

DESIGN & ACCESS STATEMENT

FOR

CHANGE OF USE OF LAND

AT

WOLVESACRE HALL

ISCOYD

WHITCHURCH

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THE APPLICATION

The proposal is for the change of use of land at Wolvesacre Hall from its former agricultural use to residential use.

SITUATION

Wolvesacre Hall consists of 190 acres of land, a recently rebuilt farmhouse, a separate barn conversion, traditional buildings undergoing conversion and further modern agricultural buildings and hardstanding areas.

DESIGN AND ACCESS STATEMENT

The requirements of a design and access statements are detailed in the Town and Country Planning Order are as follows:

(3) A design and access statement shall-

- (a) Explain the design principles and concepts that have been applied to the following aspects of the development
 - (i) Accessibility
 - (ii) Environmental sustainability
 - (iii) Character
 - (iv) Community Safety; and
 - (v) Movement to, from and within the development

These are detailed below as follows:

ACCESSIBILITY

Wolvesacre Hall is accessed via Wolvesacre Lane, a single width lane. From the Hall the lane runs south west to its junction with Higher Wych Road. The application area is accessed from the existing terrace of Wolvesacre Hall and the existing hardstanding to the north east.

ENVIRONMENTAL SUSTAINABILITY

The scheme involves a proposed tennis court to an existing area of hardstanding. The proposed garden was originally covered with a modern agricultural building as shown on the 2016 aerial shot in Appendix 1, and which had just been removed as shown on the 2019 aerial shot in Appendix 2. The land has now been reclaimed to grass thereby bringing an environmental benefit.

A Method Statement in respect of great crested newts is included in the application documents.

CHARACTER

The proposed extension of the residential curtilage will improve the setting of the recently completed dwelling. It will also improve the setting of the adjacent Scheduled Ancient Monument which was previously overshadowed by the large modern building.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

The layout is detailed on the plans accompanying the application. The scheme has been designed to protect the amenity of the nearby Wolvesacre Hall by providing separation of the traffic to and from the proposed dwellings. This is achieved by the new dwellings having their own access and with having their parking to the east, away from Wolvesacre Hall.

LANDSCAPING

The landscaping details are included with the submission. The proposed swimming pool has been positioned to be visible from the house with screening provided by beech hedging.

Pleached lime trees are proposed between Wolvesacre Hall and the barn conversions to improve privacy.

The application also includes revisions to the parking and gardens to the approved barn conversions currently under construction. The location of the proposed tennis court would make manoeuvring in and out of the approved parking difficult, hence the proposed changes.

Materials will suit the rural location including estate railings to the south western boundary

WILDLIFE

A Method Statement with regard to the protection of great crested newts has been prepared by Arbor Vitae which is included in the application documents.

CONTEXT

These aspects of the development have been considered in relation to the following physical social, economic and policy contexts. These have been reviewed and evaluated as part of the design process to determine the most beneficial use of the land and the specific design detail.

Social – The change of use will not materially affect the area as it is not visible from any public vantage point. It will have a positive impact on the Scheduled Ancient Monument as it will improve setting.

Economic – The applicant will employ local contractors to carry out the landscaping work and the construction of the tennis court.

CONSULTATION

The applicant has been in discussion with CADW and the Clwyd-Powys Archaeological Trust (CPAT) over the proposals due to their proximity to the Scheduled Ancient Monument.

On 24th May 2022 Mark Walters Senior Planning Archaeologist at CPAT confirmed in an email:

Thanks John

As discussed on-site I have no issues with the new locations of the pool and low beech hedge and we would not require any archaeological intervention at these locations.

Kind regards

Mark Walters

On the same day Ashley Batten of CADW also confirmed in an email:

Hi John,

Yes, I'm equally happy with the location of these proposals and can't see that Cadw would have any significant concerns / objections.

I'm sure Philip will keep you updated re Iscoyd Park.

Thanks,

Ashley

CONCLUSION

The proposed extension of residential curtilage will improve the environment by bringing back land previously taken up by large incongruous buildings and replacing it with an attractive landscaped garden. This will greatly improve the setting of the Scheduled Ancient Monument and Wolvesacre Hall.

We therefore urge that the application is supported.

APPENDIX 1

2016 Aerial View before Wolvesacre Hall was rebuilt

The yellow dot shows the location of the proposed garden previously occupied by a large modern agricultural building. The orange dot is the location of the proposed tennis court also taken up by a large modern building.



APPENDIX 2

2019 Aerial View with the new Wolvesacre Hall and the modern buildings on the application site removed but the hardstanding remaining.

