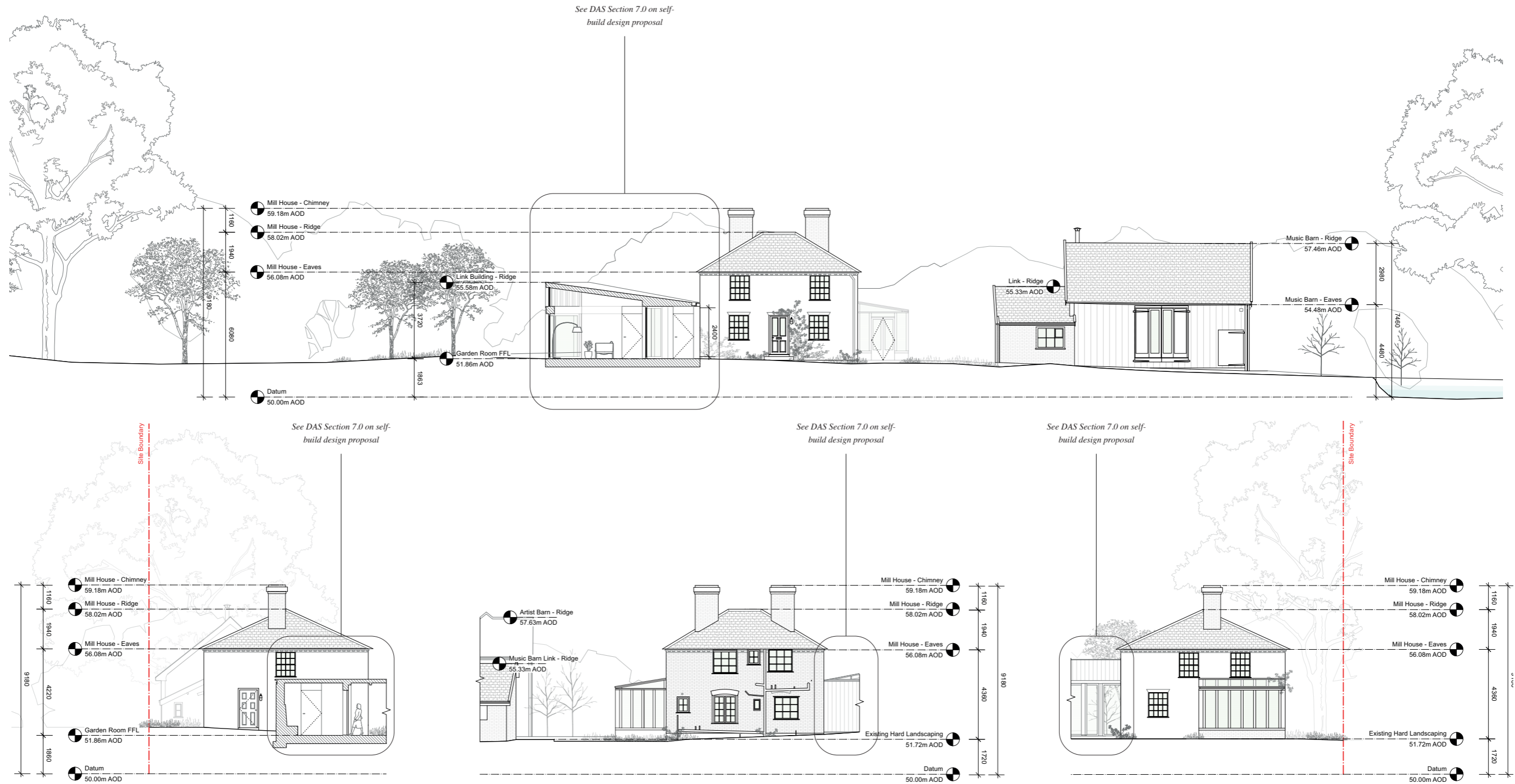
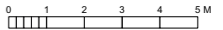


# 5.0 Restoring the Mill House

## 5.2 Mill-House restoration: Proposal Elevations



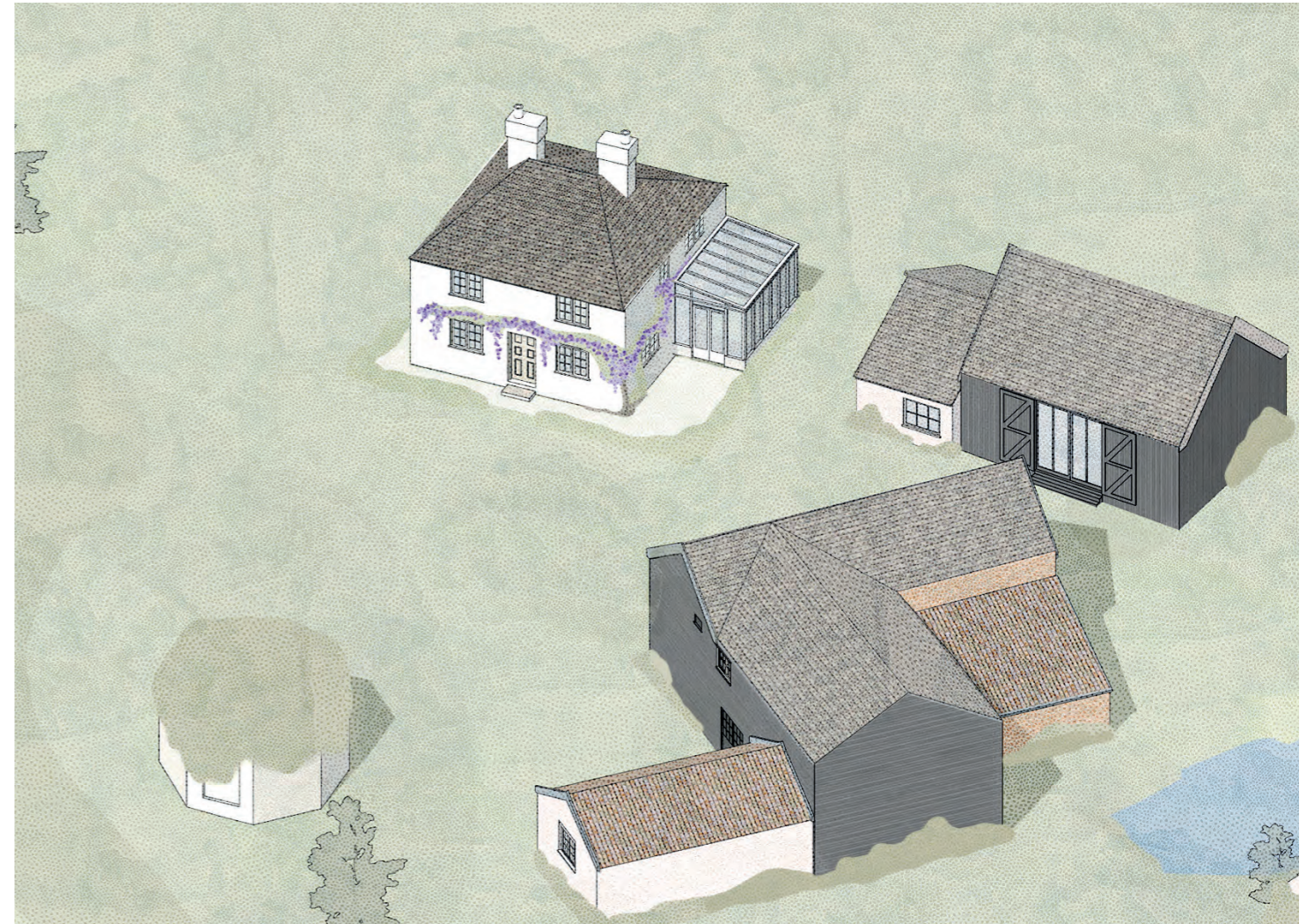
Above: Architects drawings showing proposed elevations for the restored Mill House (Scale 1:200)



## 5.0 Restoring the Mill House

### 5.3 Mill-House restoration: before and After

The Mill House is to be restored to its original design intent: a reduced massing with two large chimneys and hipped roof. In its reduced form, the house does not meet the clients accommodation needs and so will serve as ancillary accommodation to the new self-build extension. Alterations and thermal upgrades will be made to the Mill House using Natural Building Systems to allow it to perform more energy efficiently.



*Above left:* Site axonometric showing the Mill House site as existing with dominating 20th century extensions to either side of the Mill House.

*Above right:* Site axonometric showing restored Mill House in its original form.

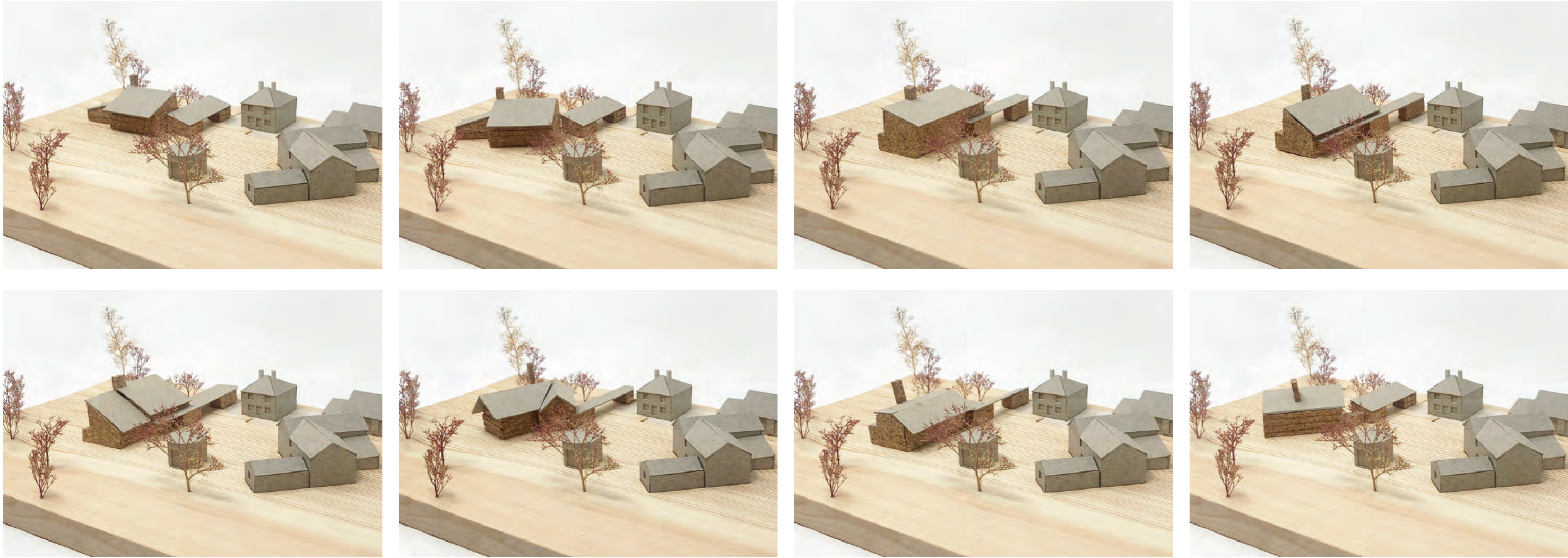


*Photo:* Photograph taken during a client design review, using the site model with a 'kit of parts' to test appropriate massings on the site.

# 6.0 Design Development

## 6.1 RIBA Stage 1 / 2 - Model studies

The design has been developed and tested throughout RIBA Stages 1 and 2 through drawings, models and sketches. There has been regular feedback discussions with the client throughout this process.



*Above:* Massing studies testing various forms and massings on the site. Model constructed from pine, grey card, and cork by IF\_DO.

## 6.0 Design Development

### 6.2 Pre-Application Design

Pre-Application scheme from February 2023 (DC/23/01017).

The Mill House design for the Pre-App was designed to be deeply contextual: all heights responded to the existing site massing by not exceeding established datums; the material choices reflected the various materials already established on the site; and the jettied first floor responded to traditional Suffolk vernacular.

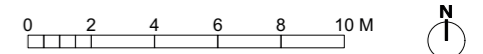
The Mill House was reduced to its original form to server as an ancillary dwelling. The proposal introduced a shared utility & pantry building between the two dwellings in a modest massing fronting the yard.

#### Key

A. Living room	H. Utility
B. Kitchen	I. Covered carport
C. Dining room	J. Shared unheated pantry
D. Circulation	K. Covered wood store
E. Bathroom	L. Bedroom
F. Boot room	M. Dressing room
G. Glazed link	



Above: Sketch visuals showing south-eastern approaches to the Pre-App proposal. Right: Ground and first floor plans for the Pre-App proposal.



## 6.0 Design Development

### 6.3 Pre-Application Feedback

IF\_DO submitted Pre-application plans to Mid Suffolk District Council in February 2023 (DC/23/01017). The Pre-App response assessed the scheme as ‘a new dwelling in the countryside’, rather than a replacement dwelling, which is not deemed acceptable in accordance with the Development Plan.

A summary of the pre-application feedback as follows:

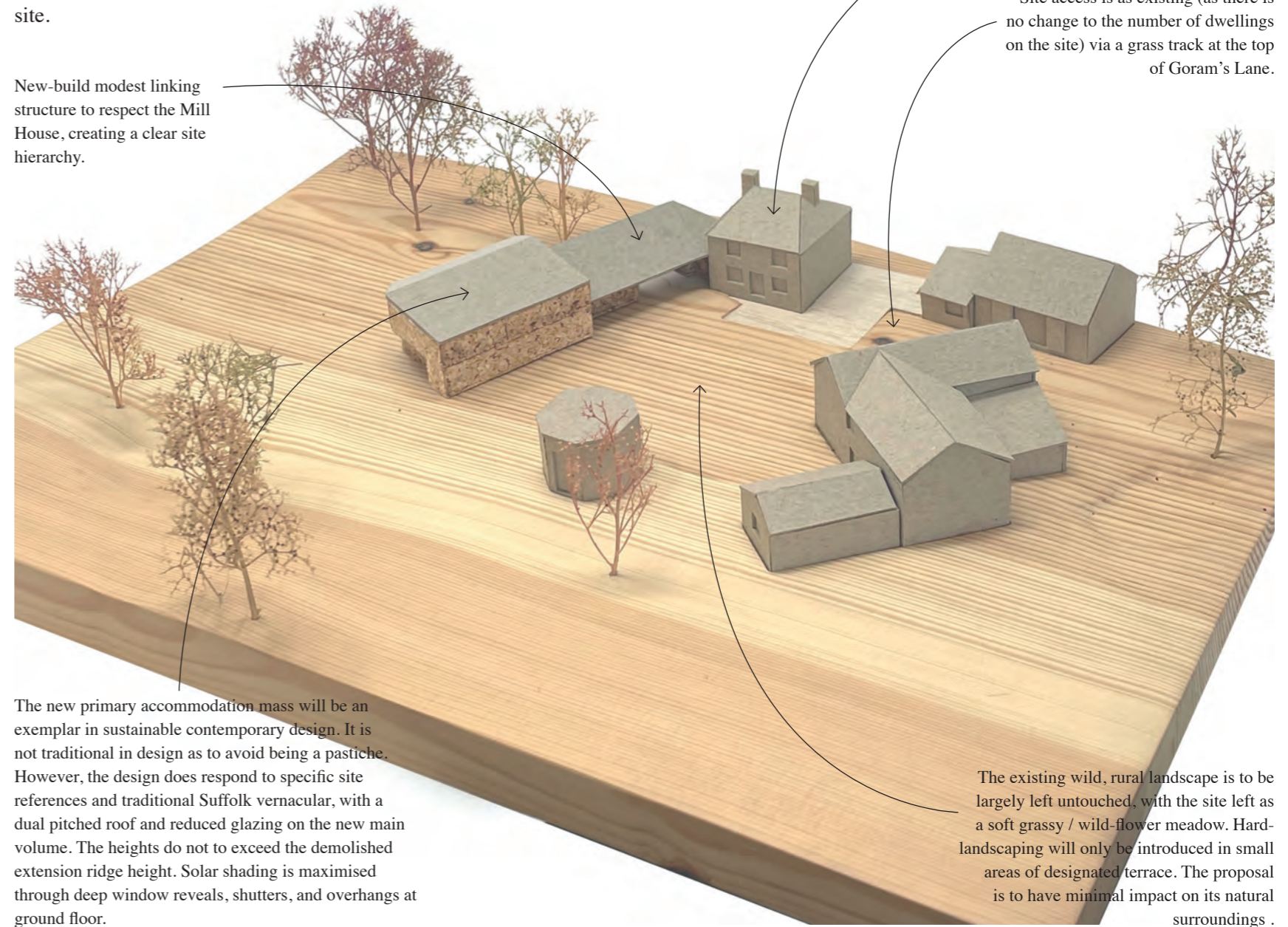
- A new dwelling in the countryside is not acceptable in accordance with the Development Plan.
- The Pre-App response identifies the Mill House as a potential non-designated heritage asset and so heritage advice should be sought (*see Heritage Impact Statement by Historic Buildings Studio*).
- Demolition of part of the existing dwelling is likely to be seen as acceptable, subject to it being deemed no harm is caused to a potential non-designated heritage asset.
- The feedback describes the Pre-App design as ‘ultra-modern’, including a large amount of glazing and a non-traditional style of dwelling. It is suggested that a more traditional style of dwelling, with a dual pitched roof and less glazing, might be more appropriate.
- The landscaping scheme should assimilate into the surrounding, responding to the character, biodiversity and heritage of the site, and mitigating impact.
- Due to the ponds, a Preliminary Ecological Appraisal is required (*see Preliminary Ecological Assessment by ROAVR Group*).
- The feedback queried if new access is required, and how this will impact on highways and site parking. This is not applicable in this case as the site access is to remain as existing (as there is no change to the number of dwellings on the site) via a grass track at the top of Goram’s Lane. This means there is no change to the number of private motor vehicles accessing the site. Consideration will be given in the proposal for new provision of electric vehicle charging points.
- Due to the layout of the dwelling, direct views into the private amenity space would be limited and would not likely warrant refusal. There is also ample amenity space around the proposed dwelling.
- The site is considered to contribute to the economy through the creation of construction jobs. However, it is noted that once occupied, there would be little economic benefit to Laxfield. We would dispute this as the proposal is to be an exemplar in sustainable design using locally based building company - Natural Building Systems.

*Above right:* Sketch massing model showing the reworked scheme following the pre-application feedback.

#### Key Design changes since the February Pre-application:

The Pre-App response assessed the scheme as ‘a new dwelling in the countryside’. The proposal has since been reworked to ensure it is a replacement dwelling by physically linking to the existing Mill House and reducing sprawl on the site. Following the development there would still only be one dwelling on the site.

New-build modest linking structure to respect the Mill House, creating a clear site hierarchy.



Mill House reduced to the purity of its original design for use as ancillary accommodation.

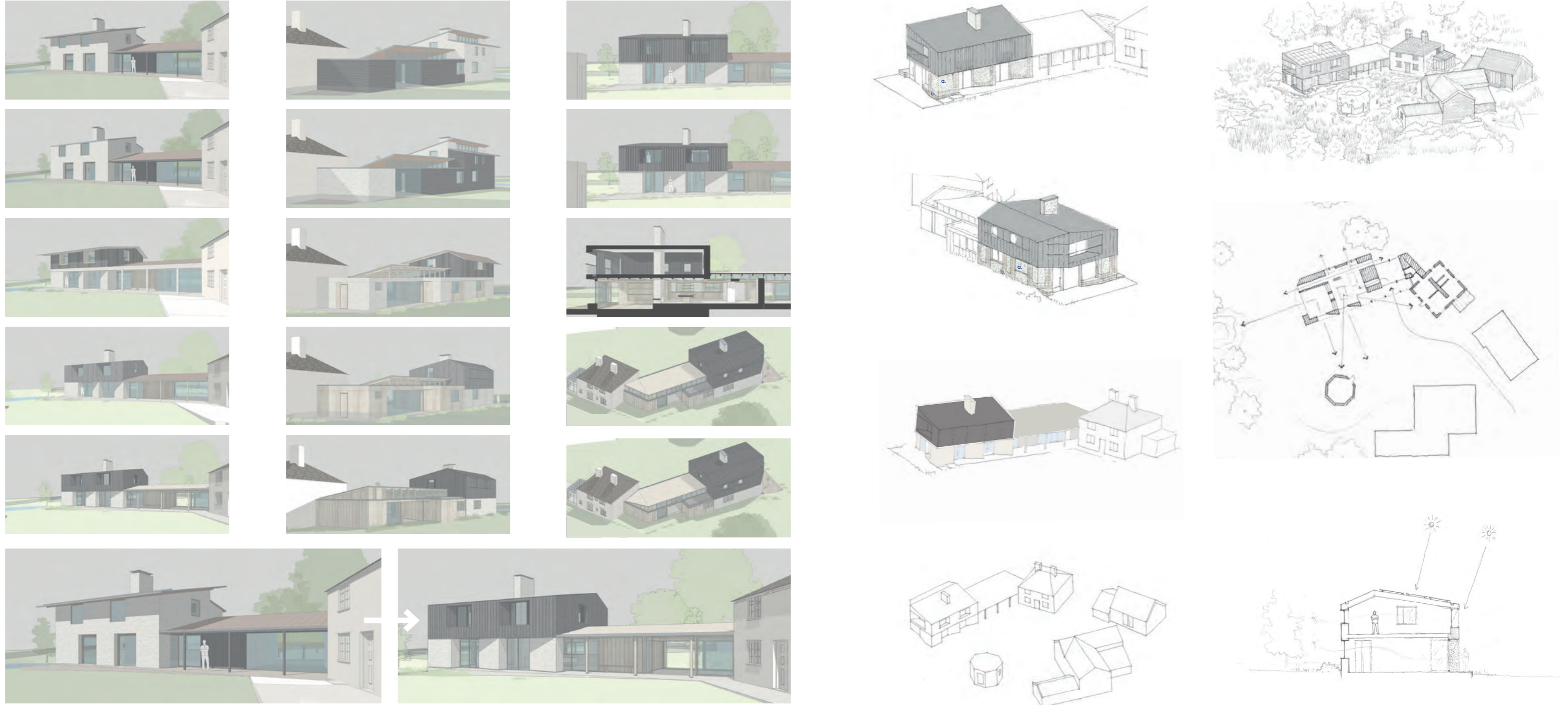
Site access is as existing (as there is no change to the number of dwellings on the site) via a grass track at the top of Goram’s Lane.

The new primary accommodation mass will be an exemplar in sustainable contemporary design. It is not traditional in design as to avoid being a pastiche. However, the design does respond to specific site references and traditional Suffolk vernacular, with a dual pitched roof and reduced glazing on the new main volume. The heights do not to exceed the demolished extension ridge height. Solar shading is maximised through deep window reveals, shutters, and overhangs at ground floor.

The existing wild, rural landscape is to be largely left untouched, with the site left as a soft grassy / wild-flower meadow. Hard-landscaping will only be introduced in small areas of designated terrace. The proposal is to have minimal impact on its natural surroundings.

## 6.0 Design Development

### 6.4 RIBA Stage 2 / 3 - Massing Developments



Above: Massing studies testing building forms and materials using the site SketchUp model and hand sketching.