OLD PARK FARM, RAMSBURY WILTSHIRE

PLANNING STATEMENT

FOR A PROPOSED MAINTENANCE YARD, VEGETABLE GARDEN, GREENHOUSE & DRIVEWAY RE-ALIGNMENT

NOVEMBER 2023



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associates

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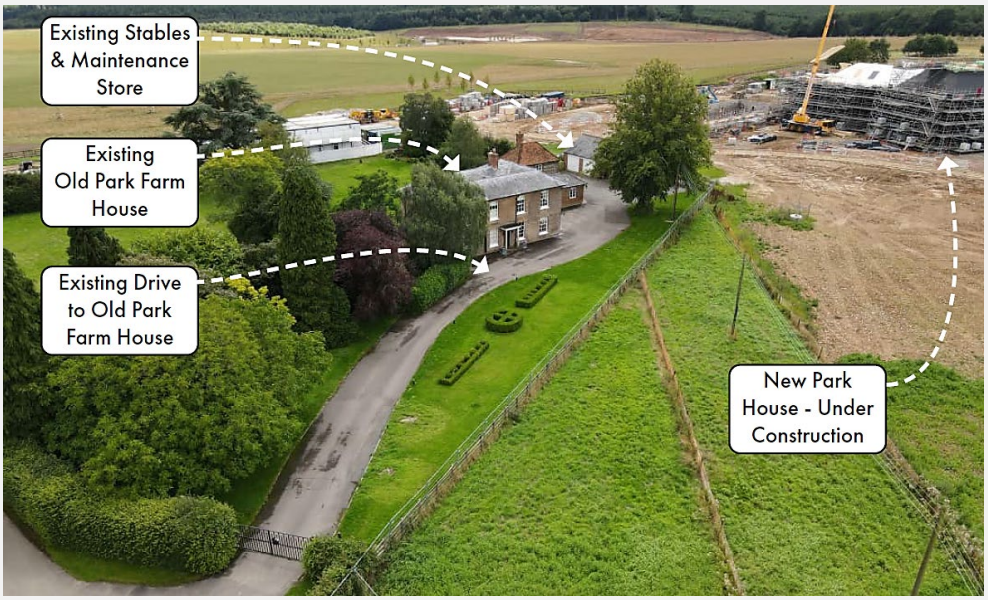

Colson Stone Practice: Overview from North East

DRAWING SCHEDULE

Colson Stone Practice:		
Drawing Number	**Drawing Title**	**Scale**
PLAN/21B	Proposed Maintenance Yard and Revised Driveway - Context	1:200 @ A1
PLAN/22B	Proposed Maintenance Yard and Revised Driveway - Existing Site	1:200 @ A1
PLAN/23B	Proposed Maintenance Yard and Revised Driveway - Layout Plan	1:200 @ A1
PLAN/24B	Proposed Maintenance Yard and Revised Driveway - Elevations	1:100 @ A1
PLAN/25	Proposed Maintenance Yard and Revised Driveway - Proposed Greenhouse Elevations	1:50 @ A1
Martin Leay Associates:		
Drawing Number	**Drawing Title**	**Scale**
MLA181/44	Site Location	1:25,000 @ A3

1. Introduction

1.1 This Supporting Statement relates to proposals that are ancillary to the main consented Park House (Planning Reference PL/2022/07157) and for which all proposals now submitted lie within the curtilage or immediate setting of the listed Park Farm House.

1.2 This Statement is therefore accompanied by:

- **A Design and Access Statement produced by the Colson Stone Practice** – which sets out full details of proposals.

- **A Heritage Appraisal undertaken by Dr Paul Stamper** – primarily related to the proposed realignment of the access drive which passes to the north-east and north side of Park Farm House before entering the proposed maintenance yard and vegetable garden area.

1.3 All of the land in question lies within the wider redline area of the consented new Park House and access from the highway will remain unaltered as far as reaching the existing entrance gateway to the driveway specifically serving Park Farm House.

2. Proposals Within Grounds of Consented New Park

2.1 In summary, the proposals are for:

i) A new maintenance yard enclosed by new brick and flint walls
ii) Land used for the storage of equipment and materials, plus the siting of a generator
iii) Repairs to existing walls
iv) A vegetable garden created with brick surrounds to the planting beds
v) A new painted aluminium greenhouse
vi) Access drive realignment and a repositioned boundary fence adjacent to the realigned drive, together with boundary hedging.

3. Supporting Documents

3.1 Separately bound the two supporting documents, together with application drawings, comprise:

i) **Design and Access Statement**

Related to this are the following Colson Stone Drawings:

- PLAN 21B - Context
- PLAN 22B - Existing Site
- PLAN 23B - Layout Plan
- PLAN 24B - Elevations
- PLAN 25 - Greenhouse Elevations

3.2 Landscape Proposals associated with the Maintenance Yard will provide a discrete area and a new landscape framework – with existing planting which includes new mixed shrubbery, hedge and tree planting around the west, south and north-west aspects of the proposed yard. The area will therefore be very well screened and barely visible within the wider landscape setting.

3.3 The vegetable garden will be entirely screened by perimeter hedges and walls. The conclusions to the Design and Access Statement confirm:

These proposals will be discrete and in keeping with the existing and developing landscape around the Old Park Farm House and new Park House. They will provide facilities that will assist the maintenance and management of the new landscape and will enhance the setting of the existing buildings.

Overall the proposals are considered sensitive and beneficial, forming part of the overall landscape enhancement of the area. Together with the separate report on Heritage and the Planning Statement, all proposals are considered policy compliant and beneficial to both the setting and functioning of the adjacent new country house.

3.4 ii) **Heritage Appraisal**

This is set out under ten main headings covering:

1/2 Introduction and Designations
3 Estate and Landscape History
4 The Farmstead in its Landscape Setting
5 The Farmstead Buildings
6 Old Park Farm: The Farmhouse
7 John Wesley
8 The Wartime Airfield
9 Old Park Farm – Assessment of Significance
10 The Proposals and Impact

3.5 From Sections 9 and 10 of the Heritage Appraisal, the following points are noted:

- **A farm has stood on the site since the later 17th century, when the surrounding area was transformed from a hunting park to an agricultural landscape.**
- **While this is obscured by trees, it probably retains a visual relationship with Ramsbury Park, its original estate centre.**
- **The present Old Park Farm, remodelled c.1840, remains externally a good and little altered example of a substantial late Georgian farmhouse, of the kind intended for a well-to-do, improving, tenant farmer. This is recognised in the Grade II listing.**
- **Internally its staircase survives, along with doors and other joinery.**

- **Old Park Farm's significance is also lessened because its local setting, and functional relationship with its original farm buildings, was lost when these were demolished in the later 20th century.**
- **Similarly, the association with John Wesley seems doubtful.**

3.6 **The Proposals and Impact**

The proposed works in the curtilage of the farmhouse comprise:

- Slightly re-aligning the drive to the front of the house further from it so that estate traffic is less of a nuisance to the occupants
- The creation of a new maintenance yard at the far end of the stables and maintenance store
- The creation of a vegetable garden, including a new greenhouse, behind the same building
- The like-for-like repair of the stone garden boundary wall behind the farmhouse

3.7 It is concluded that these works represent minor changes to the setting of Old Park Farm and its curtilage structures and that there is no reason for them not to be consented.

4. Planning and Heritage Summary Considerations

4.1 All of the proposals are considered ancillary in their scale and use to the consented main new Park House.

4.2 With associated landscape proposals that will ensure the site for the Maintenance Yard and Vegetable Garden is well enclosed, therefore means that there are no visual impact considerations that need to be assessed further.

4.3 For the heritage appraisal, the minor changes are considered beneficial to the setting of Old Park Farm in relation to the realigned driveway – so that this is further away from the listed farmhouse and removing the existing tarmac that runs right up to and abuts the property on its northern and western side.

5. Conclusions

5.1 The nature and scale of the proposals are wholly in keeping with:

- Ancillary uses to the consented Park House (Planning Reference PL/2022/07157)

- The heritage context and curtilage/setting of the listed Old Park Farm – related to which a detailed historical analysis has been undertaken and full assessment made of their proposals in relation to the farmhouse and its curtilage setting.

5.2 Given the overall supporting information and its conclusions noted above, there are considered to be neither policy, site specific, design nor heritage issues that would give

rise to concern. The proposals are therefore considered sensitive and worthwhile in relation to both the consented Park House that is under construction and the setting of the Old Park Farm listed dwelling.