



YMDDIRIEDOLAETH GERDDI HANESYDDOL CYMRU WELSH HISTORIC GARDENS TRUST

November 23 2015

App ref P/2014/0342

Wynnstay Kitchen Garden development

Wynnstay Grade I WYNNSTAY

Ref No PGW (C) 64

The Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales

Thank you for consulting with the Welsh Historic Gardens Trust on the further revisions to **App ref P/2014/0342**

WHGT strongly objects to this planning application. The proposed scheme is an inappropriate and unsympathetic commercial new build. This planning application was recently discussed at a recent WHGT planning seminar in the light of the original 106 Agreement - please see attached.

It was noted that according to the original 106 Agreement this scheme is now out of date. The original outline planning was for a glassy conservatory style terrace arrangement - referencing glasshouses and conservatory structures which may once have been found within the walled garden designed by Capability Brown or Richard Woods. The original scheme should by now be completed.

The submitted revised details of boundary treatment and the elevations are nothing like the 1772 Georgian Blackburn House, West Lothian, the selected historical precedent for the Wynnstay walled garden development in the Design Statement. This example is inappropriate as this is not garden architecture. However, the simple elegance and symmetry of Blackburn House with generous spacing between the central block and its pavilions is not evident in the proposed layout or in the elevations.

The boundary detailing and considerable changes in the elevations in the revisions fail to address the serious design issues of the development. Garaging, recycling and waste management should be sited underground to alleviate the physical and visual impacts of the drives, garages and bin yards. An underground solution for parking and waste management would neither degrade the landscape nor exacerbate the problems already experienced at Wynnstay.

Architecture within sight of Capability Brown's Dairy and James Wyatt's orangery*, (later converted to a chapel after the fire), needs to be of architectural merit, elegant and built to a very high standard.

The design problems with the first unit of this walled garden development, Watkin Manor, where the fabric of the historic eighteenth century garden walls was destroyed and replaced with sections of prefab wall blocks, totally unsuitable to a rare Grade I landscape, and its poor detailing have not yet been addressed. An enabling scheme is intended to restore the historic landscape, it should not contribute any further damage.

The 'further revisions' to this scheme in the walled garden enabling development still fail to provide a Conservation Management Plan, a suitable planting plan (Third Schedule (a) and (b) of the 106 Agreement) and details for provision for public access (as per Third Schedule (e- h) of the

106 Agreement) as part of this application.

The site within the walled garden is part of the **Grade I** Wynnstay landscape listed in the Cadw/ ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. The planning application sometimes refers to this as a Grade II site (see pages 1, 5, in the Design Statement) indicating a lack of awareness of the true heritage value of the site and perhaps accounting for the planning application failing to reflect a proper appreciation of the importance of this site.

We would request that the proposal is considered against National Planning Framework particularly section 7 (Requiring Good Design) and Section 12 (Conserving and Enhancing the Historic Environment) and Planning Policy Wales chapter 6.5.25 where register sites are 'a material consideration' when determining a planning application.

The International CAPABILITY BROWN Tercentenary Festival in 2016 means that there will be much interest in the conservation and management of this rare Brownian site in Wales.

An enabling development is intended to enhance the Grade I landscape and this planning application fails to do that. The current scheme will have a detrimental impact on the fabric of the garden and its important landscape setting.

We would be grateful to be advised of your decision.

Yours sincerely
Glynis Shaw (WHGT Clwyd Branch)

*The orangery was damaged by poor restoration in an earlier phase of the Loxley development at Wynnstay.