

### 3.0 Site History & Heritage

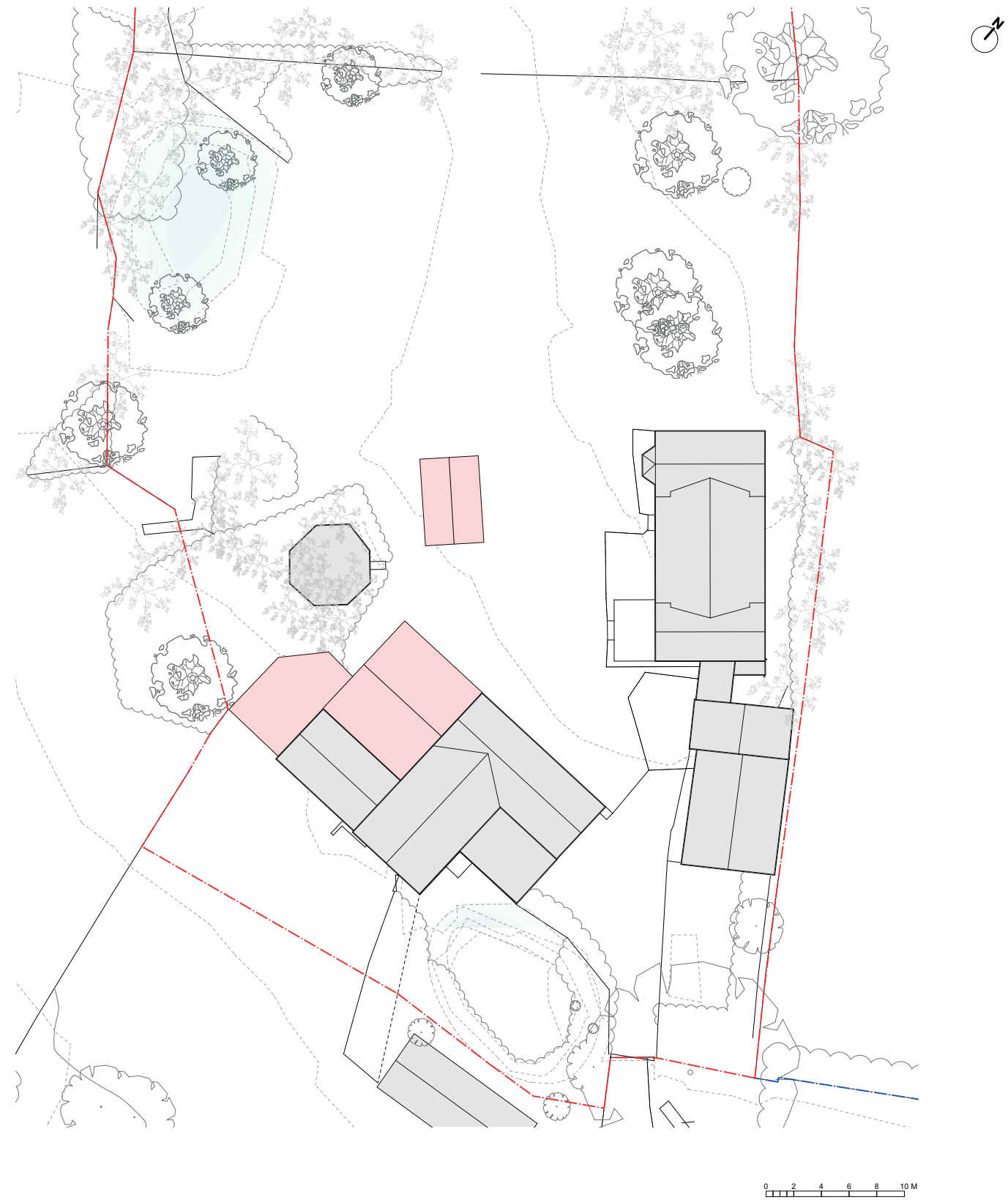
#### 3.3 Outbuildings

The plan shown right denotes the site when the client took site ownership in 2003. The plan shows additional mass on the Mill Buildings and an additional shed in front of the windmill base. The client chose to remove both massings due to the presence of asbestos. Also evident on the site was a former outbuilding which had been demolished prior to 2003 (see foreground of image below).

The two structures the client demolished added an additional **114m<sup>2</sup>** to the site massings footprint.



*Above:* Site photograph showing additional asbestos outbuildings.  
*Right:* Site location plan showing additional asbestos outbuildings.







*Photo: Site photograph of large oak tree in the north-east corner of the site*



## 4.0 Site Analysis

### 4.1 Existing site

The site is accessed from the South via Goram's Mill Lane. The lane ends where it meets the disused railway in a small forecourt for guest parking. The majority of the existing barn and shed structures are in use as storage and working artist studios.

Mill House is to the north of the site. The site is saturated with dense hedgerows, wild planting, grassy meadows, and a variety of mature trees. There are two ponds, one to the south of the Mill Buildings and one to the west of the proposal site.

### 4.2 Client site brief

The client provided a detailed brief which set out the following site parameters:

- The new dwelling is to respect the reduced form of Mill Cottage (C);
- Allowance for a 7.5m clearance surrounding the windmill (A);
- Allowance for a clearance zone surrounding the adjacent pond (6) and oak tree (7) to allow for future growth;
- Allowance for a 4m zone in front of the existing Mill House for vehicular access via a grass track.

#### Key

- A. Windmill base
  - B. Mill Buildings / Barn to be retained
  - C. Mill House to be restored to its original cottage form for use as an ancillary accommodation
  - D. Music Barn to be retained
1. Goram's Mill Lane
  2. Disused Railway
  3. Pond
  4. Meadow
  5. Oak tree
  6. Proposed location for new dwelling

Opposite: Site diagram showing client's site briefing requirements.





## 4.0 Site Analysis

### 4.3 Site constraints and opportunities

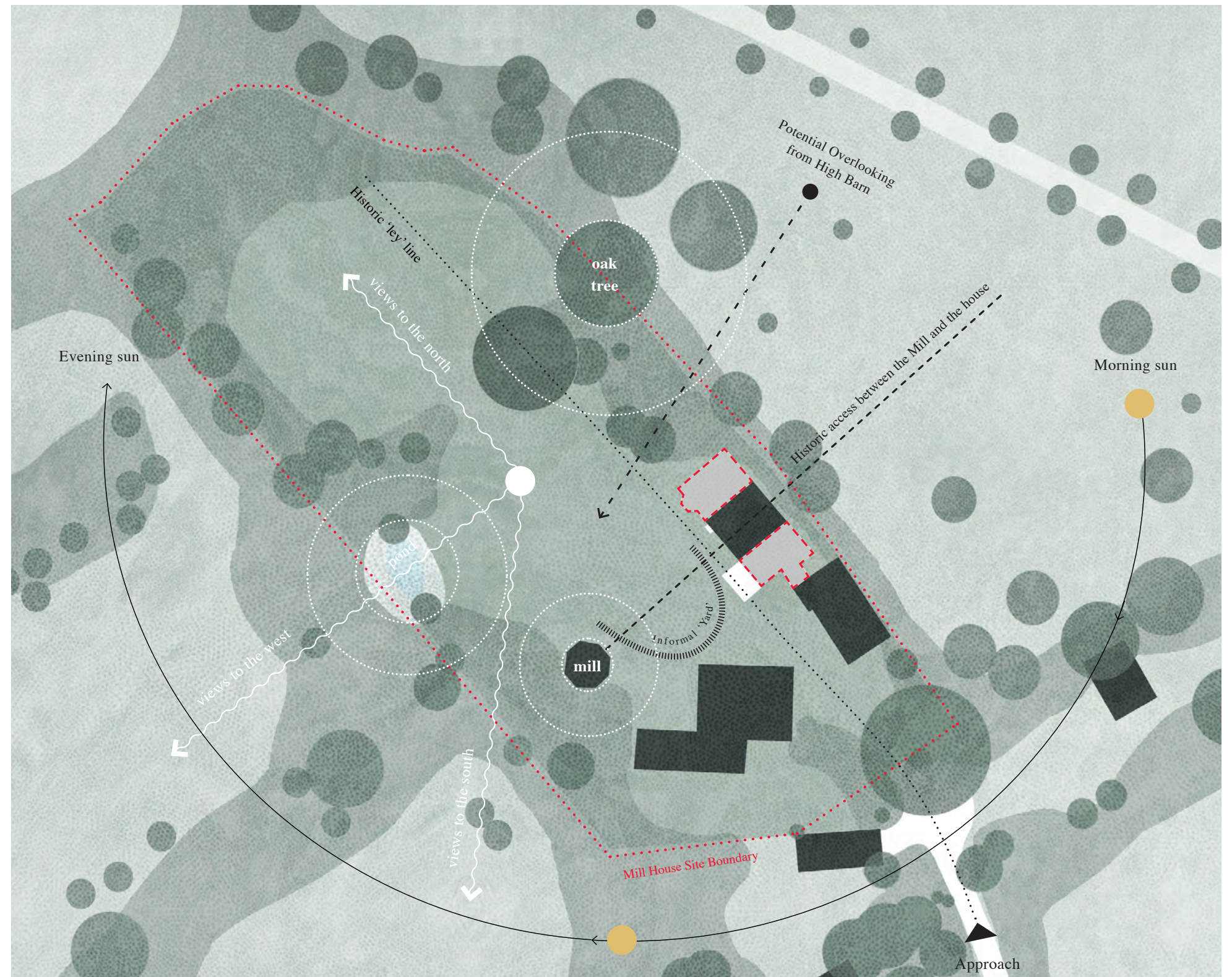
Site analysis has revealed site constraints and opportunities.

#### Opportunities:

- The site for the new self-build dwelling enjoys views over meadows to the north, west, and south, and the natural pond to the west;
- Demolition of the 20th century wing extensions to the Mill House to restore the Mill House to its original design intent and to justify the need for new build mass;
- The openness of the site to the south and west creates opportunities to maximise natural light and introduce passive heating and cooling in the new self-build dwelling;
- The proposal should look to develop on the relationships and massing already established on the site and create a courtyard type enclosure around the wind mill base;
- The new proposal can reintroduce connections to the mill base as a means for placing massing on the site.

#### Constraints:

- Existing landmarks on the site (such as the wind mill base, pond, and oak tree), are to be given a buffer zone for future growth and protection;
- The proposal should step away from the eastern boundary to create a buffer zone to the neighbouring boundary.



Opposite: Site plan showing constraints and opportunities



## 4.0 Site Analysis

### 4.4 Concept Development: Site sequencing

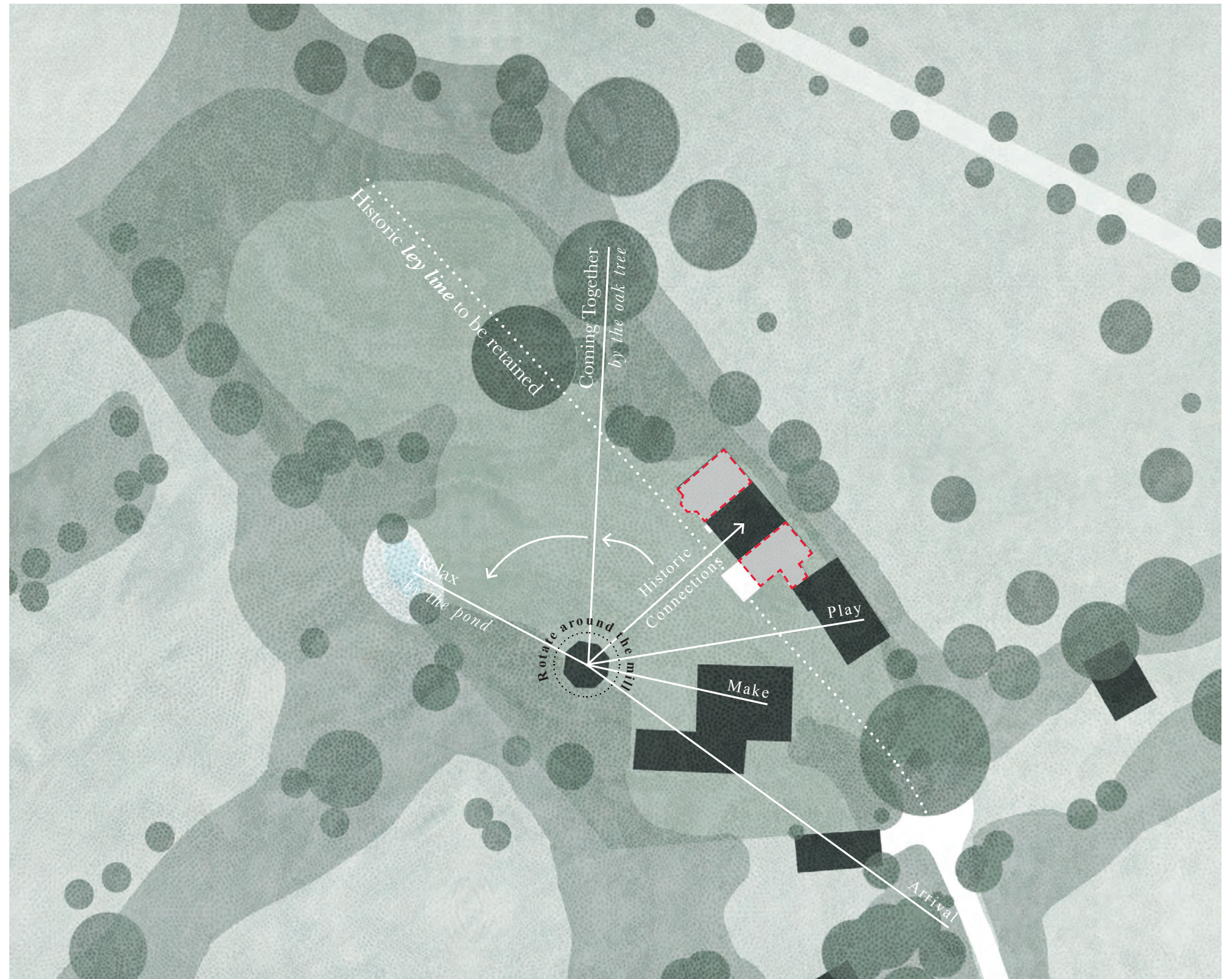
The site was historically established with the Wind Mill strategically placed directly opposite the Mill House for convenient access. This placement establishes a key historic axis on the site. A rotation around the mill building can be used to sequence the new site; establishing the arrival axis through to the new 'coming together' social spaces on the axis to the oak tree, to the private relaxation spaces on the axis to the pond.

1. Arrival at Goram's Lane
2. Make in the workshop barn
3. Play in the barn for music and hosting family
4. The historic connection between the Mill and House
5. Coming Together around the Oak Tree
6. Relax by the pond

### 4.5 Concept Development: Maintaining the 'Ley Line'

A ley line is a supposed line / route connecting ancient sites. It is important to the client that the historic ley line on the Mill House site is not blocked. The proposal for the new extension to the Mill House explores retaining an openness / visual connection along the historic ley line through to the top meadow.

Opposite: Site plan showing site sequencing

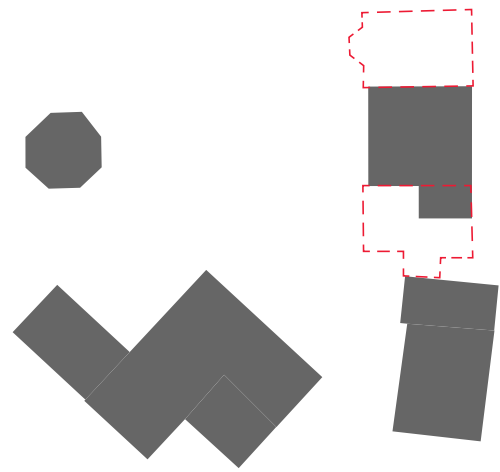




## 4.0 Site Analysis

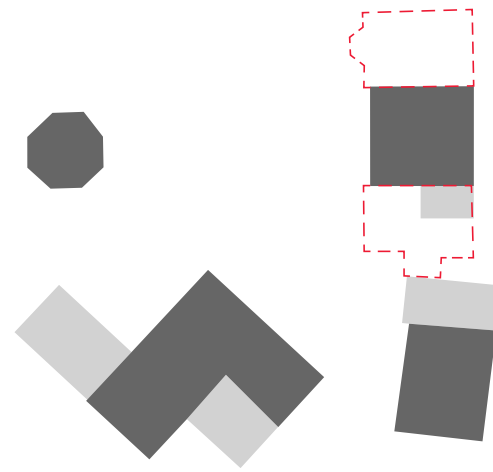
### 4.6 Figure ground analysis

The cluster of buildings on the Mill House site have been established as a 'mini-settlement'. The positioning of the buildings is playful and somewhat adhoc. The one exception is the existing Mill House which is formally established directly opposite the wind mill.



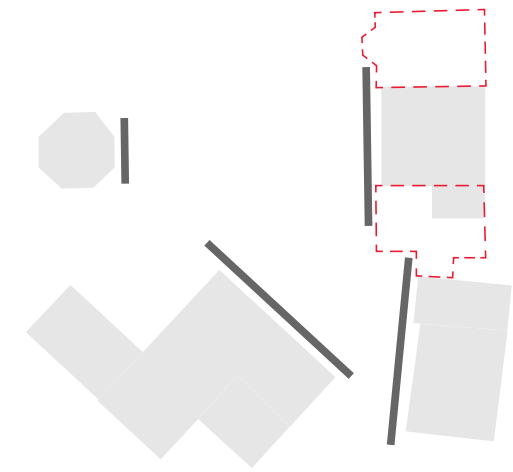
#### 4.6.1 Solid and Void

The positioning and alternating orientations of the buildings in the cluster creates an interesting spatiality between the solid and the void.



#### 4.6.2 Primary and Subservient Buildings

Within the 'mini-settlement' are established 'primary' buildings, each one with a 'subservient' extension / addition. The extensions / additions are typically a reduced modest mass, creating a clear hierarchy of primary structures on the site.



#### 4.6.3 Frontage to the yard

The positioning of the alternating frontages to the yard creates moments of contraction and moments of release, such as opening up towards the meadows to the North.

*Above:* Figure ground analysis of the existing buildings on the site.





*Photo: Site photograph showing dominating 20th century wing extensions to the Mill House*



## 5.0 Restoring the Mill House

### 5.1 A sensitive restoration of the Mill House

Mill House has had a number of extensions / additions over time. The east wing was added in the 80's and the west wing in the early 20th century (i.e. Edwardian). The additions are also inclusive of a porch / link building through to the music barn.

The existing Mill House establishes three key datums:

- 7.2m Mill House extension ridge height
- 6.0m Mill House original cottage ridge height
- 4.1m Mill House original cottage eaves height

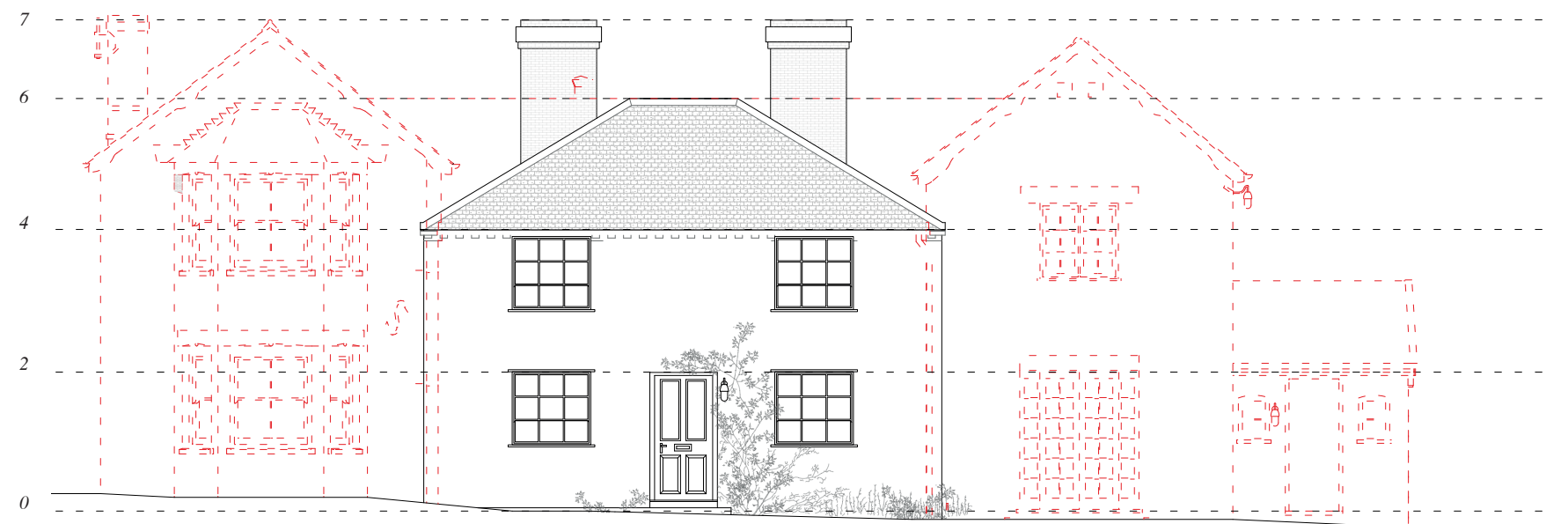
The proposal looks to restore the Mill House back to its original form for use as ancillary accommodation. The proposal is inclusive of reinstating the original roof form and chimneys.



Above: Site axonometric showing restored Mill House  
 Right: Dimensional Analysis of the proposal in relation to site datums



*Mill House Massing As Existing*



*Mill House Restored as per Original*