









Welcome

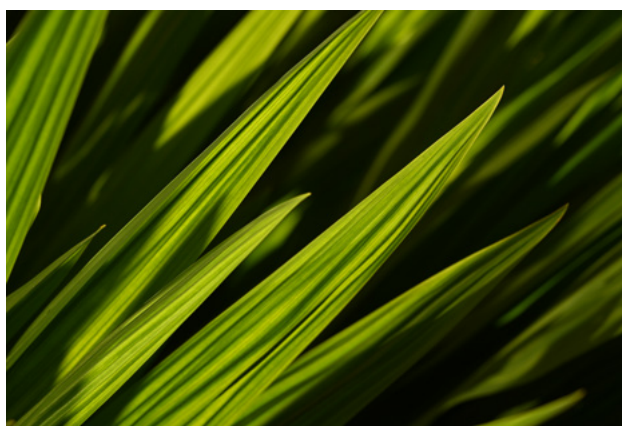
Dear Guests,

Welcome to Hunsett Mill. We hope you have a very enjoyable stay.

This guest manual is intended to provide you with helpful information for the house, the facilities within, and things to do in the local area. We hope that all information provided in the manual is clear, and that everything works to your satisfaction.

If you have any questions or if you experience any problems, please do not hesitate to call us on:
016 9240 4413

Kind regards,
Alison





The basics	Accommodation	3
	Summary of features	6
	House etiquette	7
	Children & the garden	9
	Emergency contact numbers	11
Using the house	Safety	17
	Heating & cooling system	18
	Electricity, lighting & water	19
	Refuse	20
Using the equipment	Kitchen appliances	25
	Bathrooms	26
	Laundry	27
	Home entertainment	28
	Telephone & Wi-Fi	29
Time to explore	Around the Mill	35
	In Stalham	36
	Food & Drink	37
	Days out & local attractions	38
A rich history	16th—19th century	47
	1840—1870	49
	1870—1930	51
	1930—present	53
Award-winning architecture	Design	57
	Architecture	60
	Sustainability	64
	Awards	68



The basics

Accommodation	3
Summary of features	6
House etiquette	7
Children & the garden	9
Emergency contact numbers	11

Accommodation

Hunsett Mill is a unique property on the Norfolk Broads. The Millkeeper's cottage and adjacent windmill stand on a bend of the River Ant, with direct river frontage, enjoying wonderful views over the river and extensive meadows and reed beds. The house is an ideal location for boating, sailing, fishing, birdwatching and wildlife enthusiasts or for simply getting away from it all and relaxing. It is close to the sea and well positioned for exploring the North Norfolk Coast.

Hunsett Mill is situated less than a mile from the village of Stalham which offers good local shopping, including a supermarket, banks and other facilities. There are many beautiful towns and villages within easy driving distance including Wroxham, which many regard as the heart of the Broads, the Georgian town of Holt, which offers excellent restaurants, and seaside towns such as Cromer, Cley Next the Sea and Mundesley. It is also near Great Yarmouth and only 15 miles from Norwich.

ADDRESS

Chapel Field
Nr. Stalham
Norfolk NR12 9EL

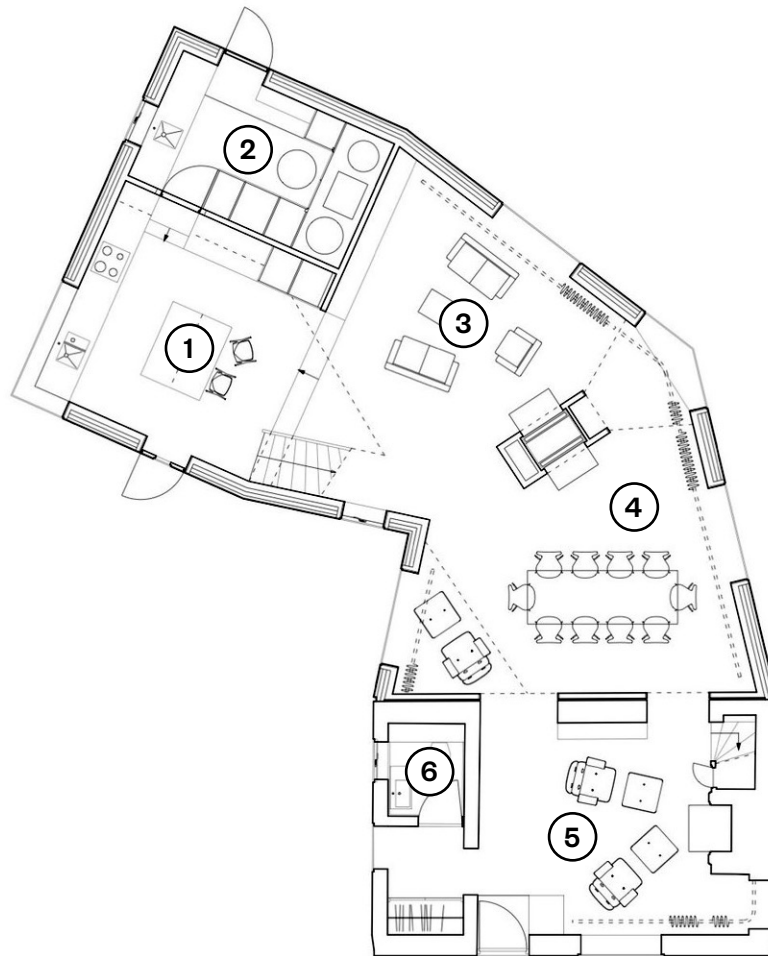
TELEPHONE

016 9258 3378

WEBSITE

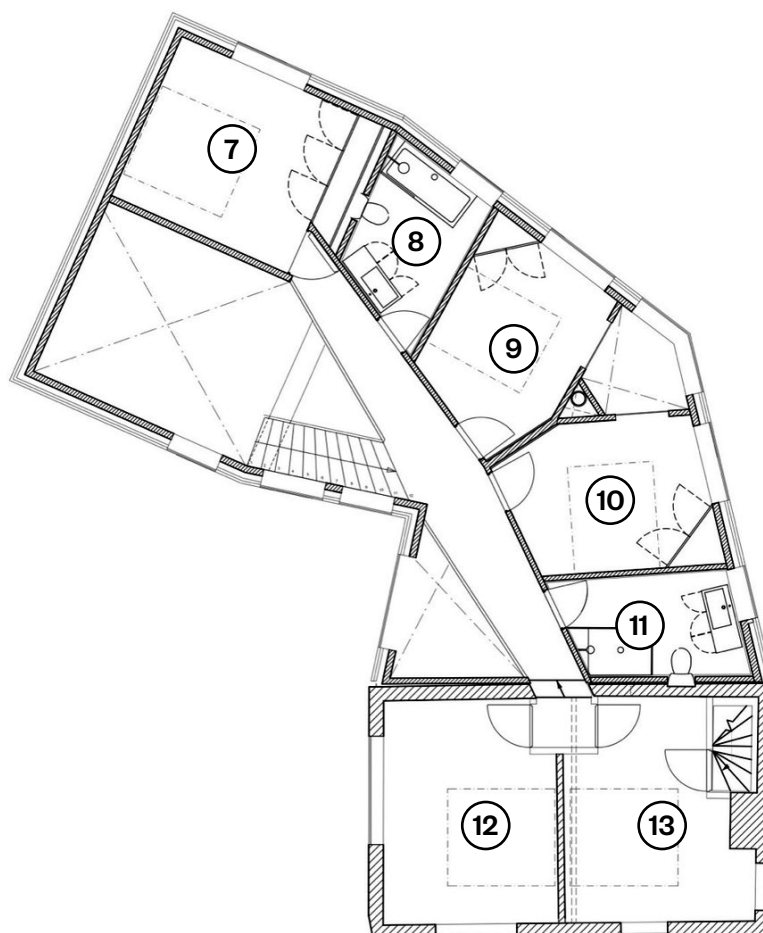
www.hunsettmill.co.uk

First floor



- 1 Kitchen
- 2 Utility room
- 3 Sitting area
- 4 Dining area
- 5 Snug
- 6 W.C.

Second floor



- 7 Double bedroom
- 8 Bathroom with shower
- 9 Twin/double bedroom
- 10 Twin/double bedroom
- 11 Shower room
- 12 Double bedroom
- 13 Single bedroom

Summary of features

There is underfloor heating throughout the house, a double-aspect open fire, washing machine, tumble dryer, dishwasher, fridge freezer, second full-height fridge, two fan ovens (one with an integrated microwave oven), induction hob with extractor fan, 2 flat-screen televisions with DVD player, Marshall bluetooth speaker, good Wi-Fi connectivity and a selection of books, DVDs, children's books and toys.

The house is surrounded by a fantastic garden with long river frontage, garden furniture, large granite terrace with outdoor table and chairs, extensive parking, a fully-restored windmill and boathouse, a boardwalk to the end of the garden and outdoor feature lighting.



House etiquette

ARRIVAL & DEPARTURE

The arrival time is 4pm or later. When you arrive the house will be prepared for use with bed linen, bath and hand towels provided. Hand soap and an initial supply of toilet paper is provided. The front door key will be in the key box at the river frontage front door.

Departure time is 10am. Please observe this to give us enough time to prepare the house for new guests. On leaving, please switch off all lights and appliances and shut and/or lock all windows and doors. Please return the key to the key box.

Guests are kindly requested to leave the house in the same condition as they found it.

NUMBER OF GUESTS

Please do not exceed the number of guests you have booked for at the house. Sorry, no stag or hen parties.

SMOKING & PETS

Please note that smoking is not allowed in the house at any time. Well-behaved dogs are welcome at the property.

ACCIDENTAL DAMAGE

If you or your guests damage or break anything during your stay, please notify the housekeeper at once.

NOISE

Please respect the tranquillity of the setting and our neighbours by keeping noise levels acceptable at all times and to a minimum between 10pm and 8am.

UNWANTED VISITORS

We sometimes get boats looking to moor at the property or people coming into the garden to see the house and mill. Please help us by politely advising them that it is private land and asking them to leave.

FARMLAND

You should be aware that the house is accessed via a private road belonging to the local farmer and the land around the house and garden belongs to him. Please respect his land and do not wander onto the land (other than using the lane to access the house) without his permission.

COMPLAINTS

If you have any complaints about the house during your stay, please let the housekeeper know as soon as possible. If it is serious she may ask you to put it in writing.

Children & the garden

CHILDREN

There are 2 cots and 1 high-chair available. If you need these, please contact the housekeeper.

Parents of young children should be aware that the garden is surrounded by open water.

In addition to the main staircase there is an original, steep and narrow, wooden staircase which leads off the snug to the single bedroom. Particular care should be taken when using this staircase.

We cannot be held responsible for any loss or damage to your personal effects during your stay at the house so please do not leave anything valuable in your cars and close and/lock all windows and doors when you leave the house.

In the event that you or any of your guests suffer a personal accident or injury at Hunsett Mill, please notify the housekeeper as soon as possible.

GARDENER

Please be aware that our gardener generally comes to the property for lawn cutting and general maintenance fortnightly on a Tuesday.



Emergency contact numbers

SERIOUS EMERGENCIES	999
POLICE Stalham	016 9240 2222
DOCTOR Stalham Green Surgery	016 9258 0880 016 9258 2000
DENTIST High Street, Stalham	016 9258 0395
NEAREST HOSPITAL / A&E UNIT Norfolk & Norwich University Hospital	016 0328 6286
CHEMIST High Street, Stalham	016 9258 0329
HOUSEKEEPER Alison	016 9240 4413







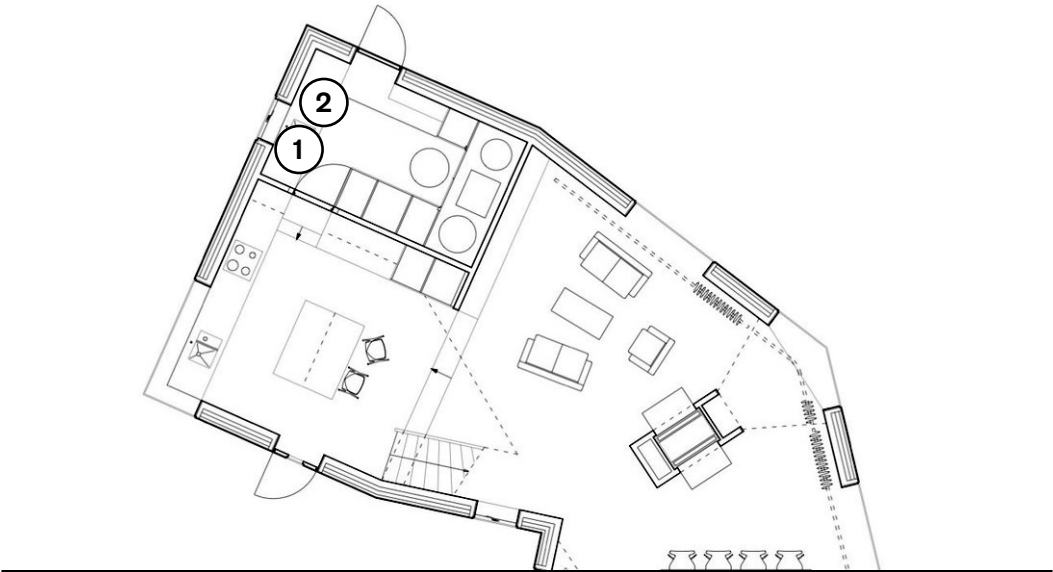
Using the house

Safety	17
Heating & cooling system	18
Electricity, lighting & water	19
Refuse	20

Safety

FIRE	A fire extinguisher and fire blanket are on the wall in the utility room, next to the door into the kitchen. There are two smoke detectors fitted in the house.
FIRST AID	There is a basic First Aid kit in the cupboard under the sink in the utility room.
TORCH	A torch can be found in the cupboard under the sink in the utility room.

UTILITY ROOM	1	Fire extinguisher and blankets
	2	Emergency torches



Heating & cooling system

HEATING

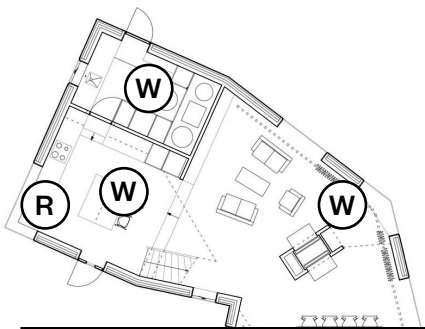
The house is heated by a ground source heat pump and there is underfloor heating throughout the house. You should not need to alter the heating or temperature controls. Please do not touch any of the thermostats or other heating controls, including the control box on the wall in the utility room (on left as you enter the utility room from the kitchen).

FIREPLACE

A supply of logs is provided in the house at the side of the fireplace. A supply of kindling, fire-lighters and matches are provided in the cupboard to the left of the fireplace in the snug. Additional logs are available on the far side of the boathouse.

NATURAL VENTILATION

The Velux windows in the kitchen are opened and shut by the remote controls on the kitchen windowsill. Use the ^ (up) and v (down) arrows in the centre of the remote: ^ (up) to open and v (down) to close. These windows will close automatically if it rains. The Velux windows in the bedroom can be opened manually using the pole provided. Please note: this Velux window does not close automatically so please ensure it is closed when it rains, or before leaving the house.



- R Roof-lights remote control
- W Roof-light locations

Electricity, lighting & water

ELECTRIC FUSE BOX

This is located in one of the full height cupboards in the utility room (to the left of the fridge).

HOT WATER

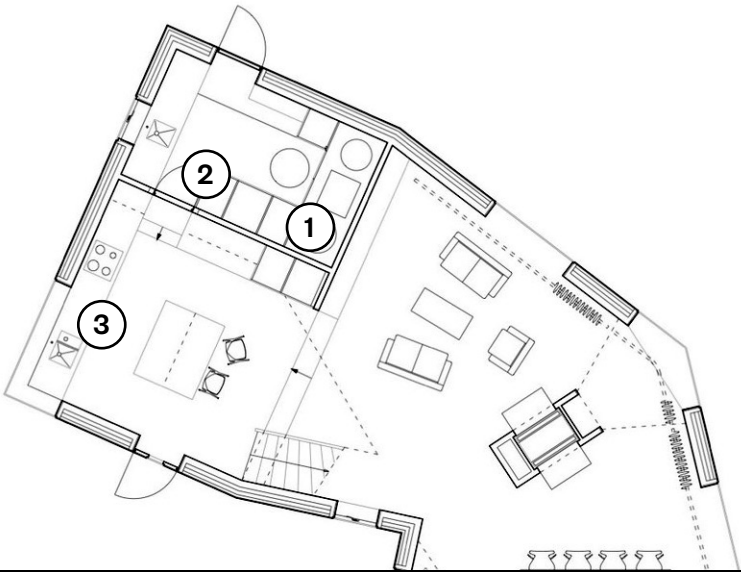
Solar panels provide plentiful hot water and there should always be sufficient for normal occupational use. The hot water is centrally controlled.

- UTILITIES
- 1

Electric fuse box
- 2

Exterior lights
- 3

Bins



Refuse

BINS

There are three rectangular bins in the kitchen—one larger one for household waste and two smaller ones for recycling. Please use bin liners for all. (See diagram on previous page for location)

REFUSE COLLECTION
& RECYCLING

Both household waste and recycling bins (which are located by the front gate) are emptied on a Tuesday. Please put recycling (glass, plastic bottles, paper, cardboard and cans) in the green bin. Household rubbish should be put in the grey bin.





Using the equipment

Kitchen appliances	25
Bathrooms	26
Laundry	27
Home entertainment	28
Telephone & Wi-Fi	29

Kitchen appliances

INDUCTION HOB

Switch on/off using the start button. Adjust temperature of the rings using the relevant +/- buttons. 'Boost' gives rapid heat. The hob will automatically switch off when pans are removed or if liquid boils over and affects the contact between the ring and the pan. Please note that only the pans/frying pan provided will work. Please do not use abrasive cleaning products or scourers on the hob.

OVENS

There are two fan ovens. The oven on the left-hand-side has an integrated microwave. These can be activated by selecting the use on the ovens' menu dial.

DISHWASHER

Follow the settings on the top panel of the door (visible when the door is opened). A few dishwasher tablets are provided in the welcome pack.

COFFEE MACHINE

There is a Nespresso machine in the kitchen that guests can freely use to make coffee.

Bathrooms

TOWEL RAILS

The towel rails in the bathroom/shower room are heated on a timer between 7am and 10am and 7pm and 10pm. They do get very hot so be careful. The towel rail in the downstairs toilet is heated and can be operated with a switch at the base.

HAIRDRYERS

There is a hairdryer in each of the 2 double bedrooms.



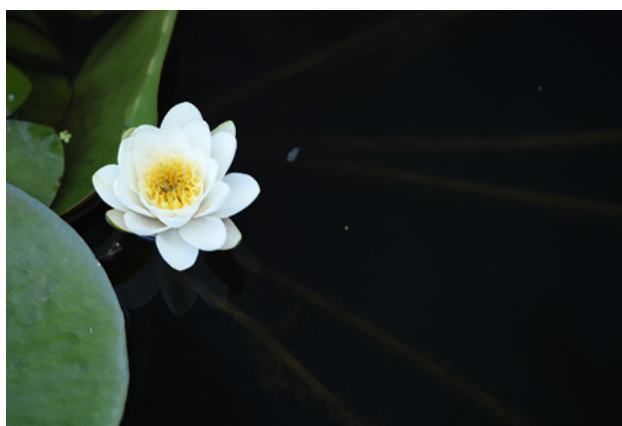
Laundry

WASHING MACHINE

A washing machine is located under the sink in the utility room. If you need to use this, follow the self explanatory settings on the front panel. Soap powder is not provided.

TUMBLE DRYER

A tumble dryer is located under the sink in the utility room. If you need to use this, follow the self explanatory settings on the front panel. Switch it on using the large button on the left. Choose the relevant programme on the dial and then press 'Start'. Please empty the condenser water tray located in the base of the dryer and the filter in the door each time you use it.



Home entertainment

LIVING ROOM TV

Sony TV remote:

TV — this button activates the TV

Netflix— use this button if you have an account

Google play — use this button if you have an account

Apple TV remote — Use this if you have an account

SNUG TV

TV with DVD player only (no internet connection)



Telephone
& Wi-Fi

TELEPHONE

There is a landline telephone in the sitting area.
The telephone number is: 016 9258 3378
This is operated on an 'honesty box' basis.
If you use the telephone, please inform the
housekeeper and leave an appropriate sum of
money to cover the cost of your calls.

WI-FI

Wireless network name	Hunsett Mill Guest Wifi
Login password (wireless key)	HunsettGuest19!









Time to explore

Around the Mill	35
In Stalham	36
Food & Drink	37
Days out & local attractions	38

Around the Mill

The property itself stands in a conservation area of special environmental interest. The bird life around the house is abundant (there are bird books provided but do bring your binoculars). Marsh Harriers, Bitterns, Cranes and Herons can all be seen in the surrounding landscape. Most evenings, the barn owls will come to see who is visiting and if you are an early riser, you may catch the kingfishers on the river. The skies are filled with hundred of dragonflies in the summer. There is also a family of otters and numerous water voles who live in the river bank nearby, and many muntjac deer that often pass through the garden.

There is fishing available from the long garden river frontage, so bring your rods in season, and plenty of garden for children to play in. Given its location, there is virtually zero light pollution at the mill so the sunsets over the river are fantastic, in fact the East Coast of Norfolk is one of the best spots in Britain for star gazing.



In Stalham

Stalham is less than a mile from the house and has a large Tesco supermarket with ATM machines and a petrol station. The village also has various shops and stores including a post office, butcher, a fish and chip shop, various other take away restaurants, banks and 2 churches (one Church of England and one Baptist).

There is also a Waitrose supermarket that offers a delivery service in nearby North Walsham (15 minutes' drive away).



Food & drink

LOCAL FARM SHOPS & FRESH PRODUCE

There are good local farm shops close by. One is located on the A149 which you will find if you turn left out of Chapel Field onto the A149. It is then about 5 minutes drive. Another is located on the right on the road to Sea Palling.

An excellent family-run butchers, Causeway Farm, is also located on the right on the road to Sea Palling.

RESTAURANTS

We have enjoyed meals locally at:

The Swan at Ingham
www.theinghamswan.co.uk | 016 9281 099

The Kings Head at Coltishall
www.kingsheadcoltishall.co.uk | 016 0373 7426

The Waterside at Rollesby
www.thewatersiderollesby.co.uk | 014 9374 0551

The Mermaid's Slipper at Stalham Staithe
016 9258 0808

Waxham Barn
www.norfolkhistoricbuildingstrust.org.uk

In the summer months, don't miss the Ecoburrito van behind the dunes at Sea Palling

Further afield, there are also numerous good restaurants in and around Norwich.

Days out & local attractions

Hunsett Mill is beautifully positioned with a large private garden on the banks of the River Ant, making it a wonderfully quiet and peaceful location. There is plenty to see just in and around the garden in the way of natural wildlife and the protected marshland all around affords frequent sightings of bitterns, marsh harriers and kingfishers. This apparent isolation however, belies the relative proximity of a huge number of things to see, do and visit just a short drive from the mill itself.

There are dozens of great walks ranging from long, empty beaches to blowy clifftops, boardwalks through conserved reedlands and wetlands as well as tracks along the Broads themselves, particularly the nearby Ranworth Broad, Hickling Broad or How Hill Trust. The picturesque towns of unspoilt North Norfolk are less than an hour's drive and the city of Norwich itself is just half an hour away with its shops, restaurants and theatres, as well as the famous cathedral and castle.

Activities such as boating, golf, steam railways and adventure playgrounds are all within easy reach.



BOATING

Since the property is on the River Ant it is possible to go boating from the front garden and Barton Broad is only 20 minutes canoe up the river, which is a vast hidden lake ideal for exploring and sailing. There are numerous boat and canoe hire yards within easy reach.

WALKING

The property is at the end of a one-mile private lane, single track and tarmacked for all but the last few hundred feet, with the nearest neighbours a farmhouse partway down. It is easy to walk from the property along the lane and round to Stalham 'Staithe', which is home to the Broads Museum, or on into Stalham village. There are dozens of lovely walks, long or short, some to or via pubs serving food and plenty along the local waterways. There are also a number of board-walks through protected Wetlands of the Broads with look outs along the way and a stunning cliff top walk along to Happisburgh Lighthouse. There are Ordnance Survey maps and various walking guides at the property.

RAILWAY FUN

The area is blessed with a number of steam railways which provide a great day out—kids of all ages (and actually most adults) will love them. The closest is the Bure Valley narrow gauge steam railway which runs between Wroxham and Aylsham (bvrw.co.uk). Also well worth a visit is the much larger Norfolk railway, also known as the Poppy Line, which runs along a stunning coastal route from Sheringham to the Georgian town of Holt (nnrailway.co.uk).

KIDS

Besides the boating, the railways, the numerous beaches and nice flat walks, for kids adventures there is nothing better than the amazing tree top adventure playground at Bewilderwood, very close by at Horning (bewilderwood.co.uk) (15 minutes' drive).

GOLF

Royal Cromer Golf Club and Sheringham Golf Club are classic English seaside links courses just 30 minutes away. The Marriott at Sprowston Manor offers a Parkland course 15 minutes away.

BEACHES

Hunsett Mill is five miles from the coast and has a number of wonderful, expansive sandy beaches within easy driving or cycling distance. The closest of these are Sea Palling, Waxham, or Horsey Gap, where between October and February you can spot seals on the beach or playing in the shallow water.

Also of note are Winterton, with its clifftop café, and Mundesley. A little further up the coast, Holkham is a must. Crabbing from Cromer Pier is fun for children of all ages, and boat trips to see the seal colonies can be taken from Blakeney harbour.



SIGHTSEEING

The Norfolk area has some great National Trust properties including Felbrigg Hall, Blickling Hall, Holkham Hall (with its gorgeous beach and a super little hotel / restaurant called the Victoria). Many of the properties have lovely grounds and gardens, particularly worth a visit is East Runton Old Vicarage.

Norwich is the regional capital and it is well worth a visit with its great shopping and large open market. It also has theatres, cinemas and a large cultural programme, museums and a stunning cathedral and castle. The old part of the city with its winding cobbled streets has some lovely boutique shops, (for ladies' clothes shopping also check out Ginger at the top of Timberhill).



OTHER PLACES
TO VISIT

Holt

A magnificent and almost untouched Georgian town with many independent shops, great cafés and art galleries (45 minutes away).

Cromer

A classic Victorian sea side town buzzing with locals and holiday makers and boasting the famous and 'best' pier in the UK. Don't miss the fish and chips and the early morning return of the crab boats bringing back their catch (30 minutes away).

Horning

A picturesque waterside village with boats available to hire (15 minutes away).

Happisburgh

Lighthouse with stunning cliff tops walks (15 minutes away).

Horsey

With its own lovely water pump windmill (15 minutes away).

Cley Next the Sea

Also with a beautiful windmill (30 minutes away).

Wroxham

Gateway to the Broads, where every shop has the same name! (20 minutes away).



A rich history

16th—19th century	47
1840—1870	49
1870—1930	51
1930—present	53

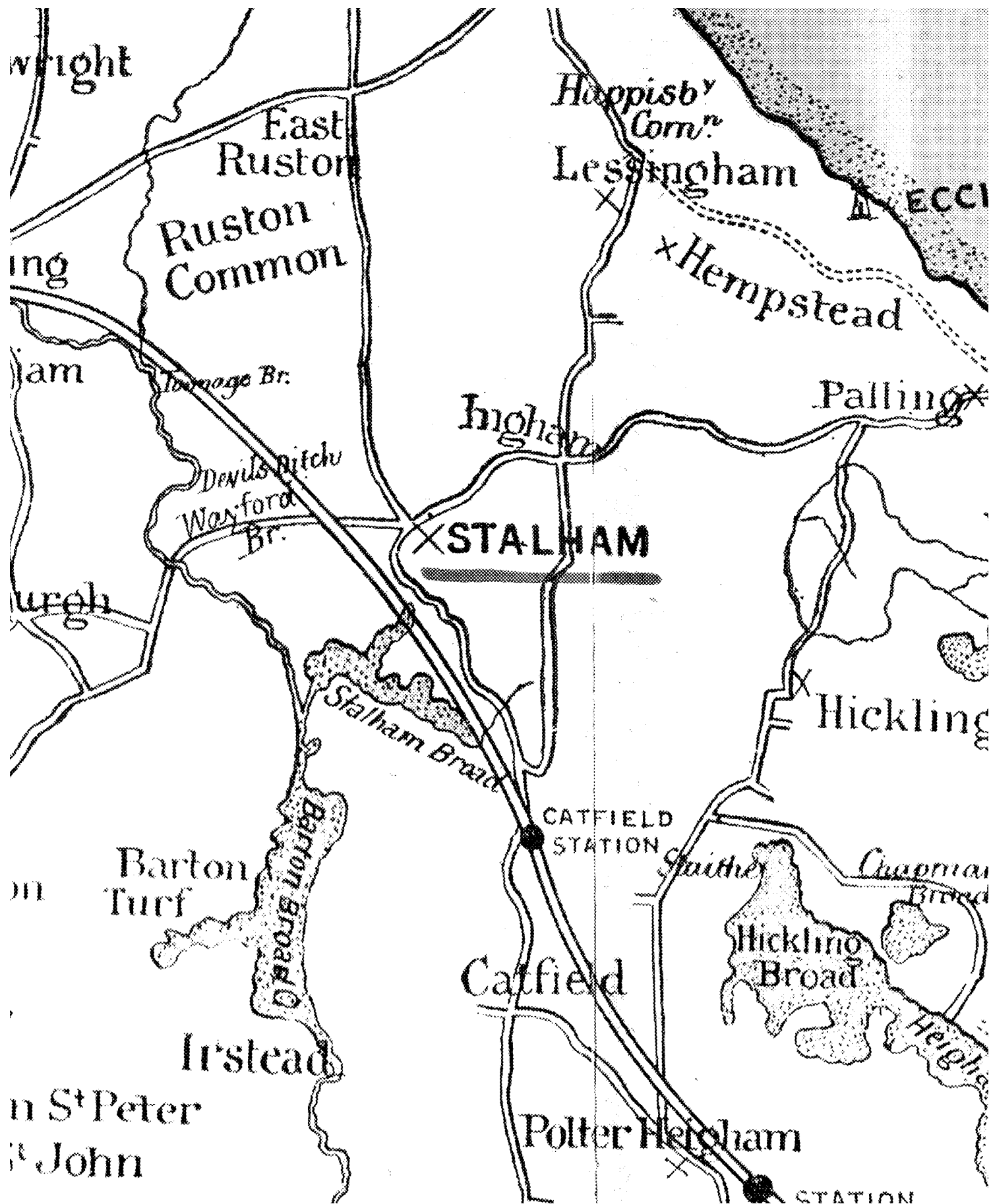
In a nutshell

Hunsett Mill is a remote water pumping mill located in the historic Norfolk Broads National Park, situated beside the river and upstream from Sutton Broad. The house was a residence for the keeper of the mill until 1900 when the advent of electricity rendered wind powered pumps obsolete. Since the end of its working life, the house has been used as a private residence, but has remained as an important piece of local heritage, standing adjacent to the well-known historic grade 2-listed Hunsett Mill.

Since the whole area around the mill constitutes protected conservation land, the aesthetic and sustainable value of the property is and has been of the utmost importance, and this is why the owners have recently completed a full restoration of the listed windmill and a renovation and extension to the mill keeper's cottage.

16TH—19TH CENTURY

A stone is embedded in the brickwork of the mill, inscribed Hunsett Mill 1649. It is presumed that this stone is a remnant from earlier incarnations of the mill, indicating that Hunsett Mill was the location of a pumping mill for at least 400 years. Pumping mills were a common sight in the Norfolk Broads since the 15th century to drain the peat bogs and to enable agricultural use of low lying fields. Wind power was used to drive water-turning wheels, constantly pumping water from the drainage dykes into the adjacent rivers and broads. The current mill structures are presumed to date to about 1840, and this is the only period for which more detailed records are available.



1840 — 1870

The first record of Hunsett Mill appears on the Stalham Tithe Map of 1841. Plot 427 on the map is described as a mill and well. There is no mention of the cottage, although this is clearly shown on the map and there is also a circular building which appears to be a mill. Another plot adjacent, plot 28, is described as Cottage Garden, and the combined area of both plots was '1 rood 32 poles' which is just under half an acre. It was owned by the Rev. Richard Johnson. After 1841, a significant extra area of land was acquired further down the river, whilst the land outside the present gate was given up, presumably when the pump house was built. The 1841 census for Stalham shows there were probably only about four properties at that time in the area known as Chapel Field. Two of these were likely to be the farms, but there is no record of who occupied the mill. However a strong candidate is William Jeary, described in the 1861 census as an engine driver for a threshing machine. Stalham at that time had 181 properties within the parish and a population of 750 people.



1870 — 1930

In 1871 Thomas Pratt, an agricultural labourer aged 22, lived in the mill with his wife and two young children. By 1881, the number occupying the mill had grown to nine with Thomas Pratt and his wife and seven children and in 1891 there is a clear reference to 'a cottage by a river' but now with ten inhabitants as the Pratt family continued to grow. The census shows that the cottage had three rooms being occupied.

The 1901 census is the first that defines the various properties clearly, and the mill is shown, although it is spelt as HUNSLETT MILL. The occupants at that time were still from the Pratt family, now registering 13 children although some had moved on and two grandchildren had arrived. The census shows that there were four rooms in the cottage, so presumably there had been an extension since 1891.

It seems likely that the mill at this time was a tied cottage, and as well as working on the farm the occupier had the responsibility of looking after the mill. The occupier of Chapel Field Farm at that time is described as being a Farm Bailiff and it seems likely that this farm and the mill were all part of Whitehouse Farm. The number of houses in the Parish had now grown to 231.

Because so few people were allowed to vote until the early 1900s, the electoral rolls give little help in finding out who might have occupied the mill in its early days. The first occupants that were found after the Pratts were Ernest and Beatrice Starling who appear for the first time in the October Electoral Roll for 1920. It appears that they occupied the mill until 1929.



1930 — PRESENT

In 1931 the occupants were Frederick William Walker and Sarah Jane Walker, who occupied the mill until 1938. After a period of apparent vacancy, the property was sold by Ellen Mary Sands on 7 January 1946 to Madeline Edgcumbe. Ellen Sands is thought to have been the owner of Whitehouse Farm as the property was sold with the benefit of restrictive covenants in favour of the lands known as Whitehouse Farm and Chapel Field Farm.

The Edgcumbes lived there until Madeline's death, her husband having passed away in 1975. Subsequent inhabitants were Roderick & Christel Cowan until 1987, Andrew & Tessa Worthington until 1996 and Keith Adams and Natasha Wall until 2004. The current owners purchased Hunsett Mill in 2004 and bought an additional piece of land from Chapel Field Farm in 2007 to allow for extensive flood defence works to be carried out.



Award-winning architecture

Design	57
Architecture	60
Sustainability	64
Awards	68

Design

The property, which incorporates the original mill keeper's cottage as well as a stunning architecturally designed extension, accommodates up to 9 people. The light airy space is largely open plan downstairs with full length picture windows offering unparalleled views of the river, windmill and surrounding countryside. The property has been decorated and furnished with a stylish and contemporary theme, keeping fixtures and fittings simple and modern. Outside there is a large granite terrace with a table and chairs which makes a stunning lunch or dinner spot looking out onto the river and oriented to capture the sun with a full view of the windmill. Outside lights illuminate the garden and the windmill at night to dramatic effect.

Throughout its life in the 20th century, the mill keeper's cottage unfortunately suffered from a series of ill conceived and poorly constructed extensions, that negatively affected the setting of the original house and caused subsidence and repeated flooding. When the current owners of the house realised the extent of the damage to the property and also needed more space than it afforded at the time, it was decided not to add yet another incremental extension, but to reinstate the tiny 19th century mill keeper's house to its original proportions with only a single extension added to one side.





Architecture

In order for the new extension to retreat behind the listed setting of the mill, the new addition is conceived as a shadow of the existing house. By adding a dark volume to the existing brick volume and by virtue of the chosen façade geometry, the exact shape of the extension volume seems ambiguous from afar. When inspected at closer distance, the radically modern approach is balanced by the images of the pitched roofs and dark timber boards that are a historic part of the Broads vernacular language. The massing and proportions of the new addition are configured to remain sub-ordinate to the original building, yet the charred timber cladding helps it to settle into its context.

The extension is made entirely from solid laminated wood, exposed as interior finish and clad in charred cedar boards externally. The extension overcomes the requirements of appropriate planning restrictions by creating a very open ground floor lay out with three double height spaces that create an impression of spatial generosity and allow for the placement of large windows looking out towards the mill and over the marshes and fields.

A fireplace and changes in floor level to create distinct kitchen, dining and living areas, structure the open ground floor. The first floor contains all of the five bedrooms as well as the two bathrooms, interspersed with the voids created by the double height space. The bedrooms make full use of the space under the roof pitches, with full height mirrors on some walls, large external windows, as well as internal windows into the void and towards the ground floor living rooms creating a feeling of spaciousness.



All internal walls and ceilings consist of the exposed timber structure. Where doors are required in timber walls, they are built to match the thickness and finish to create a continuity of material feel and appearance. Space is optimised by integrating fittings, wardrobes and the fireplace into the timber walls. Limestone tiling for the bathrooms is colour-matched to the exposed timber so that there is little visual distinction between them and the rest of the house.

The main staircase is designed to be as light and unobtrusive as possible, manufactured from thin steel plates sunk into slotted recesses in the solid timber wall. The majority of floors are finished with limed, dark baked oak planks to complement the golden hue of the timber walls.



Sustainability

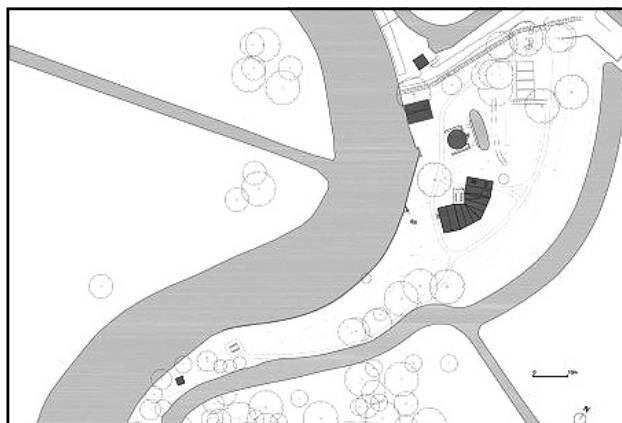
Hunsett Mill has been designed to be almost independent, with electricity the only off-site resource connected to the property. The use of energy efficient and motion activated fixtures assure that electrical consumption is very low relative to the size of the house.

WOOD BURNING STOVES:

The design strategies reduce dependency on artificial heating for much of the year, yet during the winter months, a wood fired stove is used as required as a carbon-neutral method of maintaining internal comfort. Fuel is harvested from the garden and local woodland by the owners.

GROUND SOURCE HEAT PUMP:

The property employs a Veissmann ground source heat pump to provide domestic hot water and central heating services. The site has a very shallow water table; as a result the buried slinky pipes have excellent ground coupling connectivity and will enable the heat pump to operate at maximum efficiency. Under floor heating is used throughout with zonal controls providing local temperature control and monitoring.



Domestic hot water provision is complemented by the inclusion of two square metres of high performance vacuum tube solar thermal collectors to the roof, providing up to 60% of the domestic hot water requirement of the property. This equates to a 6% contribution in terms of overall renewable contributions.

Where possible, the building takes a decided 'low-tech' approach to its internal environment and servicing. Orientation, insulation and fabric, and the positioning of windows maximises internal daylight. The heart of the house is a double height area, flooded with light, affording dramatic views of the wilderness outside. The fundamental design move was to ensure maximum daylight and solar exposure during the winter months to benefit from free solar passive heating. Conversely, passive stack ventilation and argon-filled 'Pilkington SunCool' solar control glass prevent summer overheating. By leaving the internal surfaces of the laminated timber as a finish, its thermal mass capacity is best utilised, to harness the heat from solar gain captured during the day for steady release in the evenings. To precipitate natural ventilation in warmer months, several double height spaces with individually controlled outlets create stack effects, drawing in fresh air. These passive techniques, married with the use of self-sufficient heating and servicing facilities, create redundancies so that the internal environment of the new extension is always pleasant, whilst consuming a small fraction of the energy of the spaces it replaced.

WATER MANAGEMENT

Hunsett Mill operates in total independence with regards to water management. Fresh water is sourced from a dedicated domestic water bore hole located within the garden with the associated pumps and filtering located within the riverside boat house. The owner has minimised water usage by the use of efficient fittings - toilets are dual flush, domestic appliances are AAA-rated and water connections are 'low flow'. The use of fresh water is further minimised by capturing rainwater on site, harvested via the nearby windmill pond. The water is used for irrigating the local planting and garden. Foul waste is treated on site via a low maintenance extended aeration treatment tank. This system processes effluent in a self-contained chamber designed to actively encourage bacterial breakdown of sewerage. The system operates purely on gravity and has no moving parts. The final discharge is into the adjacent water course with full EA and Broads Authority consent.

Hunsett Mill sustainability was shortlisted for the 'Making Sustainable Development Happen' award 2009 as one of the five most sustainable projects with a budget under £2 million by the UK Green Building Council and Building Magazine.



FLOOD DEFENCE WORKS

The marshes behind Hunsett Mill are considered an environmentally sensitive area and part of the Broads National Park. Though attempts have been made to cultivate the land in the past, it was decided that the land should be returned to its natural marshland state, under a 'Higher Level Stewardship' agreement with Natural England.

The mill, cottage and low-lying marshes were previously protected from flooding by an embankment running parallel to the river, starting from Sutton Broad and running some 5km upstream to Wayford Bridge. In recent years the condition of the flood bank has progressively worsened, resulting in instances of flooding at Hunsett Mill and the adjacent fields and forests.

Given the difficulty in access, and poor ground and material conditions, it was decided that the most sustainable scheme to achieve a more natural marshland state was to abandon the existing line of defence downstream of Hunsett Mill compelling the owners to construct a series of flooding countermeasures as an integral part of the project, which included the constructing of a new bank immediately behind the buildings. The new flood bank is a small, secure and easily maintainable defence whilst at the same time allowing the abandonment of subsequent downstream defences, thereby returning 25 hectares of forest and grassland around Hunsett Mill to its pre-industrial marshland condition.

This land will form an extension to the adjacent Sutton Fen Nature Reserve of the RSPB, adding to the existing tranquil oasis of Wetland wilderness, full of rare and endangered wildlife in the midst of the hustle and bustle of the modern day Broads. Species like the swallowtail butterfly, Norfolk hawker dragonfly, bitterns, marsh harriers, bearded tits, and common cranes can now be observed in the increasingly wet marshes behind Hunsett Mill.

Awards

Hunsett Mill has been fortunate to win a number of awards over the last years. These include:

- RIBA Manser Medal 2010 for the best new House by a British architect
- RIBA Eastern Region Architectural Award 2010
- ArchDaily Residential Building of the Year Award 2010
- Hunsett Mill won a CPRE award from the Campaign for the Protection of Rural England
- Hunsett Mill was shortlisted for the RIBA Sterling Prize and the Stephen Lawrence Prize as well as the NNDC Sustainability Awards
- Hunsett Mill was shortlisted for the Sustainability Awards 2009 as one of the five most sustainable projects with a budget under £2 million by the UK Green Building Council
- Hunsett Mill was shortlisted for the 'Structural Awards 2009' as one of the projects with most innovative structure in the category 'Residential Structures' by the Institution of Structural Engineers
- The house was awarded 5 Gold Stars by Visit Britain and has also featured in The Times, Grand Designs Magazine, Elle Decoration, The Guardian and many other national and international publications















Colophon

Website and guest manual designed by
Carter Studio

Photography by Johnny Millar

All images © copyright Johnny Millar 2020.
All rights reserved.

