

Climping Mill
Assessment of Significance Rev B

Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works	Assessment of impact
Ground Floor GF01 Photo DSC02796 & C19th) Photo DSC02808	Mill House (Mid	Dining Room	Part of the original phase of construction for Mill House the room is modest in detail with a simple brick fireplace (DSC02801) located at the southern end, 3no. double hung six over six Georgian bar sliding sash windows facing east and panelled doors with matching architrave throughout. Wide plank floorboards 222mm survive at the southern and northern ends of the room. A simple cornice to lath and plaster ceiling survives (DSC02799). Walls historically battened out and dry-lined with lath and plaster (DSC02815). Some original skirting board remains (DSC02818).	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. (DSC02805) Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 9 - Floor Structures. Allow for lifting and replacing ground floor timbers ensuring provision for adequate means of through and cross ventilation. Item 17 Ventilation to sub-floor Suspended timbers to be retained at ground floor where they exist. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Central section of floor replaced with cementitious screed. Modern dry-lining system formed over historic wall linings using modern non-breathable materials and finishes.	Carefully remove by hand modern dry-lining methods ensuring that the remaining lath and plaster is protected from damage during the course of the works. Investigate condition of timber stud behind, identifying areas of dry rot, removing all affected timbers on a like for like basis. Where original lath and plaster has been lost during the course of the work insert breathable insulation (mineral wool or sheep wool batts or similar and approved between the studs. Supply and fix new chestnut lathes and replaster using a traditional lime putty and hair mortar. Where lath and plaster has previously been removed and replaced with plasterboard and skim, again insulated between the studs, apply new Savolit board and skim with lime hair plaster. Remove central section of screeded floor (DSC02817), replace missing floor joists, splice in repairs to existing joists, reinstate sleeper walls as necessary to reduce the span. New joists to be a like for like match to existing using C24 grade Douglas Fir or similar and approved softwood isolated from sleeper walls with a course of slate or damp proof membrane as approved by the LPA. Supply and fix new wide plank floorboard to match like for like the existing. Remove make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Proposed alterations include the removal of door and nib between kitchen and entrance hall, the removal of the partitions separating kitchen and kitchen lobby and the removal of a section of masonry wall at the northern end between the former kitchen and kitchen lobby to create a breakfast eating area.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The loss of the modern partition between the former kitchen and kitchen lobby has not impact upon the legibility or context of the internal layout. Whilst the removal of the partition nib and door (Kitchen, Entrance Hall) does result in the loss of historic fabric, as does the removal of part of the internal masonry wall to the Mill House sufficient remaining fabric will ensure readability of the earlier form and that the harm is outweighed by the general restoration of the future. Where openings are to be blocked as part of the separation of the units, it is proposed to retain the existing doors fixing them shut and providing fire compartmentation on the modern side thereby retaining the context of the earlier layout within the historic core.
GF02 Photo DSC02864 & C19th) Photo DSC02865	Mill House (Mid	Drawing Room	Part of the original phase of construction for Mill House the room is lavishly detailed with exposed ceiling joists and boxed in timber beams to formulate the room. Very little evidence survives of the original infill panels. Fragments of a simple cornice remains which provides further definition to the decorative ceiling. The walls are plain, painted lime plaster with original profiled skirtings. To the south a canted bay with six over six traditional double hung Georgian bar sliding sash windows. A further six over six matching sliding sash window faces east whilst a six over six Georgian bar, but of different appearance faces south, adjacent to the canted bay.	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. (DSC02873) Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. (DSC02874) Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Modern plasterboard infill between ceiling joists, screeded floor and modern applied finishes to the walls which have resulted in damp ingress and dry rot. The painted brick fireplace detracts from the splendour of the room.	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. No alterations are proposed. As such the repair works undertaken are considered to make a positive impact thereby enhancing the significance of the Designated Heritage Asset

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GF03 Photo DSC02848 & Photo DSC02860	Mill House (Mid C19th)	Hall	Part of the original phase of construction for Mill House that houses the staircase rising to the upper floor. The room is lit by a three light plus 3 light double timber casement, 3 panelled door with matching architrave, stained timber staircase with acorn newels and fluted spindles with wood panelling to underside of staircase. Lath and plaster ceiling.	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Screeded Floor, modern finishes	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Casement window to be overhauled restoring it to full working order and draught proofed in accordance with published guidance from Historic England.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The loss of the Door plus nib to the west of the staircase previously separating the Kitchen and Hall will still ensure readability of the earlier form and as such whilst the works do constitute loss of historic fabric the harm is outweighed by the substantial public benefit of the restoration of the building and the securement of a sustainable future use. The works are considered to preserve the significance of the Designated Heritage Asset.
GF04 Photo DSC02853	Mill House (Mid C19th)	Main Entrance to The Mill, comprising of traditional joinery elements plain square skirtings, plastered and papered walls with no ornamental detailing	Three panelled entrance door with moulded architrave. Three panelled door with matching architrave contemporaneous to other examples elsewhere in historic core. Skirting plain square	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Screeded Floor. New four panelled door with matching architrave to bathroom	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a template supply and fit new sections of skirtings as necessary. Note where possible avoid using small sections of skirtings in one length as this will compromise the visual aesthetic of the room. New sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with fit with new five lever mortice dead lock	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. The alterations proposed comprise the blocking up of the doorway between Mill House and The Mill. This however will be done by retaining the door which will be fixed shut ad providing a new fire compartment stud wall on to the West. As such the alterations will not result in any loss of historic fabric or impact upon the legibility or context of the internal layout. The works are considered to preserve the significance of the Designated Heritage Asset.

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GF05	Mill Last Quarter C18th	Access not allowed due to Asbestos containment	Review of the internal space not possible due to the presence of asbestos.	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 4 - Mill Frames. Allowance to be made for extensive partnering with steel elements, especially to main spars and joints between framed elements for reconstruction of mill to original height and form. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 9 - Floor Structures. Allow for lifting and replacing ground floor timbers ensuring provision for adequate means of through and cross ventilation. Item 16 Building Hygiene - Building to be inspected for asbestos containing materials which shall be removed and disposed of in accordance with Control of Asbestos Regulations. Item 17 Ventilation to sub-floor Suspended timbers to be retained at ground floor where they exist. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Consideration should be given to forming a 'vertical damp-proof course', formed of a strip of studded plastic damp-proof membrane across the floor/wall junction extending to, say, 1m above external landscaped ground levels behind insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Review of the internal space not possible due to the presence of asbestos.	Where asbestos has been installed this will be removed by specialist contractor. The existing plastered finish will be contaminated. Once the removal of asbestos and all contaminated materials and finishes have been removed from the room a full assessment of the area is to be made and a repair schedule produced which will be based upon sound conservation principles and like for like repairs using traditional materials and finishes in accordance with BS7913. Should evidence exist on the timber studs of the use of lath and plaster this will be reinstated using chestnut riven laths and lime hair plaster applied in three coats. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic plaster, Unilit 40 level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new, French doors to be repaired splicing in new timber as necessary and redecorated. A new staircase will be formed between ground and first floor to replicate the form of the existing first to second floor. The location of the staircase will be informed by the position of existing constructional timber-frame and in accordance with the Structural Engineers details.	The extent of works required as part of the restoration of the building are unknown because of the risk of exposure to asbestos, however like all other rooms within the historic core the repairs will in accordance to sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where addition structural supports are required to transfer loadings from the reinstated upper floors, these will carefully consider the original form retaining historic fabric and providing a new structural frame that will provide clear legibility of the earlier form and phasing of the building. The new staircase will result in some loss of historic fabric although it will be carefully positioned to minimise impact. Whilst this will constitute some loss, cumulatively the impact is considered to preserve the significance of the heritage asset.
GF06	Mill House (Mid C19th)	Downstairs cloakroom	Three over three traditional sash window with Georgian glazing bars	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Modern intervention by way of screeded floor, modern plaster finish with corroding angle beading	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. No alterations are proposed. As such the repair works undertaken are considered to make a positive impact thereby enhancing the significance of the Designated Heritage Asset

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GF07 Photo DSC02831	Mill House (Mid C19th)	Kitchen	Three over three sash, three panelled door consistent with other historic doors within the original Mill House.	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Lower ceiling, possibly underdrawn with modern materials and finishes. Screeded floor	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Lay new flagstone floor which should finish flush with level of former screed to ensure the doors and architraves are not affected by the installation of a new insulated floor. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The loss of the modern partition between the former kitchen and kitchen lobby has no impact upon the legibility or context of the internal layout. Whilst the removal of the partition nib and door (Kitchen, Entrance Hall) does result in the loss of historic fabric, sufficient remaining fabric will ensure readability of the earlier form and that the harm is outweighed by the general restoration of the building and ensuring that it has a sustainable use for the future. Where openings are to be blocked (existing hatch) as part of the separation of the units, it is proposed to recess the infill thus ensuring readability of the earlier layout within the historic core.
GF08 Photo DSC02835	Mill House (Mid C19th)	Kitchen Lobby	Three over six sash, horns to upper sash. Butt and Bead plank door (historically external door prior to additions)	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Painted tiled skirting, screeded floor (DSC02836)	Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Around perimeter of room expansion joint to be filled with lime mortar to allow breathability of the historic fabric. Lay new flagstone floor which should finish flush with level of former screed to ensure the doors and architraves are not affected by the installation of a new insulated floor. Apply water repelling hydraulic lime plaster, Unilit 40 Tellings Lime up to a height of 1m from ground level, in accordance with manufacturers recommendations as an alternative to H+R's item 19. Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The loss of the modern partition between the former kitchen and kitchen lobby does not impact upon the legibility or context of the internal layout. Whilst the removal of part of the internal masonry wall to the Mill House results in loss of historic fabric, sufficient remains to ensure readability of the earlier form and that the harm is outweighed by the general restoration of the building securing a sustainable use for the future. Where openings are to be blocked as part of the separation of the units, it is proposed to retain the existing doors fixing them shut and providing fire compartmentation on the modern side thereby retaining the context of the earlier layout within the historic core.

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GF09	Extension 2nd Quarter C20th	Rear Hall	Modern extension to the Mill House, constructed in the mid 20th century. The extension does take reference from the earlier form including replication of the three panelled door consistent with those in the Mill House. Wide plank butt and bead door to original outbuilding demonstrates the earlier form.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA out out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	Repairs will be carried out on a like for like basis within this modern addition to the Mill House. The proposal does result in the insertion of a fire stud wall to enclose the exiting back stair to provide a separate entrance to the proposed residential unit above. The stud wall will be fully reversible and as previously described it is contained within a later phase of the building which is of lesser significance than the historic core. The formation of this lobby will necessitate the need for some reconfiguration of the internal partitions but as the significance of this part of the building is its architectural reference to the earlier form the loss of fabric is not considered to be harmful. As such the proposed development preserves the significance of the designated heritage asset.
GF10 Photo DSC02880	Extension 2nd Quarter C20th	Rear Stair & Lobby DSC02880	Modern extension to the Mill House, constructed in the mid 20th century. The extension does take reference from the earlier form including replication of the three panelled door consistent with those in the Mill House. Wide plank butt and bead door to original outbuilding demonstrates the earlier form.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA out out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	Repairs will be carried out on a like for like basis within this modern addition to the Mill House. The proposal does result in the insertion of a fire stud wall to enclose the exiting back stair to provide a separate entrance to the proposed residential unit above. The stud wall will be fully reversible and as previously described it is contained within a later phase of the building which is of lesser significance than the historic core. The formation of this lobby will necessitate the need for some reconfiguration of the internal partitions but as the significance of this part of the building is its architectural reference to the earlier form the loss of fabric is not considered to be harmful. As such the proposed development preserves the significance of the designated heritage asset.

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Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works	Assessment of impact
GF11 Photo DSC02887	Extension 2nd Quarter C20th	Bedroom 1	Later extension but taking reference from the earlier form with sliding sash windows six over six Georgia bar, three panelled door and matching architraves and windows surrounds. Inner sashes have upper horns.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Downstand within the room visually prominent - its function is not known. Further investigation required. (DSC02887)	Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	Repairs will be carried out on a like for like basis within this modern addition to the Mill House. Further investigative works will be carried out to determine the reason for the downstand within the ceiling, the floor level of the room above being level. Upon further opening up it is proposed if possible to carry out works conducive to the removal of the downstand in its entirety. Details however can be submitted by way of condition should the Local Planning Authority deem it necessary to do so as the works are contained within the modern 20th century addition which has a lesser significance than the historic core and its value being its reference to the architectural appearance and character of the historic core. The only remaining alteration is the proposal to re-hang the existing door. These works do not constitute loss of fabric or context and as such it is considered that the proposed development preserves the significance of the Designated Heritage Asset.
GF12	Extension 2nd Quarter C20th	Bedroom 2	Later extension but taking reference from the earlier form with sliding sash windows six over six Georgia bar, three panelled door and matching architraves and windows surrounds. Inner sashes have upper horns.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	Repairs will be carried out on a like for like basis within this modern addition to the Mill House. The only alteration is the proposal to re-hang the existing door. These works do not constitute loss of fabric or context and as such it is considered that the proposed development preserves the significance of the Designated Heritage Asset.

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Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works	Assessment of impact
GF13 Photo D5C02893 & Photo D5C02894	Extension 2nd Quarter C20th	Living Room	Later extension but taking reference from the earlier form with six over six Georgia bar sliding sash windows, three panelled door and matching architraves and windows surrounds. Inner sashes have upper horns.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	Repairs will be carried out on a like for like basis within this modern addition to the Mill House. It is proposed to re-open the existing fireplace and install a wood burning stove and reconfigure the layout, integrating the existing WC into the space to provide a kitchen area. The WC currently has a raised floor and as such investigations will be required to ascertain difference in level and what the potential impact is for lowering the floor to provide a consistent floor level throughout. In addition, the proposed development looks to remove the existing partitions between living room and WC and WC and shower area and the construction of a new stud partition, along the lines of the existing steps up the WC. Whilst these works result in loss of fabric, it is contained within a later phase, of lesser significance than the historic core. These works will result in alteration of the internal context and layout but as the significance of this part of the building is in its architectural reference to the earlier form, the loss of fabric is not considered to be harmful. As such the proposed development preserves the significance of the designated heritage asset.
GF14 Photo D5C02884	Extension 2nd Quarter C20th	Shower	Constructed as part of the internal circulation space to later extension	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.	Later adaptation to the extension constructed within corridor, directly in front of a traditional sliding sash window. Poor design which negatively impacts upon the internal layout and context.	Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	Repairs will be carried out on a like for like basis within this modern addition to the Mill House. It is proposed to reconfigure the layout, constructing a new stud partition to enclose the space, removing both existing shower cubicle and built in cupboards to provide a new shower room with access to a cupboard formed under the stairs. Whilst these works result in loss of fabric, it is contained within a later phase, of lesser significance than the historic core. These works will result in alteration of the internal context and layout but as the significance of this part of the building is in its architectural reference to the earlier form, the loss of fabric is not considered to be harmful. As such the proposed development preserves the significance of the designated heritage asset.

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Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works	Assessment of impact
GF15	Extension 2nd Quarter C20th	WC	Later extension but taking reference from the earlier form with sliding sash windows six over six Georgia bar, three panelled door and matching architraves and windows surrounds. Inner sashes have upper horns.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	Repairs will be carried out on a like for like basis within this modern addition to the Mill House. It is proposed reconfigure the layout, integrating the existing WC into the space to provide a kitchen area. The WC currently has a raised floor and as such investigations will be required to ascertain difference in level and what the potential impact is for lowering the floor to provide a consistent floor level throughout. In addition, the proposed development looks to remove the existing partitions between living room and WC and WC and shower area and the construction of a new stud partition, along the lines of the existing steps up the WC. Whilst these works result in loss of fabric, it is contained within a later phase, of lesser significance than the historic core. These works will result in alteration of the internal context and layout but as the significance of this part of the building is in its architectural reference to the earlier form, the loss of fabric is not considered to be harmful. As such the proposed development preserves the significance of the designated heritage asset.
GF16	Extension 2nd Quarter C20th	Rear Porch	Integral part of extension with panelled doors matching those within the historic core, Georgian barcasement window. Screeded floor indicative of the modern construction	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England.	Repairs will be carried out on a like for like basis within this modern addition to the Mill House. No alterations are proposed and as such it is considered that the proposed development preserves the significance of the Designated Heritage Asset.

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GF17 Photo D5C02837 & Photo D5C02846	Extension 1st Quarter C20th	Kitchen	Three over three sash adjacent to fireplace, remains of architrave which matches profile of GF01. Timber three light casement windows to North elevation. Screeded floor & modern finishes indicative of modern construction	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Further alterations include an increased opening to the casement window, the insertion of a new window to the south elevation which will replicate the existing sash window in the same elevation	Repairs will be carried out on a like for like basis within this modern addition to the Mill House. It is proposed to re-open the existing flue and install a wood burning stove into the fireplace. In addition the existing serving hatch is to be blocked in, leaving a recess on each side to retain readability of the earlier form and the construction of a new stud partition and door to form a Cloakroom. The proposed works are located in a modern extension to the building of lesser significance than the historic form ad does not result in the loss of fabric or legibility of the internal context and layout. As such it is considered that the proposed development preserves the significance of the Designated Heritage Asset.
GF18	Extension 1st Quarter C20th	Pantry	Integral part of extension with small double casement windows, screeded floor and modern materials and finishes	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out. Item 19 Damp-proofing Provision for a 'vertical damp-proof course' & 1m strip of studded plastic damp-proof membrane across the floor/wall junction, insulated and ventilated dry lining details as described at 18 above. Item 20 Solid Ground Floor Structures - lifting of all existing floor slabs and re-laying with new including provision for insulation and ventilation.		Later phase of building using non-pervious materials and finishes, insertion of damp proof membranes etc whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where there are signs of wet and dry rot carefully, using hand tools only open up areas to expose the extent of affected timber. Where dry rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove existing screed and reduce levels to achieve the same finished floor level with a new insulated screed floor. Where the walls show evidence of damp carry out damp-proofing measures in accordance with H&R's recommendation, item 19. Make good plasters again using like for like plasters which appears to be largely gypsum based. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match	The proposed extension is recessed to both the south and the north thus providing clear legibility of the phasing of the building. Whilst the removal of the section of wall constitutes loss, it is a modern 20th century addition and as such has no historic value and its architectural importance is lessened. The extension does however make reference to the character and detail and as such the proposed extension will also portray the same appearance. To provide access, it is proposed to extend the pantry window to form a door opening. Again this constitutes loss of fabric but as that fabric is 20th century the loss is considered acceptable.

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Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works	Assessment of impact
First Floor FF01	Mill House (Mid C19th)	Bedroom 3	Retains some original features including 220mm floorboards, profiled skirting to external wall, six over six timber sliding sash Georgian bar windows with matching architraves and surrounds, three panelled doors, lath and plaster walls and ceiling.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Modern studding out of reveal to side of chimney with crude cornice which does not match the profile of the original. Part insertion of modern plain skirting.	with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Form new extension at western end, removing section of walling to form a kitchen diner. The proposed extension is recessed to both the south and the north thus providing clear legibility of the phasing of the building. Whilst the removal of the section of wall constitutes loss, it is a modern 20th century addition and as such has no historic value and its architectural importance is lessened. It is proposed to construct a new extension to the west of the existing built form with hipped roof recessed back from the line of the existing addition on both the south and north elevation. The existing pantry window will be enlarged to form new door opening with external steps down to achieve the change in floor level.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The loss of the stud partition between FF01 and FF02 and the formation of a new door opening to existing stud between FF01 and FF03 does result in the loss of historic fabric, however, sufficient remaining fabric will ensure readability of the earlier form and that the harm is outweighed by the general restoration of the building and ensuring that it has a sustainable
FF02	Mill House (Mid C19th)	Corridor	The corridor retains many original features with 220mm floorboards, profiled skirtings, six over six timber sliding sash Georgian bar windows with matching architraves and surrounds, built in cupboards with doors, central door with fanlight above leading to FF05.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Enclosure of former open gallery to stairwell using modern wired glass set in timber frame and partition. Modern storage heater and radiator visually prominent and detracting from original features	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Remove existing stud partition between FF01 and FF02, making good as necessary and using like for like materials and finishes and rehanging existing door in new position. Form new door opening between FF01 and FF03 to form en-suite bathroom. Remove crude dry-lining infill to chimney breast reveal, make good as necessary.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The loss of the stud partition between FF01 and FF02 does result in the loss of historic fabric, however, sufficient remaining fabric will ensure readability of the earlier form and that the harm is outweighed by the general restoration of the building and ensuring that it has a sustainable use for the future. The removal of the partition with Georgian wired glass borrowed light will have a positive effect upon the significance of the designated heritage asset, reinstating the original context and sense of place.

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FF03	Mill House (Mid C19th)	Bathroom	Room is finished with modern materials however evidence remains of six over six timber Georgian bar sliding sash window, cornice and three panelled door with matching architrave and fanlight above.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Associated pipework prominent and detracting from original features	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Form new door opening between FF01 and FF03 to form en-suite bathroom and fix existing door shut (on corridor side).	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The formation of a new opening in the partition between FF01 and FF03 to create en-suite access does result in the loss of historic fabric, however, sufficient remaining fabric will ensure readability of the earlier form and that the harm is outweighed by the general restoration of the building and ensuring that it has a sustainable use for the future. The fixing shut of the original door to FF03 will ensure readability of the earlier for is retained on the corridor side whilst a modern stud partition will be erected within FF03. The works do not result in loss of fabric or legibility of the earlier form and as such are considered to <i>neutralise the significance of the</i>
FF04	Mill House (Mid C19th)	Bedroom 4	Generally remains intact with many period features, 220mm wide plank doors although a section of 168mm exist immediately adjacent to fireplace. Profiled skirting and cornice remain in part, six over six timber Georgian bar sliding sash window, three panelled door with matching architraves and original fireplace but blocked up. Lath and plaster walls and ceiling.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Inserted restricted height door between FF05 and FF04. Incongruous heating pipes.	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Infill later inserted door opening including architrave between FF04 and FF05 and make good using like for like materials and finishes. Re-open existing flue and insert new wood burner into existing fireplace.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The infilling of the later doorway between FF04 and FF05 will reinstate the earlier form and context and as such is considered to enhance the significance of the
FF05	Mill House (Mid C19th) Photo DSC02956 & Photo DSC02955	Bedroom 5	Generally remains intact with many period features, 168mm wide plank floorboards, profiled skirtings, six over six timber sliding sash Georgian bar windows with matching architraves and surrounds, cornice detail, original fire surround and lath and plaster walls and ceilings	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Formed opening within reveal to chimney to room FF04. Fireplace blocked up with modern board onto which storage heater has been fixed. Installation of wash hand basin and associated pipework.	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern / damaged skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Remove existing wash hand basin. Infill later inserted door opening including architrave between FF04 and FF05 and make good using like for like materials and finishes. Re-open existing flue and insert new wood burner into existing fireplace.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered on balance acceptable. The infilling of the later doorway between FF04 and FF05 will reinstate the earlier form and context and as such is considered to enhance the significance of the
FF06	Mill House (Mid C19th)	En-Suite	Spaced used as En-Suite to Bedroom 5, with timber six over six Georgian bar sliding sash window. Floor finishes contemporaneous with those within the Mill (168mm floorboards), profiled skirting.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Partition between FF06 and FF05 adapted to fit the existing sliding door arrangement and modern inserted partition to form walk in airing cupboard	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern / damaged skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Infill existing door opening to provide separation between FF06 and FF07. Make good as necessary using like for like materials and finishes.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered acceptable. The infilling of the later doorway between FF06 and FF07 will have no negative impact upon the historic fabric or context of the internal layout and as such will preserve the significance of the designated heritage asset.

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FF07	Mill House (Mid C19th)	Walk in Airing Cupboard	Space used as airing cupboard with former opening onto FF08 blocked up but architrave retains former context. Profiled skirtings remain	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Partition between FF06 and FF07 modern adaptation. Infilling of former opening although the retention of the architrave has retained context of former layout.	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern / damaged skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. The proposed works are for the infill existing door opening to provide separation between FF06 and FF07. Make good as necessary using like for like materials and finishes, and the reinstatement of a former blocked up opening. A three panelled door salvaged from within the building where adaptation has resulted in a surplus of doors will be rehung in original opening.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered acceptable. The infilling of the later doorway between FF06 and FF07 will have no negative impact upon the historic fabric or context of the internal layout and as such will preserve the significance of the designated heritage asset. The reinstatement of the original opening will enhance the readability of the earlier form and as such is considered to enhance the significance of the designated heritage asset. The re-use of a salvaged door from elsewhere in the building will again preserve the significance of the designated heritage
FF08 Photo DSC02901 & photo DSC02897	Mill House (Mid C19th)	Landing	Floor finishes contemporaneous with those within the mill (168mm floorboards). Built in cupboards detailed to replicate the three panelled doors found elsewhere in the historic core with matching architrave. Former opening infilled opposite top of stairs but retaining context of earlier layout.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Inappropriate door and architrave in former arched opening leading to FF02, enclosure of former open gallery to stairwell using modern wired glass set in timber frame.	Remove modern inappropriate finishes to walls and make good existing lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern / damaged skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Remove existing door within arched opening to FF02 and replace with purpose made door to fit the historic opening. Reinstall blocked up opening to FF07 and hang three panelled door salvaged from elsewhere in the building.	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. Where alterations are proposed these are considered acceptable. The reinstatement of the original opening will enhance the readability of the earlier form as will the removal of the inappropriate door to the arched opening between FF02 and FF08 and its replacement with a bespoke three panelled door to suit the earlier form. As such is considered to enhance the significance of the designated heritage asset. The re-use of a salvaged door from elsewhere in the building will again preserve the significance of the designated heritage asset.
FF09 Photo DSC02902 & Photo DSC02905	20th century first addition floor radial supported on timber posts.	Sun Room	Construction Internally lined with timber studs, lath and plaster ceiling and walls, exposed 140mm floorboards	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Infilling of original window to Mill House. The ceiling being further underdrawn by modern plasterboard and skim	Later phase of building, the sun room has some, albeit limited architectural value. Repair works are therefore based upon the use of like for like materials and finishes. Remove modern board to ceiling and repair / make good lath and plaster ceiling. Using the existing skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match contemporaneous profile. Sash windows to be overhauled restoring them to full working order. Retain / replace boarding over sash window which has been retained instu, boarding to be fire resistant to achieve required compartmentation between units. No alterations are proposed and as such the works to repair the later adaptation are consider to preserve the significance of the designated heritage asset.	No alterations are proposed and as such the works to repair the later adaptation are consider to preserve the significance of the designated heritage asset.

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FF10 Photo DSC02908 Photo DSC02923 Photo DSC02911 Photo DSC02922 & Photo DSC02910	Mill Last Quarter C18th	Windmill Staircase	Exposed timber construction with plastered infill panels and skirting set between the exposed frame. Original winding staircase with timber balustrade and newel post, timber sliding sash windows, lath and plaster walls and ceiling. Wide plank floorboards 168mm original to the structure. Three panelled door to match elsewhere in building with appropriate ironmongery	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Plethora of service pipes crudely chased into exposed frame, expanding foam evident and other modern interventions not compatible with the traditional construction.	Remove modern service pipes, conduit and inappropriate finishes to walls, window reveals and ceiling and make good with lime hair plaster. Inspect existing winder staircase and make good as necessary using like for like timber. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Install new iron handrail, flat 'D' profile ad moulded to suit the sloping form of The Mill. A new staircase will be formed between ground and first floor to replicate the form of the existing first to second floor. The location of the staircase will be informed by the position of existing constructional timber-frame and in accordance with the Structural Engineers details.	Earliest form of construction on the site and as such retains the highest degree of architectural and historic significance. The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. The formation of new staircase, located sympathetically to minimize the impact upon the historic fabric will be referenced by the form of the retained first to second floor. Whilst the formation of the staircase will result in some loss of historic fabric, its inclusion will provide separate access through the reinstated mill which will have a positive impact upon the legibility and sense of place.
FF11 Photo DSC02914	Mill Last Quarter C18th	Windmill Room	Exposed timber construction with plastered infill panels and skirting set between the exposed frame (DSC02918). Chamfered detailed formed in mid rail suggesting a former opening (DSC02912), timber sliding sash windows, simply detailed fireplace and surround proportional and contemporaneous to the room (DSC02918). Wide plank floorboards 168mm original to the structure. Three panelled door to match elsewhere in building with appropriate ironmongery	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.		Where there are signs of wet and dry rot carefully, using hand tools only investigate condition of timbers. Where rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which will follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove modern inappropriate finishes to walls and make good using lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Sash windows to be overhauled restoring them to full working order with new sash cords and weights as necessary. Sash windows to be draught proofed in accordance with published guidance from Historic England. Existing fireplace to be overhauled and the flue re-opened to allow the insertion of a wood burning stove. Remove wash hand basin and all associated pipework	Earliest form of construction on the site and as such retains the highest degree of architectural and historic significance. The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset.
FF12 Photo DSC02898 & Photo DSC02906	Mill House (Mid C19th)	Windmill Lobby	Later adapted by the insertion of the 20th century circular room, floorboards contemporaneous to those within the windmill (168mm wide plank boards), cast iron radiator, the only one within the building, plank and three panelled door, the later matching those elsewhere in the building (DSC02906), profiled skirting.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Blocked up former window opening (DSC02898) 20th century screen partly infilled	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Block up 2no. former openings, retaining existing door but fix shut to provide readability to the earlier layout.	domestic wash hand basin and associated pipework is considered to have a positive impact. The works do not result in loss of historic fabric and the former layout and context can still be read. As such the works are considered to preserve the significance of the designated heritage asset.
FF13	Mill House (Mid C19th)	Bathroom	Contained within the same building envelope as the Windmill lobby and as such deemed to be contemporaneous with lath and plaster ceiling and three over three sliding sash window.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Modern finishes obscuring fabric beneath	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. No alterations are proposed.	No alterations are proposed and as such the works to repair using like for like materials and finishes in accordance with should conservation principles. The repairs will result in an improved context and sense of place as such the works are considered to enhance the significance of the designated heritage asset.

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Room No. / Ref	Building / Phase	Description	Elements of significance	Hutton and Rostron Recommendation	Elements that harm the significance	Proposed Works	Assessment of impact
FF14	Mill House (Mid C19th)	WC	Contained within the same building envelope as the Windmill lobby and as such deemed to be contemporaneous with lath and plaster ceiling and three over three sliding sash window	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing	Modern finishes obscuring fabric beneath	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Block up former openings, retaining existing door but fix shut ad boarding over with ply to provide backing for tiles to the proposed shower area.	The works do not result in loss of historic fabric and the former layout and context can still be read. As such the works are considered to preserve the significance of the designated heritage asset.
FF15 Photo DSC02949	Mill House (Mid C19th)	Bedroom 6	Forming part of the original Mill House construction much of the fabric has been concealed by modern finishes. The room retains a traditional three over three sliding sash Georgian bar window and the profiled skirting remains in part.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Partial loss of original profiled skirting.	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Proposed conversion of room to form a family bathroom. New pipework to be run between floor joists or surface mounted and boxed in to ensure minimal impact upon the historic fabric. Foul water pipes to discharge into existing Soil and vent pipe serving FF14. Existing floor to be inspected to ensure the construction is capable of taking the additional loading. Where concerns are raised Structural Engineer to detail strengthening of the existing floor construction in the form of strutting / addition joists mid span / new joist coach bolted to existing	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place. The proposed conversion of bedroom to family bathroom will have minimal effect upon the historic fabric, the foul water to be directed into the existing Svp serving the adjacent room (FF14), pipes will be surface mounted to achieve appropriate falls and boxed in or if possible run in the floor void between joists. Strengthening of the existing floor will be by additional members and will not result in the loss / removal of historic timbers and the mechanical extract will be achieved via an in-line vent system as agreed with the LPA. As such the works are considered to preserve the significance of the designated heritage asset.
FF16 Photo DSC02982 & Photo DSC02984		Bedroom 7	Retains some original features including 220mm floorboards, cornice six over six timber sliding sash Georgian bar windows with matching architraves and surrounds, three panelled door and butt and bead plank door lath and plaster walls and ceiling.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Floorboards replaced with 125mm boards as a repair. Replacement plain skirtings	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Removal of timber partition between FF16 and FF17. It would appear that the partition may have been constructed on top of the floorboards ad whilst a partition may have existed it was further to the North in its earlier form as indicated by the visibly but joint in the floorboards	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place. Looking at the evidence on site and in particular the floorboards within he formed opening between FF16 and FF17, it would appear that the partition is a later adaptation having been constructed upon the existing floorboards. As such the partition is considered to be a later adaptation and therefore its removal will not negatively impact upon the legibility of the historic form or the architectural character and appearance of the listed building.
FF17		Bedroom 8	Retains some original features including 220mm floorboards, profiled skirting, three panelled door and butt and bead plank door lath and plaster walls and ceiling. Windows timber Georgian bar double casement	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Floorboards replaced with 125mm boards as a repair. Replacement plain skirtings	Remove modern inappropriate finishes to walls and make good with lime hair plaster. Using the original skirting as a mould run new sections of skirting to match original profile in like for like timber C24, Douglas Fir or similar and approved. Remove modern skirtings and replace with skirting to match original profile. Removal of timber partition between FF16 and FF17. It would appear that the partition may have been constructed on top of the floorboards ad whilst a partition may have existed it was further to the North in its earlier form as indicated by the visibly but joint in the floorboards	The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place. Looking at the evidence on site and in particular the floorboards within he formed opening between FF16 and FF17, it would appear that the partition is a later adaptation having been constructed upon the existing floorboards. As such the partition is considered to be a later adaptation and therefore its removal will not negatively impact upon the legibility of the historic form or the architectural character and appearance of the listed building.
FF18	Extension 2nd Quarter C20th	Corridor	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including 2no. six over six timber Georgian bar sliding sash windows, three panelled door with matching architraves and window surrounds. Other features include possible lath and gypsum plaster stud walls, scribed frame and door with fanlight above, 125mm floorboards.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.		Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Insertion of 2no. stud partitions to form en-suite to Bedroom, Unit 1 and Shower room Unit 4. Carefully lift up existing floorboards to western end of Corridor to ascertain the reason for change in level. If possible reduce floor level to accommodate walk in shower. Block up former opening to room FF24, door to be fixed shut and boarded over with ply ready to receive ceramic tiled finish.	All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works being contained within the later and therefore less significant extension are considered to preserve the significance of the designated heritage asset.

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FF19	Extension 2nd Quarter C20th	Corridor	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including six over six timber Georgian bar sliding sash, three panelled doors with matching architraves and window surrounds. Other features include lath and gypsum plaster stud walls, plain skirting and 125mm floorboards.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Inserted fire compartment screen between FF19 and FF20 visually detracts from the architectural character and internal context.	Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Insertion of 2no. stud partitions to form en-suite to Bedroom, Unit 1 and Shower room Unit 4. Carefully lift up existing floorboards to western end of Corridor to ascertain the reason for change in level. If possible reduce floor level to accommodate walk in shower. Replace existing fire door and screen with new stud partition and three panelled door, re-used from elsewhere on the site	All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works being contained within the later and therefore less significant extension are considered to preserve the significance of the designated heritage asset.
FF20 Photo DSC03008, Photo DSC03015 & Photo DSC03016	Extension 2nd Quarter C20th	Landing and stairwell	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including six over six timber Georgian bar sliding sash, three panelled doors with matching architraves and window surrounds. Other features include eml and plaster stud walls, plain skirting, 125mm floorboards and staircase with plain painted newels and spindles with polished wood handrail to replicate 'back of house' utilitarian context.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Inserted fire compartment screen between FF19 and FF20 visually detracts from the architectural character and internal context.	Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. No proposed alterations.	All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building.
FF21	Extension 2nd Quarter C20th	Bathroom	Retains some features contemporaneous to the date of construction and takes reference from features contained within the historic core including six over six timber Georgian bar sliding sash with profiled window surround and three panelled doors with plain architraves and skirtings. Other features include lath and gypsum plaster stud walls and 125mm floorboards.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.		Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. No proposed alterations to the fabric however the room is to be used as kitchen to Unit no. 4. All existing ducts and chases for pipework and conduit are to be re-used. The proposed extract to be taken through into the roof void and discharged via an in-line tile vent system.	All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. The proposed works to convert former bathroom to kitchen require no adaptation of the existing form. Existing ducts and chases will be re-used for the new pipework and conduit. As such the proposals are considered to preserve the designated heritage asset.
FF22	Extension 2nd Quarter C20th	Bedroom 11	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including 2no. six over six timber Georgian bar sliding sash, three panelled doors, including 'passage' door with matching architraves and window surrounds. Other features include lath and gypsum plaster stud walls and ceiling, plain skirting, modern 128mm floorboards and ceramic tiles to the hearth	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Modern 128mm floorboards, blocked up fireplace	Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Existing 'passage' door to be fixed shut.	All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. Where development is proposed it does not constitute loss of fabric or context and as such is considered to preserve the significance of the designated heritage asset.
FF23	Extension 2nd Quarter C20th	Bedroom 10	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including 3no. six over six timber Georgian bar sliding sash windows, three panelled doors, including 'passage' door with matching architraves and window surrounds. Other features include lath and gypsum plaster stud walls, plain skirting. Modern 128mm floorboards.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Blocked up fire place and loss of fire surround and a modern flush door	Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Existing 2o. 'passage' door to be fixed shut and fireplace to be overhauled and flue fitted with stainless steel liner for wood burning stove.	All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. Where development is proposed it does not constitute loss of fabric or context and as such is considered to preserve the significance of the designated heritage asset.

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FF24	Extension 2nd Quarter C20th	Bedroom 9	Retains features contemporaneous to the date of construction and takes reference from features contained within the historic core including 1no. six over six timber Georgian bar sliding sash window, three panellied doors, including 'passage' door with matching architraves and window surrounds. Other features include eml and plaster stud walls, plain skirting. Modern finish to floor.	Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.		Later phase of building using non-pervious materials and finishes, whilst replicating aesthetically the architectural style and character of the original and replicating joinery, albeit slightly cruder with heavier sections particularly to glazing bars. Repair works are therefore based up the use of like for like materials and finishes. Where necessary form moulds to existing profiled skirting and run new section of skirting in like for like timber C24, Douglas Fir or similar and approved. Block up former opening infilling with softwood timber studwork. Existing 'passage' door to be fixed shut.	All repairs will be carried out on a like for like basis within the later extension thus retaining the existing context and legibility of the phased development of the listed building. Where development is proposed it is contained within the later extension which draws its significance from its architectural referenced to the earlier form. As such it is considered to preserve the significance of the designated heritage asset.
Second Floor SF01	Mill Last Quarter C18th	Plant Room	Half storey room with water tanks clad in timber horizontal boarding. (DSC02935) Exposed timber construction with plastered infill panels (DSC02939), timber sliding sash windows. Wide plank floorboards 168mm original to the structure. Traditional wide planked door.	Item 1 - Dry Rot Carry out extensive opening up works to determine extent of defect. Allowance to be made for repairing / re-supporting timber elements separated from damp or potential damp masonry with damp proof materials and/or ventilated air gap. Item 2 - Wet Rot as above Item 3 - Wood-Boring Beetles. Adequate provision for heating and ventilation. Item 4 - Mill Frames. Allowance to be made for extensive partnering with steel elements, especially to main spars and joints between framed elements for reconstruction of mill to original height and form. Item 5 - Lintels Opening up works to determine extent of refurbishment required. Allowance should be made for replacing lintels over window and door openings. Item 6 - Primary Beam Bearings - Investigation works to determine condition of beams. Allowance to be made for repair and resupporting the nearing ends of primary beams. Item 7 - Windows All existing windows to be retained and refurbished, stripping off paint finishes, splice in repairs, renewing sash cords and weights as necessary and restore to full working order and redecorate. Item 18 Internal cladding Retain all original ceiling and wall cladding, removing non-original at early stage during enabling works to allow fabric of building to dry out.	Some evidence of newly inserted softwood timbers to partition formed between plant room and stair lobby. Some replacement of original timber floorboards with narrow boards	Where there are signs of wet and dry rot carefully, using hand tools only investigate condition of timbers. Where rot has compromised structural elements of the frame the Structural Engineer to provide details of proposed repairs / strengthening which will follow sound conservation principles. Once extent of works has been fully established review schedule of repair and with the approval of the LPA cut out and renew affected timbers using like for like materials. NOTE Reclaimed / salvaged timbers are not to be used as this will effect the archaeological interpretation of the building. All contaminated timbers are to be removed from site. Remove modern inappropriate finishes to walls and make good using lime hair plaster. Existing windows to be overhauled restoring them to full working order. It is proposed to reinstate The Mill to its original form. The proposed works to raise the height of the existing flat roof timbers, re-using them where possible will result in some loss of fabric, however the existing jowl post and timber ring beam supported by the posts will remain in situ providing legibility of the earlier form. A new frame designed by the Structural Engineer will Access to the upper floor will be via a new staircase designed to replicate the form of the original to be retained between first and second floor.	Part of the earliest form of construction on the site and as such retains the highest degree of architectural and historic significance. The repair works are based upon sound conservation principles, retaining as much of the historic fabric as possible. Where it has been lost and modern intervention has been introduced works are to be carried out to reinstate original context and sense of place using materials and finishes compatible with the historic fabric in accordance to BS7913. The works therefore are deemed to enhance the significance of the designated heritage asset. The proposed works to raise the height of the existing flat roof timbers, will result in some loss although wherever possible timbers shall be removed. However the existing flat roof is a later form as a result of the truncation of the mill and therefore any loss is considered to be outweighed by the reinstatement of the Smock Mill. As such the proposals are considered to preserve the significance of the designated heritage asset.