

Littlecott Mill, Enford, SN9 6AW
Design & Access Statement



1.01 INTRODUCTION

This statement is submitted in support of a planning application for the proposed dismantling and reconstruction of the east wing of Littlecott Mill, including the structurally unstable east roadside elevation, which has been affected by subsidence. The proposal seeks to reinstate the building to its existing form and redesign from application **PL 2024 07733** while ensuring that it is rendered structurally sound and capable of long-term occupation. **There will be no change to the designs.**

Investigation undertaken during the development of proposals for Littlecott Mill has confirmed that the mill house has suffered significant subsidence. Following consultation with the appointed contractors and structural engineer, it has been concluded that the east wing and associated elevation will require careful dismantling and reconstruction on the basis that this offers the most appropriate means of securing the building’s future. **There is also a significant health and safety risk that the wall may collapse at any point - please refer to Structural Engineer’s Structural Assessment.**

The existing east wing has very little in the way of foundations, and therefore requires underpinning. In order to facilitate this work, and in conjunction with internal remodelling, access for the necessary machinery will need to be provided on site. Without such intervention, however, the already fragile east elevation is likely to fail.

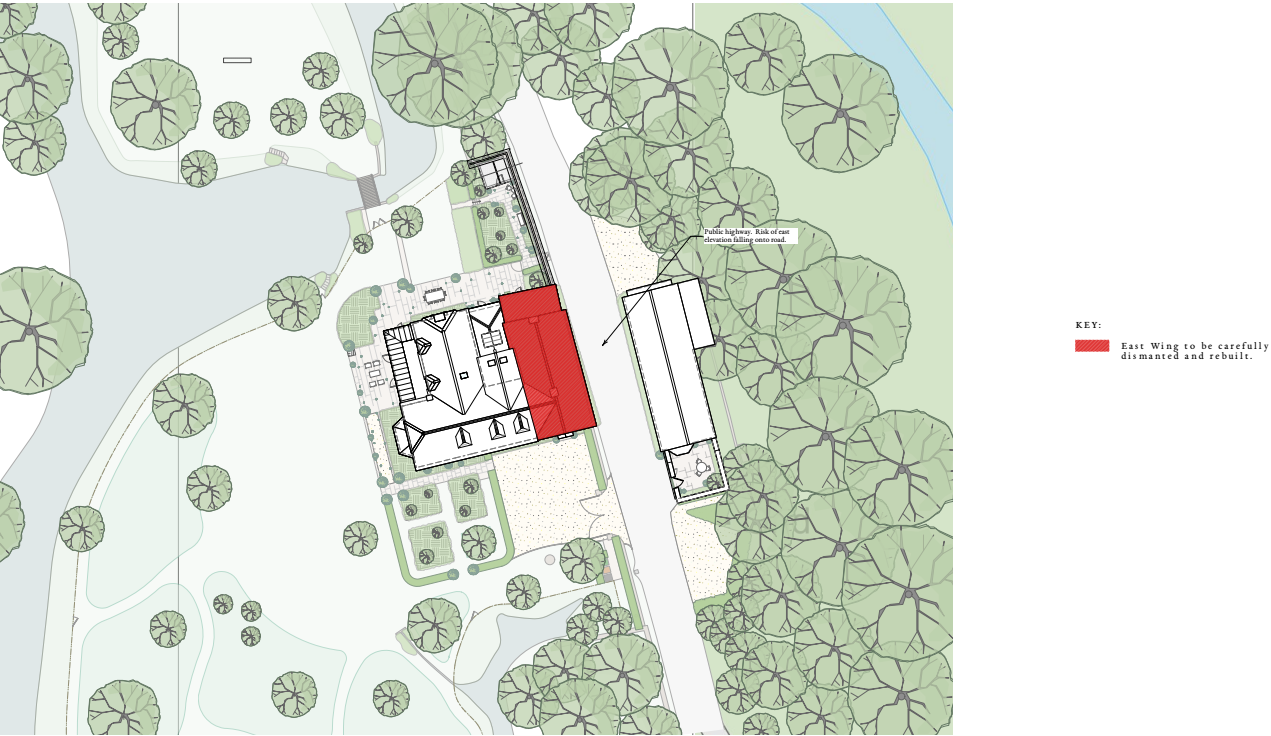


Image: Site plan with the east wing highlighted.

2.01 SUBSIDENCE

On commencement of renovation works, the extent of settlement affecting the east wing was found to be significantly greater than previously anticipated. The east elevation has experienced minor settlement, while the opposite wall of the east wing is now approximately 300mm lower.

Site renovations have unveiled previous remedial interventions, including additional brick coursing at the gable end and eaves, which appear to have been introduced to mask the effects of differential movement rather than address the underlying cause. Internally, timber furrings ranging from 5 mm to 300 mm in depth were installed to level floors within the east wing, further evidencing long-standing and unrectified subsidence.

The subsidence has never been comprehensively remediated and therefore continues to present a structural risk to the building. Given that the east wall borders a public highway, there is also a potential risk to members of the public should further movement occur.

Any conventional underpinning solution would require piling machinery to be brought on site to reach the chalk stratum at approximately 1.8 m below ground level. Site constraints are significant; limited working space, proximity to the public highway, and a high water table at around 700 mm below ground level combine to create health and safety risks for both contractors and the public.



Images: Evidence of extra brick coursing below the eaves and on the gable end verges to mask the subsidence.

2.01 PROPOSALS

It is proposed that the east wing and east elevation of the property be carefully dismantled and reinstated, together with appropriate underpinning and new foundations, to ensure that the building remains stable and level for many years to come.

The reconstruction process will involve the careful recording, cataloguing and numbering of materials to enable the building to be rebuilt as faithfully as possible. Such an approach is well preceded in conservation repair and reconstruction works, including the rebuilding of structures in their original form.



Image left: Brickwork to be reinstated and traditional lime pointing to be used extend the life of the brick.
Image right: A lime mortar 'biscuit' to help colour match to existing pointing on site.

The east wing is proposed to be rebuilt as a modern cavity wall construction, enabling the incorporation of the MacLennan waterproofing strategy to provide improved protection against water ingress and allow the building to meet current u-values. However, where the external brick leaf is visible, particularly on the east roadside elevation, it will be reconstructed using original salvaged materials so as to match the existing appearance as closely as possible and retain the character of the building. Any materials found to be beyond reuse will be replaced on a like-for-like basis using reclaimed materials.

A photographic evidence report (PER) of the elevations will be undertaken, including detailed recording of the flint banding, to support accurate architectural details and straightforward reconstruction. Historic features that illustrate the organic development of the building, such as the remnants of previously blocked openings, will also be reinstated where appropriate so as not to diminish the character of the building.

Internally, the intention is to reconstruct the trusses to their original form and to retain and reuse existing fabric where possible. Internal walls and floors will be straightened. The roof, currently finished with concrete tiles, will be replaced using natural stone tiles, which are considered likely to reflect the building's original roofing material.

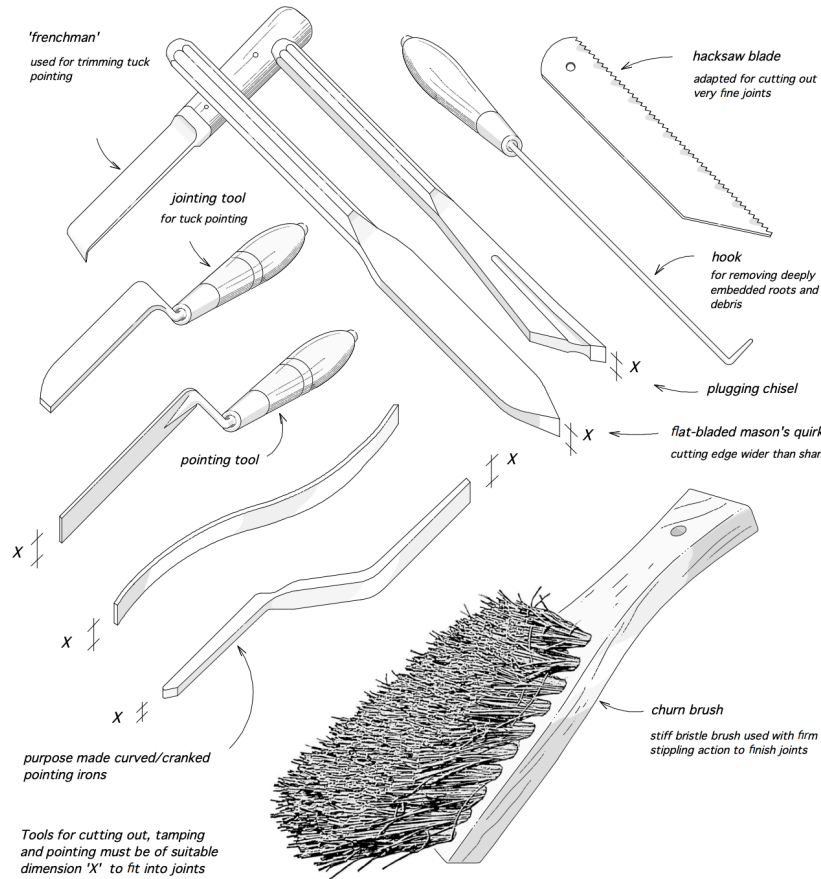


Image: Traditional lime tools to be used.



Above: Elevations highlighted to be carefully dismantled and reconstructed with the help of PER and cataloging materials.

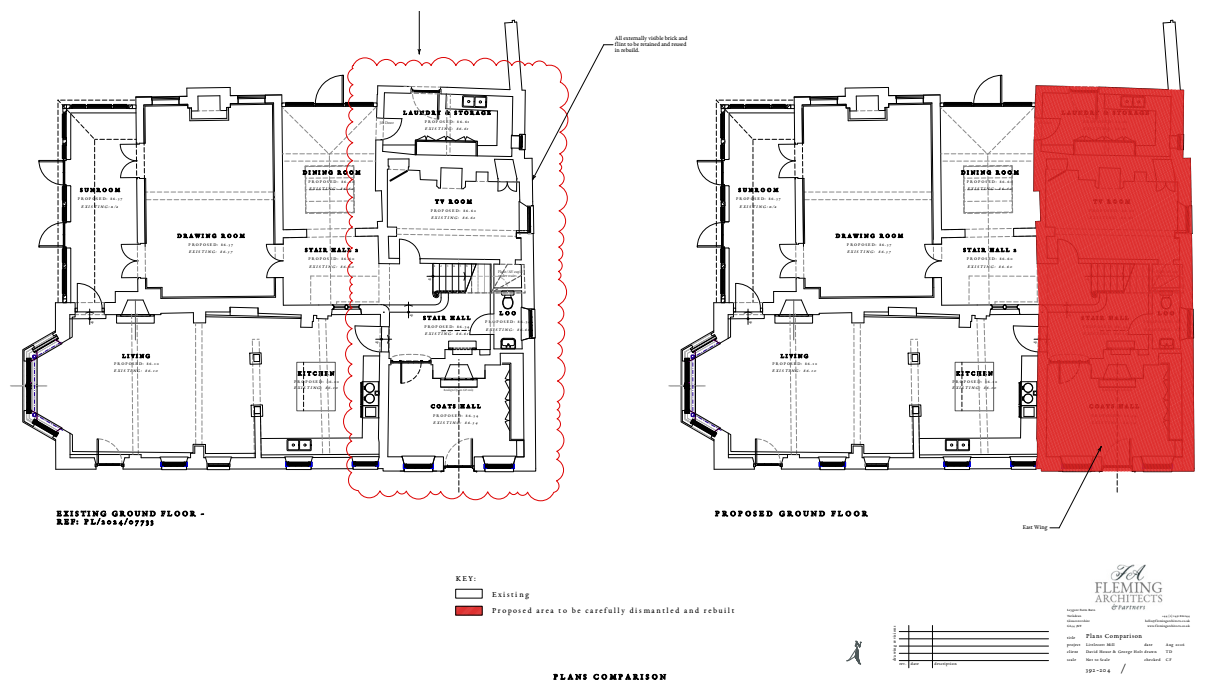


Image: Existing and proposed plans comparison showing no change once restored.

3.01 USE

The applicants intend to make Littlecott Mill their home and to act as responsible custodians of the property. They view this project as both an exciting and sympathetic response to the challenges facing an at-risk character. The proposal will secure the future of the building for continued residential use, ensuring that it remains occupied, maintained and appreciated by future generations.

4.01 CONCLUSION

The east wing and roadside east elevation have been confirmed as structurally unstable and, without intervention, are likely to deteriorate further or fail. The proposed works will enable the building to be carefully dismantled, repaired and restored in a manner that preserves its architectural character while securing its long-term structural stability.

By restoring the original form of the building and incorporating appropriate modern construction where necessary, the proposal will safeguard the building and support its continued use into the future.

In summary, the proposals will:

- Carefully dismantle and reconstruct the east wing and east elevation.
- Retain the building's character, idiosyncrasies and historic interest.
- Secure the long-term future of the mill house for current and future custodians.
- Prevent further decay and loss of the mill house.
- Reconstructed properly with superior structural and thermal performance

And most importantly:

- No change to design.
- Currently significant health and safety risk
- A heritage-led reconstruction.

We hope this meets with officer approval.