KNIGHTON CONSERVATION AREA

HERITAGE STATEMENT

The Knighton conservation area is broadly based on the known extent of historic Knighton with an extension down the Wylcwm Brook valley to the south-west. There is no up-to-date conservation area appraisal, therefore a brief analysis of the conservation area’s character and appearance will help to put things into context. Within the conservation area, different character areas can be identified: • The Castle area • The Church area • Broad Street and Bridge Street • Wylcwm Brook area, the development site lies in the latter.

This would seem to be wholly outside the ancient settlement surrounding the castle which is thought to have some features suggesting a bastide or planned Norman settlement, though there is no firm evidence for the foundation of the town, nor a charter. A market grant was obtained in 1230, and documents of 1361 and 1383 confirm that it was a borough. The site lies outside any putative Burgage or murage plots. The O.S. Map of 1889 shows a Corn Mill (Upper Mill) approximately 500 yards upstream and the existence of the principal buildings on the site of No 58-at least as footprints. The lower mill, still standing is on Bowling Green Lane.

58 Mill Road is unlisted and lies within the Conservation area which has Article 4 Direction. Despite the findings of Richard Sugget[[1]](#footnote-2) that “ Rhayder and Knighton have been more or less rebuilt in the 19th & 20th. Centuries”, there appear to be 95 listed sites in and around Knighton (as far afield as Stanage Park) none appear to be in Mill Rd.

No 58 when viewed from Wylcwm Brook forms a jumble of houses that rises upwards towards the site of (not visible) the castle.

The house is a typical three bay single pile unit with gable chimneys of stone under slate (now rendered) probably dating from the 1860’s. The walls are average 400 thick leading to one internal fire breast and one external to accommodate a hearth at both ends. The house is also unusually narrow and faces away from the road which is a blank elevation.

The client informs me that it has been in his family for about ninety years, as a house, cordwainers and coal and supply business (hence the surrounding buildings and remaining bases)

Demolition is proposed to a timber panel double garage c. 1935? that opens directly onto the road to the extent that the doors obstruct the highway when open. The building is also unsafe and beyond repair. A shed to the SE of the main house of similar construction, equally unsafe and at the end of its life is also for demolition as are several concrete pads from other (unknown) outbuildings.

The two buildings to be knocked down measure

Garage 5.000 x 5.000 = 25.000 by av. ht. 3.000 = 75 cu m

Shed. 5.000 x 4.700= 23.5 x av. ht. 3.000 = 70.5 cu m.

Total 145.5 sq.m

 The alterations and extensions replace and re-group some of the diverse outbuildings such as the garage, and give the habitable rooms more light and space. The Kitchen, a later extension, part stone and concrete block also retains the public lane and path which is considerably higher than ground level. This is irretrievably damp and the retaining element will be reduced in height and strengthened with the replacement starting some 1.500mm. inside the existing line.

The base reflects the site gradient and will be stone faced, starting from zero at the North end to about 0.900 on the South . Brick detailing to the chimney will be irregular “hand cast” in style reflecting other brick properties on Mill Rd with a mainly rendered facade. The first floor will be in shiplap copying several local houses and the whole will be under natural slate with Heritage style skylights. Windows and doors to be timber. The extension is designed to be subordinate to the existing. RWGs are in the existing UPVC, but in Brett Martin Conservation Cast iron style.

The proposal is mindful of section 72 of the Act in a Conservation area and the desirability of enhancing or preserving the character or appearance of the area. The building as it stands is impossible to meet even basic modern standards and the design has been mindful of retaining what is saveable and expanding the style and character of the existing.

ECOLOGICAL PHASE 1

Baseline Ecological Site Audit and Phase 1 Habitat Map with Daytime Bat Assessment – Consisting of a baseline ecological survey and appraisal of the above site and identify notable factors/features alongside an initial daytime bat survey and habitat assessment at the above site. - Prepare a Phase 1 Habitat Map with Target Notes to recognised standards. - Produce a summary report of results including recommendations for protected species, biodiversity protection/ enhancement, the likely approach to bat mitigation and any recommendations for any necessary further work. All surveys to be undertaken by appropriately licensed and experienced personnel as may be required.

POLLUTION PREVENTION PLAN;

No construction work is taking place within 30 metres of the Wylcwm Brook but adequate measures will be in place to ensure that no negative impact is cause during construction activities and during operation of the site. Incorporating Pollution Prevention Guidelines , PPG 6 and GPP5

WILDLIFE SENSITIVE LIGHTING PLAN

Careful Consideration will be given to external lighting mindful of the need to minimise impacts to nocturnal wildlife in the area.

HIGHWAY SAFETY & MOVEMENT ;

Is already addressed in the DAS.

REFUSE: BIN SITE AS SHOWN and Refuse/Re-cycling as currently in force.

BIODIVERSITY ENHANCEMENTS ; Bat and Nesting Boxes as shown on Plan

The Planning requirement in a conservation area does not need permission to demolish a building which does not exceed 115 cubic metres or to take down any wall, gate or fence which is less than 1 metre high where abutting a highway, or less than 2 metres high elsewhere.

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1. Houses & History in the March of Wales Radnorshire 1400-1800-RCAM wales [↑](#footnote-ref-2)