

HERITAGE IMPACT ASSESSMENT

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**ISCOYD PARK
WHITCHURCH
SY13 3AG**

**EASTING: 350448
NORTHING: 341977**

CONTENTS

The Heritage Impact Assessment has been prepared in accordance with the guidance provided in: CADW – Heritage Impact Assessment in Wales: May 2017.

1. Overview

Introduction	3
Location and Description	3
The Development	5

2. Historic Impact Assessment

Introduction	6
Description and Reasoning of Proposed Works	6
Description of Architectural and Historic Interest	9
Statement of Significance	11
Assessment of the Impact	11
Summary of Options	12

3. Summary Statement

Pigeon House	13
Garden	14
Walled Garden	15

Appendices

Iscoyd Park CADW	16
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1. OVERVIEW

Introduction

1.1. Carter Jonas have been instructed by Mr P Godsall 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 38 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach.

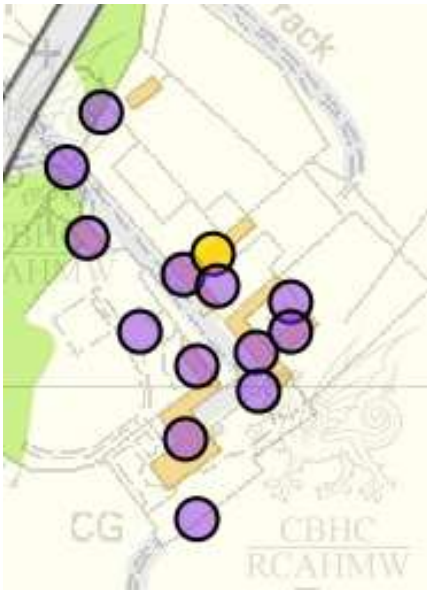
Location and Description

1.3. 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).

1.4. 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.

1.5. 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 Development

1.6. The application consists of the following proposals:

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

1. HISTORIC IMPACT ASSESSMENT

Introduction

1.1. *CADW's Historic Impact Assessment In Wales* sets out the general principles to consider when planning changes to historic assets and applying for listed buildings. The document takes into account *CADW's Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles)* to achieve high-quality sensitive change, using the principles of good design.

1.2. In the preparation of this Heritage Impact Assessment, further reference has been given to *CADW's Small Rural Dwellings in Wales (Care and Conservation)*, *CADW's Full Report for Listed Buildings*, Cof Cymru online record and the National Monuments Record of Wales.

Description and Reasoning of Proposed Works

1.3. 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.



1.4. Change of use of the walled garden for the siting of 5 x Yurts – The proposal consists of 5 x 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. The tents are temporary structures and do not require any significant groundworks for their installation. 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 photographs overleaf depict the design:



1.5. 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.



1.6. 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.

Description of Architectural and Historic Interest

1.7. There are a number of listed heritage assets which form part of Iscoyd Park and these are listed in Section 1.5.

1.8. The proposal primarily relates to three of these assets, which include:

Pigeon House	Grade II Listed
Kitchen Garden Walls	Grade II Listed
Iscoyd Park	CADW Parks and Garden Register Grade II

1.9. CADW's Full Report for Listed Building Description is as follows:

Garden Walls

History - Iscoyd Park was built in the early C18 and was extended by William Hanmer in 1747. From 1780 it was owned by Rev Richard Congreve (d 1782) and his descendants, who sold it to Philip Lake Godsal in 1843. The walled garden is shown on an estate plan of 1780, and 2 other near-contemporary plans. Its S side, attached to a contemporary laundry, was probable never walled.

Exterior - Garden walls on 3 sides covering an area approximately 80x60m, of brick with freestone coping. The W side fronts the back drive to the house. The S side is occupied by shippons and iron railings. The E wall has 3 segmental-headed boarded doors. The W side has 2 similar doors, abuts the laundry at the SW end, and abuts a gate pier at the NW end at the back entrance to the house.

Reason For Listing - Listed for its special interest as walls to a well-preserved kitchen garden, part of a remarkably intact ensemble of C18 outbuildings and structures, and for its contribution to the historical integrity of the house and its outbuildings.

Pigeon House

History - Iscoyd Park was built in the early C18 and was extended by William Hanmer in 1747. From 1780 it was owned by Rev Richard Congreve (d 1782) and his descendants, who sold it to Philip Lake Godsal in 1843. The dovecote is shown on a plan of 1780, and 2 other near contemporary estate plans, attached to a larger outbuilding. Only in the mid C19 did it become a detached feature in what had become a formal garden.

Exterior - A tall 2-storey dovecote of brick with plat band, and a pyramid slate roof on wide moulded eaves, and rebuilt lantern. The front faces E and has a 2-panel door under a 2-pane overlight and segmental head. On its R side is a cross window with leaded lights, also under a segmental head. In the upper storey is a narrow panelled door, breaking the line of the plat band, and reached by ladder. The R side wall has an inserted 5-light wood-mullioned window.

Interior - The loft retains brick ledges and nesting holes.

Reason for Designation - Listed for its special interest as one of a series of well-preserved mid C18 outbuildings of definite architectural character, and for its contribution to the historical integrity of the house and its outbuildings.

Iscoyd Park

Type of Site - Landscape park; informal pleasure garden

Site Evaluation – Grade 2

See attached document for further detail.

Statement of Significance

- 1.10.** Pigeon House & Walled Garden - The significance of the Pigeon House and Walled Garden is reflected through their evidential, historic, aesthetic and communal value. The evidential value is seen in the physical layout and fabric of The Pigeon House and Garden Wall and the applicant is seeking to make improvements to enhance the overall character and appearance. The aesthetic value will be enhanced through the programme of works and will be in keeping with the setting and modest proportion. The communal value is a reminder of how rural estates operated in the past.
- 1.11.** Only a minor proportion of The Pigeon House will be affected by the proposal and the required works are further detailed in the Schedule of Works.

Assessment of the Impact

- 1.12.** The proposal will not have a negative impact on the evidential value of the historical assets. It will not result in the loss or damage to the historic fabric, nor will it make it harder to appreciate the way in which the buildings and walls were used in the past. The proposal will include for the retention and restoration of significant architectural features. There will be no negative impact on the aesthetic or design qualities as there is no compromise to the layout, scale and proportion. The proposal will have a positive impact on communal value and will reduce maintenance risks as the building works will be undertaken to a high

standard. Overall, the proposals will have a positive impact on the heritage assets, and it will not involve the loss of any significant features.

Summary of Options

1.13. Pigeon House – The property currently benefits from consent for the conversion of the Pigeon House into guest accommodation. However, given the current constraints emerging from the Covid pandemic, it was considered that the most appropriate course of action was to convert The Pigeon House into an outdoor ceremony room instead of accommodation. This will require significantly less building work and impact upon the heritage asset.

1.13.1. Respectful of its heritage – The Pigeon House, Walled Garden and Park were all constructed in an exuberant style as an addition to the Iscoyd Estate. It is therefore only fitting that their appearance is well maintained.

1.13.2. Respectful of its built form – The proposed works fully respect the built form of the Pigeon House, Walled Garden and Park and the proposal will be undertaken with due care and attention to detail.

3.0 SUMMARY STATEMENT

The significance of the heritage assets has been taken into account in the design proposals as follows:

Pigeon House - Replacement of Window with Timber Double Doors

Proposed Work
Insertion of timber double door in place of existing window on NE elevation
Objective
Allow greater airflow and accessibility into the building
Significance of Affected Fabric
Impact on evidential value of previous layout. However, the window is not original and is a later addition.
Assessment of Beneficial Impact
Allows for greater accessibility
Assessment of Harmful Impact
Loss of window (not original). Change in appearance of the exterior.
Proposed Solution
Design work to minimise impact and ensure the works create minimal impact on the existing structure. Proposed doors will be of a design already prevalent at Iscoyd Park. Internal alterations are minimal and include white washing the walls and removing the insect ridden floor boards to the first floor to allow for the appreciation of the pigeon holes from the ground floor.



Walled Garden – Siting of 5 Yurts

Proposed Work

No works are proposed to the Walls themselves.

Objective

To improve the appearance of the Walled Garden and provide outdoor temporary accommodation

Significance of Affected Fabric

Impact on visual appearance of Walled Garden

Assessment of Beneficial Impact

Allows for improvements to the appearance of the Walled Garden

Assessment of Harmful Impact

Change in appearance

Proposed Solution

The Yurts are temporary structures and have no permanence or long term impact



Existing Site

Garden – Siting of Luxury Shepherds Hut

Proposed Work

Siting of Shepherds Hut within Garden

Objective

To provide outdoor temporary accommodation

Significance of Affected Fabric

Impact on visual appearance of Garden

Assessment of Beneficial Impact

Allows for localised benefits and provision of outdoor accommodation

Assessment of Harmful Impact

Change in appearance

Proposed Solution

The Shepherds Hut is located within a corner of the garden which is well screened with mature trees and shrubs. There will be no impact upon Iscoyd Park as it will not be visible from the house. The Shepherds Hut is also a temporary structure and it will have no permanence or long term impact



Proposed Site of Shepherds Hut



Shepherds Hut

Appendix 1

Iscoyd Park – CADW

ISCOYD PARK Ref No PGW (C) 16 OS Map 117 Grid Ref SJ 505 420 County Wrexham District Wrexham Community Council Bronington Designations Listed building: Iscoyd Park Grade II* Site Evaluation Grade II Primary reasons for grading Complete small eighteenth-century park with fine specimen trees and boundary oak paling Type of Site Landscape park; informal pleasure garden Main Phases of Construction Eighteenth century and nineteenth century, possibly on the site of an earlier park.

SITE DESCRIPTION Iscoyd is an eighteenth-century brick house with nineteenth-century additions. The house has a five-bay south facing front with a parapeted roof. The two main eighteenth-century blocks that constitute the house were built for the Hanmer family when they moved here from Fenns Old Hall. The front was built by William Hanmer in 1747, and the back is thought to pre-date it by about thirty years. In the first half of the nineteenth century the estate belonged to the Revd Richard Congreve, who carried out improvements to the park. In 1843 the estate was sold by the Congreve family to Philip Lake Godsal of Cheltenham. Several additions were made to the house in the nineteenth century including the pedimented and pillared porch, and a single-storey dining room was added on the left hand side of the main block, thought to be existing by 1854. Other additions, this time by Philip William Godsal in 1872-73, included a canted bay with stone quoins on the south-west side of the house overlooking a garden terrace. A bathroom extension in similar style was added on the north-west in 1893-4. Set back slightly from the drive is an eighteenth-century three-bay coach house contemporary with the house. It is of brick with a slate roof, stone kneelered corbels and stone finishes to the gable ends. There is a granary above with a hipped dormer window, and a window in the gable end. On either side of the coach house are curved brick walls with copings and pillars on the end of each curve. Also contemporary with the house and coach house is the laundry, a rectangular brick building situated on the side of the back drive. The detailing is similar to the coach house with stone kneelered corbels, and convex stone finishes on the gable ends. There is a Venetian window on the south-east end of the building. A converted range of eighteenth-century brick stables, with a nineteenth-century addition on the north-west end is situated to the north of the house. It has a bell tower with lead cupola and wind vane on the south-east end. There are two courtyards of farm buildings and stabling on the left hand side of the drive. Some of the buildings are contemporary with the house, others are nineteenth-century additions including dog kennels. Some of the stone cobbling survives. The park at Iscoyd is small and the main part lies to the south-east of the house with a small section to the north-east. Ostensibly the park is eighteenth-century but given its siting next to the English border, plus the drop on the north-east and south-east boundaries, which give it a strategic feel, it is possible that this could be the site of a much earlier park. References to substantial houses on the site go back to the twelfth century. The main drive enters the park to the south-west of the house, and takes a curving route to the south-west front of the house. It passes through a small boundary wood, Fir Coppice, which screens the house from the road. At the entrance are eighteenth-century rusticated stone gateposts with ball finials. The present route was made after the Second World War, and is more circuitous than the original line. In the north-west corner of the park is a rectangular pond with a mount at its southeast end. Both pond and mount are shown on eighteenth-century plans, and stylistically would date to the sixteenth or seventeenth century. There is another small pond near the west boundary of the park, to the west of the house. The park contains some fine specimen trees, particularly oaks and sycamores. Towards the south-east end there are also some fine mature beeches. The planting has thinned, particularly in the area immediately to the south-east of the house, as a result of an army camp (subsequently a hospital for Polish refugees, cleared in 1957) being built over this part during the last war. The planting is more concentrated in the south end of the park and the perimeters. A cricket pitch is situated directly in front of the house. The park boundary changed under the ownership of the Revd Congreve, with the rerouting of the public road on the west. The road was moved over to the west and cut through a small wood according to a plan by Thomas Richardson of 1781. This enlarged the park, and the earth thrown up from the making of the new road created a raised boundary bank. The park boundary is defined by an oak pale. A plan by William Emes exists, dated 1780 and described as showing 'some alterations'. This was followed by a survey in the following year by Thomas Richardson. The prime reason for these surveys seems to have been the siting of a new drive. William Emes's plan indicates a much longer drive starting well before Fir Coppice and the present drive entrance.

This is accompanied by perimeter tree planting to shield the house from the road. Emes's plan did include another entrance nearer to the present main entrance site. Thomas Richardson's plan in 1781 suggests moving the by-road to the west away from the house, and another sketch plan shows a similar re-routing. It seems that Revd Congreve settled for the the plan of Thomas Richardson, although the latter seems to have adopted some of Emes's ideas. The pleasure garden lies on the north-western side of the house with a terrace immediately around the house on the north-western and southern sides. A small enclosure was built at the same time as the house, incorporating the dovecote, known as Pigeon House, into the north-eastern boundary wall. The wall was brought forward, bringing it level with the wing wall of the coach house, probably in the nineteenth century, leaving the dovecote standing free in the pleasure garden. The dovecote is a square brick building with pyramidal slate roof. Brick gate piers with stone ball finials were inserted in the wall opposite the dovecote, making the dovecote part of the pleasure garden layout, rather than just functional as it had been previously. Earlier maps including the 1st edition Ordnance Survey map show a substantial garden building situated immediately behind the dovecote, and at one time incorporating a glasshouse or conservatory. The formal garden is roughly on the site of this building of which nothing remains. Today the pleasure garden is roughly circular in shape, with a circuit path and tree and shrub planting at its western end. This was a result of moving the road in the late eighteenth century, which gave room for expansion in this area. The boundary with the road is a brick wall which has a door leading on to the road. The terrace and forecourt walls were added in the nineteenth century by the Godsals. These are low brick walls, in part topped by railings. The terraces are laid out to lawn, with roses and lavender in the round flowerbeds. The north-west side of the garden is planted informally with mixed deciduous and coniferous trees. The walled kitchen garden lies to the north-east of the house and is walled on three sides only, the south side being fenced with an iron paling only to allow maximum sunlight into the site. The walls are of brick and stand to their full height. The remains of a nineteenth-century glasshouse range remain on the north wall. There was a separate free-standing range to the south, and potting sheds at the rear, but nothing of the original glasshouses survive in this range. There is a twentieth-century glasshouse on the site. Sources Primary Shropshire Record Office: NT/M/143: Plan of the park at Iscoyd, the seat of the Rev Richard Congreve with some alterations by William Emes, 1780. Plan of Iscoyd Park and Lands adjoining the estate of the Rev Richard Congreve by Thomas Richardson, Surveyor. July 1781. Plan of the present road in front of Iscoyd Park with a proposed deviation. Secondary Hubbard, E., Clwyd (1986), pp. 379-80.