

HERITAGE DESIGN AND ACCESS STATEMENT

ECOSYSTEMS SERVICES STATEMENT, SUSTAINABILITY, FLOOD RISK AND LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

Proposal: Alterations to existing ancillary building to form Studio/Gym

TERWICK MILL HOUSE

MILL LANE, DUMPFORD, WEST SUSSEX, GU31 5JT

Context-The Site

The application proposals are for alterations to an under used ancillary building located within a private area of our garden to the north of our driveway and house.

To the south east of the building is a hedge/wall that forms an edge between the drive and the garden land which surrounds the ancillary building and which is accessed from a gate at the end of the wall.

A neighbouring property, The Granary, is located to the east of the ancillary building. A post and rail fence forms the ownership boundary between properties and encloses a triangle of land that forms part of the Granary's garden.

The existing floor level of the ancillary building is similar to the drive. Our garden land slopes down from the North and West of the ancillary building. A small brook runs along the West side of our land at a much lower level than the driveway and ancillary building. It is around 15m away from the ancillary building at its closest point and joins the River Rother approximately 30m North of the ancillary building.

The north side (former stable wing) of our home, Terwick Mill House adjoins the South side of the drive opposite the ancillary building.

A compost area and several other ancillary buildings lie to the west of the ancillary building including a storage shed and loose box.

Heritage Statement

Terwick Mill House was listed Grade 2 in March 1973. The listing description reads as follows:-

SU 82 SW TROTTON WITH CHITHURST TERWICK LANE 10/19 Terwick Mill House 2.3.73 - II Formerly in Terwick Parish. House. L-shaped building. The east wing is C18, modernised. Stuccoed. Tiled roof. Casement windows, the outer ones with 3 lights each. 2 storeys. 3 windows. North west wing is a later addition in red brick.

We note that the description makes no mention of the ancillary buildings on the north side of our drive, like most listed building owners the last thing we want to do is to harm the building we cherish and have therefore been careful not to propose anything that will harm the historic significance appearance or surrounding setting of our listed house.

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The ancillary building that is the subject of the application is modern and constructed from machine sawn treated timber and clad in stained shiplap profiled timber weatherboarding. It has a concrete plain tiled roof.

Our proposals do not include any extensions and if our house were not listed we believe it is likely the proposed internal changes and installation of doors would have been allowed as permitted development.

Proposals

Our proposals are for internal alterations to the existing ancillary building. No extension is proposed. The existing open doorway is to have sliding timber shutters installed and be infilled to make the building weathertight and suitable for its proposed use as a Studio/Gym. The proposals also include the installation of glazed doors on the unseen west elevation that overlooks our private garden.

A small amount of internal alteration to create a Shower/WC and storage area for gym equipment etc. is also proposed.

In accordance with the South Downs Park's recommendations timer controlled blackout blinds will be fitted to the roof windows which are proposed in the north roof slope in order to provide shadow free daylight to the Studio/Gym space without causing the solar overheating, shadows and contrast glare that are usually associated with south facing roof windows.

Use

Our existing ancillary building forms part of our dwelling and is currently underused as a domestic storage area and for occasional children's games, which are restricted because the building is open to the elements. The application proposes a small amount of unobtrusive change that will enable the building to be regularly used and enjoyed by our family.

Amount

No extensions are proposed and the proposals do not alter the amount of ancillary buildings that already exist at Terwick Mill House.

Layout

The existing ancillary building is on the North side of our drive, detached from our house. The layout is unaffected by the proposals

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To ensure that the amenity and privacy of the neighbouring property, "The Granary" are not harmed no windows are proposed in the east elevation of the existing building.

No changes are proposed to the existing boundaries.

Appearance

We have thought carefully about the appearance of the application proposals and have ensured that the enclosed proposals are appropriately designed and do not harm the character and setting of our listed building.

Existing roof and wall materials are retained or will match existing, where new materials are necessary.

The appearance of the ancillary building, viewed from the driveway and our listed house will be enhanced.

The installation of barn style timber sliding shutters and a glazed door and windows behind will create a more attractive appearance than the existing large open doorway which enables uninterrupted views of our domestic storage and children's games/play/sports equipment.

Trees

The application proposals do not involve any extensions or significant external changes therefore no existing trees will be harmed or affected by our application proposals.

Landscape and Visual Impact Assessment

The proposals are for the alteration of an existing building which is not widely visible in the landscape and therefore will not have a harmful landscape or visual impact.

Scale

The proposals relate to an existing ancillary building, no extensions are proposed therefore the scale of the proposals is appropriate to the site, its setting and its use.

Access

The proposals have been designed with mobility and ease of access in mind. The proposed gym/studio, store and shower/WC are located on the ground floor and avoids steps or significant changes in floor level.

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Biodiversity

The application site is an existing ancillary building in domestic use open to the rafters. The proposals do not involve the demolition of any existing structures.

A Bat Survey is included with our application and the recommendations made by our bat surveyor for including bat roosts at high level in the walls and bat access ridge tiles, together with installing a good quality temporary bat roost in a nearby tree form part of the application proposals.

Car and Cycle Parking, Bins and Recycling

Existing space for secure cycle storage, car parking, and the storage and collection of waste and recyclable materials are unaffected by the application proposals.

Lighting assessment/Dark Night Skies

The proposals have been designed so as to minimise the amount of 'upward spill' of light with roof windows restricted to provide natural ventilation and daylight to interior spaces.

We understand and agree with the South Downs Park's strategies for reducing light pollution and will fit curtains/blackout blinds to windows and timer/sensor controlled blackout blinds to roof windows.

Sustainability Statement

Our approach to ensuring the proposals will be sustainable is,

- To utilise an existing structure to accommodate the Studio/Gym our family requires.
- To provide, shower and WC facilities with water efficient fittings.
- Installing energy efficient heating and domestic hot water services.
- Installing high performance insulation materials within the existing wall and roof structure to reduce energy demand and summer overheating.
- Installing high performance insulation materials over the existing uninsulated concrete floor to reduce energy demand.
- Selecting natural materials that do not involve high embodied energy costs in their manufacture.
- Procuring building materials as locally as possible to avoid the use of energy involved with importing/transportation of materials across long distances.

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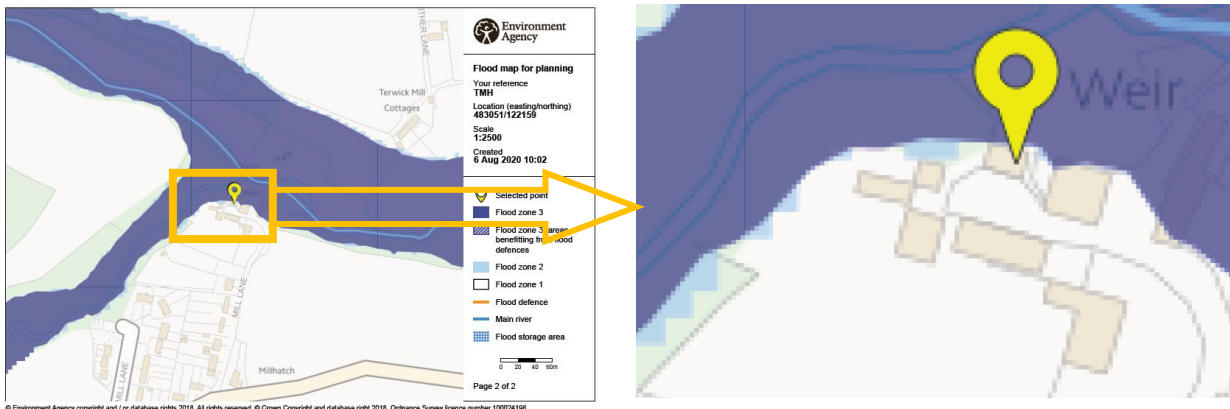
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Flood Risk Assessment

We have lived at Terwick Mill House for many years and neither this ancillary building nor the access drive have ever flooded. We have spoken to our neighbours at The Granary who lived here at the times when major flooding took place elsewhere in Sussex. They have confirmed that neither their property nor Terwick Mill House, which both have lower floor levels than our ancillary building were affected by flooding and that the maximum flood level that was reached was significantly below the floor level of both the ancillary building and drive.

However, the proposals reduce any risk of flooding even further by including an increase of 150mm in floor level which is associated with the installation of insulation and floor finishes over the existing concrete floor slab.

The attached Flood Map for planning confirms that that the existing ancillary building is not within a flood risk zone.



Flood map for planning

Your reference
TMH

Location (easting/northing)
483051/122159

Created
6 Aug 2020 10:02

Your selected location is in flood zone 1, an area with a low probability of flooding.

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Planning Policy

Our proposals aim to meet the aims and intentions of planning policies by reusing an existing ancillary building to provide the Studio/Gym space our family require. We have taken care to ensure our proposals will not cause harm to either the character and setting of our listed house or to the amenity and enjoyment of our neighbours at the Granary.

Ecosystem Services Statement

Ways the Policy SD2 Criterion will be met include:-

A	Sustainably manage land and water environments (see above)
B	Protect and provide more, better and joined up natural habitats Natural habitats are not harmed or fractured by the proposals. The proposals include new bat roosting opportunities in walls and beneath ridge tiles.
C	Conserve water resources and improve water quality The proposed shower and WC facilities will utilise water efficient fittings.
D	Manage and mitigate the risk of flooding The proposal includes an increase in floor level that reduces the risk of flooding. No changes are proposed that increase the risk of flooding. Rainwater will be discharged into soakaways.
E	Improve the National Park's resilience to, and mitigation of, climate change The proposals will be constructed with energy efficient heating and domestic hot water services. The proposals will also include high performance insulation materials to reduce energy demand and summer overheating.
F	Increase the ability to store carbon through new planting or other means The proposals include maintaining existing landscape planting. Trees are unaffected by the proposals.
H	Support the sustainable production and use of food, forestry and raw materials We aim to select natural materials that do not involve high embodied energy costs in their manufacture. We also aim to procure building materials as locally as possible to avoid the use of energy associated with importing/transportation of materials across long distances.
I	Reduce levels of pollution The proposals will be constructed with energy efficient heating and domestic hot water services and have been designed to minimise light pollution when in use.
J	Improve opportunities for peoples' health and wellbeing The proposals are for changing an existing underused ancillary space into a Studio/Gym that will promote our family, and any future occupants' health and wellbeing.
K	Provide opportunities for access to the natural and cultural resources which contribute to the special qualities (see above)

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Conclusion

Our proposals do not include any extensions and if our house were not listed we believe it is likely the proposed internal changes and installation of doors would have been allowed as permitted development. However, our proposals do not affect a Listed Building.

We have taken care to consider and balance all the factors described above when designing our application proposals and hope that you agree that what we propose in our application is reasonable and therefore acceptable.