DESIGN AND ACCESS STATEMENT

Goulters Mill, Nettleton, Wiltshire, SN14 7LL

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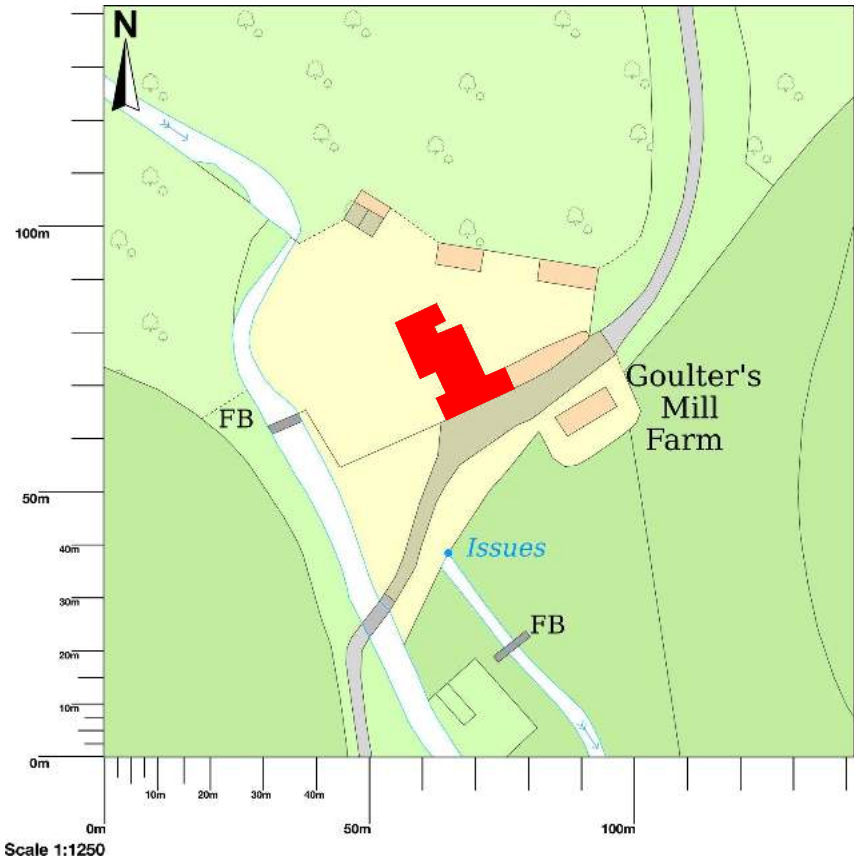
1. THE SITE

The site is Goulters Mill is a 5 bedroom family house over 2 storeys built in Cotswold limestone with stone roofing.

1. LOCATION MAP



red area denotes existing house

1. SITE PHOTOGRAPHS

Image 1.1 – View of Goulters Mill from the Bridleway

Image 1.2 – View of Goulters Mill from the farmyard

Image 1.3 – View of existing arched window on barn gable

Image 1.4 – View of garden elevation, nearest building roof line to be raised.

Image 1.5 – View from farmyard showing building to be raised and enlarged.

Image 1.6 – View of central section of house, roof line to be continued on new extended building

Image 1.7 – Conservatory built in 2017/8

Image 1.8 – Oak framed structure and infill building [in lime render] built in 2017/8

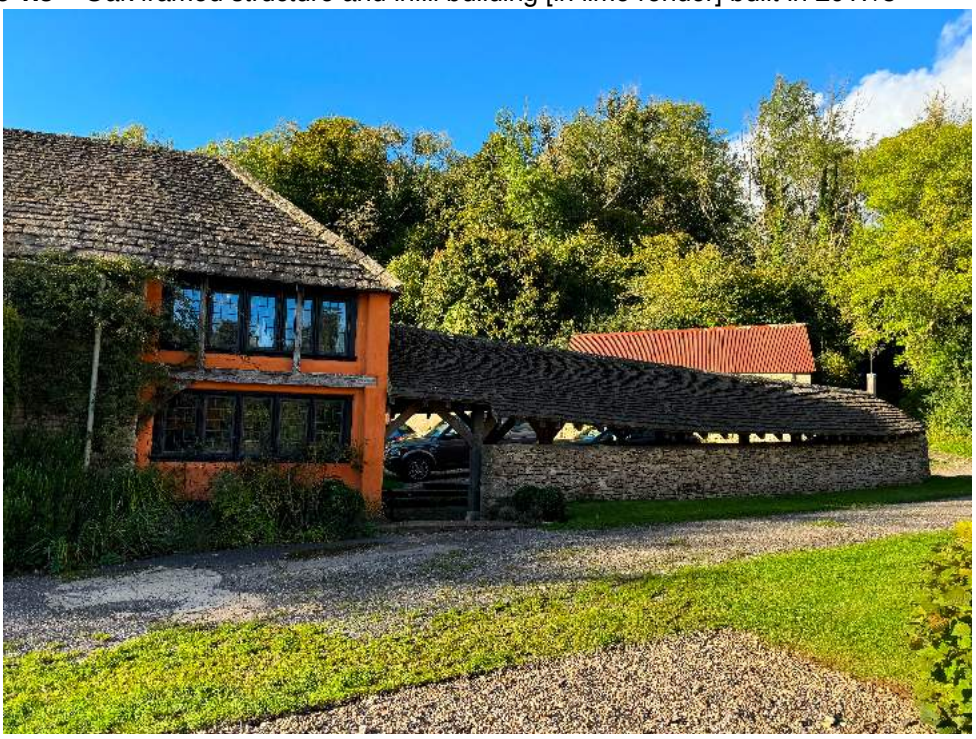


Image 1.9 – Oak framed structure and infill building [in lime render] built in 2017/8

2. USE
Residential

3. AMOUNT
Existing internal area: 314m2
Proposed internal area: 399m2

4. ACCESS
There is no change of access to the premises

5. APPEARANCE
The intent of the design is to maintain the character by using existing materials already in use at Goulters Mill.

Goulters Mill is a farmhouse sited near the non extant winter Mill set at the head of the Bybrook, a small tributary of the River Avon.
Evidence of a dwelling and barns on this site is recorded in the Domesday Book but the earliest recording of the existing buildings on the site is 1720.
The house has been formed over years by incorporating a stone barn and the addition of later infill structures to form the property as it stands now. All the structures are typical of the local vernacular and feature Cotswold limestone walls and roof tiles with timber windows, some set within stone casements.

The last new work to the house was in 2017 and included an 2 storey rebuilding of a bathroom and new bootroom [see the orange lime rendered element seen in images] and the rebuilding of the conservatory opening onto the garden [see images]. See Full Planning Consent 17/05188/FUL.

The proposed extension and rebuilding area is sited at the north of the property, furthest away from the bridleway and as such not markedly visible nor impacting on the local amenity of the bridleway.

The design involves removing the roof of the existing end building, raising the walls and roof to finish 150mm below the retained roof levels. This enables the internal first floor level to be raised to level with the other internal floors and allows the internal ceiling height of the new ground floor sitting room to be raised from 2080mm to an acceptable height of 2400-2600mm depending on site constrictions.

The extension design uses the existing southern most building [formerly a barn] as its design brief and reflects the gable end design with a smaller arched window set into a dormer [see images]. The new north facing elevation will be double gabled with a small lead roof section between.

The property currently suffers from very bad thermal properties and damp ingress from both above and below the buildings. Waterflow below the house, emanating from underground springs is directed via a deep trench alongside the east face of the property, this will be extended to wrap around the new sitting room and the works will enable a thorough investigation and remedy to allow the water to flow without causing damp in the house which it currently does. The proposed works will bring the house up to modern standards as far as possible with a building this age.

END.