

Coln Residential

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FAO Mr Penketh
Stroud District Council
Planning Services
Ebley Mill
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6th September 2021

Dear Sirs,

Ref: 20/1209/VAR
Rooksmoor Mills, Woodchester

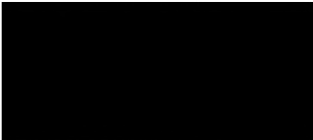
Further to the above consent issued last year, we hereby submit an application to revise the proposals to 'the cottage'.

As you know the above consent gives approval for the conversion of the existing cottage building to form a single dwelling. At the time of the original submission it was intended that the North and East elevations be retained, along with the existing 'party wall' to the south, and the rest of the building would be demolished. Assessing this at construction stage this was considered a difficult and risky strategy – forming a structure suitable to support the street elevation so close to the A46 would alone be very difficult. We investigated various options, including removing and re-building the existing elevation, and concluded that the best solution all round would be to retain as much of the existing building as possible. As such we now propose demolishing the rear lean-to structure but retaining the rest of the building structure including the roof structure, making good where necessary and forming a new extension to the rear on the same footprint as currently permitted scheme. In these proposal the original door to the north elevation is utilised as the front door and the western elevation fenestration is revised to suit the new layout with the first floor dormer also reduced. The attached drawings illustrate the revised scheme.

We believe these proposals, while working within the envelope as previously consented, are more sensitive to the existing building. The changes to the fenestration are minimal, with the bulk of the roof dormer reduced. We hope these changes can be seen as positive and can be supported.

We look forward to hearing from you.

Yours faithfully



Gavin Hutton
Technical Manager
For and on behalf of
Coln Residential Limited