

Mill Cottage

Assessment of Significance

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Room / Photo Ref	Description	Significant features	Hutton + Rostron Report plus Item	Elements that harm	Proposed works	Impact
GF01	Living Room	Cornice in part, lath and plaster skirling, walls beneath modern finishes, plain square skirting.	Not Applicable	Upvc windows, blocked up opening to outshot, fibreboard ceiling and skimming	Improve thermal efficiency of building using compatible materials and finishes to the walls (sawlit boards and lime plaster skim, insulate roof void with mineral wool. Localised making good to be carried out like for like and in accordance with BS7913.	Works proposed are based upon sound conservation principle for the repair and renovation of the curtilage listed structure using materials and finishes compatible with traditional materials. In areas where rebuilding has occurred using modern intervention like for like materials and finishes are proposed. The proposals therefore preserve the significance of the designated heritage asset.
GF02	Outside Store	Evidence of former door opening between store and lounge which has been infilled. Part of the historic core of the building with no internal finishes or decoration.	Not Applicable		Carry out like for like repairs using traditional materials and finishes. Reinstate former opening and insert new timber casement window. Renovate existing plank door as necessary.	Repairs to be carried out on a like for like basis, restoring the building and removing all elements which are considered to harm the significance of the heritage asset, replacing them with traditional materials and finishes that give reference to the original function and form of the building and respect the local vernacular.
GF03	Corridor	No notable features	Not Applicable	Modern half glazed Georgian bar door	Make good using like for like materials and finishes and redecorate	
GF04	Bedroom	Historic fire surround. Fireplace blocked up. Picture rail plain square skirting. 3 panel door plus architrave	Not Applicable	Upvc window modern door ironmongery	Remove existing Upvc window and replace with timber slim-line double glazed window with single horizontal glazing bar. Reinstate existing fireplace. Make good using like for like materials and finishes and redecorate	The removal of inappropriate modern fenestration and replacement with simply detailed traditional timber units will enhance the significance of the heritage asset.
GF05	Bedroom	Historic fire surround fireplace blocked up. 3 panel door plus architrave. Plain square skirting	Not Applicable	Upvc window modern door ironmongery	Remove existing Upvc window and replace with timber slim-line double glazed window with single horizontal glazing bar. Reinstate existing fireplace. Make good using like for like materials and finishes and redecorate	The removal of inappropriate modern fenestration and replacement with simply detailed traditional timber units will enhance the significance of the heritage asset.
GF06	Kitchen	Original fire surround, fireplace blocked up	Not Applicable	Upvc window, laminate flooring over timber floorboards, pine vertical boarded splash back	Remove existing Upvc window and replace with timber slim-line double glazed window with single horizontal glazing bar. Make good using like for like materials and finishes and redecorate	The removal of inappropriate modern fenestration and replacement with simply detailed traditional timber units will enhance the significance of the heritage asset.
GF07	Bathroom	3 panel door, lath and plaster ceiling	Not Applicable	Modern lino, ceramic tiles, Upvc window. Partition wall later insertion to roof hatch which is evident in GF07 & GF08	Remove existing Upvc window and replace with timber slim-line double glazed window with single horizontal glazing bar. Make good using like for like materials and finishes and redecorate.	The removal of inappropriate modern fenestration and replacement with simply detailed traditional timber units will enhance the significance of the heritage asset.
GF08	Utility Room	2 sets of architraves, lath and plaster ceiling	Not Applicable	Upvc window, Partition wall later insertion to roof hatch which is evident in GF07 & GF08	Remove existing Upvc window and replace with timber slim-line double glazed window with single horizontal glazing bar. Make good using like for like materials and finishes and redecorate	The removal of inappropriate modern fenestration and replacement with simply detailed traditional timber units will enhance the significance of the heritage asset.

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External DSC03200, DSC02752, DSC02753 DSC03216 & DSC03214	North elevation	Flint with brick dressings and quoining, brick chimney stack, clay tiled roof. Later opening formed in contrasting brick now infilled with flint bedded in cement mortar		Plinth rendered with cememtitious screed	Historic Elements: Strip off clay tiled roof, setting aside all handmade tiles in sound condition for re-use, replace softwood battens and carry out traditional splice in repairs as necessary to timber members of roof construction. Lay breathable insulation between the rafters, supply and fix bitumen F1 felt (if required due to the presence of crevice spaces of bat, otherwise supply and fix breathable membrane), batten and re-tile using handmade clay tile of a size, texture and colour to match existing. Lay ridges and bonnets to form the Sussex hip with a lime mortar, 1 part St Astier NHL 5 to 3 parts washed sharp sand. Supply and fit new cast iron (or cast aluminium) gutters and downpipe to collect and discharge rainwater from the roof. Downpipes to discharge into surface water drainage system / French drain as necessary. Carry out localised repointing to flintwork using NHL3.5 lime mortar, where cementitious mortars exist and are failing replace with breathable lime mortar. Chase out and repoint crack, include for reinforcing as necessary using stainless steel wire wrapped around flints each sides of the crack to stitch it together. Rake out and repoint as necessary brickwork using an NHL2.0 lime mortar. Test soundness of cementitious rendered plinth. If deemed to have failed, remove in its entirety and only if the condition of the masonry behind is poor, re-render using a hydraulic lime render. Remove later infill between historic brick dressing and reinstate former opening.	Repairs to be carried out on a like for like basis, restoring the building and removing all elements which are considered to harm the significance of the heritage asset, replacing them with traditional materials and finishes that give reference to the original function and form of the building and respect the local vernacular.
		Later linear extension to historic range defined by brickwork, subsequently painted. Appearances suggest earlier form of brickwork (Flemish garden wall or Sussex bond with stretcher bond above.		Introduction of machine made tiles, Upvc casement windows and plastic guttering	Remove existing upvc casement windows and replace with traditional timber casement windows with slim-line double glazed units and single horizontal glazing bar.	Repairs to be carried out on a like for like basis, restoring the building and removing all elements which are considered to harm the significance of the heritage asset, replacing them with traditional materials and finishes that give reference to the original function and form of the building and respect the local vernacular.
DSC03219	East elevation	Flint with brick dressing in part with Sussex hip gable clad in weatherboard, flint and brick outshot with modern (narrow width) plank door under clay tiled roof.	NOT INCLUDED WITHIN THE COMMISSIONED REPORTS HOWEVER THE CONDITION OF THE BUILDING IS INDICATIVE TO THE OTHER HERITAGE ASSETS AND AS SUCH REFERENCE IS MADE TO THE GENERAL DEFECTS. Item 5 Masonry facades generally beech cobble and/or knapped flint and brickwork originally laid with a relatively weak and sand rich lime mortar which has been heavily eroded and patch repaired locally with cementitious mortars. Item 7 Windows Replacement Upvc Item 10 Ground and Surface Drainage - inclusion of French drains around the property to take surface water away which is attributable to the erosion of the lime mortar at low level. Item 12 - Solid Floors - Allow for the formation of a breathable joint around the perimeter of each room which is to be filled with lime mortar, otherwise if floor is to be replaced use limecrete floor which will provide thermal insulation and allow breathability of the fabric.	General dilapidated condition of building making it vulnerable to accelerated decay due to ingress of wind / rain. Lack of rainwater gutters and downpipes to allow surface water to be discharged away from building.	Historic Elements: Strip off clay tiled roof, setting aside all tiles in sound condition for re-use, replace softwood battens and carry out traditional splice in repairs as necessary to timber members of roof construction. Lay breathable insulation between the rafters, supply and fix bitumen F1 felt (if required due to the presence of crevice spaces of bat, otherwise supply and fix breathable membrane), batten and re-tile using handmade clay tile of a size, texture and colour to match existing. Lay ridges and bonnets to form the Sussex hip with a lime mortar, 1 part St Astier NHL 5 to 3 parts washed sharp sand. Replace existing weatherboard with new on a like for like basis, as necessary and restain black / dark brown. Supply and fit new cast iron (or cast aluminium) gutters and downpipe to collect and discharge rainwater from the roof. Downpipes to discharge into surface water drainage system / French drain as necessary. Carry out localised repointing to flintwork using NHL3.5 lime mortar, where cementitious mortars exist and are failing replace with breathable lime mortar. Rake out and repoint as necessary brickwork using an NHL2.0 lime mortar. Test soundness of cementitious rendered plinth. If deemed to have failed, remove in its entirety and only if the condition of the masonry behind is poor, re-render using a hydraulic lime render. Remove existing upvc window and associated lead flashings and replace with traditional double hung timber sliding sash windows, renew lead flashing in accordance with the LSA. Inspect and carry out localised splice in repairs as necessary to oak plank door plus frame. Remove later infill between historic brick dressing and reinstate former window opening.	Works proposed are based upon sound conservation principle for the repair and renovation of the curtilage listed structure using materials and finishes compatible with traditional materials. In areas where rebuilding has occurred using modern intervention like for like materials and finishes are proposed. The proposals therefore preserve the significance of the designated heritage asset.

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DSC03229 & DSC03232		Later extension to buidling defined by brickwork, lower section of walling constructed in Flemish garden wall bond denoting historic form with brickwork in stretcher bond above identifying extent of reconstruction	NOT INCLUDED WITHIN THE COMMISSIONED REPORTS HOWEVER THE CONDITION OF THE BUILDING IS INDICATIVE TO THE OTHER HERITAGE ASSETS AND AS SUCH REFERENCE IS MADE TO THE GENERAL DEFECTS. Item 7 Windows Replacement Upvc	Modern half glazed panel entrance door, cementitious render over flint steps up to entrance. Section of building reconstructed in brick - stretcher bond. Earlier brickwork survives at lower level in a Flemish Garden wall bond. Rebuilt section clad in machine made tiles	Strip off clay tiled roof, setting aside all tiles in sound condition for re-use, replace softwood battens and carry out traditioanl splice in repairs as necessary to timber members of roof construction. Lay breathable insulation between the rafters, supply and fix bitumen F1 felt (if required due to the presence of crevice spaces of bat, otherwise supply and fix breathable membrane), batten and re-tile using handmade clay tile of a size, texture and colour to match existing. Lay ridges and bonnets to form the Sussex hip with a lime mortar, 1 part St Astier NHL 5 to 3 parts washed sharp sand. Rub down and redecorate all existing rainwater goods of sound condition, make up any deficit with new to exactly match the existing. Ensure all downpipes are connected to sustainable surface water drainage system. Rake out and repoint as necessary brickwork using an NHL2.0 lime mortar. Remove existing half glazed door and replace with a new oak plank door including frame. Remove existing cementitious mortar to steps and allow for investigation of the masonry beneath with a view to repairing and reconsolidating and retaining fair-faced. Supply and fit new balustrade to stepped approach. Batten out brickwork down to 2no. courses above internal floor level, insulate and clad in new timber weatheboard stained to match colour of existing, concealing the extent of modern brickwork behind whilst improving thermal efficiency of building.	Repairs to be carried out on a like for like basis, restoring the buidling and removing all elements which are considered to harm the significance of the heritage asset, replacing them with traditional materials and finsihes that give reference to the original function and form of the buidling and respect the local vernacular.
DSC03242, DSC03234	South elevation	Flint with brick dressing in part, flint and brick outshot under clay tiled roof.	NOT INCLUDED WITHIN THE COMMISSIONED REPORTS HOWEVER THE CONDITION OF THE BUILDING IS INDICATIVE TO THE OTHER HERITAGE ASSETS AND AS SUCH REFERENCE IS MADE TO THE GENERAL DEFECTS. Item 5 Masonry facades generally beech cobble and/or knapped flint and brickwork originally laid with a relatively weak and sand rich lime mortar which has been heavily eroded and patch repaired locally with cementitious mortars. Item 7 Windows Replacement Upvc Item 10 Ground and Surface Drainage - inclusion of French drains around the property to tae surface water away which is attributable to the erosion of the lime mortar at low level. Item 12 - Solid Floors - Allow for the formation of a breathable joint around the perimeter of each room which is to be filled with lime mortar, otherwise if foor is to be replaced use limecrete floor which will provide thermal insulation and allow breathability of the fabric.	General dilapidated condition of building making it vulnerable to accelerated decay due to ingress of wind / rain. Lack of rainwater gutters and downpipes to allow surface water to be discharged away from building.	Historic Elements: Strip off clay tiled roof, setting aside all tiles in sound condition for re-use, replace softwood battens and carry out traditiaonl splice in repairs as necessary to timber members of roof construction. Lay breathable insulation between the rafters, supply and fix bitumen F1 felt (if required due to the presence of crevice spaces of bat, otherwise supply and fix breathable membrane), batten and re-tile using handmade clay tile of a size, texture and colour to match existing. Lay ridges and bonnets to form the Sussex hip with a lime mortar, 1 part St Astier NHL 5 to 3 parts washed sharp sand. Supply and fit new cast iron (or cast aluminium) gutters and downpipe to collect and discharge rainwater from the roof. Downpipes to discharge into surface water drainage system / French drain as necessary. Carry out localised repointing to flintwork using NHL3.5 lime mortar, where cementitious mortars exist and are failiing replace with breatheable lime mortar. Rake out and repoint as necessary brickwork using an NHL2.0 lime mortar. Remove existing upvc window and replace with traditional timber casement windows with single horizontal glazing bar. Remove later infill between historic brick dressings to historic lean-to and reinstate former window opening.	Works proposed are based upon sound conservation principle for the repair and renovation of the curtilage listed structure using materials and finsihes compatible with traditional materials. In areas where rebuilding has occurred using modern intervention like for like materials and finishes are proposed. The proposals thereofre preserve the significance of the designated heritage asset.
		Later extension to buidling defined by brickwork, lower section of walling constructed in Flemish garden wall bond denoting historic form with brickwork in stretcher bond above identifying extent of reconstruction	NOT INCLUDED WITHIN THE COMMISSIONED REPORTS HOWEVER THE CONDITION OF THE BUILDING IS INDICATIVE TO THE OTHER HERITAGE ASSETS AND AS SUCH REFERENCE IS MADE TO THE GENERAL DEFECTS. Item 7 Windows Replacement Upvc	Rebuilt section in stretcher bond under machine made clay tile roof. Upvc windows	Strip off clay tiled roof, setting aside all tiles in sound condition for re-use, replace softwood battens and carry out traditional splice in repairs as necessary to timber members of roof construction. Lay breathable insulation between the rafters, supply and fix bitumen F1 felt (if required due to the presence of crevice species of bat, otherwise supply and fix breathable membrane), batten and re-tile using handmade clay tile of a size, texture and colour to match existing. Lay ridges and bonnets to form the Sussex hip with a lime mortar, 1 part St Astier NHL 5 to 3 parts washed sharp sand. Rub down and redecorate all existing rainwater goods of sound condition, make up any deficit with new to exactly match the existing. Ensure all downpipes are connected to sustainable surface water drainage system. Rake out and repoint as necessary brickwork using an NHL2.0 lime mortar. Remove existing half glazed door and replace with a new oak plank door including frame. Remove existing cementitious mortar to steps and allow for investigation of the masonry beneath with a view to repairing and reconsolidating and retaining fair-faced. Supply and fit new balustrade to stepped approach. Batten out brickwork down to 2no. courses above internal floor level, insulate and clad in new timber weatherboard stained to match colour of existing, concealing the extent of modern brickwork behind whilst improving thermal efficiency of building.	Repairs to be carried out on a like for like basis, restoring the building and removing all elements which are considered to harm the significance of the heritage asset, replacing them with traditional materials and finishes that give reference to the original function and form of the building and respect the local vernacular.

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DSC03206, DSC03207, DSC03201, DSC03199	West elevation	Later extension to building defined by brickwork, lower section of walling constructed in Flemish garden wall bond denoting historic form with brickwork in stretcher bond above identifying extent of reconstruction	NOT INCLUDED WITHIN THE COMMISSIONED REPORTS HOWEVER THE CONDITION OF THE BUILDING IS INDICATIVE TO THE OTHER HERITAGE ASSETS AND AS SUCH REFERENCE IS MADE TO THE GENERAL DEFECTS. Item 7 Windows Replacement Upvc	Rebuilt section in stretcher bond under machine made clay tile roof. Upvc windows	Strip off clay tiled roof, setting aside all tiles in sound condition for re-use, replace softwood battens and carry out traditional splice in repairs as necessary to timber members of roof construction. Lay breathable insulation between the rafters, supply and fix bitumen F1 felt (if required due to the presence of crevice species of bat, otherwise supply and fix breathable membrane), batten and re-tile using handmade clay tile of a size, texture and colour to match existing. Lay ridge with a lime mortar, 1 part St Astier NHL 5 to 3 parts washed sharp sand. Rub down and redecorate all existing cast metal rainwater goods of sound condition, make up any deficit with new to exactly match the existing. Ensure all downpipes are connected to sustainable surface water drainage system. Rake out and repoint as necessary brickwork using an NHL2.0 lime mortar. Batten out brickwork down to 2no. courses above internal floor level, insulate and clad in new timber weatherboard stained to match colour of existing, concealing the extent of modern brickwork behind whilst improving thermal efficiency of building.	Repairs to be carried out on a like for like basis, restoring the building and removing all elements which are considered to harm the significance of the heritage asset, replacing them with traditional materials and finishes that give reference to the original function and form of the building and respect the local vernacular.
DSC032754, DSC03198, DSC02760 & DSC02762	Garden walls	Flint with brick dressing in part, flint, stone and brick suggesting a later repair. Some of which act as retaining walls		In varying stages of disrepair and collapse. For repairs to the high boundary wall see Assessment of Significance Climping Mill	Repair and renovate as necessary, rebuilding sections of walls as necessary reinstating to their former height which will be ascertained by adjacent walling and / or scarring on abutting structures. The materials will be sourced from site and bedded in a NHL3.5 lime mortar. Where the walls are retaining structural engineer to be consulted to determine whether foundation and / or modern retaining construction behind is required	Repairs to be carried out on a like for like basis, restoring the building and removing all elements which are considered to harm the significance of the heritage asset, replacing them with traditional materials and finishes that give reference to the original function and form of the building and respect the local vernacular.

ARUN DISTRICT COUNCIL CM/34/17/L

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