

Design and Access statement/Heritage statement

Design

We are submitting a planning application for Troutsdale Mill, an early 19th century water mill with attached mill owner's house and outbuildings.

The design, in our opinion, will not change. We only hope to create more comfortable and up to date living space, whilst maintaining the character and fabric of the building.

At some point in the future we hope to renovate the mill workings.

Layout

The layout of the rooms will change slightly on the first floor, to create a house bathroom from the smallest bedroom and provide 2 en-suite bedrooms.

Landscaping

The majority of the gardens around the mill will remain unchanged. We feel, however, that to take the parking off road is very important. We would like to expand the small amount of existing hard standing to accommodate off road parking, which also leaves the front of the house clear. The hard standing proposed also gives foot access to the rear of the property for maintenance and filling of the oil tank.

Building a stone wall to mirror the one existing around the courtyard will enhance the property visually and also add to security.

We propose a 'cart track' from the garden to the field, to give access for animal welfare, logging and general maintenance of the land. This will have very little visual impact on the landscaping and it directly follows the route of the original road through the valley.

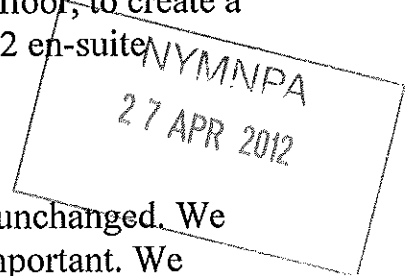
The oil tank is a 'necessary evil' but we feel the siting of it is as discreet as possible, and will not be visible from the front of the property.

The dog kennel with its wooden lapboard exterior and black 'onduline' roof will be, visually, very low profile.

Appearance

Troutsdale Mill is an early Victorian, stone built house with a clay pantile roof, and small-paned single glazed wooden casement windows. The much later addition of 2 Dormer windows have not been made very well, we feel, and we wish to change these and 3 further windows which have been a much later addition also.

These window changes and the fixing of a new roof (with hand thrown clay pantiles) will only enhance the appearance of the property, in our opinion.



What is significant about the Heritage asset?

Troutsdale Mill has been a working water mill from the early 19th century, the internal workings are still relatively intact and the millstones still in-situ. We don't have any evidence as to when it ceased working. The attached house was the Mill owner's dwelling, and attached to that are some probably earlier outbuildings. The pigsty still retains all the original, externally accessed feeding bays.

What works are proposed?

- Re roofing the mill, house and outbuildings
- Repairing the existing casement windows and external doors
- Replacing 2 dormer windows and 3 (more modern) windows
- Adding conservation rooflights to rear aspect of the roof to add much needed light
- To remove part of the existing pantry wall to add more light and a little more external wall space in the kitchen
- To reduce the size of the ground floor bathroom to form a shower room and a separate cloakroom
- To create a house bathroom from the smallest bedroom and form 2 en-suite bedrooms
- To re-wire as required
- To fit 2 wood burning stoves, an oil boiler and an oil-fired range cooker, with flues where necessary
- To replace the 2 modern fire surrounds with more traditional fireplaces
- To replace the modern pine staircase with a bespoke oak staircase
- To increase the amount of hard standing area to accommodate, off road parking, dog kennel and access to oil tank and rear of house
- To form a 'cart track' for access to the field and woods
- To build a stone wall to the front of the house.

What impact do the works have on the part of the Heritage asset affected?

We truly feel there will be no ill effect from any of our proposed works. We just wish to restore the mill, house and outbuildings sympathetically, whilst giving 21st century comfort where possible. Although the proposed new area of hard standing will change the exterior aspect slightly, we feel that taking the parking away from the road at the front of the house outweighs the changes made. When we are in a position to restore the actual mill workings we will take advice from English Heritage.

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How has the impact of the proposals been minimised?

We have taken advice from Edward Freedman and Jill Bastow at National Parks and Heritage. This has been extremely helpful and has pointed out many ways to achieve the results we want, whilst retaining the fabric and character of the building.

We propose to use traditional materials and craftsmen's skills wherever possible.

Where the 21st century intrudes e.g. oil tanks, flues etc, we intend to minimise the visual impact by careful siting.

Although this will be our private dwelling, our own building business has worked on quite a few similar projects in the past, such as the Mouseman Museum, tearooms and adjoining cottage in Kilburn.

We hope to bring our skills and building experience into the project and restore Troutsdale Mill with the minimum of detrimental impact.

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