

2023-055_15 Goffa Mill_Heritage Statement_Rev A

Site History

The existing site was redeveloped in 1970's, from the original Low Mill that was converted from a corn mill to a cotton mill in 1798. It was converted to apartments and housings in the late 1970's. It is known locally as "Goffa Mill" from its one time use by the Gofar Tyre & Rubber Company.

Existing Heritage Assett

15 Goffa Mill is a two storey semi-detached dwelling, built in 1974, with an on street parking to the front, a garage that has already been reduced in size. The garage door remains.

The property is a two storey, semi-detached with coursed stone external walls. With cut stone heads, cills, reveals and mullions. The roof is covered in slate tiles. The garage to the front is partlt rendered to the front elevation

Our Client is not wanting to increase the existing footprint of the property, in fact we propose to slightly decreasing the area in order to improve the rear elevation and provide better daylighting and views of the green.

Proposed Modifications

- Removal of the rear porch and rear bay window and replacement with glazed bi-fold windows
- Relocated front door within the existing front store, blocking up of garage door
- Removal of some ground floor internal walls
- Removal of some first floor mullions

Impact on Existing Heritage Asset

There will only be a minor impact of the existing heritage asset. The window detailing will change slightly, but the overall materiality of the building will not change, so the street scene will be largely unaffected.