

Design, Access & Heritage Statement

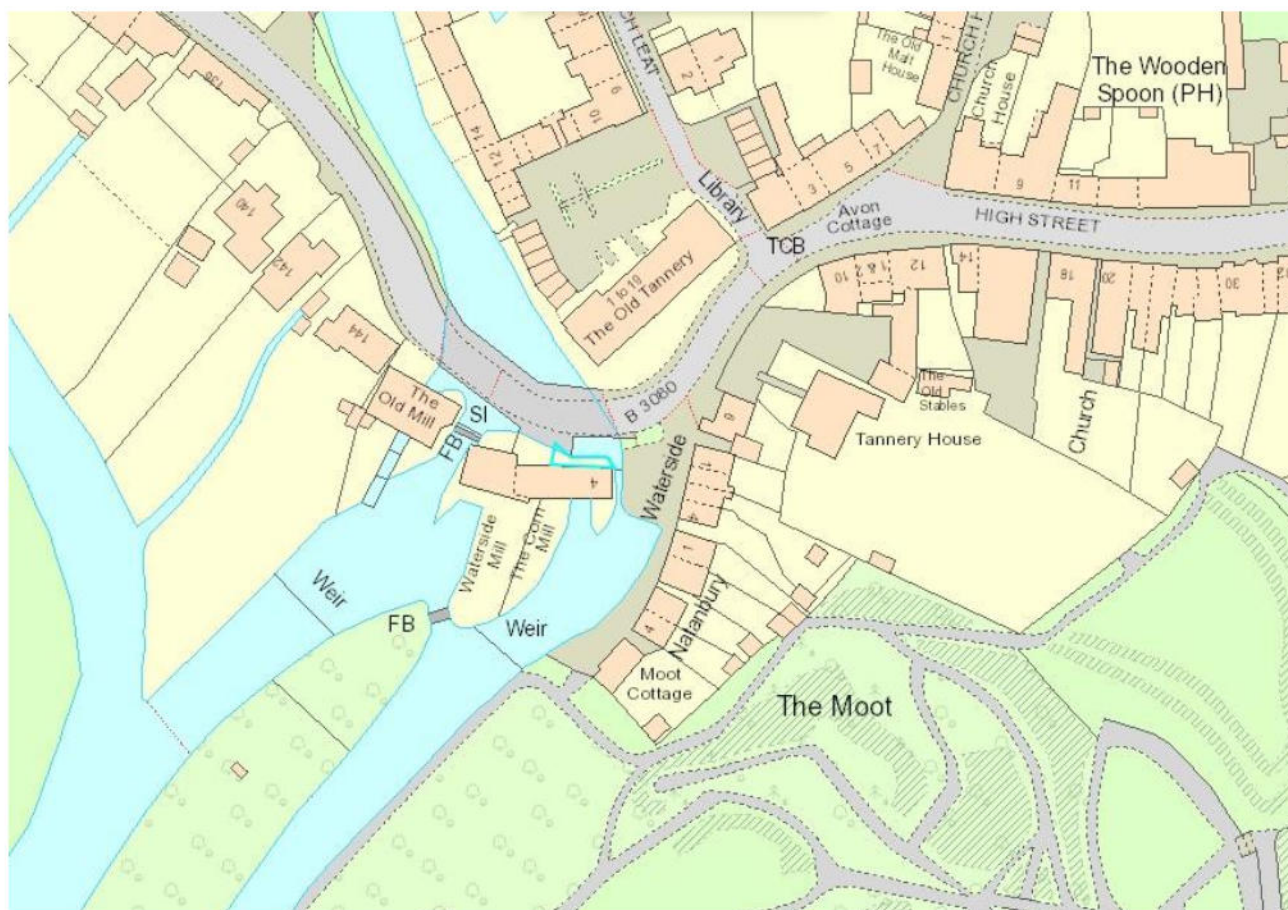
The Corn Mill
High Street
Downton
Salisbury
SP5 3PE

Introduction

This statement is produced in support of an application for listed building consent to install an EV charger at the address above.

Heritage

The Corn Mill is located within a Conservation Area on the south side of the B3080 that runs east-west through the village, where it crosses the mill stream at Tannery Bridge (see the map below).



Listed Building Entry Name: East Mill

Originally listed 16 September 1974 as Former Downton Power Station

Last Amended: 4 July 1985 (the property was later renamed The Corn Mill)

Corn mill, later power station and now semi-detached house. C18, converted to power station by Southern Tannery Company, in 1929, closed 1973.

English and Flemish bond brick, tiled roof with brick stack. 2-storey, 6-window. Ground floor has C20 garage doors. First floor has C20 door to right, up steps, and two C20 windows. Stepped eaves cornice. Rear has C20 stable door, 2-light and 4-light casements with hipped dormer with 2-light casement to roof. Interior not inspected.

After centuries of flour milling, in around 1930 The Corn Mill and its attached neighbour Waterside Mill became Downton Generating Station, the electrical equipment being located in Waterside Mill. The western half of The Corn Mill was an office/showroom and a flat for the resident engineer while the eastern half was little more than a

shell. Following closure, a campaign was launched in 1974 to preserve the facility as a museum. This failed but the buildings became Grade II listed.¹ Their importance is to stand as a valuable reminder of a major industry that used to exist in the village and thus their listing is due to their historic interest rather than to their architectural features.

The buildings deteriorated until 1978 when approval was obtained to convert them into two residences. Consequently, although The Corn Mill is constructed of a mixture of brickwork of varying ages, essentially everything else external dates from when it was totally renovated and became a full dwelling in 1979.

Proposal

The proposal for this listed building application is to install an Ohme Epod EV charger on the outside of the front face of the building, low down behind the steps (see photo below).



As can be seen, The Corn Mill has two parking spaces on the land at the front of the property and the location of the charger will allow a vehicle in either space to be charged.

Appearance

The charger (see image) is rated at 7.4 kW and measures 23cm(H) x 14cm(W) x 10cm(D). It is an untethered model i.e. there is no charging cable permanently attached. It will be obscured from general view (see annotated photo).



¹ The histories of Downton Corn Mills and Downton Electricity Generating Station have been detailed in papers by the applicant, published in the annual Sarum Chronicle in 2018 and 2019 respectively.

Design

A black 240V cable capable of carrying the necessary power will follow the line of the existing gas pipe into the garage (see photo).



Inside the garage the cable will essentially continue to follow the gas pipe around two walls to the fusebox at the far end of the garage (see photos).



Access

No issues accessing the charger are foreseen.

Impact Assessment

We understand the importance of maintaining the aesthetics of the property and hence an effort has been made to locate the charger and its associated wiring as discretely as possible.

The front of the building faces north and is really only visible to the public from about 15m away on the pavement on the north side of the road, there being no footway past The Corn Mill (i.e. on the south side of the road). The existence of the charger will therefore not be obvious to anyone looking across at the house.

Prepared by George Purcell (owner)

28 September 2026