

IDL: ARCHITECTURE

Planning Statement

Clymping Mill

Clymping Street

Clymping

BN17 5RN



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Project:	PROPOSED RETENTION OF EXISTING WORKS TO MILL HOUSE
Address:	CLYMPING MILL, CLYMPING STREET, CLYMPING, BN17 5RN
Document:	PLANNING STATEMENT
Date:	04.11.2019
Revision:	Rev 00



1. The Application

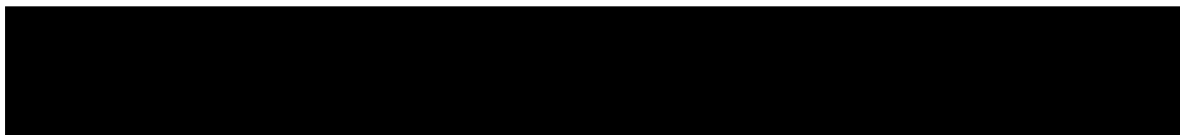
- 1.1. The proposal is for the retention of internal alterations carried out at the Clymping Mill within the Clymping Mill site on Clymping Street. Various internal and external elements have been stripped out, walls re-pointed and structure exposed.
- 1.2. The wider site has undergone a series of alterations in order to enhance the various buildings and landscaping contained within its curtilage. This application refers only to the Mill House and works carried out to it.

2. Existing Site

- 2.1. The Clymping Mill site covers approximately 1.6ha of rural land within close proximity to the coast to the South, a golf course to the East and agricultural land to the West and North. The site is accessed via a private track off Clymping Street, which leads to a private driveway.
- 2.2. The wider application site contains a series of buildings, namely the Grade II Listed Clymping Mill House and smaller ancillary buildings within its curtilage, Mill Cottage and Thatch Cottage. There are additional non-Listed ancillary buildings that resemble portacabin type structures.

3. Planning History

- 3.1. There is an extensive planning history for the site which covers various areas such as the individual Listed buildings and other landscaping works on the site. The most relevant application in relation to the Mill House is CM/26/18/L, which was for stripping off and re-roofing works along with re-pointing of small areas of the walls. Additionally there are two withdrawn applications CM/33/17/PL & CM/34/17/L, which involved redevelopment of the wider site and Listed buildings, including the Mill House.
- 3.2. The works approved under CM/26/18/L have been implemented in line with the submission. The proposals contained within this application are related to the previous approval and include very similar works.



3.3. The works recently carried out are mainly contained to the stripping out of the building in readiness for new alterations. These areas have been previously presented to the Council in the form of Pre-Application advice submissions, and other offline discussions. There have not been any formal applications to secure permission for the works

3.4. As a result of the completed strip out works detailed within this submission and other operations on site, which didn't benefit from planning approval, an Enforcement was served on the site. Subsequent to this, an Injunction was served on the site in order to prevent further works from occurring, and to allow the applicant to regularise the works carried out to date.

4. Defects Within Building

4.1. A series of assessments were carried out to the Mill in order to appraise the state of the building and highlight any defects within the internal and external envelope. This report was prepared by Huston & Rostrum in 2017 and formed the basis of determining the remedial works required to the building.

4.2. The report discovered that there were several areas that required attention to safeguard the longevity of the building. Issues of dry rot, wet rot, wood boring beetle, decaying structure, damp and leaks were all discovered throughout the building. These issues had come about due to not only natural ageing of the property, but more so historic substandard repairs that used inappropriate modern materials and construction methods.

4.3. Recommendations were provided in the report that advised on suitable remedial works and methods of construction to maintain and preserve the Listed building.



5. Works Carried Out

External & Internal Masonry Walls

5.1. Following an assessment of all the external and internal flint and brick walls it was deduced that incorrect materials were used in the previous restoration of the walls. Cementitious mortar was found in many of the walls, which led to the degradation of finishes and the external fabric of the building. In order to rectify this, all the walls have been re-pointed with a lime mortar that replicates the mortar mix used for the original construction.

5.2. These works were carried out in accordance with a specialist Specification and Method Statement from DGC (Historic Buildings) Consultants Ltd, which outlined the mortar mix and appropriate methods for re-pointing and reconstructing the flint walls. This method was also approved in the previous application CM/26/18/L

Floors

5.3. The original suspended timber ground floor had been replaced with a solid concrete ground bearing slab that did not contain any insulation or damp-proofing. In conjunction with the poor remedial works to the external fabric, this ground floor construction led to further issues of damp and decay to the structure.

5.4. The ground bearing slab has been taken up throughout the Mill, in order to allow the necessary replacement using more appropriate traditional methods. The earth oversite is currently exposed with no new flooring installed.

Internal Stud Walls

5.5. Within the original Mill House, the rooms within the ground floor are mainly formed by solid construction masonry walls, within the exception of internal walls within the Kitchen area. The first-floor rooms however are mainly formed by timber stud partitions within a combination of lath and plaster wall linings and modern plasterboard linings. All these lining have been generally removed, including the timber laths.

5.6. The linings have been removed mainly in order to allow the remedial works to the building fabric and enable further inspection and assessment of the timber structure. Removal of the



wall linings were also necessary to allow the drying out of the property and access the masonry walls that required re-pointing.

Ceilings

5.7. Similarly to the internal stud walls, the ceilings have generally been removed throughout the original Mill House to enable assessment of the structure and access to the masonry walls for repair. The ceilings again comprised of lath and plaster as well as modern plasterboard.

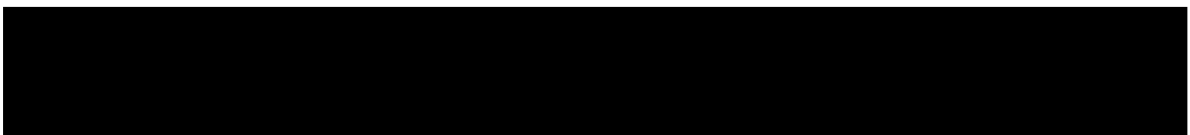
5.8. The removal of the ceiling linings allowed the defective timber joists to be removed throughout. A number of joists were replaced completely with new timbers in a matching size and grade to the original. However, in order to retain the historic aesthetic of the original structure, the original joists were retained and repurposed by being cut down and planted on to the underside of the new joists. This enables the historic joists to be visible once the new ceiling is constructed by infilling between the joists.

5.9. In certain areas on the first floor, the ceiling joists have been removed. This is in part as they were found to be defective due to decay and beetle infestation, but also in order to suit the future design intentions, which is for double height spaces. As part of the previously approved re-roofing works, the roof structure was upgraded and did not rely on the ceiling joist for any structural stability.

Chimneys

5.10. The chimneys and chimney pots were found to be open, however much of the haunching, pointing and flashing appeared to be coming to the end of their lifespan, which further contributed to the water penetration within the building.

5.11. To remedy this, the chimneys have been re-pointed and flashings replaced at the same time as the re-roofing works to ensure watertight construction to the overall roof structure. The re-pointing of chimney stacks was also carried out in a similar manner to the re-pointing of the external and internal walls.



6. Permission Sought & Conclusions

- 6.1. The purpose of this application is to secure permission for the completed strip out works and remedial works implemented to date. The works carried out use the professional assessments as a basis for improving the existing state and look to introduce more sensitive construction methods to the Listed building.
- 6.2. It is considered that by permitting the strip out and remedial works, it allows the site wide restrictions of the Enforcement and Injunction action to be partly satisfied. It also allows a formalisation and recording of works, which can help control and catalogue the various alterations on site.
- 6.3. It is expected that following the submission of this application, a subsequent application will be made to secure permission for the proposed scheme for the Mill House and the proposals initially presented to the Council. This again will allow a phased development of the wider site works, which are more easily catalogued through planning history.

