

CPL ARCHITECTURE

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

ADDRESS

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

PLANNING APPLICATION DESCRIPTION

Addition of height to two chimney stacks to lift top of pots to be no less than 1.8m higher than the thatched roof ridge.

LISTED BUILDING APPLICATION DESCRIPTION

Addition of height to two chimney stacks to lift top of pots to be no less than 1.8m higher than the thatched roof ridge.

AGENT

Chris Littlemore BA(Hons) BArch MSc RIBA – CPL Architecture

chris@cplarchitecture.com

07715 486611

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 on Heritage England's files as:-

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

2023/05795/FUL & 2023/05952/LBC

2024/01106 & 2024/01465/LBC

2024/08716/FUL & 2024/09219/LBC

Existing House Development

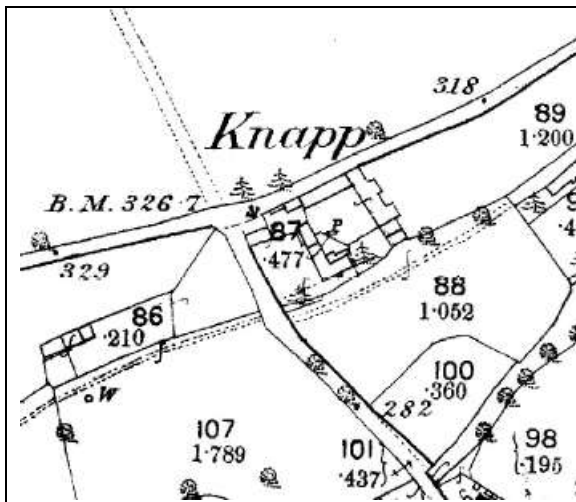
The original farmhouse is thought to date from the late 1600s/ early 1700s. As the pictures below show, the upper portion of the front of the main part of the house was added after 1948. The rear northwards portion of the house was connected to the house in the late 1800s. The extensive barns to the 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.



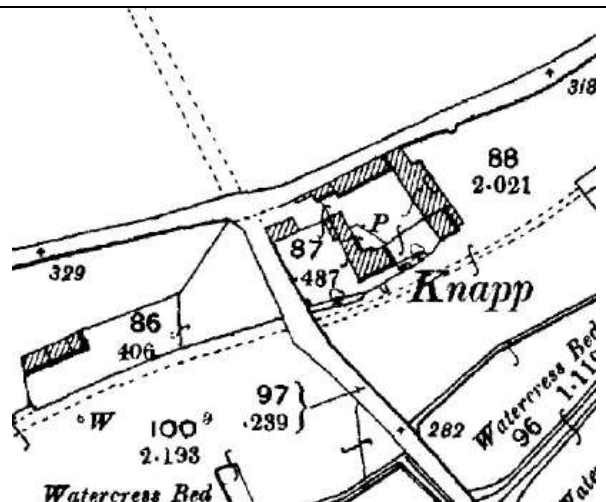
KNAPP FARM c1911



KNAPP FARM c1948

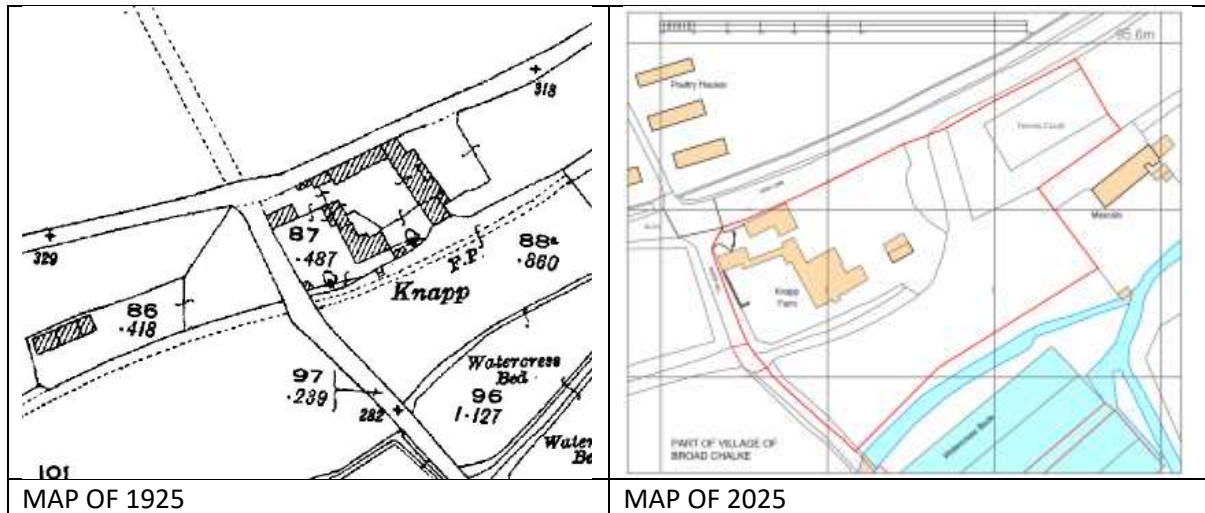


MAP OF 1887



MAP OF 1901

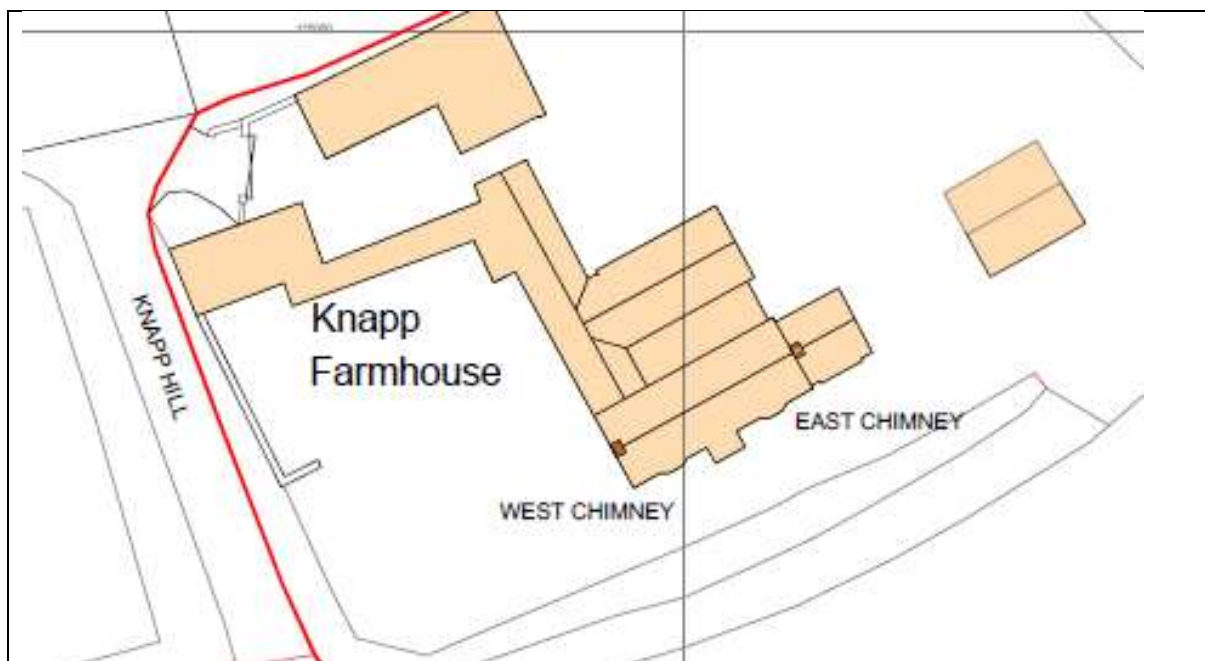
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The differences between these two maps 100 years apart easily show the loss of the very large agricultural buildings to the north and east of the main dwellinghouse and the courtyard between them. During this period, the house has been extended considerably and works to replace and enhance various outbuildings to the north of the house have all been completed. The recent consents granted since 2008 with these permitted various changes to the dwelling and the outbuildings are shown in comparison in the 2025 plan.

Chimneys to the Dwellinghouse.

The two active chimney stacks to the main dwelling house are situated at the east and west end of the central south two storey portion of the house. These are located on the site plan below.



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These two chimneys are built of brick and stone (the western tack is all brick – the eastern stack with two flues is in both stone and brick). The pots on top of each stack are c 350mm high (eastern pots) and c450mm high (western pot).

Both chimneys including the stack and pot(s) project above the ridgeline of the thatch but neither meet the minimum recommended height required by Building Control. The required distance is 1800mm. The eastern pots terminate c 870mm above the ridge and the western pot c 1620mm above the ridge.

The images below show these two chimneys in context.

Eastern Chimney Stack (Two Pots)	Western Chimney Stack (One Pot)
	
	

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Photo of the South Elevation

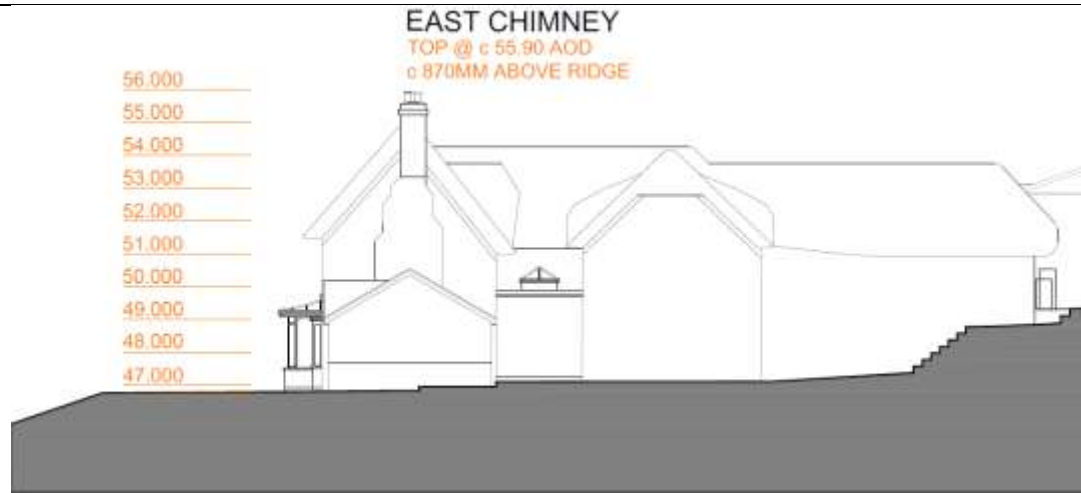


The three existing elevations which are visible are shown below:-

West Elevation



East Elevation



South Elevation



THE PROPOSAL

Reason for Development

The reason for this development is to increase each chimney stack and pot sufficiently to achieve the recommended height of the top of the pots above the ridgeline of thatch to minimise the risk of a thatch fire caused by smuts, sparks and cinders emanating from any of these three pots.

The Proposal / Design and Materials

The proposal is to increase the height of both chimneys by a combination of additional brickwork for the western chimney (utilising the existing pot) and additional brickwork and new taller pots for the eastern chimney.

The brick proposed shall be reclaimed brick with pointing all to match the existing brick and mortar. The new pots to the eastern chimney will also be reclaimed terracotta.

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The tops of both chimney pots will become c1820mm above the thatched ridge level.

The current bird guards on top of each pot will also be re-used.

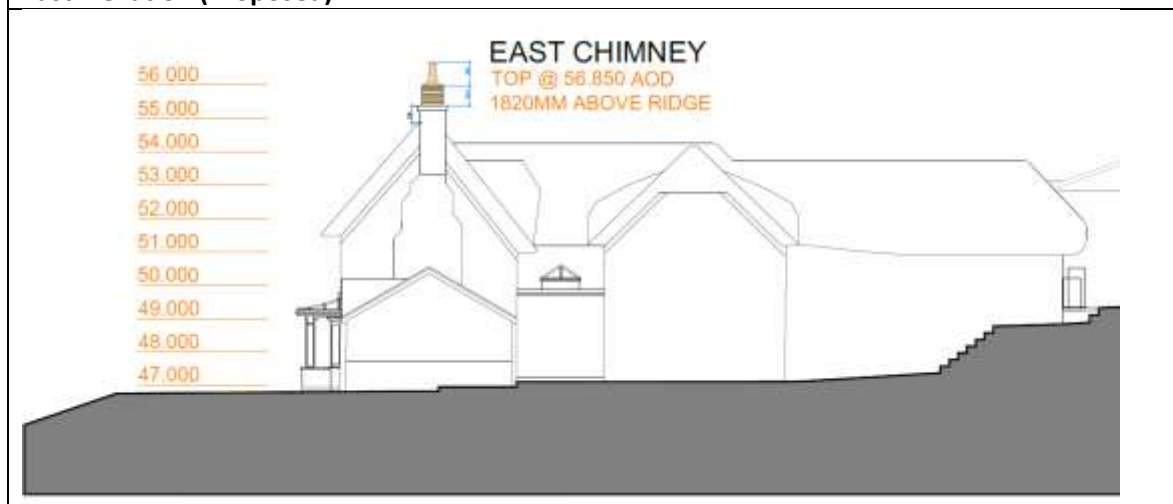
Internally, the existing linings will be checked and extended where required to ensure continuity and integrity.

The proposed chimneys are shown in the three elevation drawings (East, West and South) below.

West Elevation (Proposed)



East Elevation (Proposed)





CONCLUSION

The proposals are of a minimal change to the fabric of the house. The result however will be to significantly reduce the risk of thatch fire from either chimney stack.

There have been several thatch fires in Wiltshire recently and the applicant is very conscious that the risk of this traumatic and damaging event should be minimised.

The proposed solution not only addresses the technical requirements to minimise this risk, but does so in a sympathetic way through design. The Western Chimney requires minimal height increase. The eastern chimney requires more but this is proposed by a height increase to both the brickwork and the terracotta pots. This will reduce the additional load placed on the existing stack and also visually balance the combination of the two elements of the chimney.

No harm will come to the historic fabric of the building. No historic fabric will be lost through these proposals. (The pots to be replaced to the eastern chimney are not considered to be of heritage value).

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

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APPENDIX – DRAWINGS SUBMITTED WITH APPLICATIONS

-  2604_40_LOCATION PLAN_1-1250 (A3)
-  2604_50_SITE PLAN_1-500 (A3)
-  2604_100_GROUND FLOOR PLAN_1-100 (A1)
-  2604_200_EXISTING ELEVATIONS_1-100 (A1)
-  2604_201_PROPOSED ELEVATIONS_1-100 (A1)