

Heritage Statement

31 January 2019



Proposed Installation of First Floor Shower Room

At

The Old Mill House
Station Road
Angmering
West Sussex
BN16 4HY

Heritage Statement

The Building

The Old Mill House and the attached neighbouring property of The Old Cottage are both Grade II Listed Buildings.

Historic England Listing Information

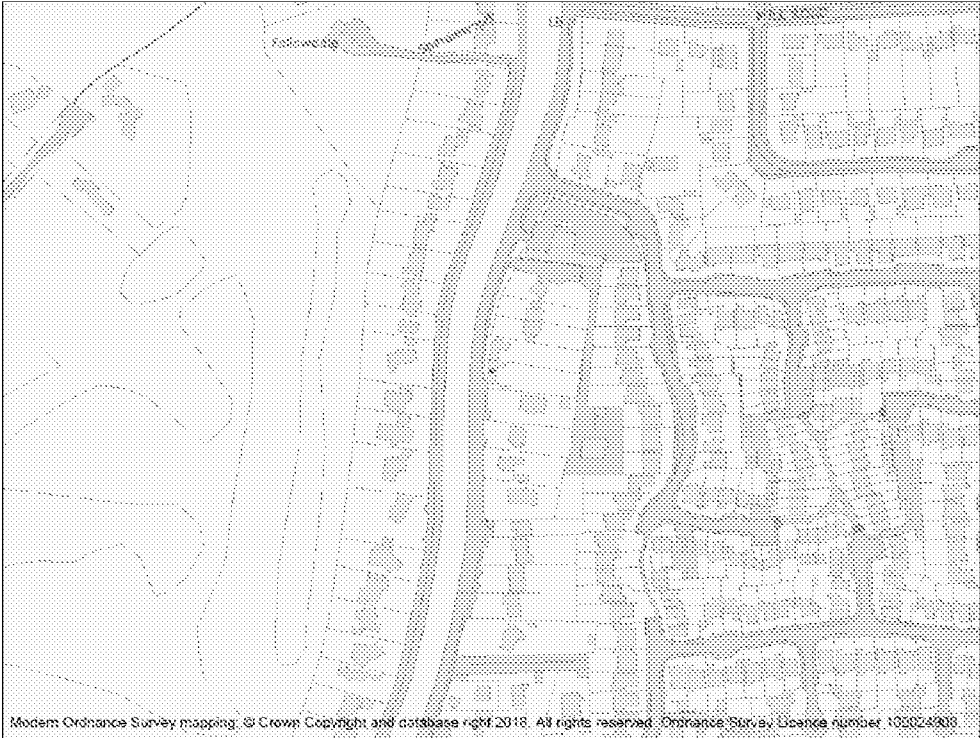
The following information has been taken from the Historic England website.

Heritage Category: Listed Building
Grade: II
List entry No. 1233050
Date first listed: 20th September 1984
Statutory Address: The Old Mill House, Station Road. Angmering
District: Arun District Authority
Parish: Angmering
National Grid Reference: TQ 06660 03819
Legacy listing: 297747

Details:

One building, 18th Century, two storeys, six windows, faced with flints with red brick dressings and quoins, casement or horizontally sliding sash windows, some with latticed panes. The Old Mill House has a thatched roof, The Old Cottage has a tiled roof.

Below is an ordnance survey map taken from the English Heritage website.



Modern Ordnance Survey mapping. © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024903

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

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For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the outcrops of the building, which, although not fixed to the building, forms part of the land and has existed since before 1st July 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be exact and may be subject to distortion.

List Entry NGR: TQ 06660 03819

Map Scale: 1:2500

Print Date: 22 January 2019

Name: THE OLD COTTAGE
THE OLD MILL HOUSE

 Historic England
HistoricEngland.org.uk

Planning History

The property has been subject to some previous Planning and Listed Building Applications as detailed below.

Note: this information has been gathered from the Arun District Council Public Access Planning website records.

Application 1:

Proposal: Application for Listed Building Consent for a hardwood double glazed conservatory.
Reference: A/112/89L
Validated: 01/08/89
Decided: 25/10/89
Status: Approved Conditionally

Application 2:

Proposal: Outline Application for a garage
Reference: A/10/60
Status: Refused.

Location

The site in question is located along Station Road, approximately half a mile south of Angmering Village Centre and north of the connecting A259 road. The property fronts onto Station Road.

The immediate surrounding area is predominantly residential use and the character of the properties along Station Road varies in design and style.

The application site can be seen on the Site Location Plan, Drawing No. 116.P2 and Block Plan. Drawing No. 116.P3. The site boundary is edged in 'red'.

The applicant also owns a small piece of land immediately south of The Old Cottage, consisting of a small access drive off Station Road and part of the detached garage. This site boundary is edged in blue.

Use

The Old Mill House is currently used as a dwellinghouse and will remain the same.

Current Condition

The property appears to be in good condition with no obvious signs of structural defect as informed by the applicant.

Involvement / Pre-Application Advice

The applicant met with the Conservation Officer, Mr. Martyn White, on site on the 4th December 2018, to discuss the proposals and gain advice and guidance ready for submitting the Listed Building Application.

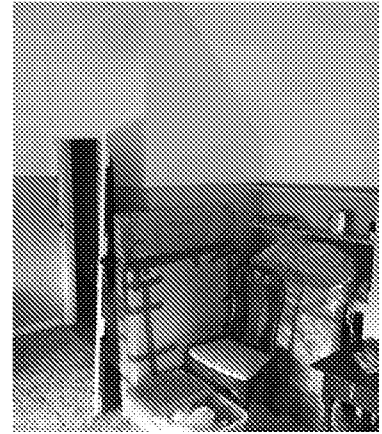
Physical

The Old Mill House is a two storey semi-detached building consisting of external walls faced with flints with red brick dressings and quoins. The windows consist of a mix of painted timber casement or sliding sash, some with latticed panes. The main roof of the house is thatched and the front entrance porch roof is tiled. The rear of the property has an addition of a timber glazed conservatory.

Layout

The first floor layout of the property consists of three bedrooms.

The existing second bedroom to be altered has two windows incorporating secondary glazing, skellings and ceiling, mid-height panelling to most walls, built in modern wardrobe, shelving and unit beneath, radiator and plumbing, lighting and electrical points. The room is access from the landing via a timber vertical boarded, ledges door with t-hinges and a door latch (see photographs below).



The existing part first floor plan, internal elevations and photographs can be seen on the application drawing. Drawing No. 116.S1.

The only change to the layout of the first floor is the subdivision of the second bedroom to accommodate the new shower room.

At present the only wash facilities are located on the ground floor.

Proposals

The Application was received by Arun District Council on the 21st January 2019. Reference A/10/19L.

The proposal is to form a small shower room at first floor level with access off the landing. One of the bedrooms (second bedroom) is to be subdivided to accommodate the shower room.

The majority of the work is internal with the only external work being the installation of the extract fan grille.

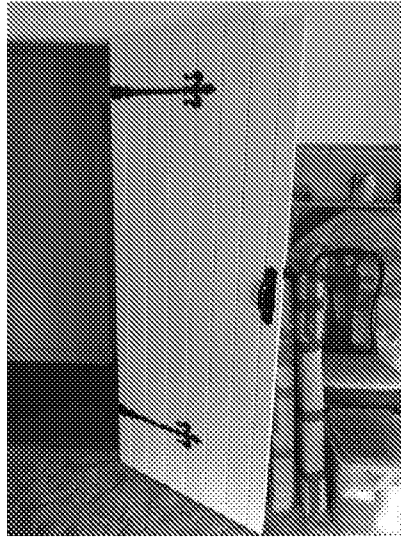
The shower room is to have a toilet, wash basin and a shower. The existing modern wardrobe and shelving unit in the bedroom is to be removed to accommodate the shower room and a new doorway is to be formed in the fibre board timber partition from the landing with the style of door to match existing. The radiator, light and socket on the landing are to be repositioned to accommodate the door. The shower room will have new flooring, decorations, heating, lighting, tiling, plumbing and an extract fan, taken out through the external wall and terminating with a grille (black in colour) to blend in with the flint work.

The proposed changes can be seen on the application drawing. Drawing No. 116.P1.

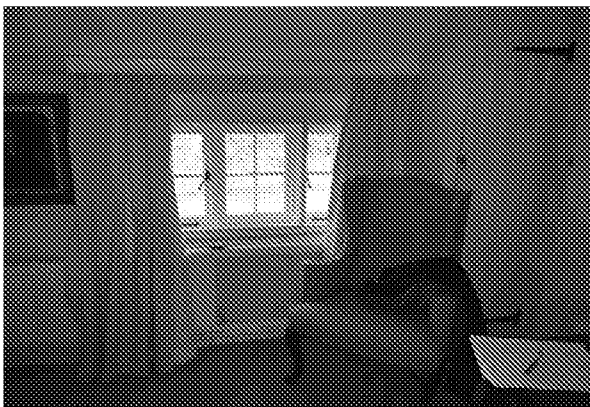
Schedule of Work

1. Form new stud partition in second bedroom on the line of the existing timber wall using 75 x 50mm studs. Finish to walls to be agreed with the Conservation Officer. New skirting boards to match existing. Continuation of the mid height panelling to the bedroom side only if it is a requirement by the Local Authority.
2. On the landing, remove the existing radiator and relocate on the same wall adjacent and redirect the pipework to suit.
3. On the landing, remove the existing wall light and low level socket and relocate to a suitable location.

4. On the landing, carefully cut out an opening in the existing timber wall with fibreboard finish to accommodate the new door into the shower room, reform reveals to match, cut out a section of skirting and removed the affected panelling (see photograph below).
5. Fit new door to match the existing doors using painted vertical boarded, ledges doors fitted with ornate T-hinges and door latch painted black to match (see photograph below).



6. Carefully strip out the existing modern wardrobes and adjacent shelving and cupboard below and make good remaining walls and ceiling and skirting where disturbed in finishes to match.
7. To the inside of the new shower room carefully strip out the mid height panelling and make good wall finishes behind.
8. To the new shower room fit lighting, wiring, electrical fittings, heating and pipework, toilet, wash basin and shower, associated plumbing, wall tiling and decorations. All to be agreed with the Local Authority.
9. Fit extract fan in the shower room and cut a small hole in the external wall for the duct pipe and fit externally a small black or grey ventilation grille within the flint walling. Location of the grille as discussed with the Conservation Officer being as close to the slope of the porch roof as possible. Carefully removed section of flint work to fit vent and make good external finishes to match / blend in.
10. All new plumbing to serve the shower room and connection into the existing plumbing system will be located internally only. The saniflo toilet waste will take the plumbing for the appliances and this pipe will run through the partition into the adjoining main bedroom and run across the front external wall face, located above floor level, to the far corner of the bedroom where it will then drop down through the first floor into the shower room below and into the existing plumbing system (see photographs below of the bedroom wall where the pipe will run).



Mitigation Strategy

Any harm to the existing fabric of the building will be kept to a minimum.

Externally only a small 100mm approx. diameter hole will be cut into the external flint wall for the extract fan that is to serve the shower room.

A door opening will be cut into the timber fibreboard partition on the landing to provide access to the shower room.

Where required the existing skirting boards will be carefully removed and retained wall surfaces behind will be made good.

The mid height timber panelling will be removed within the bedroom where the shower room is proposed and the remaining finishes made good.

The new stud partition will be carefully built into the existing building fabric i.e. adjoining stud partition, external wall, sloping skirting and flat ceiling.

The existing modern built in wardrobe and adjoining shelving and cupboard below will be carefully stripped out and the remaining walls, sloping skirting and ceiling finishes will be made good.

The small section of raised floor to the bottom of the wardrobe area is to be carefully removed and timber flooring below made good.

Where required the existing carpet flooring will be carefully taken up so as not to cause any damage to the floor boards below.

The radiator, wall light and low level socket to the partition where the new door is to be located will be moved to a suitable position further along on the same wall. All associated electrical wiring to be carefully chased into the wall finishes.

Existing heating pipes will be redirected where required to serve the relocated radiator and possible new radiator within the shower room.

New lighting, electrics and wiring, plumbing and heating to the shower room will be carefully fitted to the existing building fabric.

The new saniflo waste from the toilet will run along above floor level into the main bedroom, along the front wall to the furthest corner of the room and down through the floor into the existing shower room below and into the existing plumbing. The pipe will be carefully fixed to the walls and holes within the walls and through the first floor and ceiling below will be carefully cut.

Justification

The benefit of the proposal will be to have first floor level wash facilities to serve the three adjoining bedrooms whereas currently there are only wash facilities located on the ground floor level provided by the current shower room, which has restricted headroom.

Photographic Record

The applicant will take and keep a photographic record of the existing layout and fixtures and finishes and maintain the record during the course of the proposed work.

The applicant has lived in Listed Buildings of different Grades and therefore understands the importance of respecting the character and history of such a property and maintaining its integrity when applying additions and carrying out alterations.

Social and Appearance

The street scene along Station Road will not be affected by the proposals apart from the addition of a small vent grille (see photograph below of The Old Mill and Old Cottage).



The grille is to be located as close to the porch roof slope as possible, as advised by the Conservation Officer (see photograph below).

The vent grille will likely be black or grey in colour to blend in with the colour finish of the flint work.



Conclusion

We consider the proposals to be relatively small scale and their effect on the property have been carefully considered to maintain the character and appearance of the Listed Building.