

PLANNING DESIGN ACCESS STATEMENT

**PLANNING, DESIGN &
ACCESS STATEMENT**

**ISCOYD PARK
WHITCHURCH
SY13 3AG**

**EASTING: 350448
NORTHING: 341977**

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This statement has been prepared in accordance with the guidance provided in: Welsh Government Technical Advice Note (TAN) 12: Design 2016.

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1. OVERVIEW

Introduction

1.1. Carter Jonas have been instructed by Mr P Godsal to prepare this statement in order to accompany '***A full planning application for the conversion of The Pigeon House into a Ceremony Building, the change of use of the walled garden for the siting of 5 x Yurts, the siting of a Shepherds Hut in the grounds and the siting of a Storage & Service Building in the car park with required connection to services.***' This statement extends to the site outlined in the accompanying site location plan.

1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 33 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. Carter Jonas has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.

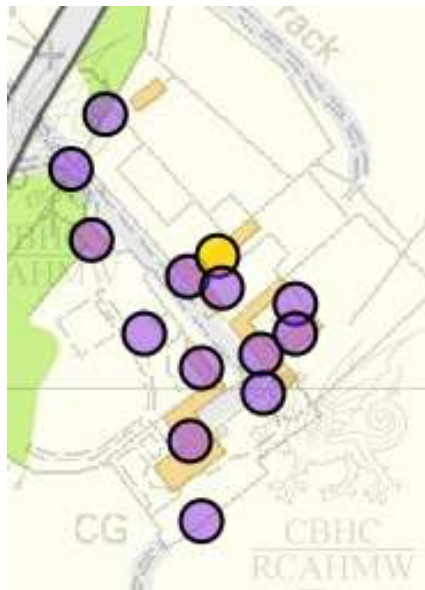
Location and Description

1.1. Iscoyd Park is located circa 4 miles west of Whitchurch, circa 14 miles south east of Wrexham and falls under the jurisdiction of Wrexham County Borough Council. The National Grid Reference for the site is SJ5044841977 (see Location Plan).

1.3. The application site extends to circa 0.9ha. The Site forms part of Iscoyd Park and the proposals relate to the existing wedding and events business.

1.4. The table overleaf details the heritage assets at Iscoyd Park. The assets most relevant to this application are shaded in grey.

Iscoyd Park	Grade II* Listed
Pigeon House	Grade II Listed
Kitchen Garden Walls	Grade II Listed
Iscoyd Park	CADW Parks and Garden Register Grade II
Former Laundry	Grade II Listed
Manure Shed	Grade II Listed
Former Shippons	Grade II Listed
Stable, Grooms Accommodation and Dairy	Grade II Listed
Walls, Gate Piers and Gates to Forecourt	Grade II Listed
Walls, Gate Piers and Gates between Forecourt and Service Yard	Grade II Listed
Stable and Coach House	Grade II Listed
Stable	Grade II Listed
Kennels	Grade II Listed
Gate Piers and Attached Walls to Back Drive	Grade II Listed
Coach House and Granary to Back Drive	Grade II Listed



Extract from Historic Wales

The Proposed Development

1.5. The application consists of the following proposals:

- 1.5.1. ***Conversion of The Pigeon House into a Ceremony Building***
- 1.5.2. ***Change of use of the walled garden for the siting of 5 x Yurts***
- 1.5.3. ***Siting of a Shepherds Hut in the grounds***
- 1.5.4. ***Siting of a Storage & Service Building in the car park***

2. PLANNING CONSIDERATIONS

Planning Policy – National Guidance

Planning Policy Wales (Edition 9, 2016)

2.1. Chapter 4 states that one of the priorities for rural areas is to secure a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside.

2.2. Chapter 4.6.4 goes on to state that the countryside is a dynamic and multi-purpose resource. In line with sustainability principles, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological and agricultural value and for its landscape and natural resources, balancing the need to conserve these attributes against the economic, social and recreational needs of local communities and visitors.

Technical Advice Note 12 (2016)

2.3. The proposal is compliant with **TAN 12** as it aims to complement and where possible enhance the character of the surrounding area. The design, layout, size, scale, mass and materials are compatible with the capacity and character of the site and the locality within which it is located. The proposal is not unduly prominent in the landscape and it will not significantly harm the amenity of the neighbouring areas. The proposal reflects good sustainable design and it uses materials that are sympathetic to the area. The proposal will enhance the immediate setting of the site and it will not result in the loss of landscape features nor will it damage any important open space or public view. The proposal will utilise

the existing access and this will not harm the locality or the amenities enjoyed by the occupants of nearby or proposed properties. The proposal offers adequate provision of car parking and on-site turning areas with no traffic implications regarding increased movements on the local road network. The proposal will not have an unacceptable adverse impact, through increased resource use, discharges or emissions, on public health, surface and ground water (quality, quantity or ecology) or on air quality. Furthermore, the proposal will not cause significant harm to the environment or to neighbouring amenities by way of noise, light, dust, odour, vibration, hazardous materials or waste production. Neither will the proposal have an unacceptable adverse impact on the quiet enjoyment of the area by the public.

Technical Advice Note 6 (2010)

2.4. Chapter 3.2 of TAN 6 covers the re-use and adaption of rural buildings. Chapter 3.2.1. states that when assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building is acceptable in planning terms. It should not normally be necessary to consider whether a building is no longer needed for its present agricultural or other purposes.

2.5. Chapter 3.2.3 states that conversion proposals should respect the landscape and local building styles and materials.

2.6. In conclusion, it is considered that the proposal is in accordance with National Planning Policy including PPW Chapter 4, 4.64 and 7.65, TAN 23 Chapter 3.2.1, TAN 12 and TAN 6 Chapter 3.2 and 3.2.3.

Planning Policy – Local Guidance

Wrexham Unitary Plan (LDP)

2.7. Referring to the Wrexham Unitary Plan (1996-2011), it is considered that the application is in accordance with the following relevant policies:

2.8. **Policy GDP1** states that *‘All new development should:- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality. b) Take account of personal and community safety and security in the design and layout of development and public / private spaces. c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources. d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality. e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible. f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development. g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost. h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest. i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site. j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity. k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.’*

2.9. It is considered that the proposal is in accordance with the above Policy as all aspects have been carefully designed within the context of the existing site to ensure minimal adverse impact in terms of siting, noise, disturbance, biodiversity and heritage.

2.10. Policy EC9 - Listed Buildings of Special Architectural or Historic Interest states that *'Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.'*

2.11. The proposal accords with this policy due to the following reasons:

2.11.1. Conversion of The Pigeon House into a Ceremony Building – Minimal alteration is required, with the only external works being the replacement of the window on the north east elevation with wooden doors. The window is a later addition to the Pigeon House and there are no internal features which would adversely be affected by the insertion of the doors. In order to respect its heritage and setting, it is proposed that the door echoes the design already prevalent at Iscoyd which is a simple panelled timber door finished in white as shown in the photograph overleaf.



2.11.2. ***Change of use of the walled garden for the siting of 5 x Yurts***-The proposal is contained within the setting of the Walled Garden and it will not have a detrimental impact on the surrounding listed structures or the Park. The proposal is reversible as it is for the siting of temporary structures which will have no short or long term impact on the Walled Garden.

2.11.3. ***Siting of a Shepherds Hut in the Grounds*** – The proposed Shepherds Hut will not be visible from Iscoyd Park and will be screened by mature trees and shrubs to avoid any visual impact. The Shepherds Hut is not a permanent structure as it is based on an axle with wheels. As with the proposed Yurts in the Walled Garden, the Shepherds Hut has a reversible impact.

2.11.4. ***Siting of a Storage & Service Building in the car park*** – The proposal is located within the car park and is on the northern periphery to ensure there is no adverse impact on the historical integrity of the house and outbuildings. The Storage Building will be faced in timber weather edge boarding in order to maintain an agricultural appearance which would not be incongruous to the setting.

2.12. Policy E5 - Employment in the Countryside states that *‘Small-scale employment development in the countryside will only be permitted through the conversion of an existing building where:- a) the proposal accords with Policy GDP1; and b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new building; and c) any inherent characteristics of merit in the building are retained; and d) the building and resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost.’*

2.13. The proposal is in accordance with Policy E5 as the Pigeon House is structurally sound and capable of conversion without any extensive rebuilding. All of the proposals are within

the curtilage and do not constitute an undesirable intrusion into the landscape, create access problems or require the provision of services at public cost.

2.14. Policy CLF10 - Touring Caravan and Camping Sites states that *‘New touring caravan and camping sites, and extensions to existing sites, will only be permitted where:- a) the site is unobtrusive and well screened without the need for additional strategic landscaping; and b) the site is not located within a green barrier or Special Landscape Area; and c) the site is used for touring purposes only and is not used for the storage of caravans which are not in use.’*

2.15. Although the proposal is not for a camping site, it does involve the creation of additional accommodation in the form of 5 x Yurts and 1 x Shepherds Hut to be used as part of the existing enterprise at Iscoyd Park. The proposal is considered to be in accordance with Policy CLF10 as both the Yurts and the Shepherds Hut are located within an unobtrusive and well screened setting which do not require any additional strategic landscaping. The Site does not impact upon a Green Barrier or Special Landscape Area and there will be no storage of caravans.

2.16. It is considered that the proposal is in accordance with National and Local Planning Policy as it provides for a sustainable development utilising existing structures where necessary and offers ecological enhancement and community benefit in terms of the creation of employment opportunities and attraction of visitors who in turn will support other local businesses and services.

3. DESIGN STATEMENT

Introduction

3.1. The proposal aims to enhance the local character through incorporating traditional design features for the area. In accordance with Technical Advice Note 12: Design (TAN 12), this Design and Access statement will appraise matters including building materials, local architecture, historic quality, plan forms, and locally distinctive features and traditions. This contextual appraisal of the proposal will be detailed below.

Environmental sustainability

3.2. The proposals have been designed to integrate with the existing landscape and context of the site. The pattern, grain, appearance and colours of the proposals aim to sustain the character of the site and immediate setting.

3.3. The proposal will make the most efficient use of water by incorporating rainwater harvesting and demand management where appropriate.

3.4. The construction team will consider waste management, including the provision of appropriate facilities for sorting, storing and recycling waste. The construction team will also be mindful of sustainable building standards and will look to incorporate recognised and quality assured standards to demonstrate that environmentally sustainable design solutions have been incorporated into the development.

3.5. With respect to biodiversity and local environment, an Ecological Assessment and Arboricultural Report was undertaken as part of this application to assess the impact of the proposed development.

3.6. Overall, it was considered that the proposal would not have a detrimental impact and could provide for ecological enhancements if certain measures were incorporated.

Movement to, from and within the development

3.7. The location of the proposed development does not allow for a high level of connectivity to public transport as it is within a rural setting. However, The Site is within walking distance (0.9km) to the 146 bus service which offers a regular connection to Whitchurch and beyond.

3.8. The existing site affords ample car parking for the proposal and no alterations to the existing arrangement are required.

Character – Appearance, Amount, Layout, Scale and Mass

3.9. The proposal enhances and sustains local character. It promotes a high quality, legible development with a successful relationship between public and private space. The proposal responds to the context of the local landscape, culture, form and scale.

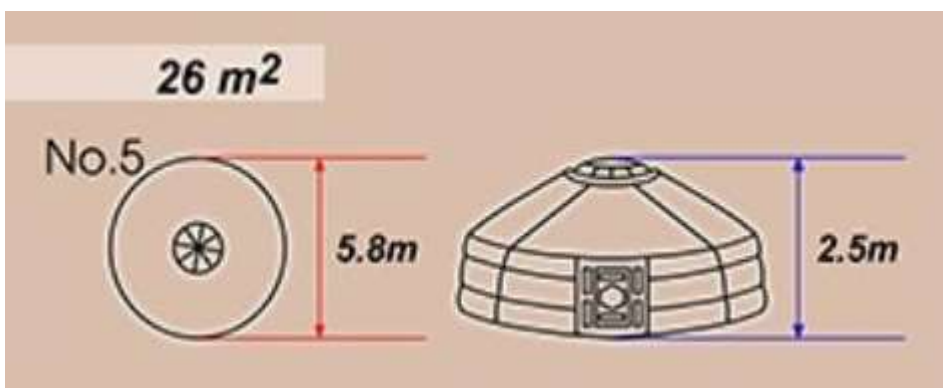
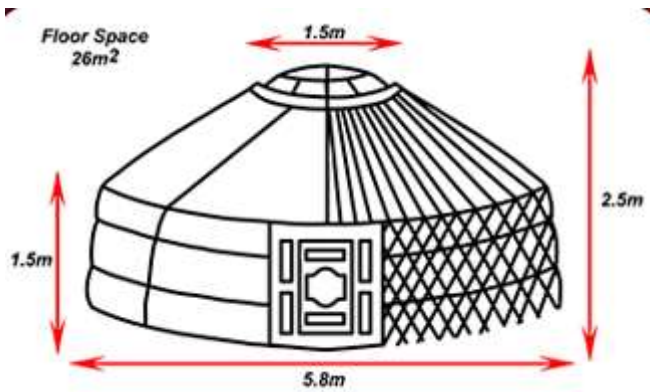
3.10. The scale of the proposal is considered appropriate for the surrounding environment. The mass of the proposal allows for privacy and the infiltration of sun light, leading to passive gain.

3.11. Conversion of The Pigeon House into a Ceremony Building – The proposal is to convert the Pigeon House into a ceremony room to allow for the option of a more Covid secure location. The proposal will incorporate the existing traditional materials and openings as much as possible to avoid un-necessary alterations. The proposal consists of making a single alteration to the external appearance which involves the replacement of the window on the north east elevation with a set of timber double doors. The doors will be of the same style as that already found within Iscoyd Park to ensure that the visual impact is minimal and the proposal is in keeping with its surroundings. The internal arrangement of the Pigeon House will involve the utilisation of the ground floor as the ceremony room. The internal walls will be white washed and there will be no requirements for insulation and no alterations to the pigeon holes. The first floor joists will remain in situ although the rotten and insect ridden

floor boards will be removed to allow for full appreciation of the pigeon holes from the ground floor.



3.12. Change of use of the walled garden for the siting of 5 x Yurts – The proposal consists of 5 Yurts to be located within the Walled Garden. The proposal will allow the applicant to offer a greater diversity of accommodation, including that which will be outside and therefore more Covid secure. The proposed tents would have a diameter of circa 5.8m and provide an internal space of circa 26 sqm to accommodate 2-4 guests. The Yurts are temporary structures and do not require any significant groundworks for their installation. The Yurts will sit on a wooden platform the circumference of their structure to ensure a flat and even surface. The Guests will utilise the existing car park and access the Walled Garden on foot through the existing door between the car park and the Walled Garden. The photograph and plans overleaf depict the design:



3.13. Siting of a Shepherds Hut in the grounds – The proposal will consist of a single luxury Shepherds Hut which will again allow the applicant a greater diversity of accommodation, including a more Covid secure option. The Shepherds Hut will be located out of the view of Iscoyd Park and will be surrounded by existing mature trees and shrubs.



3.14. Siting of a Storage & Service Building in the car park – The proposal is to enable the storage of business-related items such as tables/chairs and so forth. This is particularly vital with relation to ensuring the venue is Covid secure as the number of tables and chairs are constantly varied in accordance with the number of guests and the required separation distance. It will be key for the ongoing business operations as it will provide ancillary storage which the applicant can utilise instead of using the existing listed outbuildings which are largely unsuitable for storage due to their size. The Storage Building will also mean less wear and tear on the existing historic outbuildings. The Storage Building will measure circa 13.7m x 4.6m which equates to 63 sqm. The proposal is for a single storey, mono pitch building with timber clad exterior. The proposal is sited within the existing car park on the periphery of Iscoyd Park to avoid any detrimental visual impact on the listed buildings and structures.

Character - Landscaping

3.15. The proposal will appear fully integrated within the existing landscape with a harmonious palette. As many existing fences, hedgerows and trees as possible will be retained around the site.

3.16. The Shepherds Hut and proposals for The Pigeon House do not require any landscaping alterations to the existing site. The Walled Garden proposal will include the enhancement of the existing grass and localised pruning where appropriate. The location of The Storage Building is on the edge of the existing car park. Additional sapling trees will be planted within the existing tree belt to further shield the Storage Building.



Existing Walled Garden



Location of Storage Building on the RHS of photo above



Site of Proposed Shepherds Hut

Context – Physical

3.17. The Pigeon House is approximately 16 m² and consists of two stories with a slate roof and central glazed tower. The walls are constructed in brick with a typical wall thickness of 440mm. At first floor level the internal walls consist of recessed pigeon holes 320mm deep. The first floor is of timber boarding and joists and the ground floor is of brick pavers and concrete. It is considered that the building was found to be in a satisfactory structural condition and capable of renovation and conversion. The roof, central tower and brickwork are in good condition and some minor repairs are required, such as displaced slates, localised cracks, repointing and treatment of floor joists where insect attack has occurred.

3.18. It is not considered that the proposal will have a detrimental impact upon the surrounding area. The proposal will blend into the backdrop and will therefore not have a negative impact on the surrounding environment.

Context – Social

3.19. The proposal will have no negative impact.

Context – Economic

3.20. The proposal is essential to the continuation of the business enterprise at Iscoyd Park. It will create economic advantages to the local area by supporting not only the existing business at Iscoyd Park, but also local employment and benefits to the wider community as guests utilise local businesses and services.

Community Safety

3.21. The proposal will provide for a high-quality development and will have no negative impact upon community safety as it will create a safe and secure environment within its boundary. The proposal will also provide for a sense of ownership and responsibility for all

parts of the development, meaning that the site will be well maintained and so should not attract anti-social behaviour.

Access

- 3.22.** Access will continue to be taken from the existing point into the car park. It is considered that the site access is suitable to accommodate the development traffic and that the proposed parking provision on-site will be suitable to negate any adverse impact upon the local highway network. The proposal will have a positive impact upon traffic generation as it will allow for a greater number of guests to stay within Iscoyd Park and not rely upon taxi's to deliver and collect them.
- 3.23.** Inclusive Access – The proposal will ensure safe inclusive pedestrian links, access for all whilst ensuring safety and the provision of off-street private parking.