

David Barnes

Dip. Arch. Cons., B.Sc., B. Arch.

Architect

7 High Street Cam Dursley, Gloucestershire GL11 5JZ.

The Coach House, Spring Hill, Nailsworth.

Insertion of Dormer Window and Re-Roofing.

Heritage Statement.

Surrounding Buildings.

There are a number of listed buildings in the vicinity of the Coach House as indicated in yellow on the attached plan. These are built in a variety of styles over a considerable period ranging from Spring Hill Court built in the late seventeenth century and with a 1680 date stone to Spring Hill Cottage which is mid nineteenth century with much later additions. The most formal is Spring Hill House which was constructed in a classical style whilst some are vernacular in style such as Three Gables or Stone Cottage. Whilst forming an interesting group they do not have a coherent format which would guide any alterations to other adjacent buildings, the majority of which are twentieth century.

Proposal

The Coach House itself is a modest mid nineteenth century structure which has been substantially altered and extended. The original building is the western wing and was built as the coach house to The Upper House. It had a non-domestic form with large openings for horses and a carriage although these have been subsequently altered. The building was extended and converted into a dwelling at some time in the mid twentieth century with the addition of the southern wing. Presumably it was separated from the parent house at this stage. The building was further modified and extended in 2004. The extensions overall amount to more than 50% of the current building and the original portion has been so altered that it no longer reflects its supposed original purpose.

The aim of proposed further modification is to enable a new bedroom suite to be formed within the roofspace of the original building. The modern south wing of the building already has this provision.

Effect on adjacent buildings.

The proposed dormer window is modest in size and in a discreet position. It will not be seen to affect the setting of any of the listed buildings as it is on the south side of Spring Hill whereas most of them are on the north side. The only listed building close by the Coach House and on the south side is The Upper House and this is screened from the proposed works by the modern part of the Coach House, garden walls, and by orientation and elevation.