

Design and Access Statement

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

Purchased by Mr Simon Howland and Mrs Suzanne Howland on 25th February 2020.

The property is a 3 bedroom, Grade II listed Thatched property, approximate year of build 1642

We are submitting this Design and Access Statement in the first instance with our application for Stage one and stage two. The other stages will be applied for at a later date. We wanted to provide a full picture of the works that are needed at The Old Mill House, not only to provide further floor footage to enhance the property but also to make it safe and efficient given the age and history of the property.

Stage One

The removal of the 3 outbuildings within the boundary to the rear due to their age, becoming dangerous and had started to collapse, glass had smashed and broken debris of wood made certain areas of the garden off limits until they had been cleared.

We are replacing these structures with a better build design cabins, more in keeping with the keeping with the cottage that will allow additional space without detracting from the aesthetics of the property. An office, workshop/storage shed and a garden outbuilding to provide a family area to stay.

Stage Two

The steps leading to the rear of the property are dangerous, with glass bottles used within them that are now of the age where the mortar surrounding them is breaking away revealing more of the jagged glass edges, bricks that are damaged and a wall that is collapsing onto the pathway. The steps themselves are too steep and sit at around 280mm, these will be reduced to allow better access to the rear of the property whilst keeping the aesthetics in keeping.

Stage Three

The Heating, Plumbing and Electrical elements of the property need to be addressed to make the property safety compliant and more efficient. The current boiler needs to be replaced due to misfiring and taking more attempts to fire up. There is a strong gas odour whilst the boiler fires up and the heating cannot be turned off without losing the hot water. The system needs to be upgraded in line with current regulations as the current system is hazardous. The radiator valves are broken and cannot be turned off, meaning the heating is on constantly. It is inefficient and costly.

The electrical board to the property needs to be updated in line with current regulations and to be able to effectively operative and run cabling required for outside garden use. The current system is old and ineffective. The third bedroom in the property does not have lighting nor a working radiator, replacing the wiring and fuse board will allow the bedroom to have adequate lighting. The second bedroom to the property has no overhead ceiling light at all.

Replacing the heating/plumbing and electrical cabling and systems to the property will allow the property to be brought inline with current recommendations and will eliminate the current fire risk to the property.

Stage 4

The proposed planning application that we will be submitted will list the current conservatory be removed, due its age, lack of thermal efficiency, the roof is leaking, and the structural timbers have rotted. The proposed extension will be drawn using materials in keeping with the cottage and would be similar to what has been built at the rear of the cottage adjoining property namely The Old Cottage. The rebuild of a small extension will allow the property to be more thermally efficient and provide a room that can be used all year round due to a controlled temperature. There is currently no heating or main lighting in the conservatory now, and because of the build no means of escape from the upstairs of the property. Allowing the removal of the conservatory to that of an extension will allow a means of escape, whilst providing the cottage with a dining area and further kitchen space.

The current conservatory is rotting with doors and windows that do not shut and a roof that has started to leak. Replacing the conservatory with a more suitable structure to allow the use throughout the year would benefit the cottage. The temperature on a relatively warm day in April was showing as 17 degrees, whilst inside reached a temperature of 87 degrees, and the summer has not started! There is also no place for a freezer, the conservatory is the only place for this currently. Replacing with a solid wall will allow the boiler to be re-housed against the new brick/flint wall, with more efficient glazing, doors and roof to allow the room to be used throughout the year, providing the Cottage with more useable downstairs space

The proposed works are believed necessary to be compliant with current legislation and to eliminate the potential fire risk that is currently posed. The documents attached with our application from the plumbing and electrical company clearly depict the need for an overhaul to the property.

We do not believe the proposed works will impact the access of the property. We will adhere to using materials that are sympathetic in keeping with the property and using trades personnel that are keen to enhance the natural beauty of this historic cottage and have experience in Grade II Listed Thatched properties. The proposal we will submit will be to replace the conservatory with a single storey extension using brick and flint materials with a solid roof and a roof lantern to allow natural light into the living room

To note

Internally any pipework will be left in copper and exposed, radiators will be replaced with column radiators, switches and sockets that are plastic currently will be replaced with aesthetically pleasing and in keeping with the era of property. Taking guidance from the electrical company. We want to enrich this property, make it safe and provide the cottage with functioning additions to the garden which will enhance the cottage for the future. Professional tradespeople with experience will be used that have experience in their industry and will ensure any works carried out to The Old Mill House will be carried out sourcing materials that are in keeping with the period and age of the property.