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10 August 2017

For the attention of Becky Jones  
Wiltshire Council  
Bourne Hill  
Salisbury  
SP1 3UZ

Dear Sirs

**Application 17/05957/FUL - Demolition and replacement of the single family dwelling at Knighton Mill, Knighton Road, Broad Chalke, SP5 5DX**

At the meeting of the Broad Chalke Parish council held on Wednesday 9 August 2017, this application was considered. Given the importance of the site, and existing building, and taking into account the fact that the applicant had previously consulted the Parish Council on the proposed application, the Parish Council had submitted the application to the team responsible for the Village Design Statement, which is part of the draft Neighbourhood Plan currently in production for Broad Chalke. That team has considered the application in detail and its conclusions were endorsed by the Parish Council at the meeting yesterday.

The Parish Council's comments are as follows:

1 The application has been well prepared with a comprehensive amount of visual and descriptive material. Clearly consideration of the Neighbourhood Plan has been taken into account, with a clear attempt to create a sustainable proposal.

**2 Knighton Mill as an iconic building in the Broad Chalke Neighbourhood Plan area**

Whilst the status of Knighton Mill as an iconic building in the Broad Chalke Neighbourhood Plan area might suggest that demolition would be contrary to the intent of the Neighbourhood Plan, the designs and supporting material provide evidence which demonstrates that (subject to the comments below being taken on board) any harm caused by the replacement of the existing mill with a new construction in the form proposed would be outweighed by the benefits created. Thus on that basis and subject to the comments and suggested conditions below, the Parish Council has no objection to the proposal.

**3 Local vernacular**

The heritage element of the proposal incorporates local Chilmark Stone, knapped flint and plain clay tiles with a small section of timber cladding. All of these elements accord with the local language of materials evident in the area. The contemporary element does not reflect the local vernacular and in isolation would contravene the intention of the Village Design Statement. However overall we accept that the strength of the overall proposal outweighs the singular predilection for use of only vernacular materials.

#### **4 Quality issues**

The Parish Council would expect Wiltshire Council to ensure that the delivered proposal does produce a quality building, particularly in respect of the detailing of the materials used, with special attention to external wall and roof, all apertures and other architectural features.

#### **5 Ancient versus modern**

The one element of criticism of the proposal relating to the massing of the heritage and the contemporary elements of the proposal. Although it is accepted that the massing of the recreated traditional mill is slightly greater than the glass form, there is in both plan and built form, a close similarity in the visual impact that each element of the building will make. We are not therefore convinced that in its present form, the true intent of the Village Design Statement has been satisfied.

3.7 of the Village Design Statement refers to any new innovative proposals "sitting comfortably within the scale and setting of the traditional". The Parish Council takes the view that the scheme in its current form would deliver a scheme which in terms of massing and overall impact weights too much in favour of the contemporary.

We would therefore request that Wiltshire Council, when considering this application, seek a further amendment to the proposal to address this point with a reduction in the extent of the glass pop box area in the plan by the removal of approximately 2.5 metres from its overall length at its eastern end at both levels. We believe this would mean there would still be sufficient space internally to create a spectacular dwelling of the essence proposed both at ground and first floor level, but with a more respectfully balanced proportion of built form of "new" to "old" design style. A reduction of this amount would still ensure that there was a glimpse view of the glass contemporary form from the entrance part of the main dwelling, giving a subtle hint of the architectural delight to come once one turns the corner to arrive at the new main entrance steps. It would also have the benefit of a lesser impact of the contemporary form when viewed from the footpath and from the nearest other dwelling.

#### **6 Other matters**

A development of this form would be a major construction project in a very sensitive location. The neighbour dwellings and environment would be impacted significantly during demolition and construction works. We are particularly concerned about impact on the narrow lanes leading to Knighton Mill, both from Stoke Farthing and along Knighton Road, Broad Chalke. We request that Wiltshire Council consider carefully how the impact upon these lanes and on the residents can be minimised and imposed appropriate conditions. One possibility for consideration is permitting the landowner to use an access route off the main Chalke Valley Road as there is an existing farm track leading to Knighton Mill. However, we suspect it would need strengthening, particularly over the bridge over the river Ebbles, and it may need tracking to be laid down to protect the pasture. There may also be highways issues. This farm track is a sensitive issue in Broad Chalke, and any condition would need to limit use strictly for the purposed of the demolition and construction, and to be time limited.

In addition, there is naturally concern among local residents about demolition and construction. Therefore we request that pre-commencement conditions are imposed on any consent by the local authority to have a construction and demolition

management plan approved by the planning department which must encompass all relevant matters such as working hours, radios, disposal of waste, protection of the river, protection of boundary fences and neighbourly behaviour.

### Conclusion

Subject to the matters raised above, the Parish Council does not object to the application and regards the proposal as adventurous and comprehensive. The creation of a traditional mill form with adjoining contemporary structure is in principle acceptable as is the overall scale of development (subject to the request that the contemporary element be reduced as stated above). Subject to this main design proviso, and the inclusion of suitable conditions controlling construction detailing, construction management and timing, the Parish Council does not object to this application.

  


Stephen Whitmore

Clerk to the Broad Chalke Parish Council

