advice:

- Detailed heritage advise and appraisal undertaken by Elaine Milton Heritage & Planning Limited.
- Detailed flood risk assessment undertaken by Aegaea.
- Applicant consideration on conservation comments on size of development and potential impact on the listed fabric/building.

6. Overview of changes to design following pre-app:

- Two-storey extension revised to single storey low level connection at ground floor only.
- Single storey link widened to suit existing thatch eaves profile & finishes in glass and code 5 lead.
- Extension ridge height lowered by 600mm to become subservient to main thatch roof.
- Roof material revised to natural slate and wrapped down the external walls to ground floor ceiling level.
- First floor windows limited to pitched roof windows to minimise the external appearance of a first floor level.
- Ground level to extension lowered to match existing cottage. Justified via flood risk report. Enables lower main ridge height.
- Proposals for separate car port and parking area omitted from application.

7. Points for consideration (Extension & alterations)

1. The house is located in an area of large detached and semi-detached family sized homes. The plot has the capacity to take the extension without feeling out of keeping.
2. It has been extended previously in the 20th century a moderate and limited approach. The materials are a mixture between different facades. The proposals offer a modern take on the existing building tone with a distinct roof and finish to avoid making the overall thatch form untraditional and incongruous.
3. The front side of the house is maintained in appearance and un-effected by the proposed extension in a similar approach to the neighbouring properties.

4. The proposed fabric alterations to the existing property, externally are kept to largely below the thatch eaves level to the rear of the property, where non-original timber cladding is present.
5. The extension is designed as a modern subservient addition, positioned sensitively in context. It is designed to be in keeping with the massing and scale of nearby extensions.
6. The lowered connecting section of the extension reduces the scale of the overall proposal and respects the existing host building, breaking up the side elevation into two distinct forms with the original cottage clearly defined as host.
7. The lowered eaves to the extension further reduce the scale of the extension and align with key thatch reference points on the existing house (*end eaves*).
8. The extension considers neighbour amenity by being located more centrally in the plot. This mitigates issues with overshadowing, loss of daylight/sunlight and reciprocal privacy.
9. The materials are subservient with a modern nod to traditional techniques. High quality red brick, lime mortars, natural slate and flint walling.
10. The extension is sited, sized and designed to avoid any significant harm to the character of the listed building.
11. The extensions connection into the host building is respectfully positioned to set in from the side elevation and clear the thatch roof curvature.
12. Examples of approved two storey extensions to listed buildings in a similar approach and in detached plots are included for reference within this document.
13. The first floor internal changes to the bathroom/study are to areas that are clearly non-original, have little or no historic fabric of merit and the new layout would not disturb any of this. Equally it could be reinstated in the future easily.
14. The first floor roof material of the extension wraps down over the side walls to the ground floor ceiling level. This is both a nod to the dominance the thatch has on the original cottage and also to reduce the appearance of a two-storey structure.
15. The first floor windows to the extension are deliberately located on the pitch section of the roof. This further reduces the appearance of a two storey building.

Executive **summary Cont..**

16. Historic England advise that *“cleverly chosen contrasting materials in a modern design may work well for some buildings, where the extension can then be clearly ‘read’ as different to the old house. But the effect should not be so different that the extension is more prominent than the main building.”*

They also on to say in regard to size and height:

“a new extension should not dominate a historic building, this usually means it should be lower and smaller”

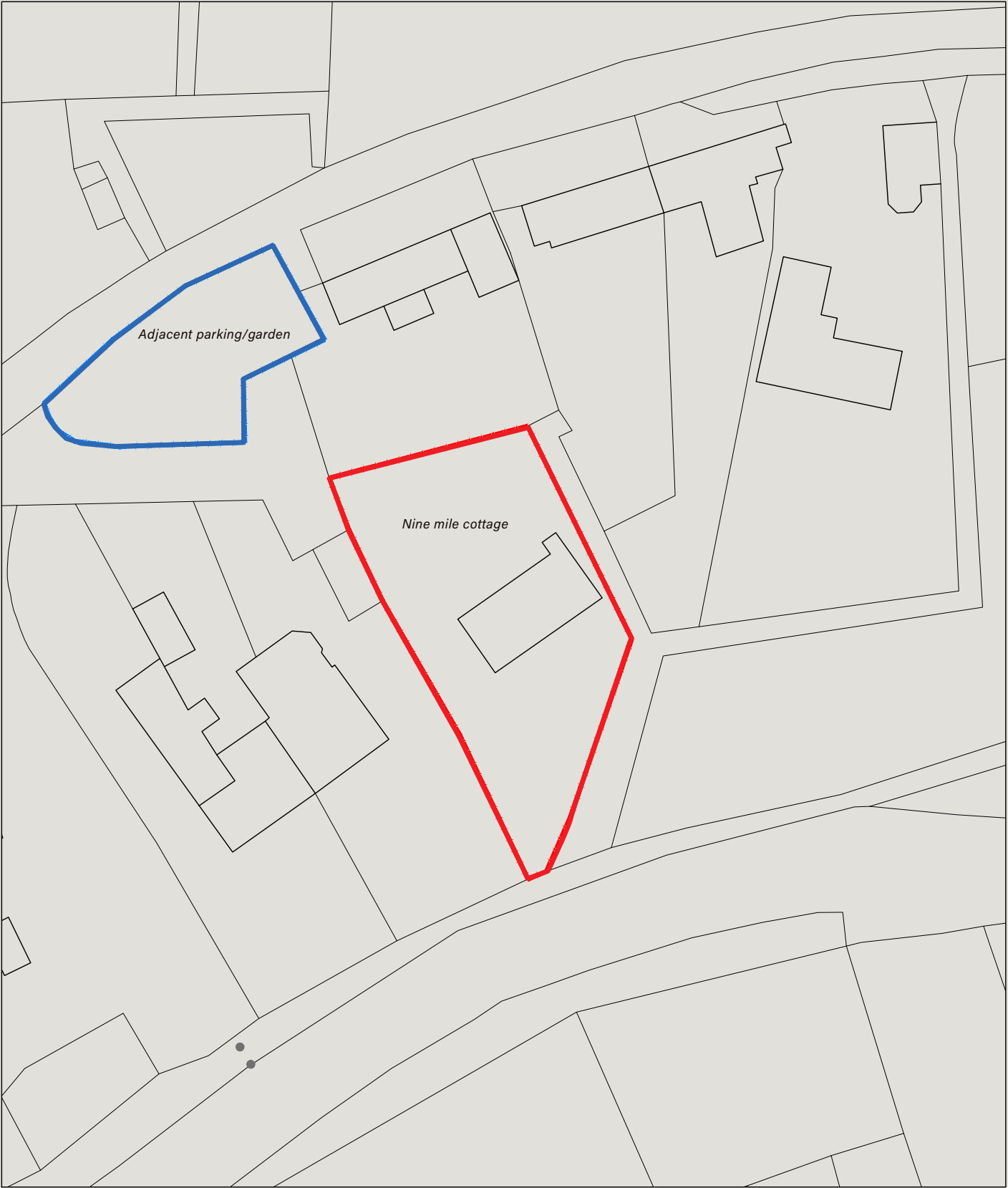
And make comments on the locations of extensions as:

“An extension will usually have less effect on your historic house if it built onto the back and not seen from the front. This is because the back is usually less important for it’s architecture than the front”

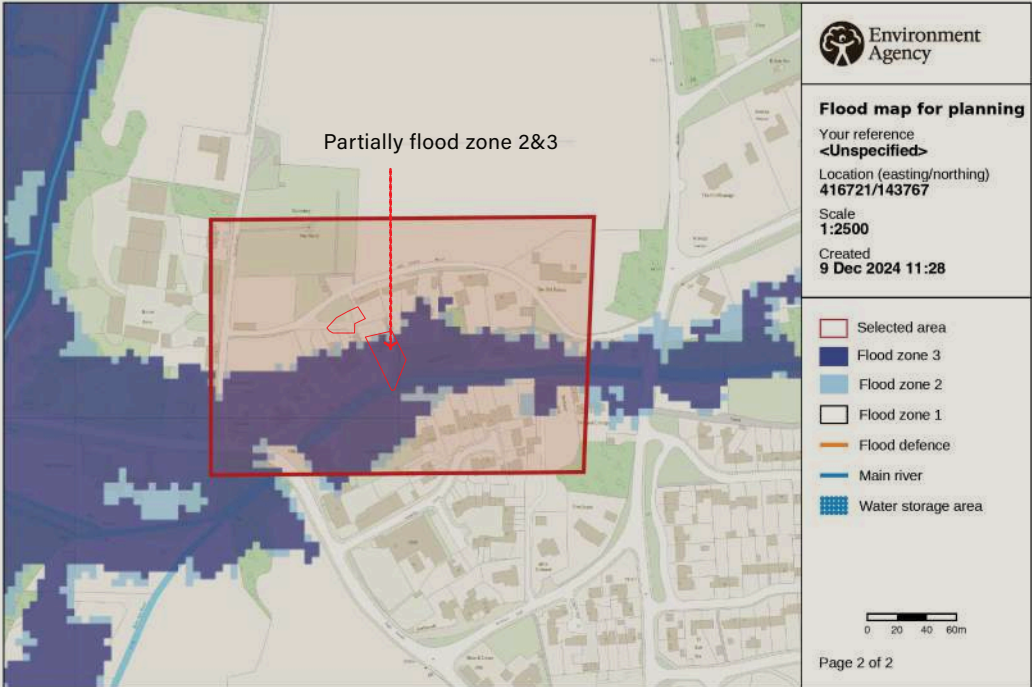
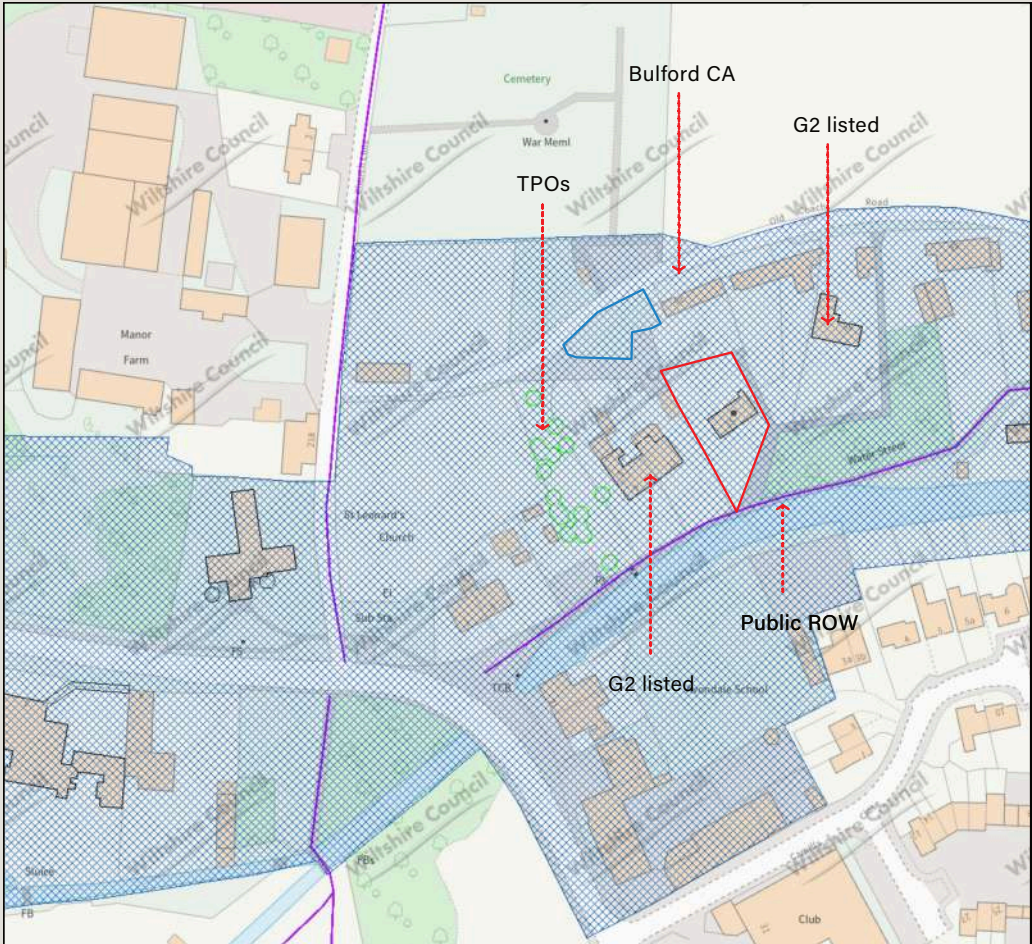
Conclusion:

Following the applicants initial constructive and pro-active early engagement with the council, the design has been reviewed with additional specialist recommended consultants and revised accordingly to a proposal that is highly considered and sympathetic to the host building and site.

We ask that the council support this application and recommend for approval.



A5 | Existing site plan



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1878 - OS Publishing

Old Coach Road Outline

Waters street (disused late 19th century - pedestrian footpath only)

Listed: 1988

Entry number: 1131043

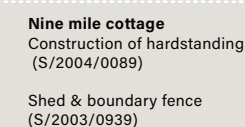
Description:
BULFORD WATER STREET SU 14 SE (north side)

6/104 No 15 (Nine Mile Cottage)

GV II Cottage. Late C18.
Flint with brick dressings, dispersed brick in flint to right gable, thatched roof. Single storey and attic, 2 bays, with central hallway, and extended C20 beyond left gable stack, and outshoot to rear of c1970. Central entrance, a half glazed door in open timber porch. Paned casement windows with half brick segmental arches to ground floor. Two flush dormers. Roof hipped over the later left extension. Gable stack to right.

Extract: British History online

“Bulford village grew up on the gravel beside the Avon; Hindurrington, probably a settlement in the Middle Ages, is likely to have been on a similar site further north. The village had three main lines of settlement. The church, two 17th-century manor houses, a mill, and some principal farm buildings were all on or near the old road on the east bank of the Avon superseded in 1761. That road, part of which survives as Church Lane, was crossed at the church by the London—Warminster road, there wide enough for Nine Mile river to flow along the middle of it and later called Water Street. ***A line of about eight houses, most perhaps the copyhold farmhouses of Bulford manor, survives in Water Street. The houses, characteristically of flint and red brick with thatched roofs, are apparently mostly 18th-century.*** One on the south side of the street, Orchard End House, was built of flint and chalk in the 17th century and altered in the early 19th, when new windows were inserted in the south entrance front and tall cob walls were built to enclose a garden. ***Water Street presumably went out of use as a thoroughfare after other roads through the village were turn piked, and by the late 19th century was no more than a footpath beside the watercourse. Thereafter local needs were served by the Old Coach Road north of it”***



Existing dwelling

English heritage listing description:

Flint with brick dressings, dispersed brick in flint to right gable, thatched roof. Single storey and attic, 2 bays, with central hallway, and extended C20 beyond left gable stack, and outshoot to rear of c1970. Central entrance, a half glazed door in open timber porch. Paned casement windows with half brick segmental arches to ground floor. Two flush dormers. Roof hipped over the later left extension. Gable stack to right.



Image 05 / Water street - archive photo (Nine line cottage 2nd left)



Image 01 / View from the south original entrance side of the property on Waters Street.



Image 02 / View from the south front garden looking at the non-original 20th century two storey side extension and porched entrance.

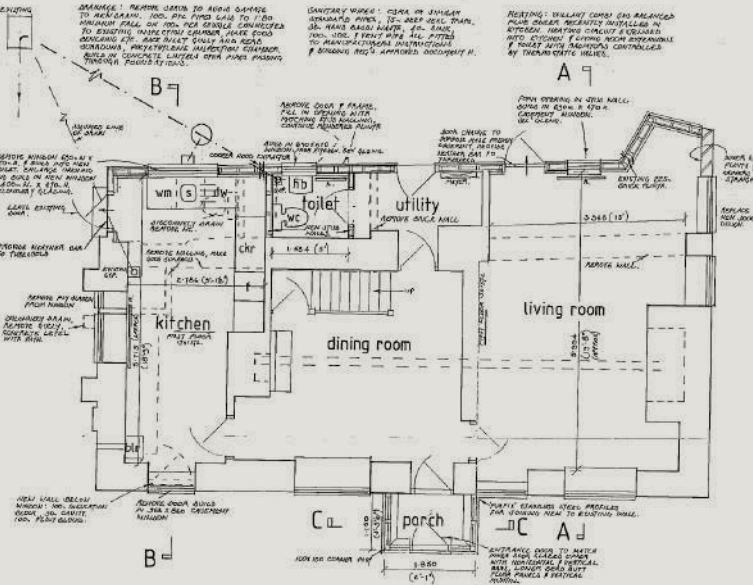


Image 03 / View from the North rear garden at the primarily non-original catslide type rear roof and painted weatherboard cladding.



Image 04 / View from the North and modern entrance side of the plot. The existing kitchen side door currently operating as the main front door to the house.

2003 approved alterations / S2003/0211. Demolition of open porch and replacement with closed porch and extended dining room and living room



Existing dwelling layout

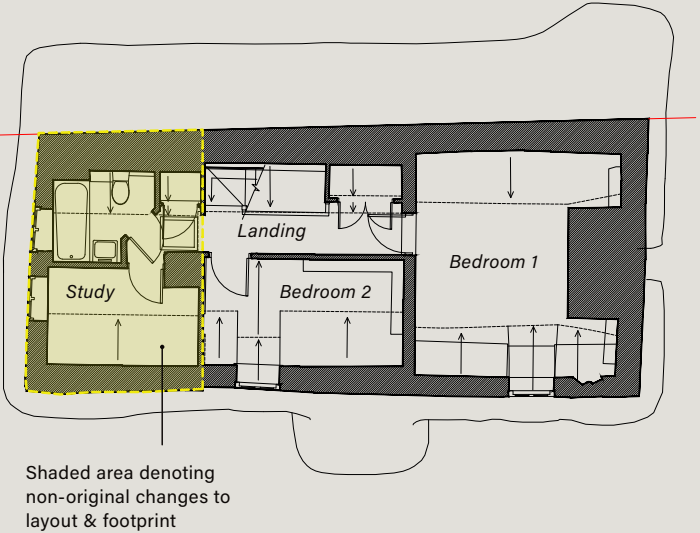
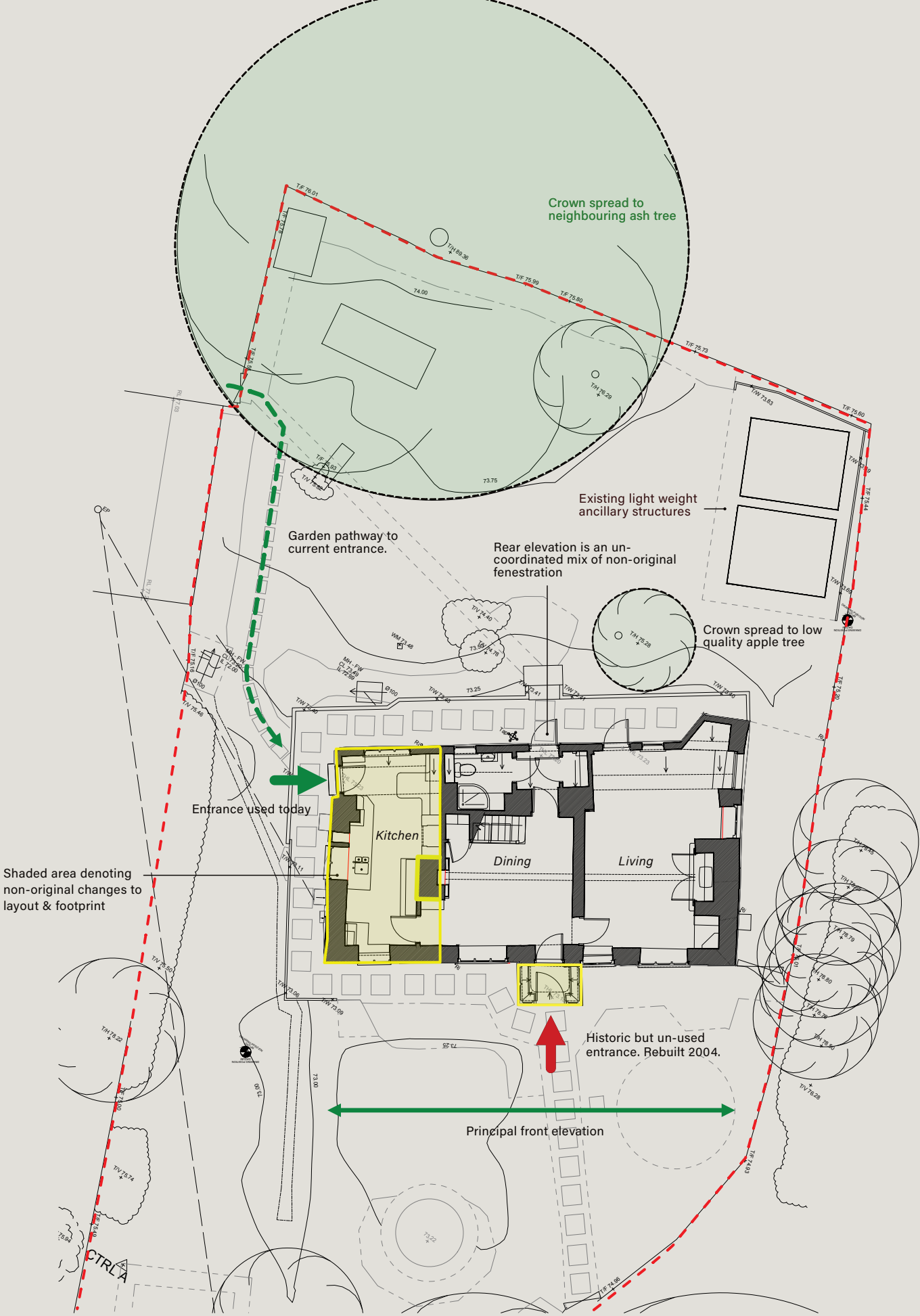




Image 01 / First floor interior bathroom. 20th century additional space. Interior fit out all modern



Image 02 / First floor study space. 20th century additional space with no notable historic fabric.



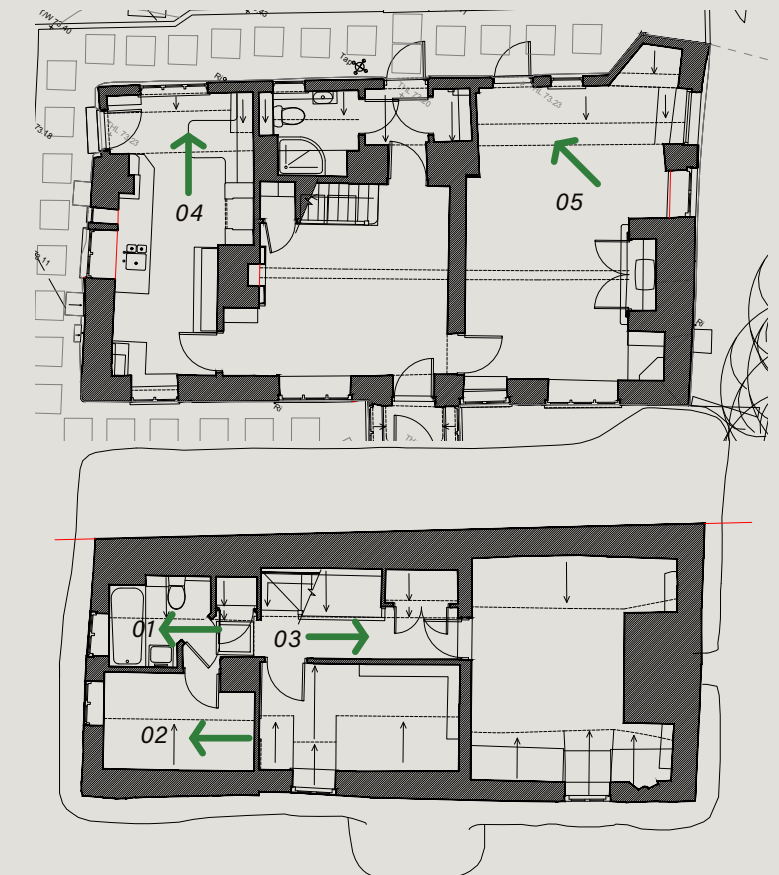
Image 03 / First floor hallway. Staircase and banisters & hallways cupboard non-original. Likely mid 20th century.



Image 04 / Ground floor kitchen. Non-original windows in triple bay arrangement as opposed to the existing cottage twin style which is predominant on the South elevation.



Image 04 / Ground floor living space. Non-original window & door to North elevation. Modern radiator to existing wall.



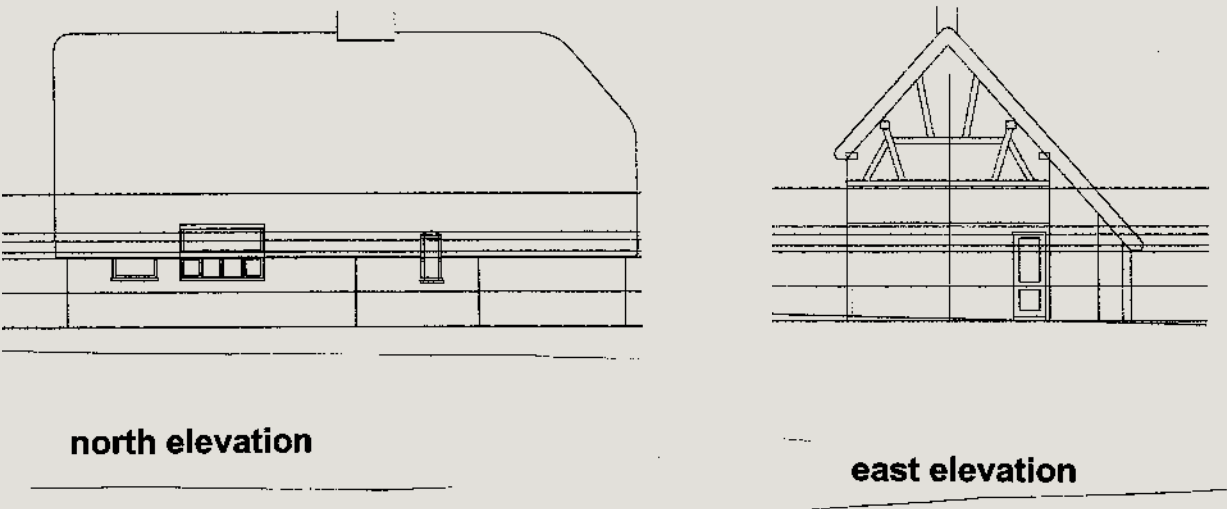
PROPOSED ELEVATIONS



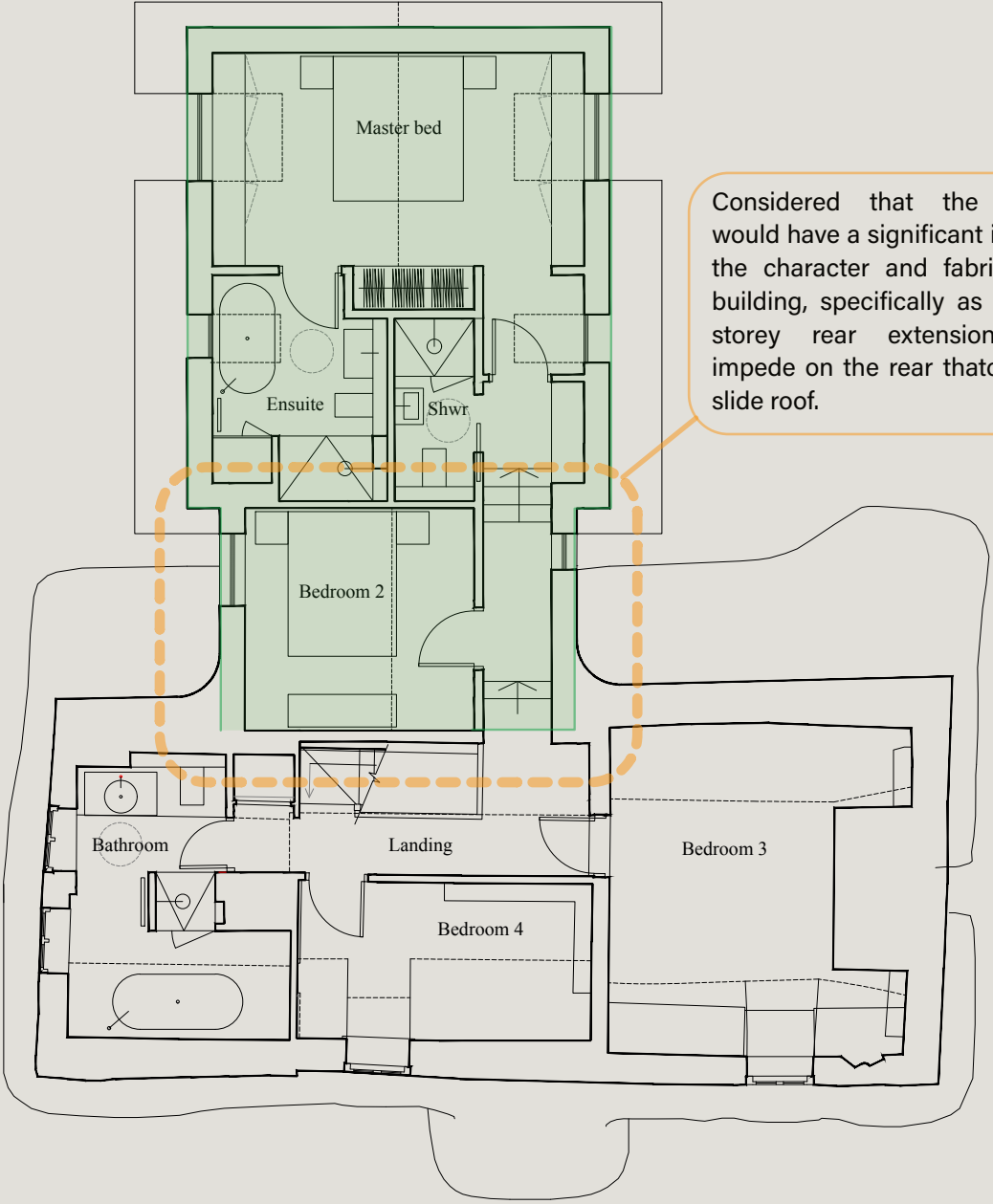
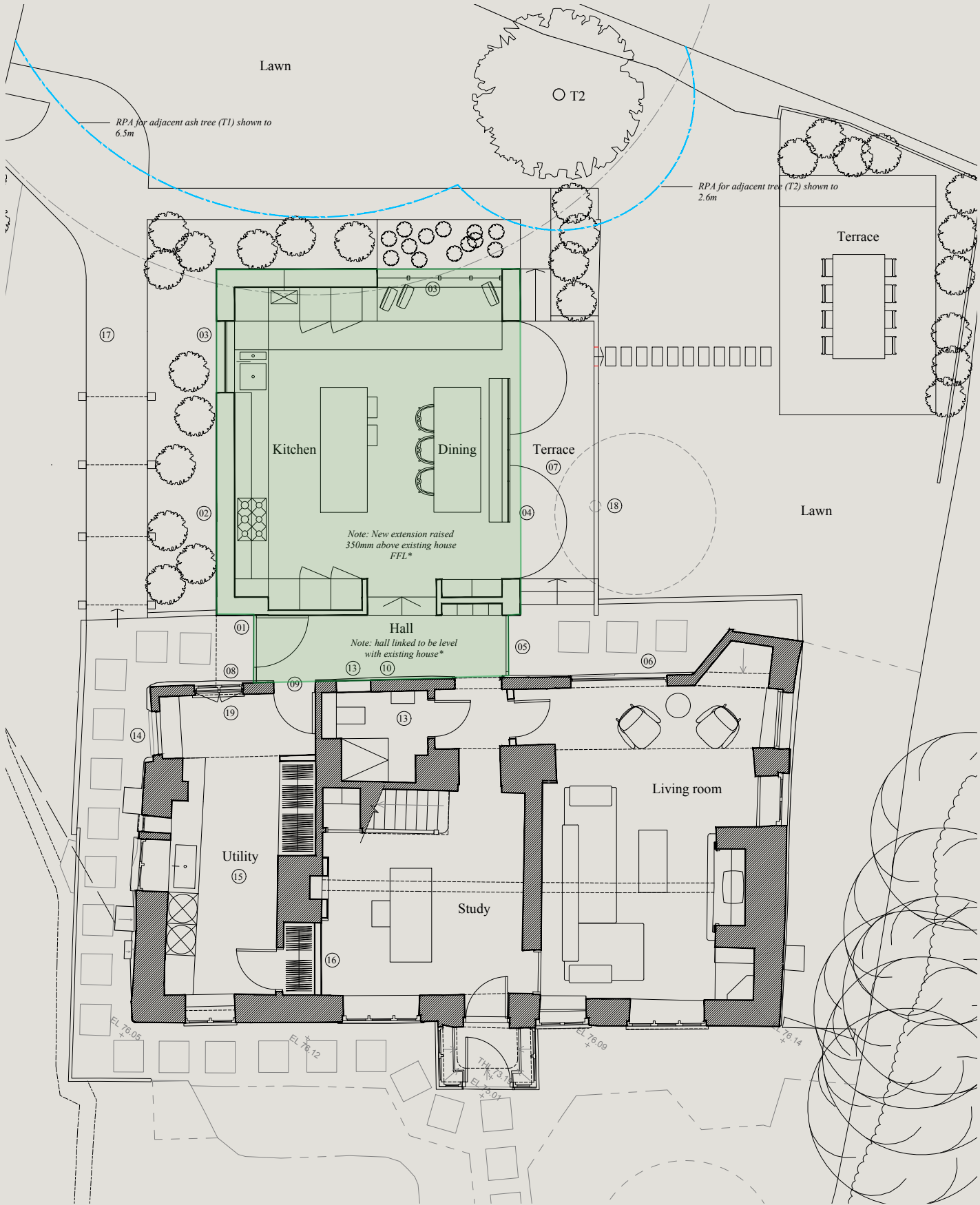
Great Bedwyn - Wiltshire
K/59004/LBC / Two storey extension to existing listed thatched cottage.

An example of a modern contrasting extension sitting adjacent to an existing listed thatch cottage, within detached context and on the rear elevation.

EXISTING ELEVATIONS



PRE-APPLICATION SCHEME



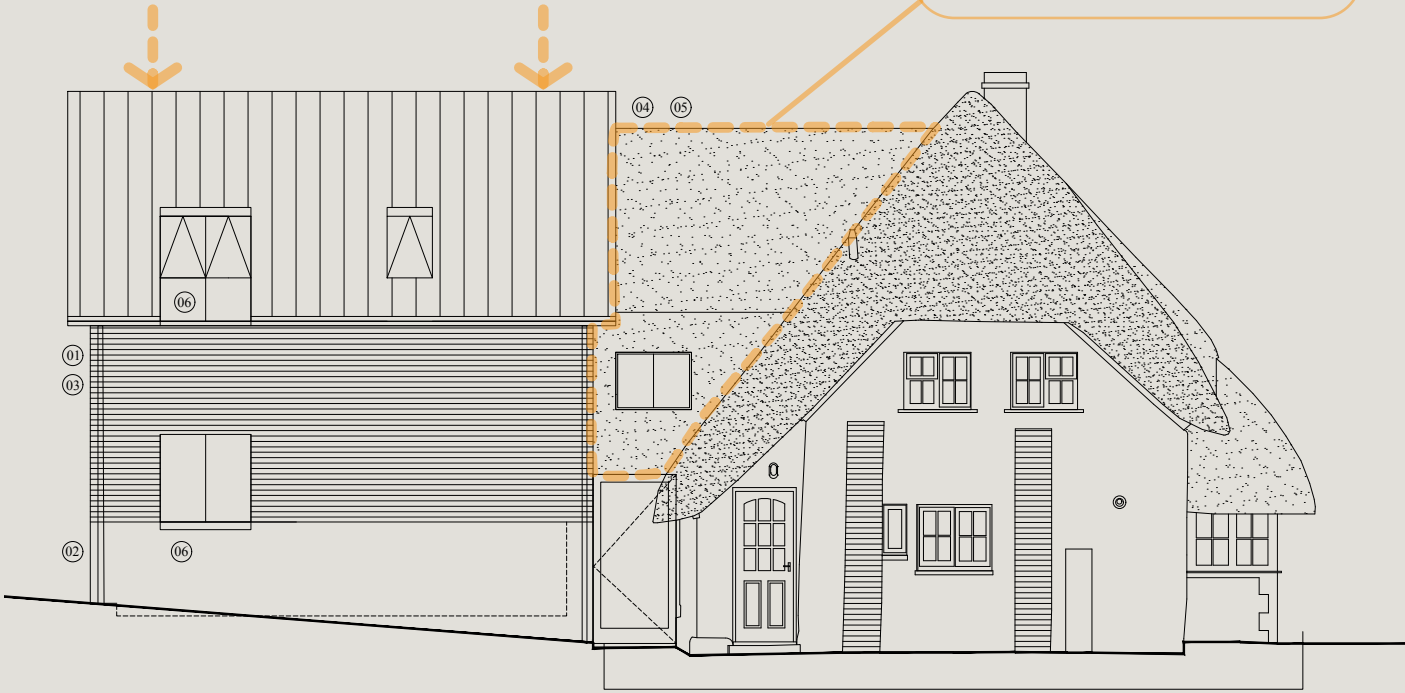
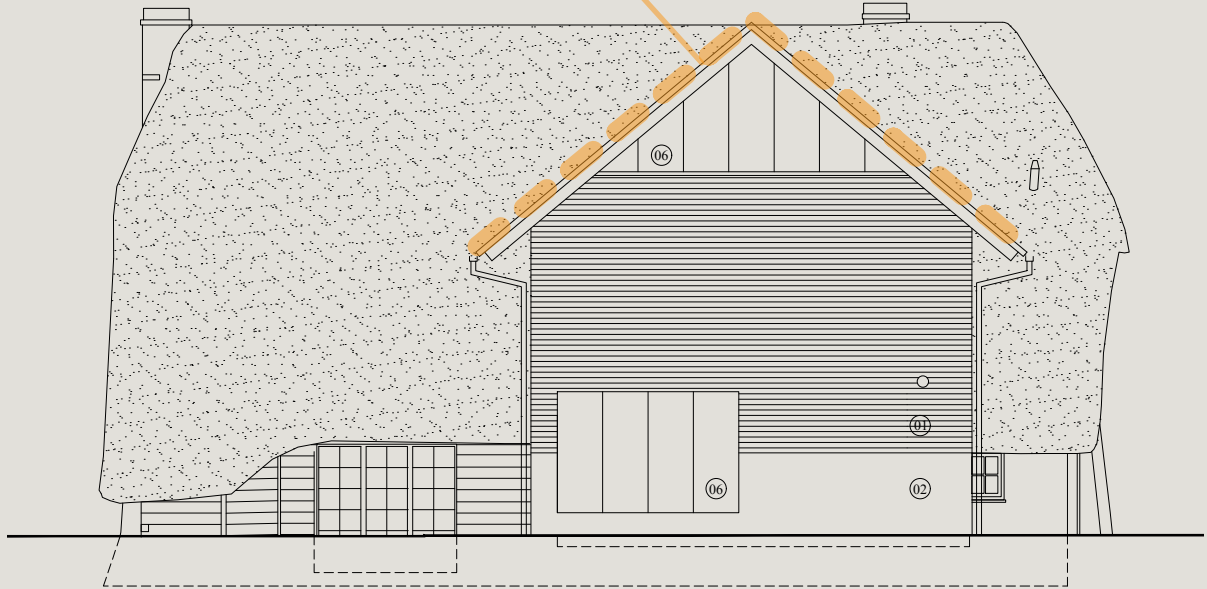
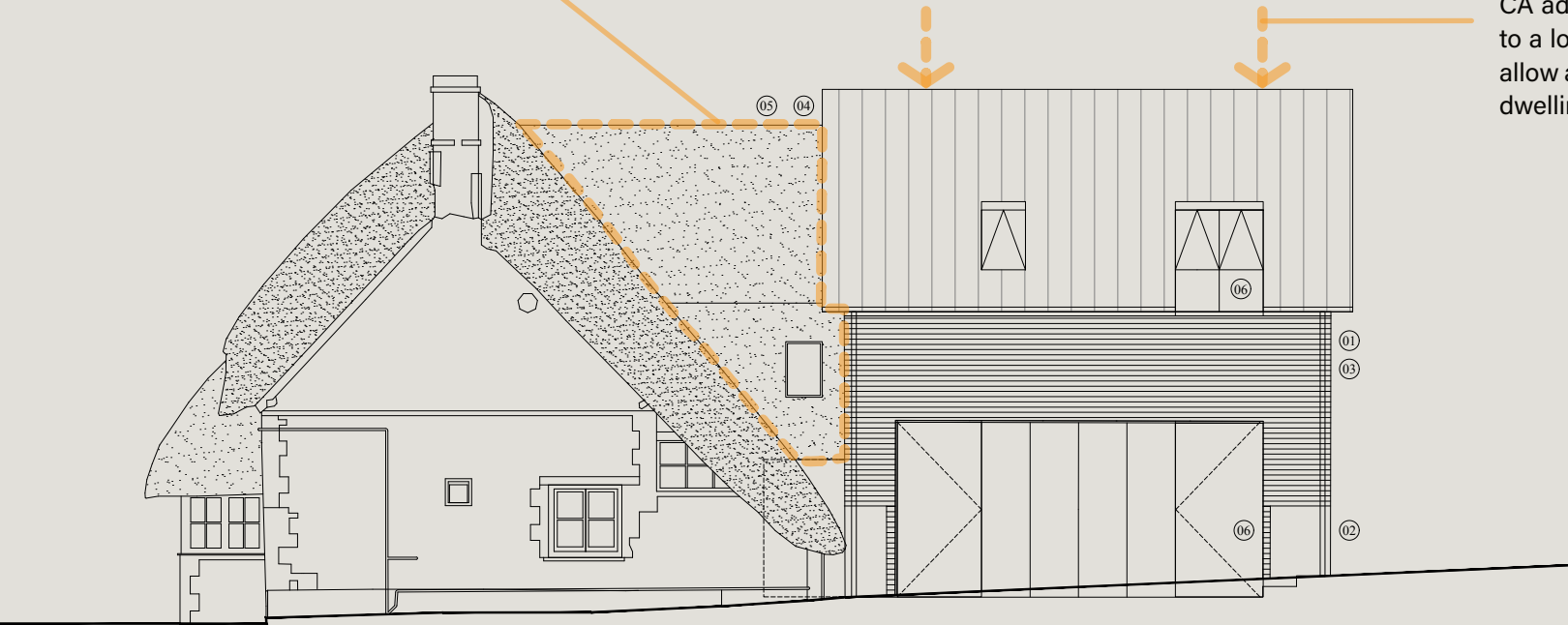
Pre-app elevs with feedback notes

CA advised that the rear cat-slide should remain un-disturbed and any extension be linked at ground floor level.

CA advises consideration should be given to a lower ridge height of the extension to allow a subservient relationship to the host dwelling.

CA advised that the span of the roof of any extension must be less than that of the main roof and have a suitable pitch for it's covering.

Considered that the scheme would have a significant impact of the character and fabric of the building, specifically as the two-storey rear extension would impede on the rear thatched cat-slide roof.



PROPOSED ALTERATIONS & EXTENSIONS TO DWELLING

Proposals: Site plan in context



Annotated site plan : NTS

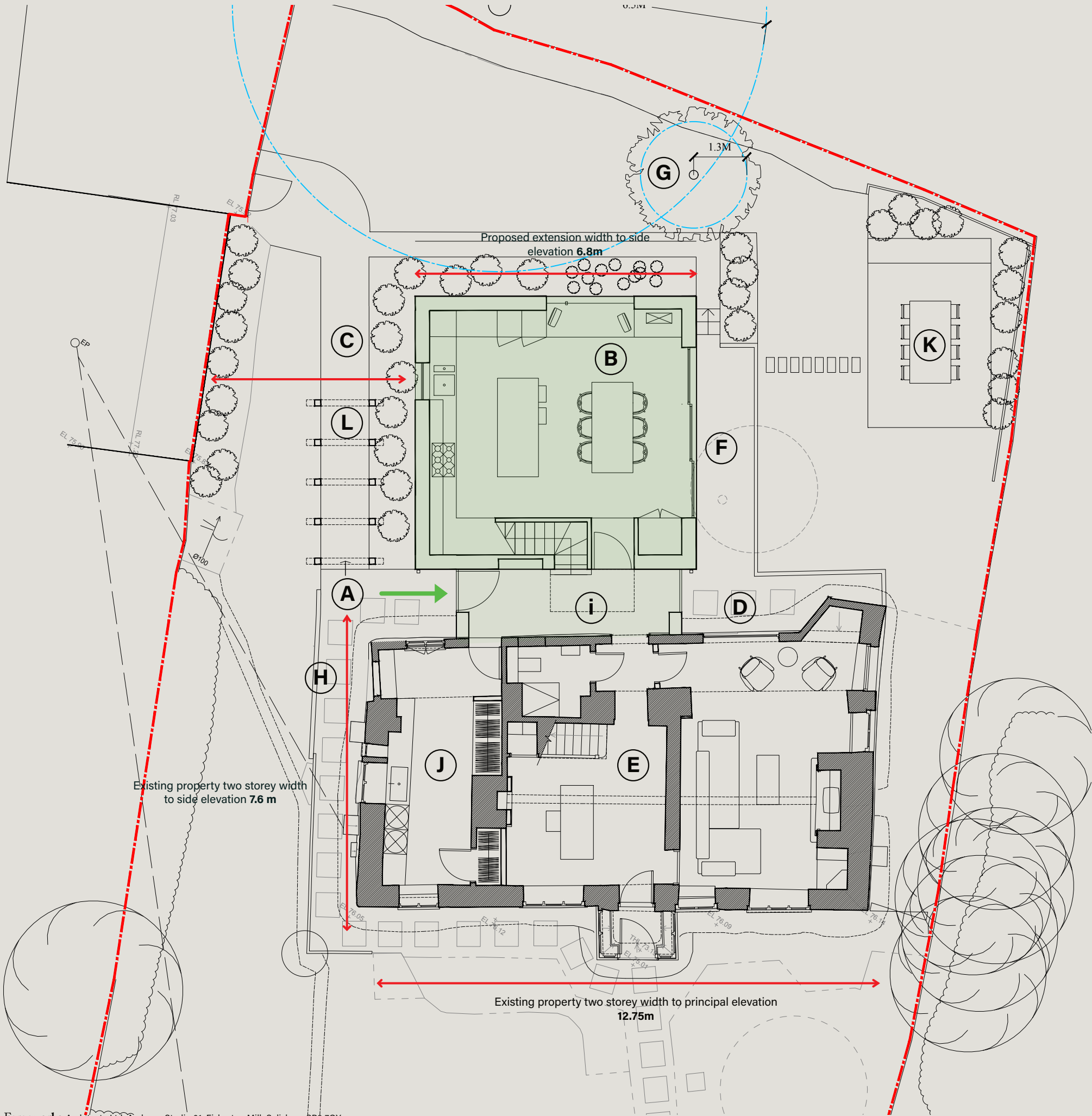


Proposed ground floor plan

KEY DESIGN POINTS / CONSIDERATIONS

- A** New entrance set into recessed glazed lower floor link between the host building and the extension
- B** Extension foot print considered to be subservient to host dwelling and within establish pattern of local developed context.
- C** Extension location set in from the edge of the existing house to minimise any view from Water Street side to the South
- D** Lowered window to existing living room to an non-original part of the existing building which would improve the quality of space and relationship to the existing rear garden.
- E** Minimal alterations to existing historic building with reinstatement of central room by fireplace by closing off to existing kitchen / new utility.
- F** Multiple aspect rear extension design allows for high quality daylighting and relationship to the external garden.
- G** Extension located outside of roof protection zones to adjacent trees.
- H** Existing back door to kitchen removed.
- i** Single storey link building
- J** Minor internal fit out changes to kitchen into utility.
- K** New external terrace
- L** New external stained timber arbor to form entrance pathway to house

Area of proposed extension

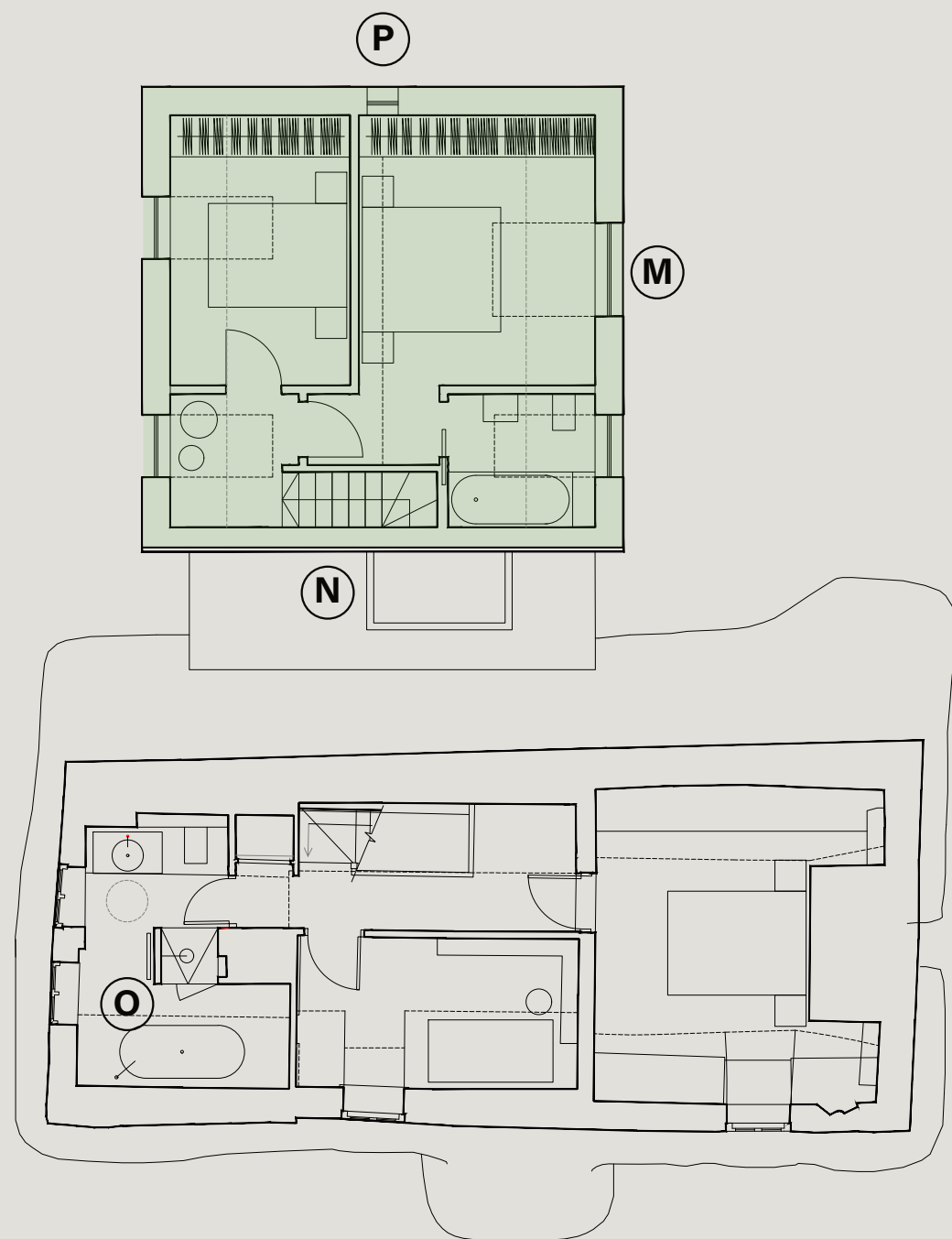


Proposed First floor plan

KEY DESIGN POINTS / CONSIDERATIONS

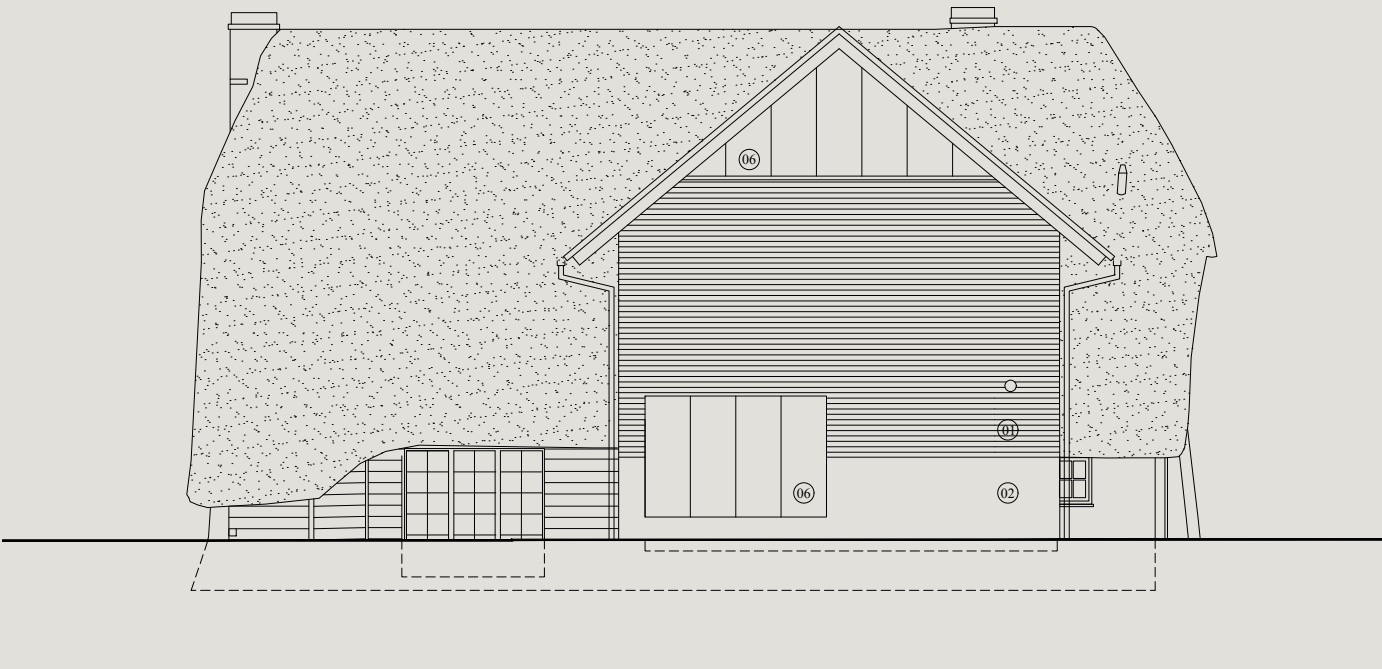
- M** Windows to first floor of extension set into roof to avoid appearance of second storey externally.
- N** Single storey link connection clad in lead and with central flat roof light
- O** Conversion of non-original end of existing house from bedroom and bathroom into larger family bathroom
- P** High level northern window to master bedroom to avoid overlooking to neighbours garden adjacent.

Area of proposed extension

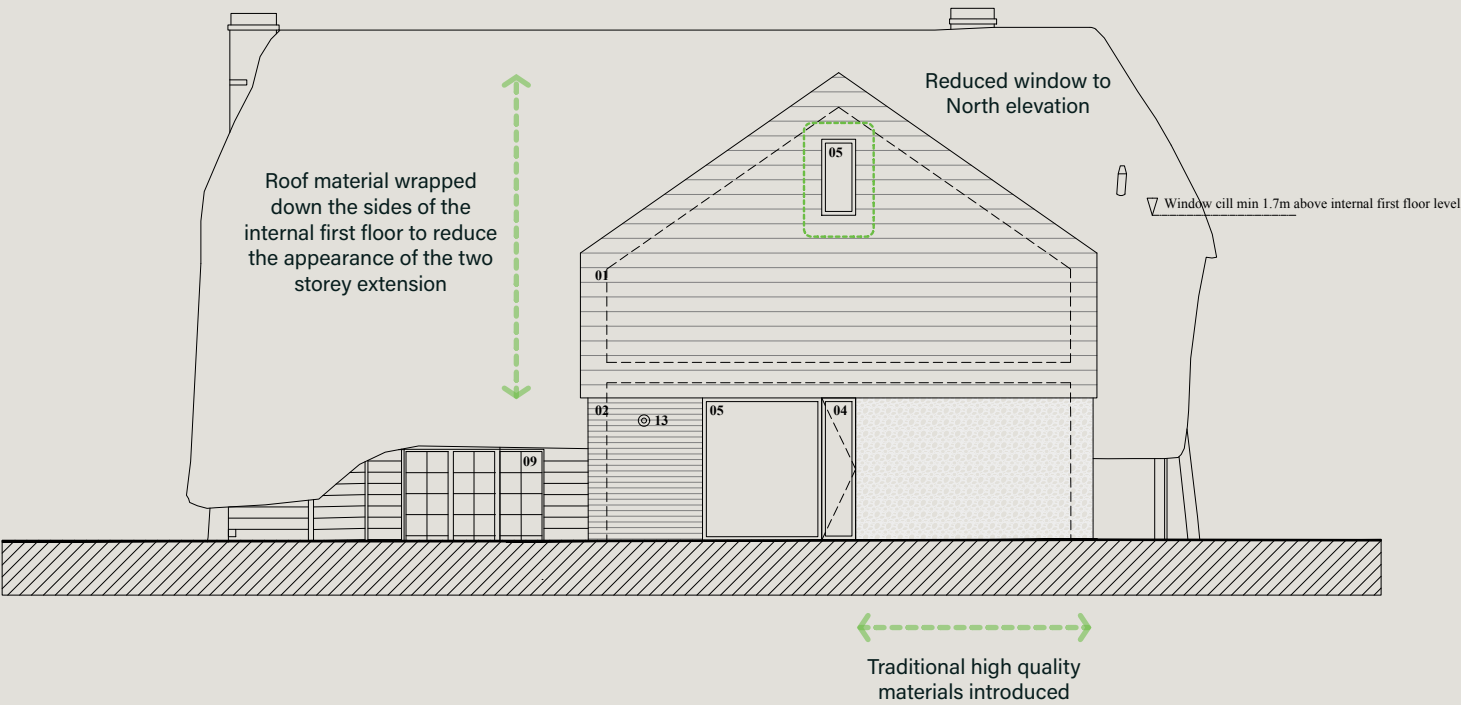


PRE-APP ELEVATION

Proposed North West Elevations vs Preapp

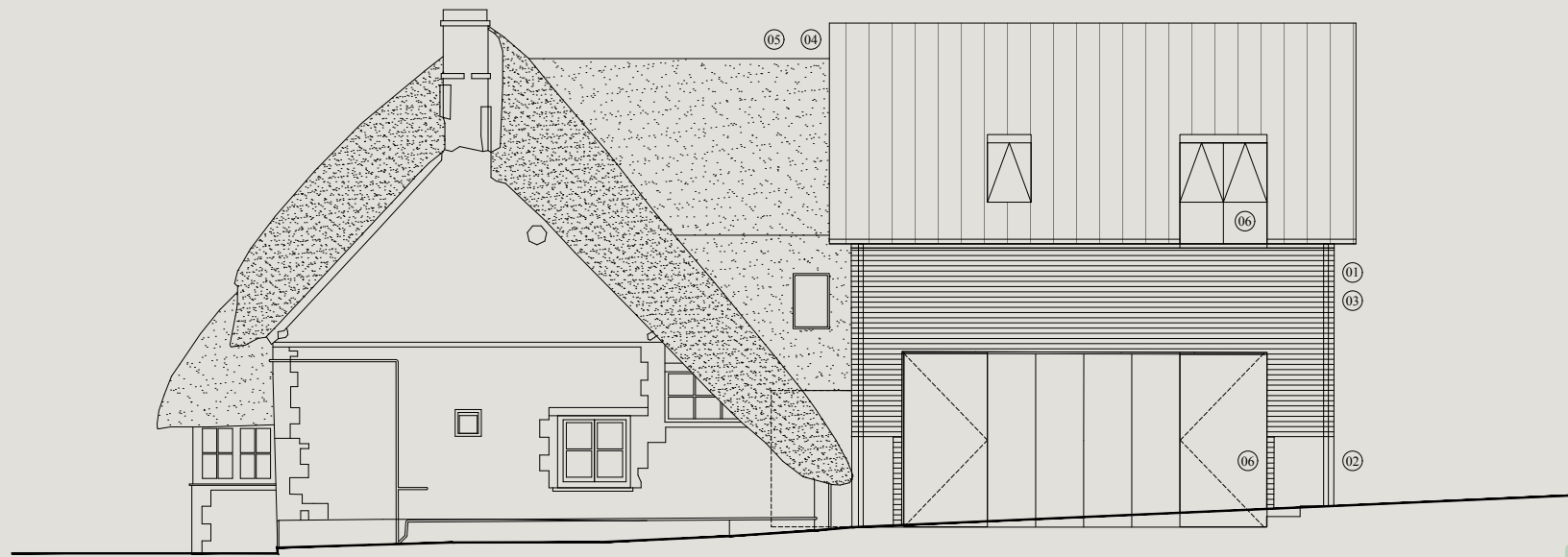


PROPOSED ELEVATION

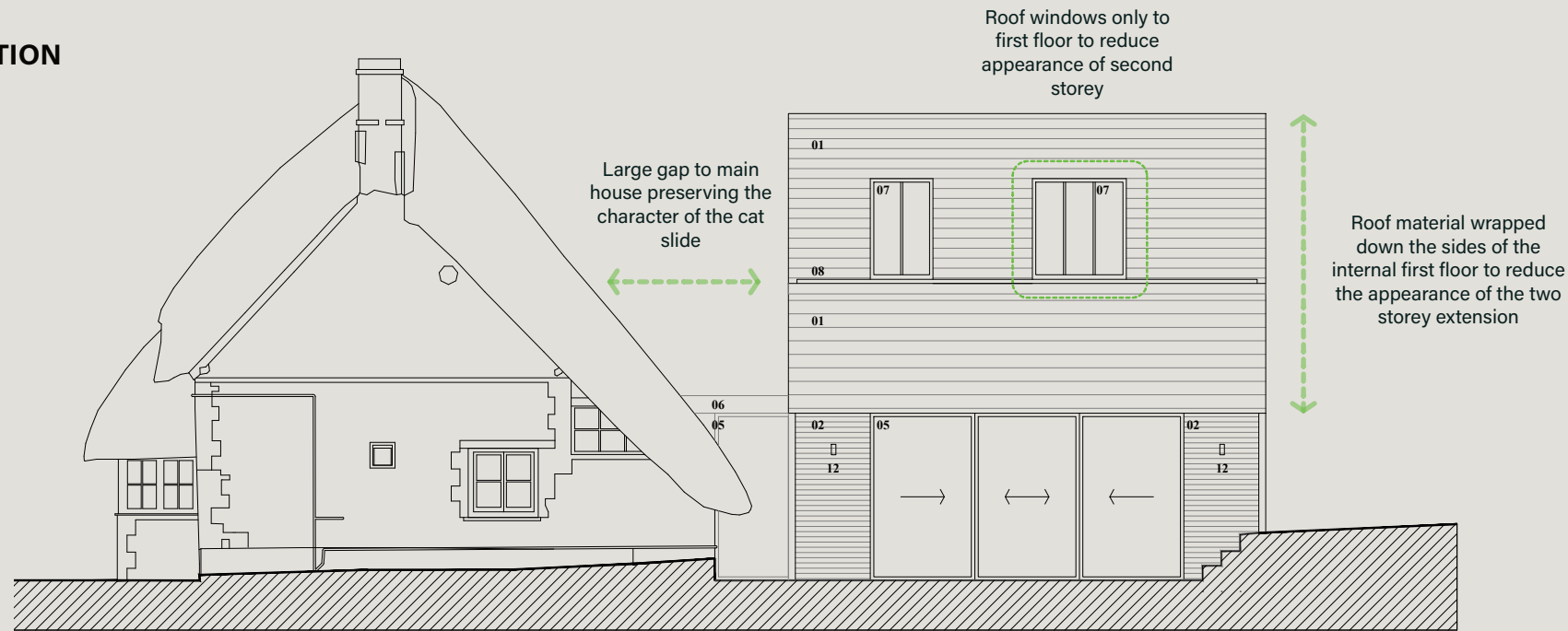


PRE-APP ELEVATION

Proposed North East Elevations vs Preapp

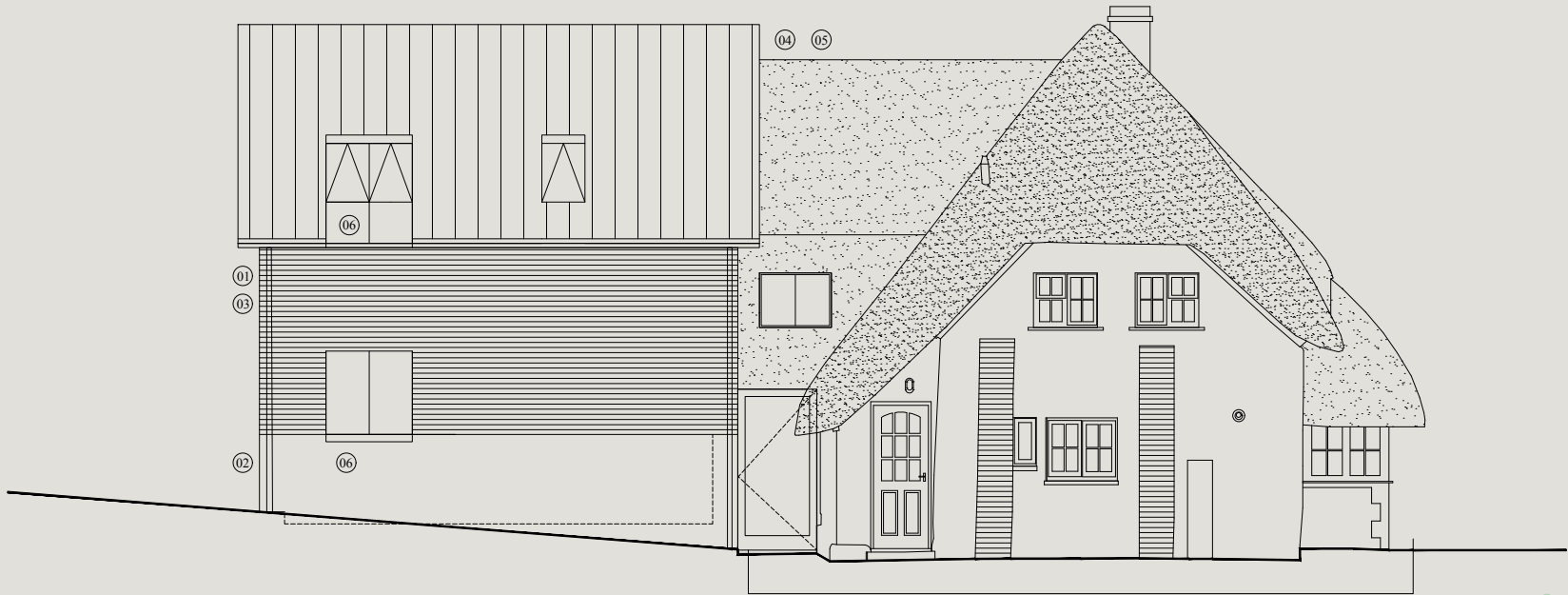


PROPOSED ELEVATION

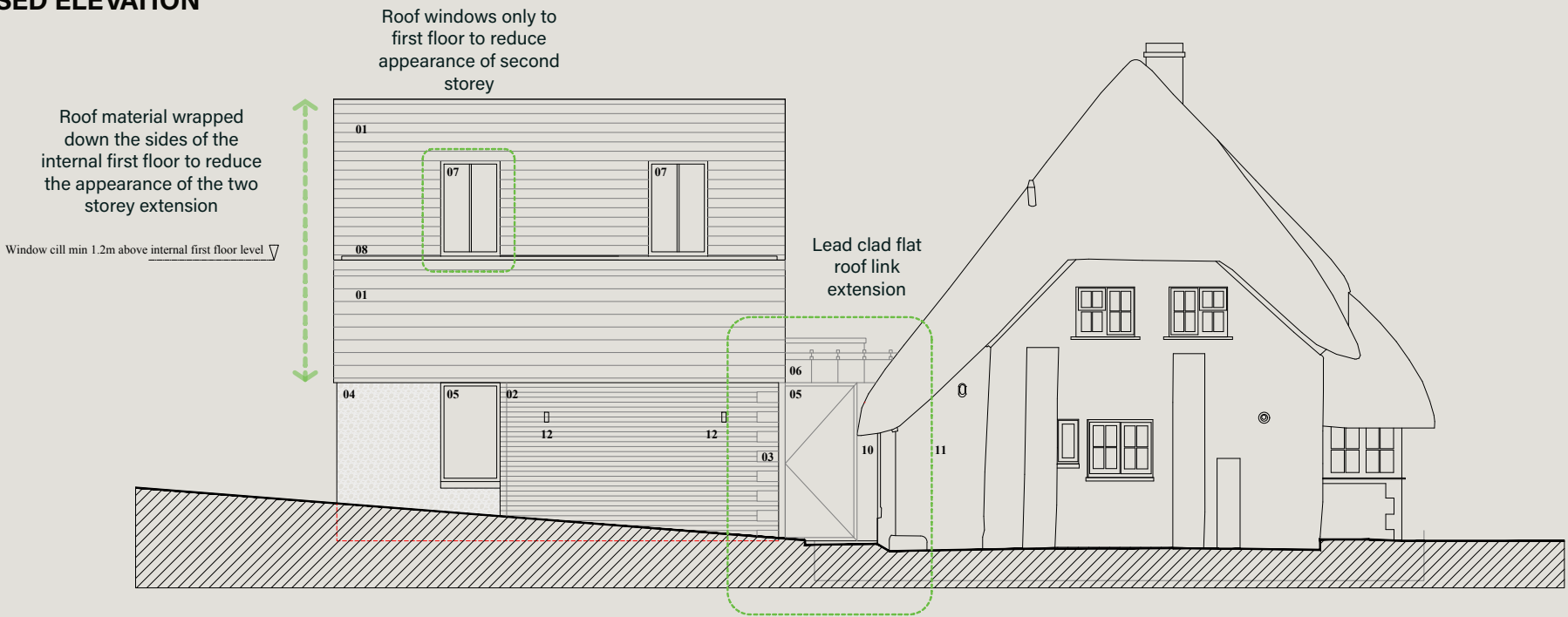


150 1 Proposed North-West Elevation

PRE-APP ELEVATION



PROPOSED ELEVATION



North-East elevation



North-West elevation



South-West elevation

