

# Design and Access Statement

**Point 1. Old Mill House, Mill Lane Wendens Ambo, Saffron Walden. CB11 4JP**

**Patricia Lawson and Chris Lawson**

14th June 2021

The proposal

Contents

Opportunities

Constraints

Description of proposed repairs and installation request.

Floodlood risk assessment

Exogeology assessment

Trees

Sustainability

## **Point 2, 3 & 4 Access statement**

As part of a planning proposal involving an Old Mill house which is a domestic residence of a former water-powered corn mill that served the village of Wendens Ambo near the B1383 and adjacent to the River Cam. The building dates to the early sixteenth century. There have been many changes to the site and house. These reflect the advances in milling technology and local need. As the millstones were changed to horizontal rollers so that milling was no longer dependent on water and could be powered by steam. In 1845 the railway arrived and a new steam-powered mill was built to the west side of the village next to the station. The Old Mill House became a grist mill until 1940 when it was closed. Shortly after the mill section was demolished as it was found to be dangerous. Resulting in the building we see today.

The site lies within the rural Area, beyond the Green belt & Conservation Area. The house is Grade II listed and is beyond the Flood Zone.

## **Photo 1: View of the farmhouse from the west. The roof is aligned NW-SE**



It has been a single family home within a rural setting adjacent to the river cam with uninterrupted views across the fields and meadows. It has outer buildings and a garage.

**Photo2: 1 Garage and 2 Outer house**



**Photo 3: Garage**



**Photo 4. Open front barn**



We wish to repair the outer building in order to preserve them from further disrepair and to install water saving butts at the end of each downward pipe, to maximize the use of valuable water.



Proposed repair work of the outer building will include removing irreparable guttering and replacing it with same, damaged corrugated roofing, damaged feather edge on outer walls and repair brick foundation. Repair the outside bathroom door if not possible, replace it with a new one of the same style. See pictures 5 and 6.

**Picture 5: Outer house roof and guttering in need of care and attention.**



**PICTURE 6: Roof and guttering and feather edge on outer house with needs repair.**



Repair will consist of like for like and here are the items we will use.

Half Round Black Coated Galvanised Steel Gutter, fascia brackets, downpipes and ends

**Photo 7: Brackets**



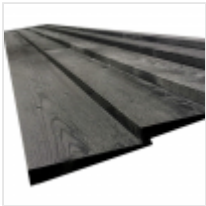
**Photo 8: guttering**



**Photo 8 down pips**



**Picture 9: Black Painted Treated Feather Edge Board 175mm x 32mm**



**Photo10: Outside toilet**



As we are committed to conserving energy and have invested in an electric car in order to reduce air pollution. This will require an outside changing pod. This is a free standing pod and will be located



along the stone wall adjacent the east side of the house. The red mark outlines the expected placement.

**Photo11. Stone wall front**



**Photo 12 - Stone wall back**



**Photo 13: Pod point free standing charger for a solo change point.**



Description of Freestanding Mount charging post. It provides a mounting point for up to two Pod Point Solo charging units, including attachments for two mounted holsters for resting the J1772 guns. The Freestanding Mount allows for Pod Point Solo Charge Points to be installed in locations where access to a garage or alternative external wall or fixture is not Feasible. The Freestanding Mount is a steel structure which securely supports up to two home units, and is installed into the ground following initial civil installation works.

Freestanding Mount Installation Technique - Single charging point. The base of the charging post features a cut out to allow for armoured cable to enter at surface level. The cut out is sufficient to

allow suitably sized and rated Steel Wire Armoured (SWA) cable to access the Mount to supply the Pod Point Home units. Pod point - Solo Smart Charger - Domestic - The Pod Point Solo Smart Charger-Domestic is a single-vehicle smart charger designed for domestic residential purposes only. The Solo Smart Charger is available in socketed or tethered model - with the tethered model coming in both Type 1 and Type 2 cabled variants. The Solo is also available in a variety of charging rates, a 22kW charging rate will require the premises to have a



**Picture 14: Solo charging point**

### **Repair and restoration of the wall**

The wall is also in need of repair and restoration work.

As you can see from photo11 and 12 the stonewall is in need of some restoration work.

- The existing wall will be repaired and re-pointed.
- All the old loose mortar will be scraped out and all the loose stones will be removed and re bedded. Materials used will be flint, reclaimed capps, old Essex brick or similar, and capped off.
- The mortar will be 3.5 sharp sand to 1 lime.
- The wall will then be re-pointed using the same mix.

Part of the Old Mill House charm is the magnolia tree, adjacent to the east side the house and next to the weir. And the bridge over the weir.

We would like to highlight these two point of particular beauty with low voltage lighting (fig 15,16,17)

### **15. bridge above weir North East facing side of house.**



**Photo 16. View of bridge facing south west of the house. Red cross is where we would like to add light.**





**Photo17: Magnolia tree surrounded by the flint walled garden and the bridge.**



We would like to position spike garden lights, 3watts and 240 volts where the red cross is in photos. Armored cable will be used and installed 10cm from surface level. Warning electricity tape will be used.

**Photo 18: spike lighting**



The same black stainless steel garden spike lights will be positioned in front of the tree indicated by red cross. The low lights will be operated on a timer and ensure that they are turned off at a respectable time

The stone wall surrounding the magnolia tree also is in need of repair and close to falling down. Description of work will be the same as provided above. With additional supporting peers to support the wall. The wall is a mix of brick and flint and will be replicated.

**Picture 19 stone wall around magnolia tree front and back**



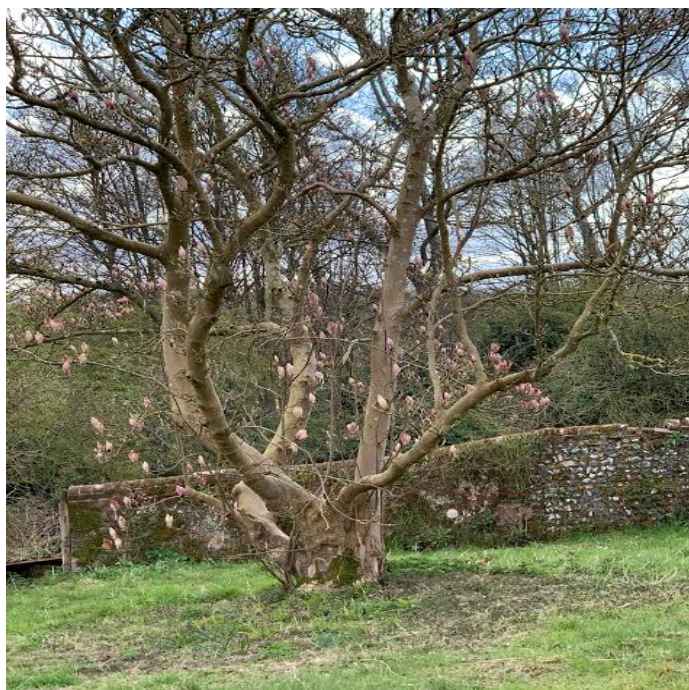


**Picture 20 &21– side of stone wall surrounding magnolia tree**



We also want to add a discreet plug socket to the back of the post to operate powered equipment in the field. The electrical wire will be buried under ground so will not be seen.

**Photo 22 post weir socket to be fitted**



**Picture 23 Proposed switched socket 2 gang .**



Drive to be resurfaced and low level lights to be installed for safe and security

**Photo: 24 Drive leading to the house. Crosses indicate where light will be placed.**



Low level lights to be added to drive to the parking area and front of the house. Examples of them in this situation can be found here. We would ensure that these were on a timer to avoid light pollution within the neighbourhood.

**Picture 25: Description of lights proposed to be used.**



LED Driveover / Walkover Light - IP65

White (4000k)

Drive is worn and requires re-surfacing.

**Picture 26: Driveway to house**





To Scrape of the drive at the house which will cover approximately 255 Sq meters and lay wooden edging down the side of the drive  
( 4x1) New road panning and gravel will be spread and rolled in level

**Photo 27: Walkway to path**



Install steps edged into the bank with lowlights to identify each step to a gate. The gate gives us access to walk right of way through Mill-side barn to main road.

Proposed materials to be used. 2 wooden sleepers to be edged into the side of the bank. We hope to illuminate them with 2 brick lights to make it safe.

**Picture 28: example of a brick light for each step.**



Blooma Sham Charcoal Mains-powered LED Outdoor Brick Wall light 148lm (Dia)9cm

**Picture 29: Type of treated sleeper to use used**



## SLEEPER TREATED

Camera to be placed in front of the house where the red cross is marked. This is to monitor, drive, and gate entrance.

**Picture 30: Picture of house and red cross indicate where the cameras will be located.**



**Picture 31: Type of security camera to be installed around the house and on the gate. It will be waterproof.**



The gate also required an operating gate system.

Mini tack SEA uk limited provides a good type. Adjustable safety valves protect pedestrians and vehicles, with the SEA position gate attachment available for additional peace of mind. This will be installed behind the gate where the red cross is indicated on photo 33.



**Photo 32: Example of control mechanism to be attached to the gate.**

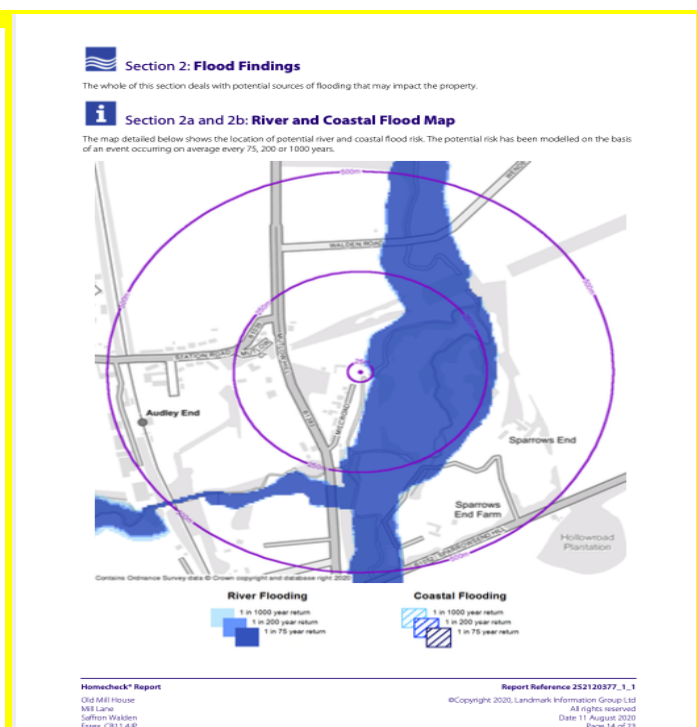
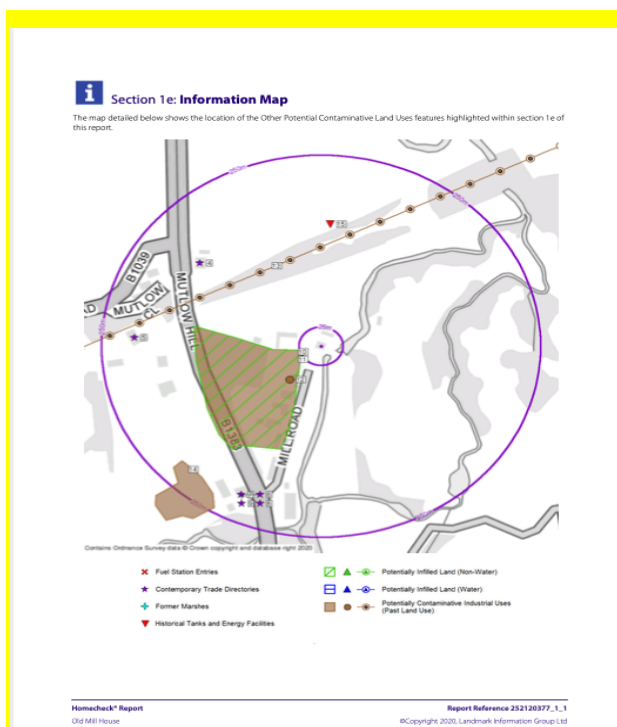


**Photo 33: Picture of gate and cross indicates location of camera and gate operating system.**



**Photo 33: Picture of gate and cross indicates location of camera and gate operating system.**

Flood Risk Assessment The site lies well outside the fluvial flood plain of the River Cam It is not therefore subject to flooding. No flooding of the site is recorded in the past and no formal or detailed Flood Risk Assessment is therefore deemed necessary. The following map and environmental search identifies the relationship between the local river plain and the site which was completed in August 20 as you can see in the previous planning application there was an ecology survey completed and a bat and owl survey was undertaken. There was no evidence of either species in the house or adjacent outbuildings.



**Point 5.** No pre-application advice was sought, although I did speak to the duty planning officer to help identify which form to complete.

**Point 6.** Arboricultural Issues The proposals do not affect any existing trees.

**Point 7.** The resurfacing work does not compromise road safety; the needs of cyclists, pedestrians and those less mobile are accommodated and it encourages movement by means other than by car. The site is accessed via Mill Lane which is located off the B1383 (formerly known as the London to Newmarket Road). This will continue to be the case. Parking will be provided in an existing open cartshed to the north of the site.

**Point 9.** No Demolition has been requested

**Point 10.** All repair work will be carried out to high standards, all materials be obtained exclusively from certified sustainable sources and carried out by skilled joiners, stone and brick layers. Electric will use registered and certified electricians and the use of the fixings will utilise energy efficiently.

**Point 11.** Grade 2 listed building

**Point 12.** no innunity has been sought in respect of this listed building and it will remain a family home.

**Point 13.** Parking will not be affected

**Point 14.** We are not counsel employees.

**Point 15.** We are the sole owners of the OLD Mill Honse.