

Mill Cottage, Clymping Mill

Addendum to
Planning & Heritage Statements

July 2019



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Mill Cottage - Addendum to Planning & Heritage Statements in support of changes to previously approved applications CM/22/18/L and CM/6/19/HH

1.0 Addendum to Planning Statement

The previous planning statement prepared by Murphy Associates is relevant and included in this application but the following addendums are to be noted:

1. Minor changes to the proposed works
2. Acknowledgement of the updated NPPF 2019
3. Planning application history update:

1.1 Minor changes to the proposed works

The proposed repair and alteration works are generally in accordance with previously approved LBC CM/22/18/L and CM/6/19/HH.

The minor changes we want to make to these two applications includes the following and are described more fully in later section on Addendum to Heritage Statement:

- Fenestration - Changes to replacement timber windows in lieu of existing UPVC windows and introduction of shutters.
- Minor changes to internal partitions/layout/finishes.
- Minor changes to external terraces and amenity space
- Details of external balustrades

1.2. Updated policy references to NPPF 2019

Whilst policy clauses have changed we note that the guiding principles and aims referred to in the NPPF (2012) in respect to this development are broadly the same as NPPF (2019) and hence still apply.

1.3 Planning application history update

- CM/22/19 DOC in relation to LBC CM/22/18/L
 - CM/27/19 DOC in relation to LBC CM/22/18/L
 - CM/28/19 DOC in relation to CM/6/19/HH
- It is also worth noting that a 2nd Pre-application submission for the whole site works was made to Arun District Council on 4th January 2019, reference PAA/2/19, PAA/3/19 & PAA/159/19, and some 6 months later no formal response has been received.

2.0 Addendum to Heritage Statement

2.1 Context:

Securing the future of the listed buildings is paramount and can be achieved by stabilising and preserving their significant historical fabric and putting the buildings back to viable uses. This is supported by national policy with the NPPF Para 185 stating that:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

Furthermore National guidance provided by Historic England (formerly English Heritage) explains that modern conservation is about '*continuity not preservation; helping everyone to manage change, not preventing it.*' English Heritage's aim is to '*recognise and reinforce the historic significance of places, while accommodating the changes necessary to make sure that people can continue to use and enjoy them.*' (EH July 2009).

In addition Martyn White, Arun's Conservation officer, has advised us to carefully consider the functionality and aesthetics of any alterations to the existing listed buildings with layouts minimising disruption to significant original fabric.

Our ambition is to tell the story of the buildings through a visible progressive layering and with new sensitive adaptations that are of our time and hence continue the story into the future.

2.2 Listed building group

In considering any one of the listed buildings on the site we must also consider them as part of a group. Our historical desk research and the stripping out work have revealed much about the buildings development over the centuries and we have encapsulated this in the Regression Map – see appendix plate 1. This indicates there were once many more buildings on the site serving the Windmill activities and we see this as an opportunity to trace this story and capture the ethos of production through the way we adapt and enhance the buildings for continued use in the future.

2.3 Proposed works to Mill Cottage

The proposed repair and alteration works are generally in accordance with recently approved LBC CM/22/18/L and planning application CM/6/19/HH.

The changes we want to make to these two applications are detailed below:

1) Window fenestration

The Assessment of Significance describes most of the existing windows to be poor quality UPVC windows. Previous proposal was to replace them with timber windows with single horizontal bar and 14mm slimline glazing. It is not clear what style they are alluding to as there is no record of the windows that preceded the UPVC windows. However assumptions can be made that the east / north range of 1920/30's period would have had modern windows out of keeping with 19th century mill buildings associated with the historic Smock Mill, and hence of lesser value. The older east range was originally an agricultural building and part of the 19th century mill group but it also has UPVC replacement windows. There is photographic record of the window in the east gable wall of the east range dated early 1900's that shows a window with shutters – see plate 2, and from the internal stripping out works in this room the brick corbels framing the window drop to the ground internally suggesting that an earlier door opening existed here – see plates 3a & 3b.

This revised application proposes a simplified window fenestration which adopts a more utilitarian aesthetic, more in keeping with the former mill buildings. The horizontal bar is removed and the double glazed units are 24mm to provide better thermal insulation and protection from climate and theft. The revised windows are an enhancement to the current UPVC windows, and with little or no evidence of previous window treatments we think it appropriate that the aesthetic is a simple, contemporary interpretation of the utilitarian nature of the original mill buildings – see appendix plate 4

2) Shutters

The proposals show shutters added to all glazed windows and doors to provide much better security and climatic protection. Historic photos indicate shutters have been used on a number of the doors and windows in the Mill Cottage and Thatch Cottage, both when used as barns and then later in their conversion to residential use – see appendix plates 5a & 5b.

3) Minor internal layouts

The proposals show a minor amendment to the internal layout of rooms in the more modern eastern range with the removal of internal walls that were part of later alterations post 1920's

4) Floor finish

We propose part of the Mill Cottage living room floor to have a glass strip finish which shows an old brick foundation below. We think this is an enhancement to the listed building context revealing an earlier layer of history not previously recorded. It is worth noting that this is a floor finish and not a permanent fixture and could be easily covered, replaced or reverted by another finish at any time.

5) Amenity space

Set within the wider residential curtilage, the amended terraced area and entrance steps and change of material to stone paving are more in keeping than the previously proposed timber decking.

6) Balustrade

Details provided as stipulated as a condition of previously approved applications.

Appendix – Images and maps

Plate 1 Regression Map

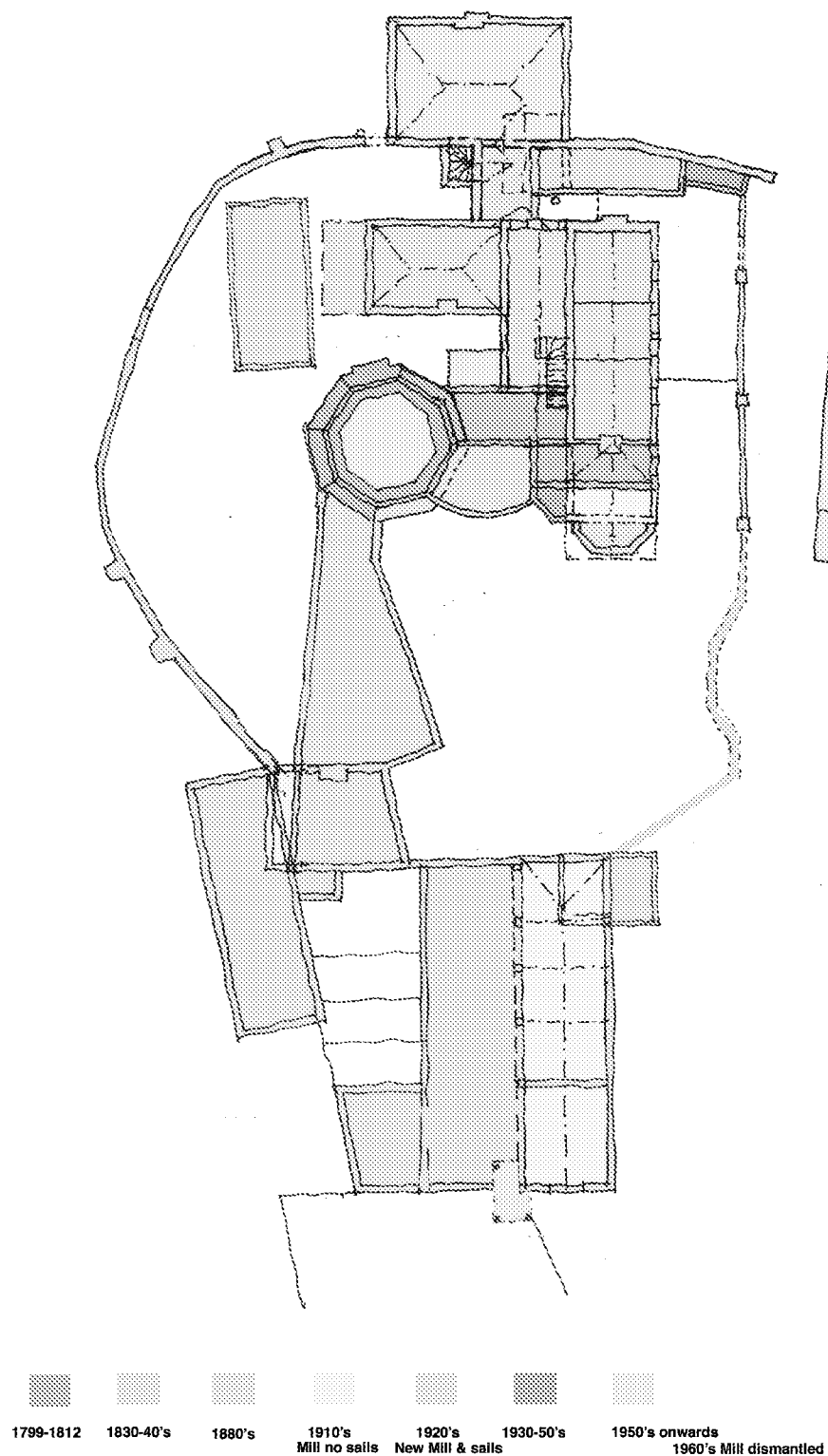


Plate 2 Window with shutter in east gable wall of old range of Mill Cottage c. 1920's



Plate 3a & 3b Internal door opening in east gable wall of old range of Mill Cottage

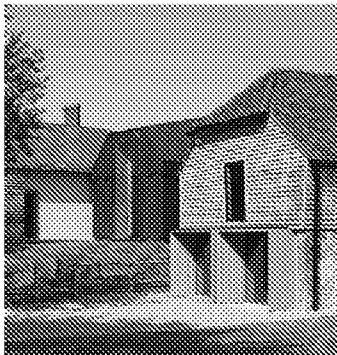


Plate 4 Modern, simple interpretation of fenestration in rural utilitarian, buildings

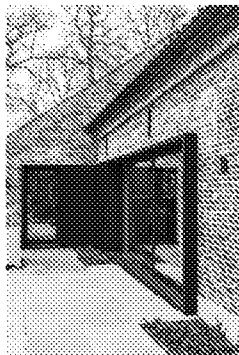
Precedent images



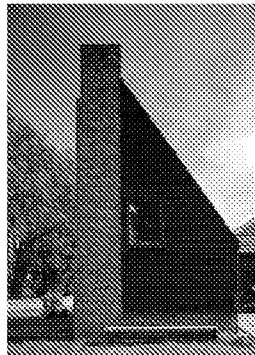
Coring Wood, Kent



Ditching Museum, West Sussex



Unknown



Marsh View, Lincoln



Jack Mill House, West Sussex



Jack Mill House, West Sussex

Plates 5a & 5b Windows with shutters (Thatch Cottage)



plate 5a c. 1910



plate 5b c. 1920's