DESIGN & ACCESS STATEMENT

SITE

THE MILL, MILL ROAD

GREAT GIDDING

HUNTINGDON, CAMBS

PE28 5NT

PROPOSAL

REFURBISHMENT OF OUTBUILDING

APPLICANT

STEVE WRIGHT

MAY 2025

1 Introduction

There is an existing approved planning proposal for the outbuilding at The Mill, Great Gidding. Application reference 24/00821/HHFUL. That proposal is to extend the outbuilding and for changes to its material finish. However, I am not in a position to undertake the works as it has been difficult in finding builders and quotes received have been way too expensive.

The intention of this revised application is to deliver a different solution to address the key issue with the 1970s outbuilding. It has a run-down appearance because of the poor quality of the windows and brickwork. The brickwork is unsightly, stained in places with blown bricks and the uvpc doors and windows are old, inefficient, insecure and clash in style to the main house. This application is limited to addressing the brickwork and windows with a minor internal layout change. The proposal is to render the building and replace the windows and doors. There is no longer an extension included in the application. The footprint remains the same.

Internally, there is a layout change to make the existing washroom larger to provide a larger sink for washing dogs, garden gear, golf clubs and so on. An old doorway, currently boarded up, from the entrance hall to the workshop is to be reopened.

2 Application Site and Context

The site is located at the cross roads of Mill Road and Milking Slade Lane on the outskirts of Great Gidding village. The property occupies a site that extends to approximately one acre which is mainly laid to lawn. The main house is a converted Victorian windmill and has a Grade II listing.



Site Plan

The outbuilding is adjacent to the main building.



The outbuilding is pretty much hidden from the street by the very thick Hedgerow and Trees



3 Design Principles & Materials

The intention is to make the outbuilding more visually appealing.







Brickwork

The original application was to hide the brickwork by cladding with black painted wood to match the main building. However, this is not practical without reroofing. (Reroofing has been the most expensive element of building quotes.) This proposal is to render the building with a silicon render, coloured black to match the main building. The rendering also increases insulation properties and it is proposed to install cavity wall insulation.

Windows

The current windows are old uvpc windows. They are not very efficient or secure. The style is different to the main house. The proposal is to replace them with new flush casement windows of the same design as the main house (see picture below). Replace with Choices "Alternative to Timber" Collection PVCU Flush 70 Casement windows, the same golden oak colour and style as the main building extension windows. The windows have a single Astragal bar across the window pane again as per the main building extension windows. The supplier is Excelsior Windows of St. Neots.

The Alternative to Timber range is designed to look just like traditional timber windows. The supplier states that they have been previously approved by Huntingdonshire within conservation areas.

On the South elevation (facing the main building) the ground floor window will be reduced in size to a single casement making it the same size as the main building windows opposite it.

On the rear elevation (facing North) a new upper floor window is proposed. This will provide more light to the upper floor. The new window looks out over open countryside. It does not overlook any buildings.

Picture of existing Mill window.



The Doors

On the East elevation, there are two access doors to the outbuilding side by side. It is proposed that the door on the right leading into the workshop room be bricked up as it is unnecessary as there is access to the room from the inside. The main entrance door will be replaced by a composite door with window in a golden oak finish. This is the same style as the door to the boot room in the main building. (see picture below)

Picture: Mill door



The Double Doors

The double doors on the south elevation lead to a storeroom for garden machinery. The doors are old, have rotted in places and are patched up. The proposal is to replace them with like-for-like wooden doors. Finish to be stained golden oak, the same as the main building.

Proposed Elevations (1:50)



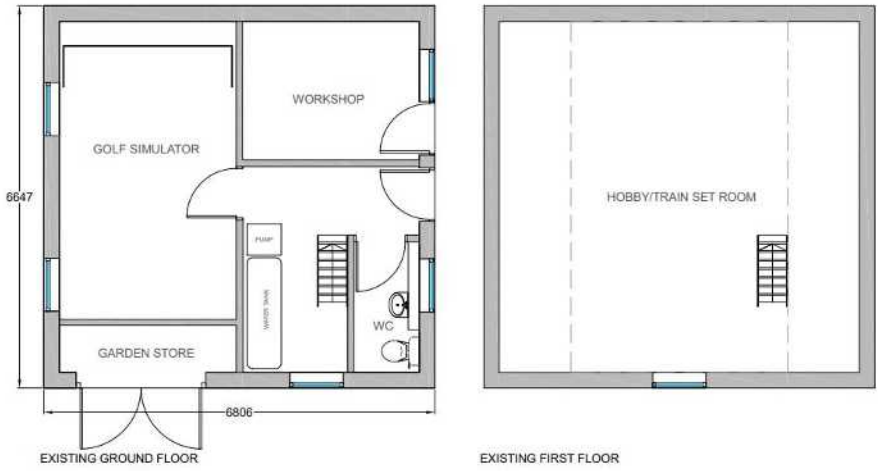
Interior floor plans

The current washroom has enough space for a toilet and a very small handwash sink. The proposal is to remove a stud wall to make the room able to accommodate a much larger sink for dog washing, and washing of garden equipment, golf clubs etc. Note that the stair shown in the plan is actually a retractable loft ladder.

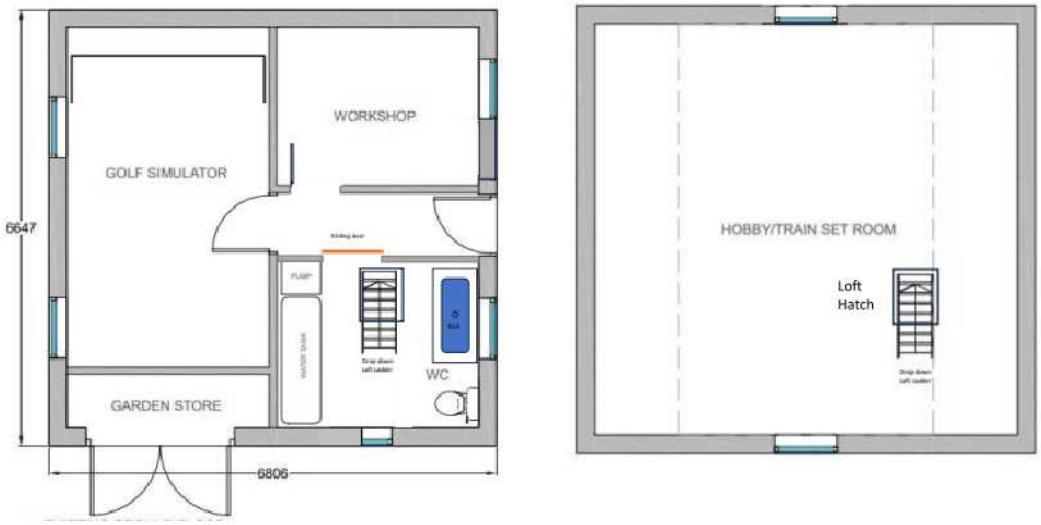
The old door to the workshop which has been boarded over is reopened.

There is no change to the upper attic floor.

Existing floor plan (1:50)



Proposed floor plan (1:50)



4 Conclusion

The proposed changes make the usage of the building more practical, better protected from the weather, more secure and visually more in keeping with the main building.