

West Wiltshire District Council Draft Statement of Significance and Brief for Brook Hall - Responses Received (Dec-2004)

APPENDIX 1

Name	Summary of Comments	Council Response	Recommendation
Heywood Parish Council	<p>1. Found the document difficult to follow with an illogical layout and absence of a site plan.</p> <p>2. Ownership issues over Building E need to be checked.</p> <p>3. Uses; live-work use is not realistic.</p> <p>Agree the farmhouse should stay in residential use, however the medieval features within it need to be safeguarded and made clear in the document. Do not consider that a residential use in the lodging range is appropriate and ancillary use should be the preferred option for this building.</p> <p>Alternative uses other than ancillary to the farmhouse should be strictly controlled as indicated. Concern over the use of light industrial/ small -scale office in terms of the vehicular access.</p>	Welcome comments. Understand the concerns raised and have addressed them.	<p>1. Document renumbered and broken down into sections. Plan of site to also accompany document.</p> <p>2. Ownership checked and corrected for Building E</p> <p>3. Importance of the uses is recognised and some further work has been carried out to this section in the light of the comments received.</p> <p>Members are to consider this matter.</p>
Wiltshire Buildings Record	<p>Document is a full summary of the reasons why the buildings are so important and the current constraints on their repair and re-use. Some suggestions for additions are put forward:</p> <ul style="list-style-type: none"> • The nesting boxes on the first floor are evidence for a whole bay of the 1st floor being used as a dovecote in the 16th /17th. Century. This use was also associated with the lantern on the roof. • There are building features in the farmhouse to suggest that there are vestiges of the house that was contemporary with the lodging range. • The site may have been surrounded by a moat originally and this may have some influence on the movement occurring in the building. 	Welcome comments. This additional information will be incorporated into the text of the document.	Agree to include information.
Wiltshire Historic Buildings Trust Ltd.	<p>Welcome this effort by the Council to find an economic future for this building complex and fully supports the Brief. Great care needed to rescue this structure and it will be a challenge to find an imaginative use for it. The statement of Significance and Brief are therefore an essential part of this exercise in ensuring that the site is not seen simply as an opportunity for conventional development.</p> <p>Various amendments were raised including further details on</p>	Welcome comments. This additional information and suggested amendments will be incorporated into the text of the document	Agree to include information and amendments.

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	the part- converted buildings, access rights and bringing in skilled building archaeologists to check standing structures.		
Mr F Morland	<p>1. The format of the document needs to be clearer.</p> <p>2. The need for a plan of the site is essential.</p> <p>3. Incorrect to refer to the lodging range as mediaeval. As the lodging range was built after 1488, it should be described as late 15th century or early Tudor.</p> <p>4. The description "Early Wing" from the Statutory List is misleading given that there may be earlier structure or features still on site- possibly within the farmhouse.</p> <p>5. The treatment of the archaeological remains around Brook Hall is wholly inadequate particularly to the earthworks and ponds to the south. They may have already suffered damage from fences and garden structures.</p> <p>Need to also mention the medieval park within the demesne of the manor house of the earlier 13th century priory of the site.</p> <ul style="list-style-type: none"> • Misleading to add Admiral of the Fleet to Sir Robert Willoughby's description of his duties, as there was no evidence of any naval duties. • Other anomalies in the history of the house need to be amended. • Lengthy and overbearing caveat on access into the site should be deleted and the road names are incorrect. <p>6. Some of the wording on Building D needs to be revised in the light of the latest planning history on it. Also some of the description of the appearance of these structures before they were converted should be altered in the light of further information on this site.</p> <p>7. Policies need to be more comprehensive on page 5.</p> <p>8. Ownership issues over Building E need to be checked.</p> <p>9. Clarification on the staircase turrets need to be undertaken, as the text is confusing on this point.</p> <p>10. Uses needs to be reordered so that the ancillary nature of the Early Wing to the farmhouse is re-established. Not happy with the word holistic together with upgrading and restoring the farmhouse as this is outside the scope of the Brief. Is opposed to the use of the Lodging range as a separate residential unit as it would inflate the site values based on the prospect of additional separate dwellings being permitted. Also concerned about the B1 use proposed as it could problems of machinery,</p>	Welcome comments. Understand the concerns raised and have addressed them.	<p>1 and 2. Document renumbered and broken down with contents sheet. Plan of site to also accompany document.</p> <p>3. The word medieval has been deleted where appropriate.</p> <p>4. Not able to change the wording used in the Statutory List but can use Lodging range as an alternative.</p> <p>5. County Archaeologists views are summarised below and the document amended accordingly to take account of these views and the history of the site. Access description also revised in accordance with County Council's views.</p> <p>6. Building D section now reworded.</p> <p>7. Amended.</p> <p>8. Ownership checked and corrected for Building E.</p> <p>9. Reworded.</p> <p>10. Importance of the uses is recognised and some further work has been carried out to this section in the light of the comments received. Members are to consider this matter.</p>

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	goods and services accessing the site and create pressure for inappropriate alterations to the Grade I building.		
English Heritage.	<p>Pleased to see the Council taking a proactive approach towards this nationally important historic site. The Early Wing at Brook Hall has been a long-standing concern to English Heritage as a building of the highest order of historic significance. Securing the future of Brook Hall is therefore a particularly high priority for English Heritage. English Heritage concurs with the council's assessment of significance of the relative component elements of Brook Hall but need to emphasise that the complex also has great significance as an historic entity. Ownership fragmentation has led to a degradation of value and for this reason the reunification of ownership of the whole site is a particularly important objective. A number of small amendments were put forward. In addition the following statement was made;</p> <p>"Although English Heritage welcomes the production of a planning brief for the site we would stress that whilst it could facilitate the ultimate reuse of the building it is not likely in itself to secure it. Given the protracted discussions that have taken place with the owner of the building over the years it seems likely that only decisive action by the Council will now arrest its long-term decline... In our opinion it is only by serving a full Repairs Notice that the owner will be persuaded of the Council's seriousness of intent towards Brook Hall and that action should not be delayed much longer given the building's fragile condition.</p>	Welcome comments. Understand the concerns raised and have addressed them as much as possible at this stage.	Considers it too early to make final decisions on the issue of the Repairs Notice until the consultants findings are known.
County Archaeologist	It would be helpful if reference was made to the earthworks south of Brook Hall and the linear features noted to the east. Any development proposal would need to fully assess the impact on the archaeological resource here.	Noted.	Amended text accordingly.
Verbal Response from Local Resident	Access could be a problem and this needs to be carefully considered for any use proposed.	Noted.	Statement and brief do reflect this concern.