DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE AND PLANNING MATTERS TO ACCOMPANY A FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT APPLICATION

ADDRESS
Knapp Farmhouse, High Lane, Broad Chalke, SP5 5HH

APPLICATION DESCRIPTION
Demolition of timber garage, workshop, shed and partial demolition, repair and rebuilding of boundary walls and erection of new garage, workshop and gymnasium and associated works.

AGENT
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APPLICANT
Mr & Mrs P Bell

LOCATION AND SITE
The applicant's site is a plot of land of 0.7136Ha comprising a residential dwelling, outbuildings, gardens, swimming pool and courtyards. It is situated on the north side of the village of Broad Chalke on the south side of High Lane at the junction with Knapp Hill. It lies within the Broad Chalke Conservation Area and within the Cranborne Chase Area of Outstanding Natural Beauty. The application site area within the red line of the application is 0.1125Ha. The house which is known as Knapp Farmhouse is Statutorily Listed Grade 2 with the description:-

Listing
Heritage Category: Listed Building: Grade: II Listing NGR: SU 02995 25229
List Entry Number: 1198371
Date First Listed: 17-Dec-1986
SU 02 NW BROAD CHALKE HIGH LANE (South side)
4/85 KNAPP FARMHOUSE
GV II
Farmhouse. Late C17, altered C18 and early C19. Rubble stone and English garden wall bond brick, re-fronted in yellow Flemish bond brick, thatched roof with gable end brick stacks. L-plan. Twostorey, 3-window south front. Central C20 glazed porch and door with C19 canted bay with flat brick arches and plate glass sashes either side. First floor has three 16-pane sashes with keystones to flat arches. Right return has external stone stack with offsets, C20 attached extension. Left return has 2-light and single-light casement, former roofline visible in brickwork, to left is flint rubble stone outhouse, now joined to main house by C19 addition. Rear of main range has C20 flat-roofed extension, C19 lean-to to right, two gabled attic dormer with 4-light and 3-light casements, rear wing retains some timber-framing to right return, C20 steel casements. Interior has chamfered beams with runout stops, planked and 4-panelled doors; cellar.

Broad Chalke by its very name, a broadly arranged settlement lying on both sides of the River Ebble. It is the largest village (population c 650) in the Chalke Valley to the west of Salisbury.

Site History

The land on which Knapp Farmhouse is situated formed part of the Wilton Abbey estate until 1256 when it was sold to St Nicolas's Hospital, Salisbury. The Hospital had been established in 1214 to provide "succour to [the] poor and infirm persons". Many gifts and sales of land were made to the Hospital at this time. The farm was then known as East Gerrardston Farm and additional land was added to the farm in the late 13th century. East Gerrardston Farm was leased by the Hospital to various occupants between the early C1600s and 1828. In 1785 the farm was insured with Royal Exchange Assurance (policy no.93519) and comprised a "brick and thatched [dwelling house], a barn and stable adjoining, one granary on stones near, timber and tiled".

In 1828 George Randoll sold the leasehold of the farm. The property was described as: "A very desirable and valuable leasehold estate in Broad Chalke, held under the Masters of St Nicholas Hospital Salisbury, containing: a good Dwelling House, two barns, stable, yard, garden and orchard". The sale also included meadows and pastures, arable land and one large arable allotment, totalling in all 235 acres. In the 1851 census the farm is named as Knapp Farm for the first time.

In 1887 Mrs Powell sold the lease (comprising the buildings and c235 acres of land) to John and Harry Hitchings (together with 104 acres of freehold land). In 1891 John & Harry Hitchings took on the lease of the nearby Gurston Farm which comprised c426 acres. In 1918 Harry Hitchings bought out the Gurston farm lease of 235 acres.

Occupiers of Knapp Farmhouse since 1891 comprised various members of the Hitchings family until in 1964 Hitchings Bros Ltd. bought the house and freehold of the remaining leasehold farmland (230 acres) from St Nicholas's Hospital. The most notable owners from 1952 – 2008 were David and Gwen Hitchings who made major changes to the building and grounds. The present owners and applicants, Peter and Hannah Bell, bought the property in 2008. Since 2008 various works have been undertaken under planning consent references as follows all of which have been implemented:

S/2009/1017
S/2009/1018
18/12086/FUL
19/00264/LBC
19/11514/FUL
19/07220/LBDC
20/02612/FUL
20/03087/LBC

Existing House Development

The original farmhouse is thought to date from the late 1600s/ early 1700s. As the pictures below show, the upper portion of the front of the main part of the house was added after 1948.The rear northwards portion of the house was connected to the house in the late 1800s. The extensive barns to the north and east of the main house were extant in 1948 as shown below but were demolished by David Hitchings. The enclosed courtyard formed by those barns disappeared at that time. A small

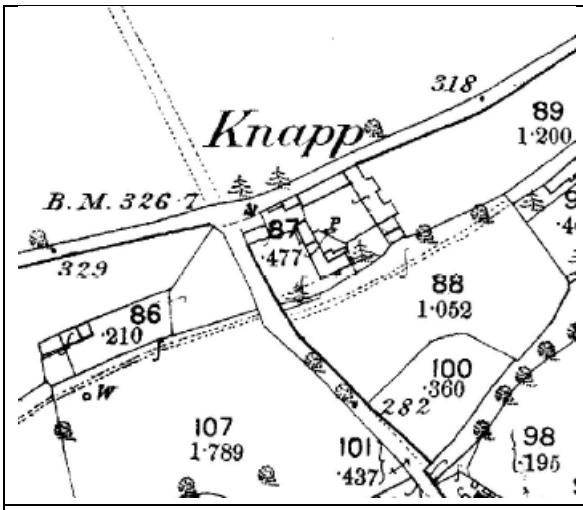
courtyard remains between the extended house, thatched wall and tractor shed (Games Room / Pool House) with access through gates in the boundary stone walls to the junction of Knapp Hill and High Lane. The works which have gone on in the house and grounds over a 70 year period since 1950 have significantly altered the form and size of the original house and its relationship with many outbuildings most of which are now demolished. The photos below together with historic maps demonstrate the available graphic historical information regarding the property.



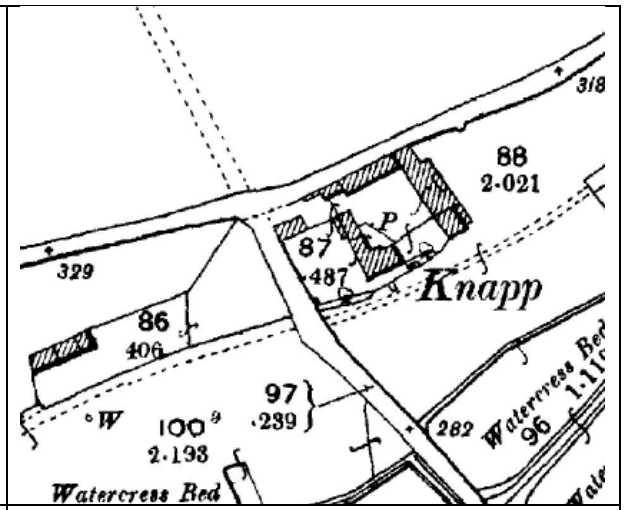
KNAPP FARM c1911



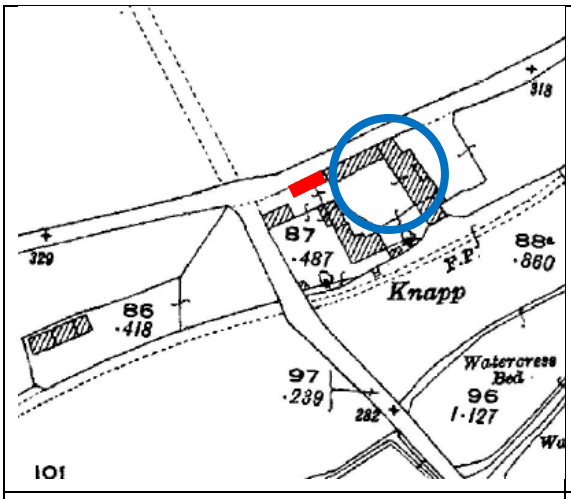
KNAPP FARM c1948



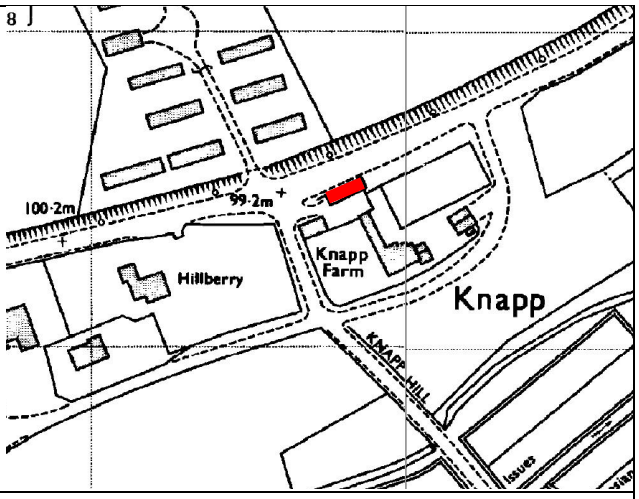
MAP OF 1887



MAP OF 1901



MAP OF 1925



MAP OF 1978

The differences between these two later maps easily show the loss of the very large agricultural buildings to the north and east of the house and the courtyard between them (circled in blue). The buildings to be demolished which are the subject of this application run east west against the northern boundary of the site and are coloured red on these two map extracts. As will be seen in the proposal, they are to be redeveloped with built form again running east west with an enclosing east end running north south thereby maintaining the small 'formed' courtyard of similar proportion to that show on the 1978 map.

Site Boundary Walls – High Lane

The boundary wall on the north side of the buildings highlighted in red above retains the verge to the roadside and is of varying thickness (between 380 and 550mm). It is formed of a mixture of random rubble stone, flint, red brick with poor mortar pointing. It is in poor condition where it is visible on the roadside with certain sections in very poor and unstable condition. The haphazard nature of the stonework is visible inside the buildings abutting this wall too. A series of photos below illustrate this wall. The zone to be demolished and rebuilt is highlighted inside the red rectangle. The proposals will be joined to the replaced wall which will perform an ongoing retaining role as well continue to be a strong visual feature of High Lane.



From the NW on High Lane



From inside one of the sheds to be demolished.



ROADSIDE WALL ELEVATION TO HIGH LAND WHICH IS TO BE REBUILT

As the site has developed during the last 60-70 years, the relationship between the farmhouse and its outbuildings has changed with the house becoming the most dominant form and the outbuildings on the north side adjacent to the road, more subservient.

The visual strength of the roadside masonry and gateway is the 'public' face of the site; and it is clear this masonry has been present in its current form for a long time. Certainly this has been the case since before the 1887 map above. The presence of the northern boundary wall is also significant in its wider setting of High Lane which, apart from this length of stonework and the entrance into the courtyard, has very much a natural boundary of hedges and trees for several hundred yards in each direction from the site. It forms a masonry punctuation along the hedge-line. The photos below demonstrate.



LONG VIEW FROM EAST ON HIGH LANE



LONG VIEW FROM WEST ON HIGH LANE

It is therefore felt to be important to maintain a strong masonry element to any proposal to replace the buildings which are planned to abut this wall which will punctuate the hedge-lines each side and beyond.

Garden Wall – Knapp Hill

The garden wall on the west side of the plot is built from greensand stone in varied randomly sized squared tumbled edge blocks. It is a defining feature of the upper end of Knapp Hill but is in poor condition and the application seeks for this wall to be repaired, strengthened where necessary and rebuilt with existing stone being re-used. This is necessary to retain its integrity and to ensure its structural viability. It is not retaining a substantial extent of ground on its east side facing the private garden of Knapp Farmhouse, but it sits at the top of the steep grassy bank above the roadway and must be structurally and architecturally sound.

	
KNAPP HILL STONE GARDEN WALL 1	KNAPP HILL GARDEN WALL 2

The Courtyard.

The courtyard to the north side of Knapp Farmhouse is finished in mass concrete between each of the bounding buildings. These are the main house, a 'Pool / Garden Games Room (which used to be a machinery shed, the gable end of which is visible above left), a thatched roofed linking corridor between the house and the Garden / Games Room and the timber framed garage, workshop and shed to be replaced as part of this application. The entrance to this side of the property is via 2m high timber gates from an apron set off the road edge sufficiently to hold a car off the highway whilst the gates are opened. The gate piers and gates are not being changed in these proposals, but the buildings on the north side of the court, the surface and the masonry wall abutting the new buildings will be.

The photos below show the view into the court from Knapp Hill and from the garden to the west. The thatched hipped gable on the north wing of the house is visible (with the gates open) and this view of the house gives a glimpse of the nature of the whole building which is of some merit.

The view from the east shows the scale of the main house and at the raised level (the ground is constantly sloping up to the north west on the whole site to a greater or lesser degree) the existing courtyard. The shed building is just visible to the RHS of the green 'wendy' house but assumes a very minor role in the assembly of buildings. The gable of the Garden/Games Room is visible through the court. This is the only rendered building on the site.

	
ENTRANCE TO COURTYARD FROM KNAPP HILL	VIEW OF COURTYARD AND SETTING ADJACENT TO KNAPP FARMHOUSE FROM EAST (PRIVATE GARDEN)

The existing buildings to be demolished.

The timber framed buildings to be demolished either have reached or are nearing the end of their serviceable life. The nature of these buildings can be seen in these photos below. They are of very poor architectural quality and they do not contribute to the heritage asset of the listed building by anything other than their form being a built single storey lean-to enclosure to the north side of the courtyard. There are gaps between these buildings and parts of the retaining wall behind and gaps between each building all of which create accelerated decay issues and are locations for vermin to thrive. As such, their replacement will give a better solution on many levels.

	
VIEW LOOKING WEST IN COURTYARD	VIEW LOOKING NORTH EAST IN COURTYARD

THE PROPOSAL

Reason for Development

The reason for this development is to replace buildings at the end of their life with new secure, thermally efficient and sustainable purpose built rooms for a garage, a workshop and a new gymnasium. In addition, the boundary wall to the north of the site will be rebuilt to enhance its longevity and the garden wall to the west of the property will be repaired and re-built in like for like materials and detail again to ensure its longevity. A pair of new brick piers is also proposed to the east end of the site at the access point from High Lane into the property.

In addition, the proposals include a solar array on the new low pitched roof which together with long term battery storage facilities incorporated into the new building, will add a further sustainable source of power to the farmhouse and outbuildings as a whole. (An ASHP was installed in 2019).

The existing buildings to be demolished occupy a gross internal area (GIA) of 43.0 sqm. The new proposals will have a GIA of 54.5 sqm.

Design and Materials

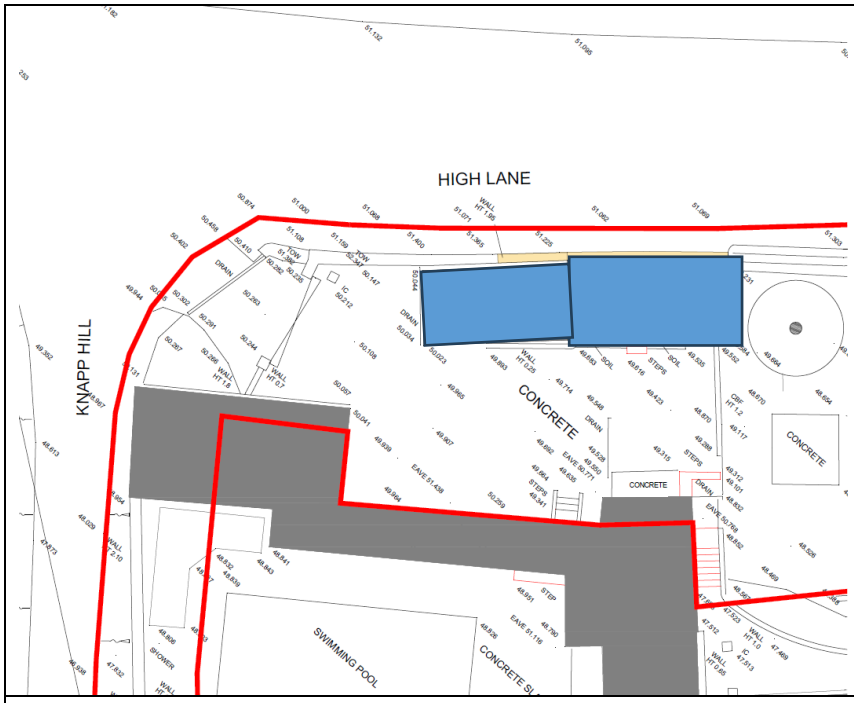
The buildings will all be 'lean-to' single storey with a 5 degree roof monopitch to remain well below the prominence of the main house thatched roof and also below the parapet of the re-built stone wall facing High Lane. This wall will need to be increased slightly in height above its existing level by approx. 150mm along part of its length. The proposal for this wall is to be in greensand squared tumbled stone of random size with red brick string courses. The east facing wall (facing the private garden) will also be built in stone to match the roadside wall, forming a masonry 'wrap around' L shaped form.

The south and east facing facades, addressing the courtyard, are to be faced in feather edged green oak with hardwood dressings. This treatment will reflect the lower status of these buildings when compared to the house but will be fully in keeping with a typical rural court of outbuildings adjacent to a large farmhouse and will reflect the existing timber clad outbuildings to be demolished.

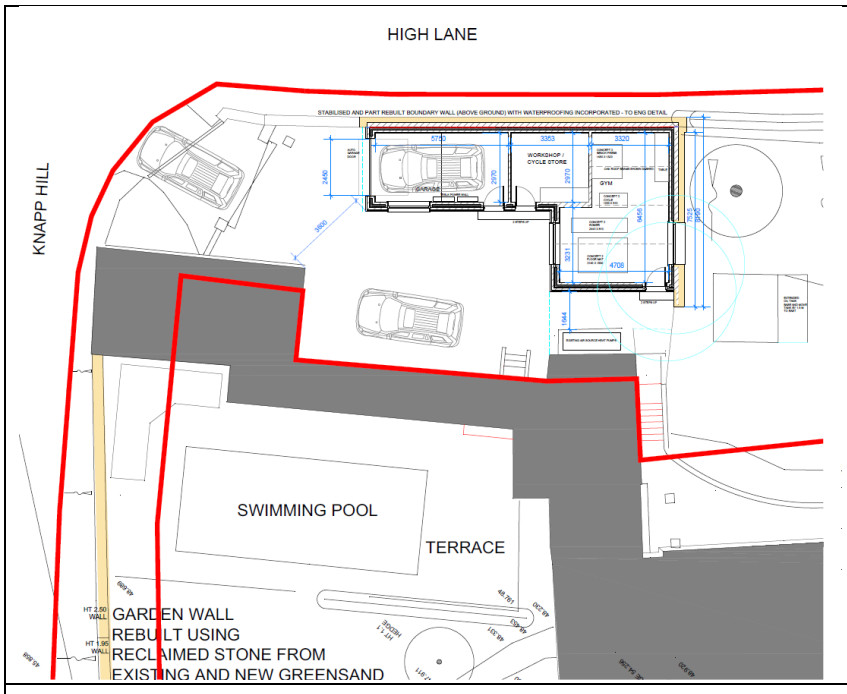
The existing roof material which will be removed is a mixture of corrugated steel and asbestos. The new roof is proposed in pre-weathered standing seam zinc with zinc gutters and downpipes. The solar array will be fixed on top of this roof.

The appearance of this solar array will be hidden from view from High Lane and Knapp Hill by the geometry of the roof pitch, the new stone wall to the northern boundary and the arrangement of other buildings on the site. There will be a glimpse view of this with the courtyard gates open.

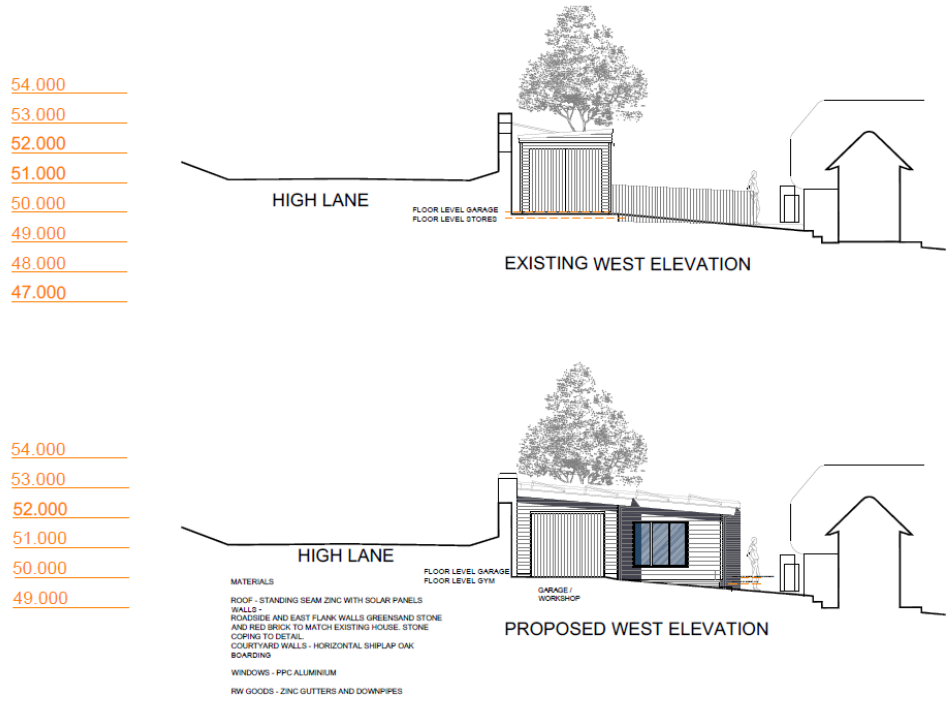
The following drawings show the plan form of the existing buildings, the new plan form and the comparison of before and after elevations. The courtyard itself is finished in natural bare concrete at present. There are drainage gullies in various locations. The proposal will be to reposition these gullies to drain to the existing soakaways but also re-finish the surface of the yard in a semi permeable block paviour. This will improve the overall permeability of the site.



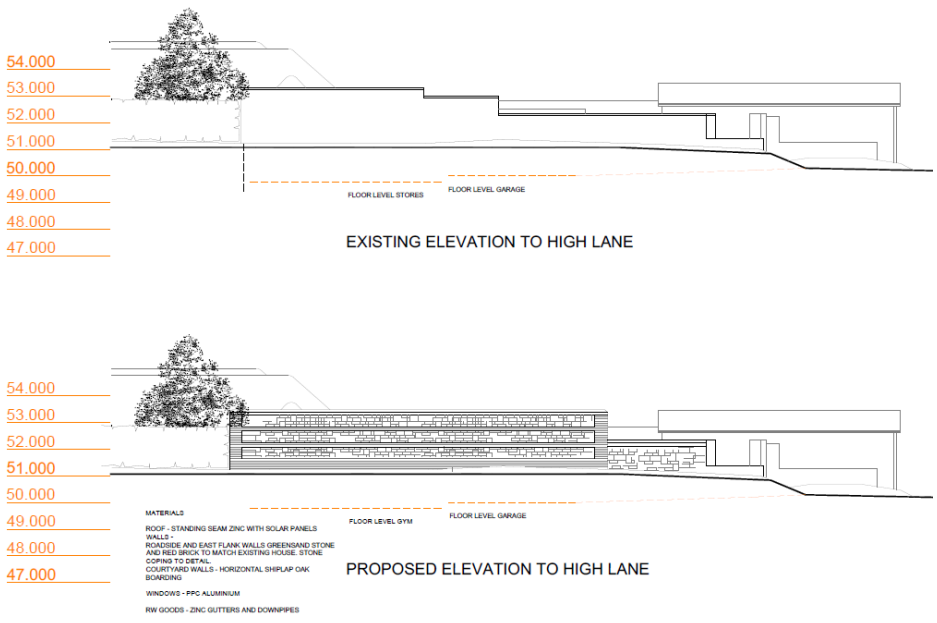
EXISTING SITE PLAN (PART) SHOWING BUILDINGS TO BE DEMOLISHED HIGHLIGHTED IN BLUE.



PROPOSED SITE PLAN.

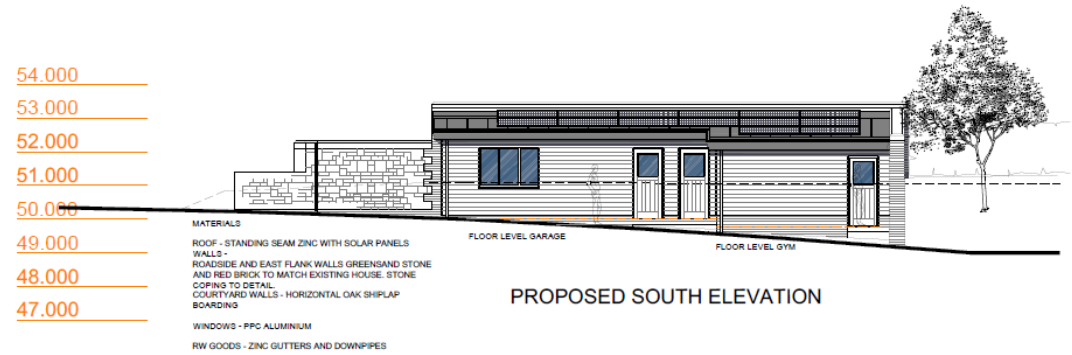


WEST ELEVATIONS



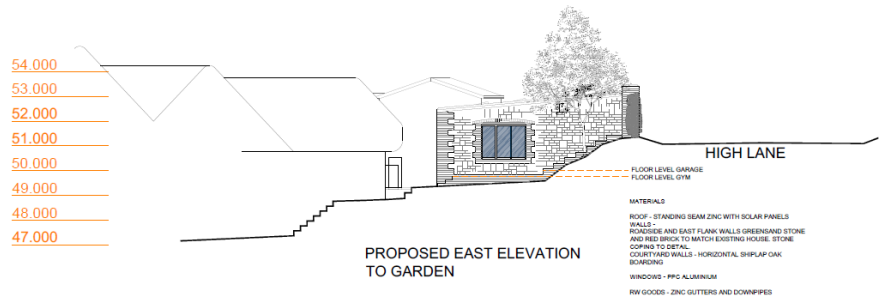
NORTH ELEVATIONS





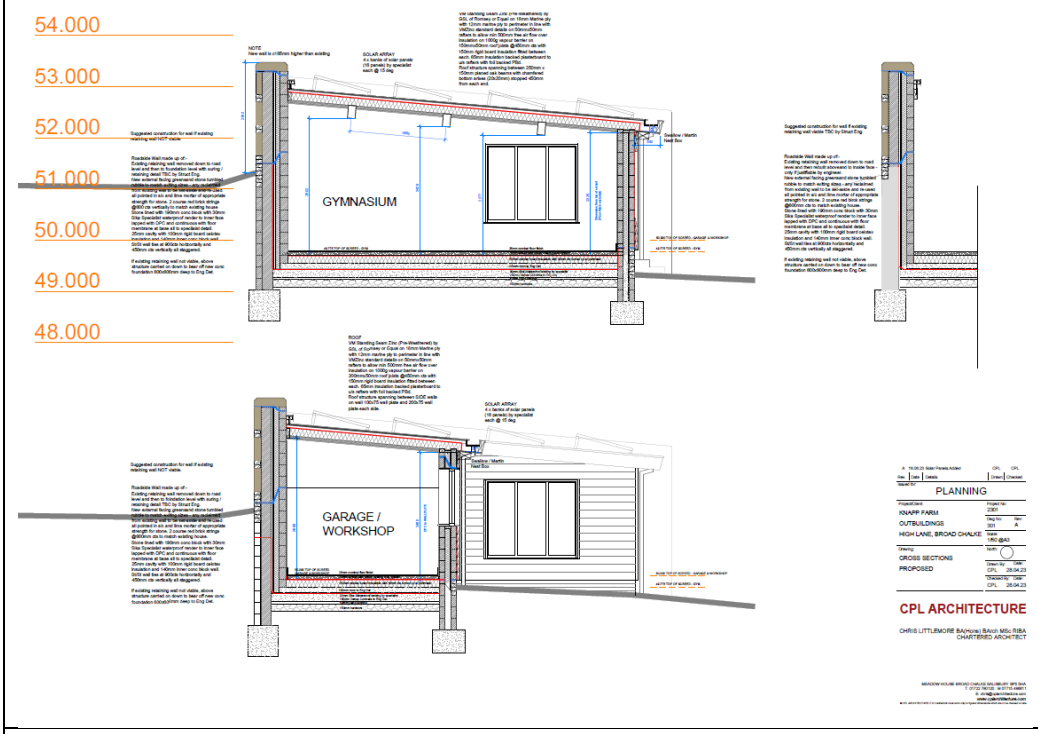
SOUTH ELEVATIONS



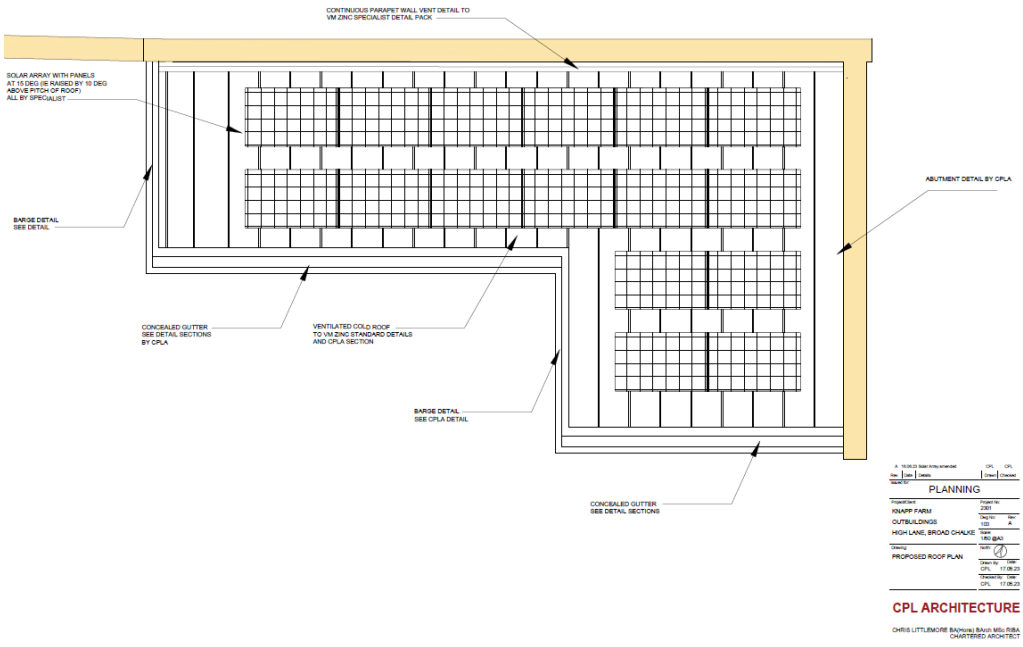


EAST ELEVATIONS

CPL ARCHITECTURE



CROSS SECTIONS



ROOF PLAN

FLOODING
The site lies in EA Flood Risk Zone 1 and has no propensity to flood from either rising river flood water or flash flood run-off. The improved permeability of the courtyard will enhance an already satisfactory situation.

ECOLOGY
There is no evidence of bats or other fauna residing in the existing buildings. It will be possible to install nest boxes for swallows / martins under the eaves of the new buildings and two are allowed for in the proposals. There will therefore be a biodiversity net gain as a result of the proposal.

PLANNING

The site lies within the development boundary of the village of Broad Chalke, which is itself classified as a Large Village in the Wiltshire Core Strategy : Salisbury District Local Plan (Saved Policies), The Wilton Community Area Strategy and the Broad Chalke Neighbourhood Plan (BCNP) in its latest form - Regulation 14 Draft Version as at Nov 2020. An extract from the BCNP below sets out the position of the village within this planning framework.

- **The Wilton Community Area Strategy**[2] sets no specific objectives for Broad Chalke although general objectives are listed, including the need to protect the designated landscape of the Cranborne Chase AONB.
- **Broad Chalke's status within Wilton Community Area.** WCS defines Broad Chalke as a *'Large Village'*. The role and function of large villages is set out in WCS Core Policy 2 (CP 2) which explains that there is a presumption in favour of sustainable development *within* their settlement boundaries – and on sites *outside* the settlement boundary if so identified in subsequent neighbourhood plans or site allocation plans.
- **Lack of Dependency upon Wilton.** Although Broad Chalke is listed within the Wilton Community Area (shown on Figure 3), the Chalke Valley has its own community centre, meeting and conference facilities, stores, post

Wiltshire Core Strategy p. 217.

Broad Chalke Neighbourhood Plan Regulation 14 DRAFT Version 10

The BCNP sets out three key policies for future development being:-
Policy 3A

Planning Policy 3A Heritage Assets
New development in the parish should protect and enhance local heritage assets, and their settings, including listed buildings, the Broad Chalke Conservation Area and Broad Chalke's Scheduled Ancient Monuments. These heritage assets are indicated in **Figure 7 and Figure 8**. The impact of development on below ground archaeology within the areas of 'archaeological potential' identified in the *Broad Chalke Conservation Area Appraisal and Management Plan* (2009) and Objective 3 (p. 28-55) of the Broad Chalke Neighbourhood Plan, and illustrated on **Figure 8**, should be taken into account when preparing development proposals and appropriate and proportional archaeological investigation should take place.

The heritage and history of the site above ground have been described earlier in this report.

With regard to matters of Archaeology, the site lies within an area of potential archaeological interest as noted in the Broad Chalke Neighbourhood Plan Fig 8. The area of ground to be disturbed in the proposals is however identical to that previously having had buildings on it, either now or in the past. It is not therefore envisaged that there will be any new or additional archaeological impact arising from these proposals.

Planning Policy 3B Design and Character

The design of new development in Broad Chalke, while being clearly of its time should demonstrate its relationship and suitability to its site, setting and context in terms of scale, materials, form, details, layout, public space and historic character. This is of particular importance within the Broad Chalke Conservation Area (shown in **Figure 7**).

Planning applications should demonstrate how new development contributes positively to the character of Broad Chalke with reference to the criteria above, and utilising the *Broad Chalke Conservation Area Appraisal and Management Plan* (2009) and Objective 3 (p. 28-55) of the Broad Chalke Neighbourhood Plan.

Reference to the character areas identified in the Objective 3 (p. 28-55) of the Broad Chalke Neighbourhood Plan and illustrated in **Figure 9** should be made to justify how new development relates to its setting and context, and justify the form of the proposed development and materials used.

New development in Broad Chalke should:

a. Enhance local distinctiveness and relate well to the settlement pattern of Broad Chalke;
b. Retain key landscape and natural features and take advantage of opportunities for biodiversity gain integrating these into the development proposals;
c. Carefully consider impacts on residential amenity;
d. Carefully consider impacts on the key views identified in Figure 10, and
e. Be sympathetic to local character, whilst not discouraging appropriate innovation or change.

The proposals are entirely in keeping with an acceptable application for modest replacement building extensions of a subservient scale to the dwelling which they serve. The proposed form and material choices are also in keeping with the above policy, being traditional masonry and highlight string course brickwork, feather edge oak lapped boarding under a pre-weathered standing seam zinc roof of 5 degree pitch. This materials palette is typically in the nature of several other historic buildings displayed in many parts of Broad Chalke being a combination of natural materials and contemporary zinc. They do accord with the sentiment set out in item 3.42 from the BCNP and in addition, there are several successful examples of the use of these materials elsewhere in the village.

The proposals are formed in a relatively contemporary architectural massing, but they do reflect the scale and shape of the existing buildings being demolished and are discreetly sited such that they do not break the profile of the roadside wall or of that of the main house or any distant neighbouring buildings. This approach is entirely appropriate within the constraints of the BCNP.

The proposals also accord with Policy 3C:-

Planning Policy 3C Landscape and Views

Landscape Character
New development will only be permitted where it is demonstrated that it does not adversely impact on the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

Dark Skies
All new development should aim to minimise light pollution and avoid obtrusive external property lighting and street lighting. Planning applications must demonstrate how the dark skies environment will be protected in the scheme, through the submission of appropriate design detail.

Key Views
The eight identified key views noted in the *Broad Chalke Conservation Area Appraisal (2009)* and indicated on **Figure 10** should be protected and maintained, by any proposed new development.

The eight key views identified within Broad Chalke parish are:
View 1. Incidental view across the cress beds and adjoining field towards Maud's cottage
View 2. Open vista of the water meadows from High Lane
View 3. Terminated view to Old Village Green in front of Sun Cottage
View 4. Incidental open view from North Street across meadows to the church and beyond
View 5. Incidental views across the river and meadows from Long Bridge on entering the village from Salisbury
View 6. Incidental view of Church tower from various points outside and within the village, particularly the views from Bury Orchard
View 7. Open vista over New Town Sports Field and up to Knighton Hill
View 8. Distant views to ridge lines to the south, particularly from Church Bottom
View 9. Distant views to ridgelines to the north

Any planning application which might impact on these locally valued key views should demonstrate how the development will be seen in relation to that view and what impacts development would have on the view. Where needed the scheme should include mitigation proposals to remove or reduce any negative impacts.

The information above and in drawn proposals clearly demonstrates that there will be no adverse impact upon the Landscape Character of the AONB or the Broad Chalke Conservation Area.

There will be no increase in the extent of external lighting arising from the proposals and consequently there will be no additional adverse impact on the Cranborne Chase Dark Skies area.

The site does not fall within or is visible from any of the 'Key Views' noted in Policy 3C and consequently will not cause any adverse impact on these protected views.

The proposals therefore accord with each of these three policies within the BCNP.
The proposals are in accordance with Core Strategy policies and also with relevant policies from the NPPF.

HIGHWAYS AND ACCESS

The existing pedestrian access to the private courtyard from the main house is via a series of low steps from the south. This access will be maintained. Pedestrian access from Knapp Hill is proposed to be via a ramped apron outside timber gates and then continues within the private courtyard space at a gentle incline, again as currently exists. This will not change under these proposals.

The site is accessed by vehicles by way of a ramped concrete apron from the upper end of Knapp Hill. There is presently room for a car or van to pull off the public highway in front of the gates which open inwards before they are opened. Once inside the courtyard, there is room presently, by a several point reversing / forward gear manoeuvre, to turn a car or van around and exit the site in a forward gear.

The same situation will exist as a result of the proposals so there is no adverse impact arising from the proposals.
It should be noted that this vehicular court and access is the smallest of three vehicular areas available for this property. The other access from High Lane is large enough to accommodate at least 6 vehicles and turn each within the confines of the site. The third access from lower down Knapp also has space to accommodate a number of vehicles but this is seldom used as they do not have turning facilities.

It is therefore concluded that there will be no adverse impact to either pedestrian or vehicular means of access to the replacement buildings and site as a result of these proposals.

SUSTAINABILITY
The proposed buildings will be used as a deck for a new solar array of 16No 405W panels which will be inclined to 15 deg above the horizontal (10deg above the 5 deg roof pitch). This will give them between 95% and 98% efficiency. None will be visible from the north and only the top 100mm will be visible from the north east or north west. As such, any visual impact will be completely minimised.

The resulting gain will be a considerable addition to the already highly green energy generation at this property (an ASHP was installed in 2019). The input from these new solar panels will be stored by at least two new high performance storage batteries and then this energy will be stored for use by the occupant or sold back to the grid depending upon the season and the usage of the property.

The new floor, walls and ceilings / roof of the new buildings will be fully insulated in excess of current Building Control requirements.

It is therefore suggested that the proposed works will add a considerable sustainable benefit of additional green energy generation on this site.

CONSCLUSION

The proposals are of a subservient nature to the existing dwelling, using materials which are fully consistent with the requirements of the planning policies in force at local, regional and national levels.

The form of the new single storey building is sympathetic to the existing forms on the site and to its neighbouring host building and will have no adverse impact on the Broad Chalke Conservation Area, the host building which it serves (Grd 2 Listed Building), or the Cranborne Chase AONB. There are no other local heritage assets within the setting of these proposals.

The replacement buildings will be of sound construction using sensitively chosen materials built to highly sustainable standards far in excess of current Building Control requirements. They will offer a significant visual and practical improvement when compared with the current buildings on site which are at the end of their purposeful life.

There is no flood risk attached to the proposals.

The is no impact on highway matters and the means of pedestrian access is maintained.

The Wiltshire Council is therefore requested to give positive consideration to this application for a Full Planning Permission and for Listed Building Consent.