

Planning Services
Arun District Council, Civic Centre
Littlehampton
West Sussex
BN17 5LF

My Ref: 14114/EM/LBC_The Mill

Date: 17th August 2018

Dear Sir

**Listed Building Application for works to roof, stacks incl. repointing and stitching
Clymping Mill, Clymping Street, Clymping**

I have been appointed by Mr Gary Love to work alongside other consultants to assist with the preparation of applications relating to the site and the Clymping Mill buildings. This particular application relates only to the main Mill building and in particular the roof.

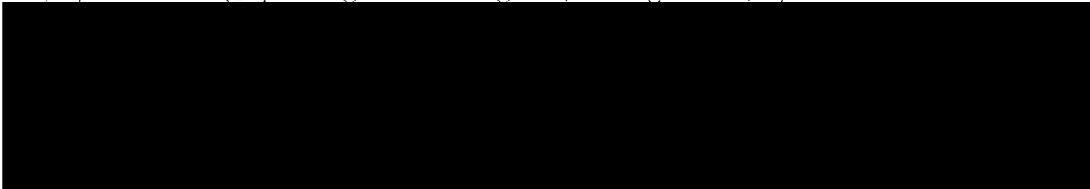
It should also be borne in mind that it is Mr Love's intention of resubmitting the applications for the entire site including the Pond House but he has been placed in the position of having to submit applications in a piece-meal approach. This should not be seen as deviating away from the overarching masterplan for the site which includes the introduction of the Pond House.

At the meeting of 9th August 2018 with Mr Martyn White, it was agreed that it was pragmatic to progress this application because of the condition of the roof; the obvious signs of water ingress; the deterioration of the roof structure with evidence of wet rot beneath the valley gutter and to rafter feet; the decay and signs of beetle infestation. The condition of the various roofs has arisen due to a lack of appropriate repair and maintenance over the years and as a result of extensive patch repairs, the service life of the roof coverings is now limited. Coupled with this the northern edges of the roof were removed in the past leaving the verge to the top of the gable exposed. As a result the gable is starting to deteriorate and to one side, a section is in need of urgent repair works.

Although some of the roof timbers are visible from the underside, a number remain concealed and the condition of rafters, purlins and tie beams cannot be ascertained. Therefore, the removal of the existing roof coverings will enable the existing roof structure to be recorded (by systematic photography) and the extent of repair will become more clear.

As with the proposals for Mill Lodge, the opportunity would be taken to lay new breathable felt, new treated wooden battens and superquilt insulation. Further details are included in

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the notes contained in the drawing provided by DGC Consultants including details for the repair of rafter feet where found to be decayed.

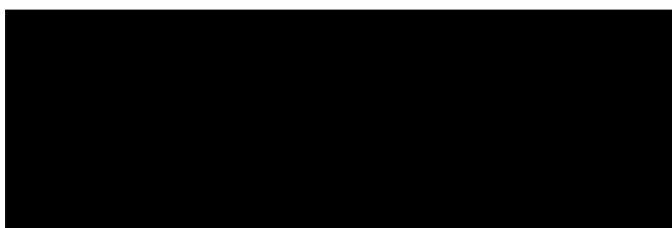
The chimneystacks have been repaired in the past with cementitious mortar. Now the haunching and mortar are failing having come to the end of their useful life. The poor condition of the stacks has left them in a vulnerable state and with the high winds experienced along this stretch of the coast, pose a threat of collapse and damage to the listed building, Also the failure of the mortar is allowing water to penetrate, providing conditions for damp and decay.

With reference to the southern elevation which is a later addition, Original lime mortar had been heavily eroded and patch repaired in the past using cementitious mortars. These have allowed water penetration but restricted drying, providing conditions for further erosion, damp and decay. This may become structurally significant as advised by Hutton & Rostron. There is evidence of settlement cracks in many areas; especially to the south side of the Mill, the main house, that it was decided that these repairs should be included within this application.

Bearing in mind the delays that Mr Love has experienced and as we are fast approaching the end of the summer season with potentially inclement weather ahead, it is imperative that this application is treated with some urgency. It is acknowledged that the statutory consultation period will have to run its course but and bearing in mind that the works are not controversial, in the best interests of this listed building, meaningful engagement and an expeditious issue of a positive decision is urged. Additional delays will not only result in the building being exposed to the elements but also further damage and decay and further expense for the applicant who has already suffered significant financial loss and additional costs.

Mr Love set out with the good intention of repairing and restoring the historic buildings and facilitating the public benefit that would be gained by seeking planning permission for the new Pond House and to embrace the management of change to the heritage assets. In the meantime, should you have any queries please do not hesitate to contact me.

Regards



Ms Eimear Murphy
BSc (Hons) EP DipUD PGDip HistBldgs MRTPI IHBC

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