

Thatch Cottage, Clymping Mill

Addendum to
Planning & Heritage Statements
July 2019



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Thatch Cottage - Addendum to Planning & Heritage Statements in support of changes to previously approved application CM/22/18/L

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. Changes to the proposed works to include a new extension.
2. Acknowledgement of the updated NPPF 2019 and additional relevant national and local policies added in relation to new extension.
3. Planning application history update:

1.1 Changes to the proposed works

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

The main change we want to make to this application is to add a new extension but there are also minor changes listed below and described more fully in later section on Addendum to Heritage Statement:

- New Extension on footprint of previous agricultural buildings.
- Fenestration - Changes to replacement timber windows in lieu of existing UPVC windows and introduction of shutters.
- Minor changes to internal layout and finishes
- Minor changes to external terraces and amenity space
- Details of repair and replacement thatch roof.

1.2. Updated policy references

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.

Whilst NPPF 2019 Chapter 16 Conserving and enhancing the historic environment sets out policy relevant to our proposals, there remains a golden thread of sustainability, sustainable development and sustaining the historic environment that lies at the heart of the NPPF in order to deliver the 3 overarching sustainable objectives of Paragraph 8 - economic, social and environmental.

The proposed works and additions to Thatch Cottage will not only realise the effective repair of the building, they will also bring forward the following benefits:

- environmental benefits with the historic building and its special interest being sustained for present and future generations.
- economic benefits of additional new occupants with the ability to contribute to the local economy including council tax contributions.
- social benefits adding to the vitality and diversity of this part of the District through the reinvigoration of another home.

At the same time it will also make an optimal viable use of an existing dwelling, the proposals embrace the need make the best use of the existing historic building as per paragraph 79 b) of Chapter 5 and the high design expectations of Chapter 12. Paragraph 131 actively promotes design that is innovative and helps to raise design standards more generally in the area, respects context, form and layout of their surroundings.

Local Plan

Our previous planning statement referred to the Arun Local Plan 2003 but this has since been superseded by the Arun Local Plan 2011-2031 (2018). Relevant paragraphs 3.16 - 3.19 of the old Local Plan noted in the previous Planning statement have been superseded by Paragraphs 3.22 and 3.23 which are unchanged and still relevant.

3.24 - Clymping Neighbourhood Plan

The Neighbourhood Plan was issued for public consultation in 2015 and was the subject of an Examination. The Examiner's report was issued and was considered by the Neighbourhood with a referendum having been held in December 2015. It was 'made' on 13 January 2016, is recognised by the Arun Local Plan 2011 - 2031 and carries weight. The policies are in accord with higher level planning policy in the National Planning Policy Framework and the Arun District Council Local Plan 2003 as well as the emerging Arun District Local Plan 2011-2031 (October 2014 publication version), as required by the Localism Act.

Policy CPN 11 promotes high quality design that inter alia, responds to and integrates with the local built environment and landscape context (Clymping Character Assessment refers); respect the appearance of buildings; uses good quality materials; adopts low carbon sustainable design principles and provides sufficiently for residential amenity.

Policy CPN 13 encourages the retention of nationally listed buildings with development proposals expected to retain and enhance the local distinctiveness of the identified buildings and structures and their setting.

1.3 Planning application history update

There have been no additional applications submitted for Thatch Cottage since the approval of CM/22/18/L, except for information provided within the 2nd pre-application submission for the whole site works made to Arun District Council on 4th January 2019, reference PAA/2/19, PAA/3/19 & PAA/159/19. Within this pre-app submission, advice was sought for the proposed extension to Thatch Cottage. 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. The revised NPPF does not alter this position and supports the requirement to 'Conserving and enhancing the historic environment' (Chapter 16) with paragraph 192 stating that:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

It is clear in setting levels of harm and acknowledges that not all change is harmful to the special interest of heritage assets which includes setting. Where it is considered that harm would be caused, irrespective of the level, any harm must be given great weight in the decision-making process.

In this case, it is considered that the changes proposed are positive in terms of design, appearance and their relationship with the original form and fabric of the host thatch dwelling.

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 which shows there were once many more buildings on the site serving the Windmill activities, including a larger footprint of agricultural buildings connected to the west side of Thatch Cottage previously referred to as Thatch Barn. See also historical maps – plate 2 which evidence this and have informed the Regression Map. The scheme has been informed by the changing and dynamic nature of this group of buildings over time and uses. 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 Thatch Cottage (previously referred to as Thatch Barn)

The proposed repair and alteration works will be in accordance with previously approved LBC CM/22/18/L.

The changes we want to make to this application are detailed below:

1) New extension

An additional extension is proposed on the footprint of an original larger agricultural building. Its design will bring historical enhancements to the existing listed building group and fabric as follows:

- the design re-traces the footprint of the original larger barn complex on the site and tell the story of previously lost fabric. In doing so it seeks to respect the host building and its special interest and at the same time, compliment the setting of the mill complex within the rural setting.
- the proposed extension offers the advantage of affording more space and present improved living standards for future occupants.
- it provides a better setting for the original timber posts on the west elevation of Thatch Cottage. With the removal of the modern walls surrounding them they are now free-standing as they were once thought to have been when part of an open-sided barn. The proposed extension will mean they can remain open and unencumbered. We think that this is an enhancement to the previously approved scheme which proposed large windows and doors rather awkwardly placed between them. See plate 3 artists impression of interior that shows open timber posts between existing building and new extension.
- on practical and functional levels the revised proposals enable the relocation of the wood burner to the extension to avoid breaching through the thatch roof which is to be repaired. It will also provide a good south-facing outlook benefiting from passive solar gain and natural light.

As such, and by adopting a subordinate approach to the extension and a refined contemporary design approach, it complements its special interest. Visually it would be clearly read as an 'extension' but grounded firmly with that historic evidence of a former structure having occupied the space. The new extension will be a simple contemporary addition that is distinct from the existing listed building yet sympathetic in its simple form and use of materials that resonate of the local environment and local distinctiveness whilst at the same time with sustainability in mind. It is clad in the same black charred weatherboard proposed and approved for Mill Cottage and has a planted green roof which brings further enhancements to the local biodiversity.

Images of similar treatments are shown in plate 4 and include Featherstone Young's Jack Mill refurbishment and extension in West Sussex which won a RIBA Conservation Award and a Sussex Heritage Award.

The new extension will see the removal of the flint and brick garden wall between Mill Cottage and Thatch Cottage. Historic photos show that the current gateway through this wall was once in a different location hard up against Mill Cottage, indicating that this wall has seen a number of iterations and rebuilds to suit the changing uses and activities on the site. Our proposal seeks to re-establish the gateway adjacent to Mill Cottage and remove the remains of the wall beyond the current opening/gateway. We see this as enhancement as the new entrance is where the original once was and we are replacing the remaining portion of wall that has the modern alterations with a new, more robust wall which forms the north elevation of the new extension and better defines this curtilage. See plate 7 Historical photograph indicating gateway in flint wall in its former location against Mill Cottage.

Overall it is considered that the changes are positive and would not amount to harm. The Hutton & Rostron's building report records the dilapidated state of the building with detailed recommendations for its repair. The proposed works incorporate these and as such will safeguard the future life of the building fabric and form. DGC's previous Heritage Statement and Assessment of Significance recognizes its significance as a rare group of coastal mill buildings but like H+R acknowledges the building's urgent need for repair and conservation. DGC details individual elements of significance and concludes that the proposals would not only improve the character and appearance of the building and site, but is also necessary to ensure the ongoing maintenance and survival of the historic fabric.

Should the LPA be of a different opinion, then any change it considers would amount to harm, would be at the lower rungs of less than substantial harm under Paragraph 196 where the public benefits of the proposals and securing its optimal viable use would outweigh that harm.

It should also be borne in mind that this is a lawful dwelling. It has not been capable of being occupied and when completed it would reinstate a unit of accommodation to the housing stock of the District.

2) 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 we have found no visual record of the domestic windows added in the 20C that preceded the UPVC windows. However we do have records of Thatch Barn when it was used for agricultural purposes which indicates simple large openings with large windows/doors. See plates 5a & 5b.

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 domestic windows added in 20C we think it appropriate that the aesthetic is a simple, contemporary interpretation of the utilitarian nature of the original mill buildings.

See plate 6 precedent images of modern, simple interpretation of fenestration in rural, utilitarian buildings

3) Shutters

The proposals show shutters added to all glazed windows and doors to provide much better security and climatic protection. Historic photos indicate shutters and large barn type doors were used on the doors and windows to both Thatch Cottage and Mill Cottage – see appendix plates 5a, 5b & 5c.

4) Minor internal layouts

The proposals show a minor amendment to the internal layout of rooms with a new door opening moved to a different location in the internal flint wall.

5) Internal wall finishes

We propose that all existing flint walls are exposed internally, to include the room at the south end of the building which was indicated to be dry lined in the previously approved application. See plate 8 for precedent images of internal treatments with contemporary features against existing timber structures and exposed flint walls.

6) Amenity space

Set within the wider residential curtilage, the amended garden area and terraced area with a change of material to stone paving are more in keeping with the historic pattern

and the previously proposed timber decking.

7) Thatch roof

Details are provided as stipulated as a condition of previously approved application.

Appendix – Images and maps

Plate 1 Regression Map

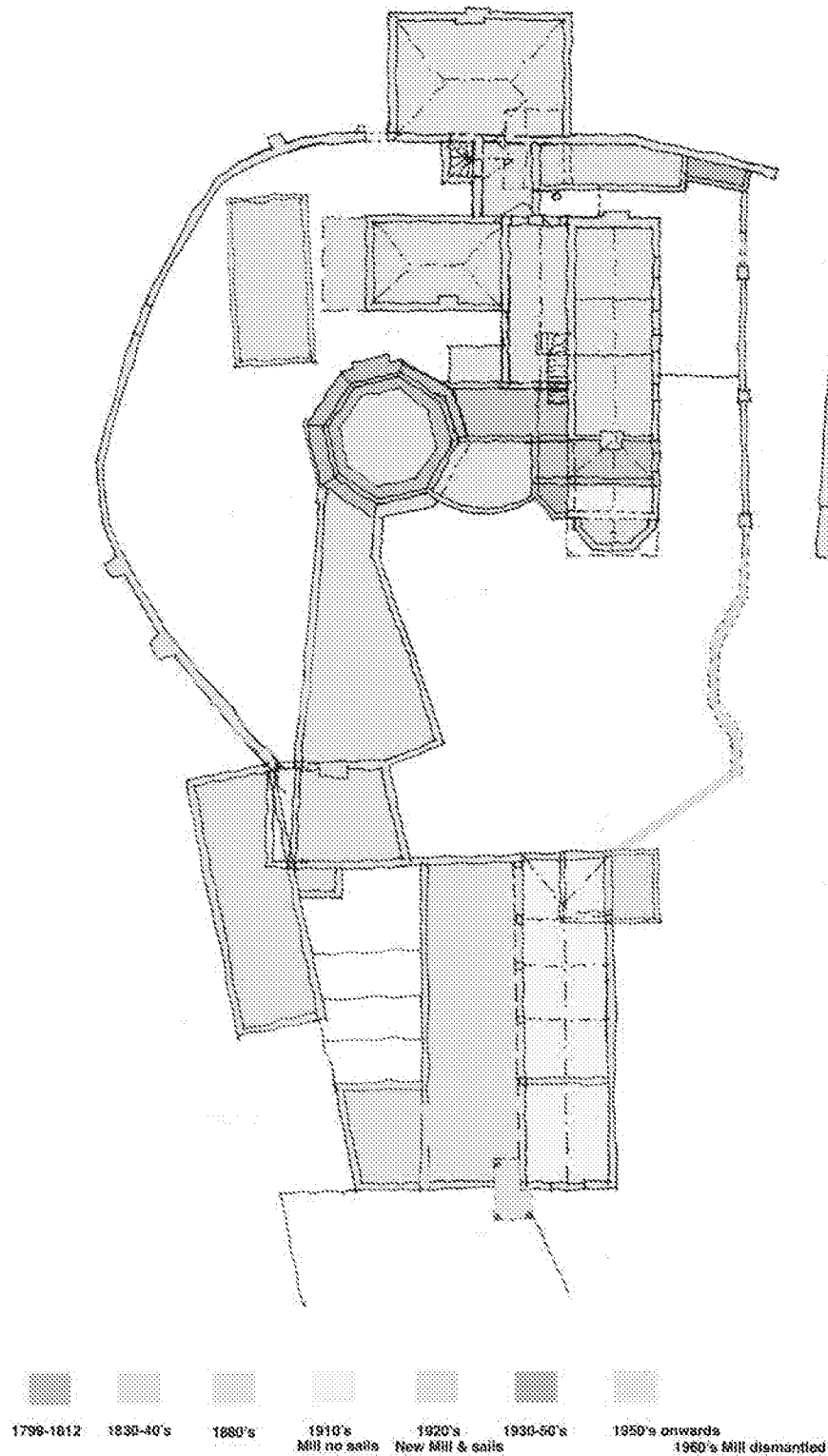
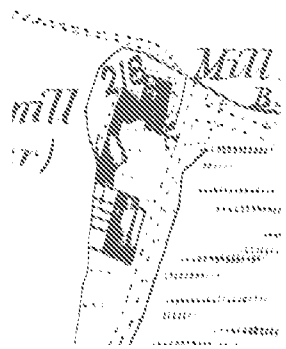
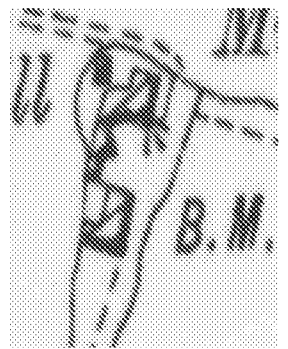


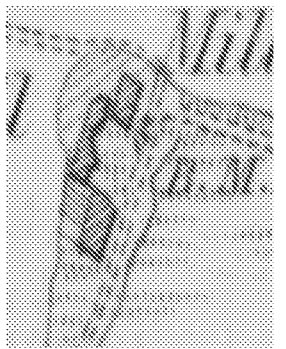
Plate 2 Historical Maps showing more buildings within listed building group and footprint of a larger agricultural barn co-joined to west side of Thatch Barn.



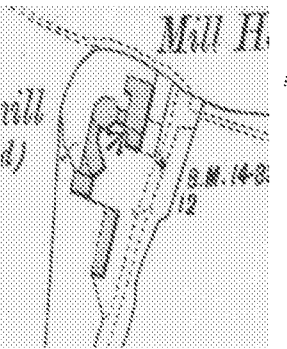
1842



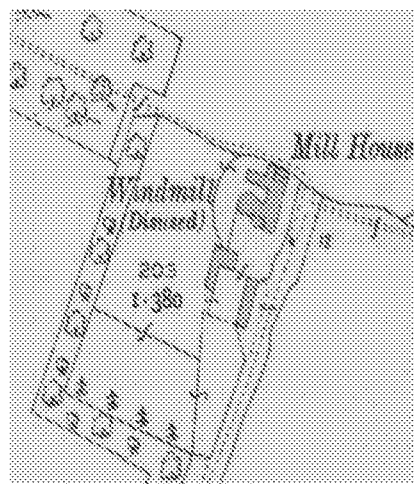
1848-1850



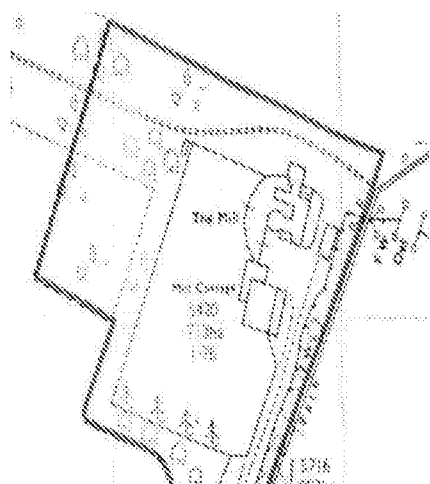
1896



1910



1932



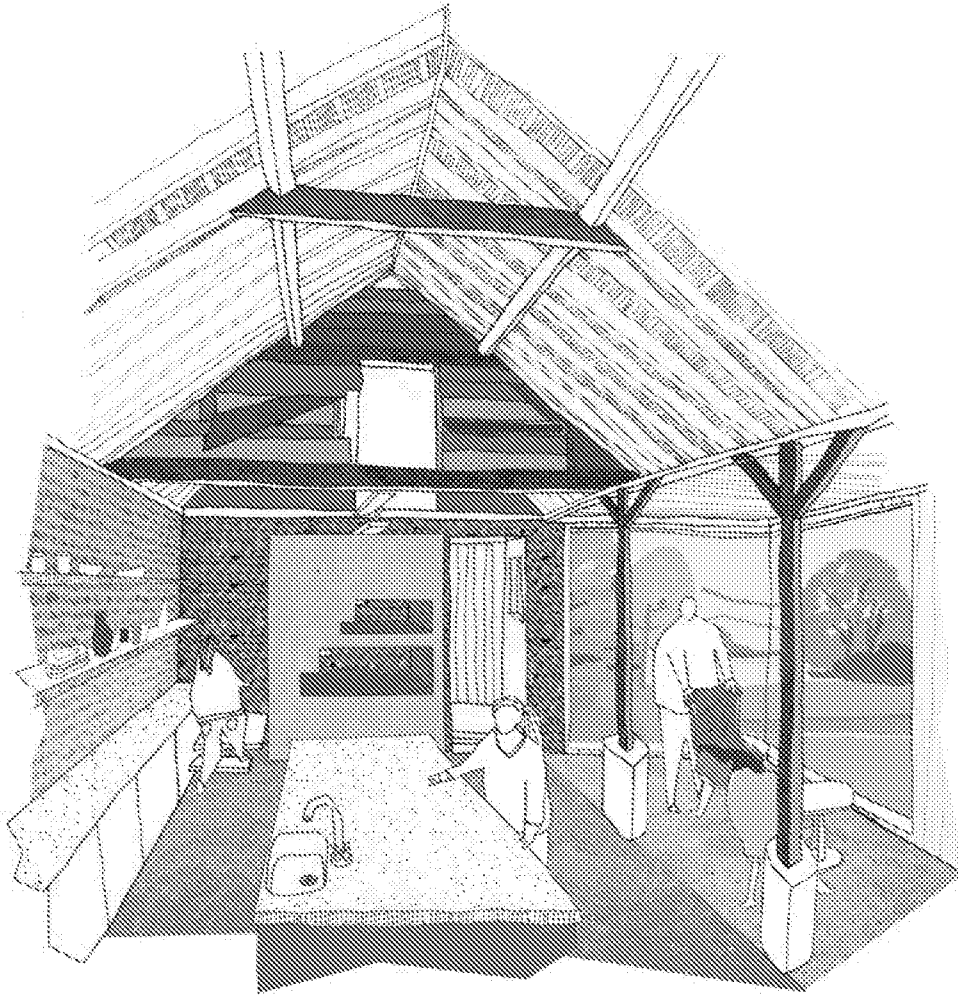
1950's title deeds

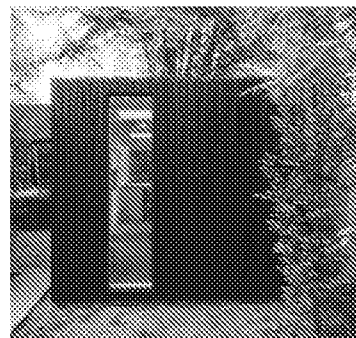
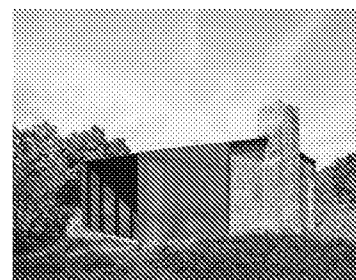
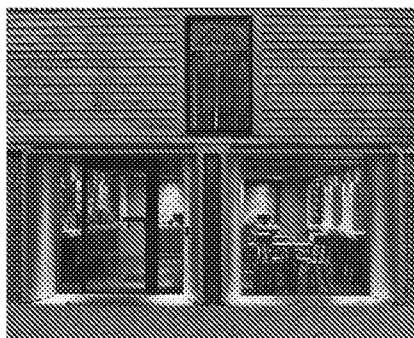
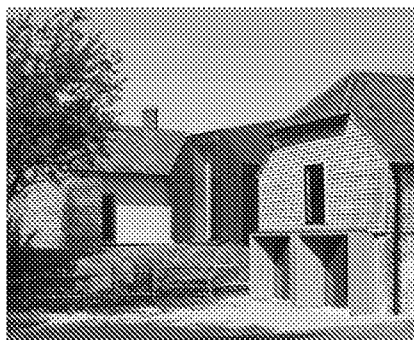
Heritage
Historic maps

There were more buildings on the site in 1842 than currently, when the Windmill operated as a farmstead with agricultural buildings and workers dwellings which included a building housing the miller and a large barn range on the site of Thatch cottage.

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Plate 3: Artist's impression of proposed Thatch Cottage interior treatment showing the open timber posts between existing building and new extension





Thatch Cottage
New Extension
Precedent images

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



Plate 5a Thatch Barn south elevations with timber boarding and large shutters/doors c. 1910



Plate 5b Thatch Barn south elevation with shutters/doors closed, c. 1920's



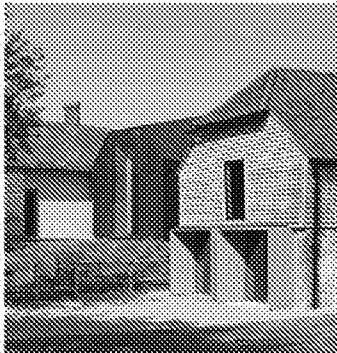
Plate 5c Mill Cottage on left with shutters to window, c. 1920's

Plate 6 Modern, simple interpretation of fenestration in rural, utilitarian buildings

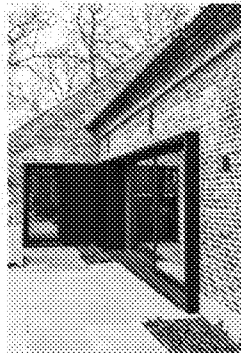
Precedent images



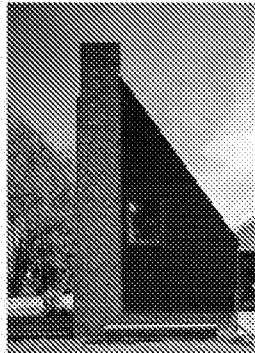
Caring House, 1968



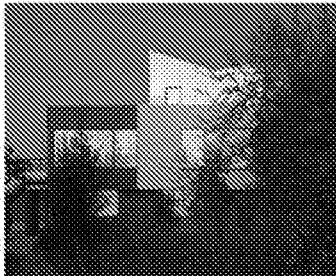
Shirley House, 1968



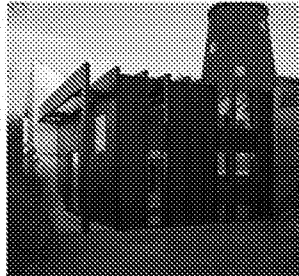
1968



March 1968



Jack 1968, 1968

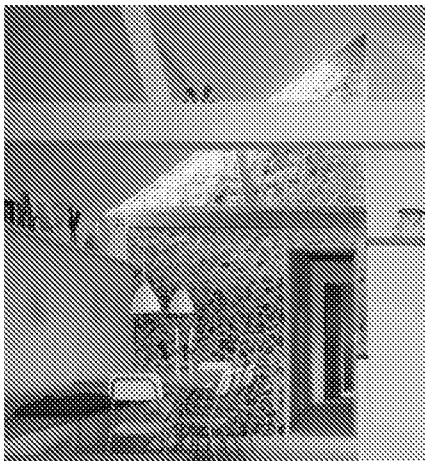


Jack 1968, 1968

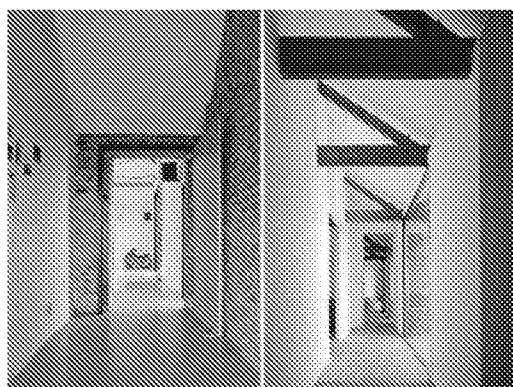
Plate 7 Historical photo indicating gateway in flint wall in its former location adjacent to Mill Cottage.



Plate 8 Precedent images of internal treatments with contemporary features against existing timber structures and exposed flint walls.



Thatch Cottage
Interior Aesthetic treatment
Precedent images



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