

**Retention of Air Source Heat Pump (ASHP) at Mill Studio.  
SUPPORTING DOCUMENTATION.**

**HERITAGE STATEMENT.**

Sourced from the heritage appraisal prepared by conservation officer at MSDC.

This statement is prepared according to the staged approach to the assessment of development within the setting of heritage assets as set out in the relevant Historic England guidance GPA Note 3. This statement considers the impact of the proposal on the Studio and Lake Cottage in terms of their potential NDHA status.

Mill Studio is set as part of a group of buildings associated with Rowfant Mill, a Grade II listed 18th century former watermill, located in a rural position outside Copthorne. The group also includes Rowfant Mill Cottage, which is separately listed Grade II and also dates from the 18th century, and a curtilage listed barn. The Mill Studio and the attached property Lake Cottage are not regarded as curtilage listed, but they do appear from historical map regression to have 19<sup>th</sup> century or earlier origins and have group value with the Mill and Mill Cottage. They may be regarded as non-designated heritage assets (NDHAs).

Rowfant Mill possess architectural interest based on its construction and craftsmanship, including any surviving elements of the mill machinery, historical illustrative value as a good example of an 18th century water mill, aesthetic value, and communal value as a former focus of the local rural economy. It also has strong group value with the other buildings within the mill group, including the Mill Cottage, barn, and the Studio and Lake Cottage, which would appear to have formed at one time a functional whole.

The Mill Cottage will have similar values to a modest rural dwelling of its period, part of the former functional whole of the Mill and the small community of people who lived and worked there. The curtilage listed barn, and potential NDHAs at Mill Studio and Lake Cottage have their own potential individual interests (although their former function is not in all cases currently fully understood) and again contribute to the group value of the whole complex of buildings.

The group value of the buildings at Rowfant Mill is particularly significant, contributing to both an understanding of the former functioning of the mill complex, and to its aesthetic value, which is high as a group of attractive period buildings in a lovely rural, mill pond-side setting.

The contribution made by setting to all of these buildings to their special interests is significant- this would include both the interrelationship of the buildings within the complex- their spatial arrangement around the central courtyard, and views both between and of them as a group, and also the wider setting of the former mill stream, leat and pond, with beyond this the rural landscape beyond from which the corn which was milled would have been drawn.

The current application, which is retrospective, is for the retention of an air source heat pump (ASHP) which has been installed adjacent to the rear (north-west) elevation of the Studio.

**NATIONAL PLANNING POLICY FRAMEWORK-16.**

Conserving and enhancing the historic environment.

Section 215 states: that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal, including where appropriate, securing its 'optimum viable use'.

By 2035 oil fired central heating systems although not banned outright will not be supported within a national green energy policy. The 500,000 listed buildings in Great Britain a figure potentially doubled when listings by association are included, will still require a heating system to secure their 'optimum viable use', which in simple terms is to maintain habitable use by such use being preserved as listed buildings and not left crumble as uninhabitable shells.