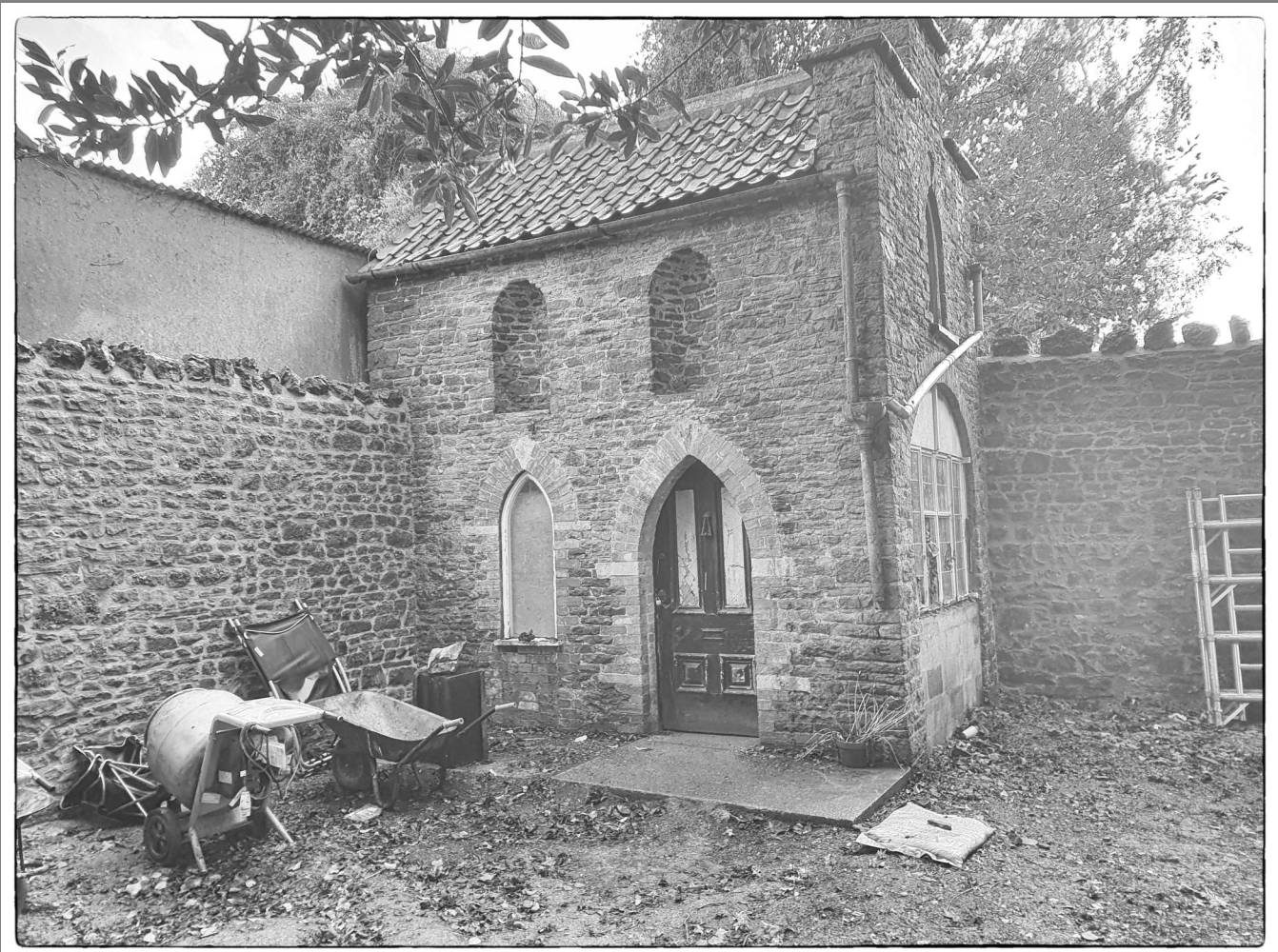


# PLANNING & DESIGN STATEMENT



THE FOLLY, PARK HOUSE, THORNBURY



DECEMBER 2023

V-1

# THE FOLLY, PARK HOUSE, THORNBURY PLANNING & DESIGN STATEMENT

**Project Ref:** 21243.PN

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## Appendix 1 Site Photographs

## 1.0 INTRODUCTION:

1.1 Acre Planning Limited has prepared this Planning and Design Statement on behalf of Kaluc Ltd (hereafter 'the Applicant') to support a Full Planning and Listed Building Application for the conversion and extension of 'The Folly, Park House, Thornbury' (hereafter 'the site').

1.2 This application seeks planning permission and listed building consent for the following development as described on the relevant planning forms:

*'Conversion and extension to form a holiday let.'*

1.3 The purpose of this Planning and Design Statement is to describe the site and the proposed development before establishing how the development proposal complies with the adopted Development Plan and other material considerations.

1.4 This statement should be read in conjunction with the accompanying plans and drawings submitted as part of the application, as well as the following technical reports:

- Ecological Assessment.
- Tree Survey.
- Heritage Statement.

1.5 The structure of this Planning and Design Statement is as follows:

**2.0 Site Assessment** - Describes the site and its surroundings and reviews the planning history for the site.

**3.0 Policy & Guidance Review** - Sets out the national and local planning policy and guidance context.

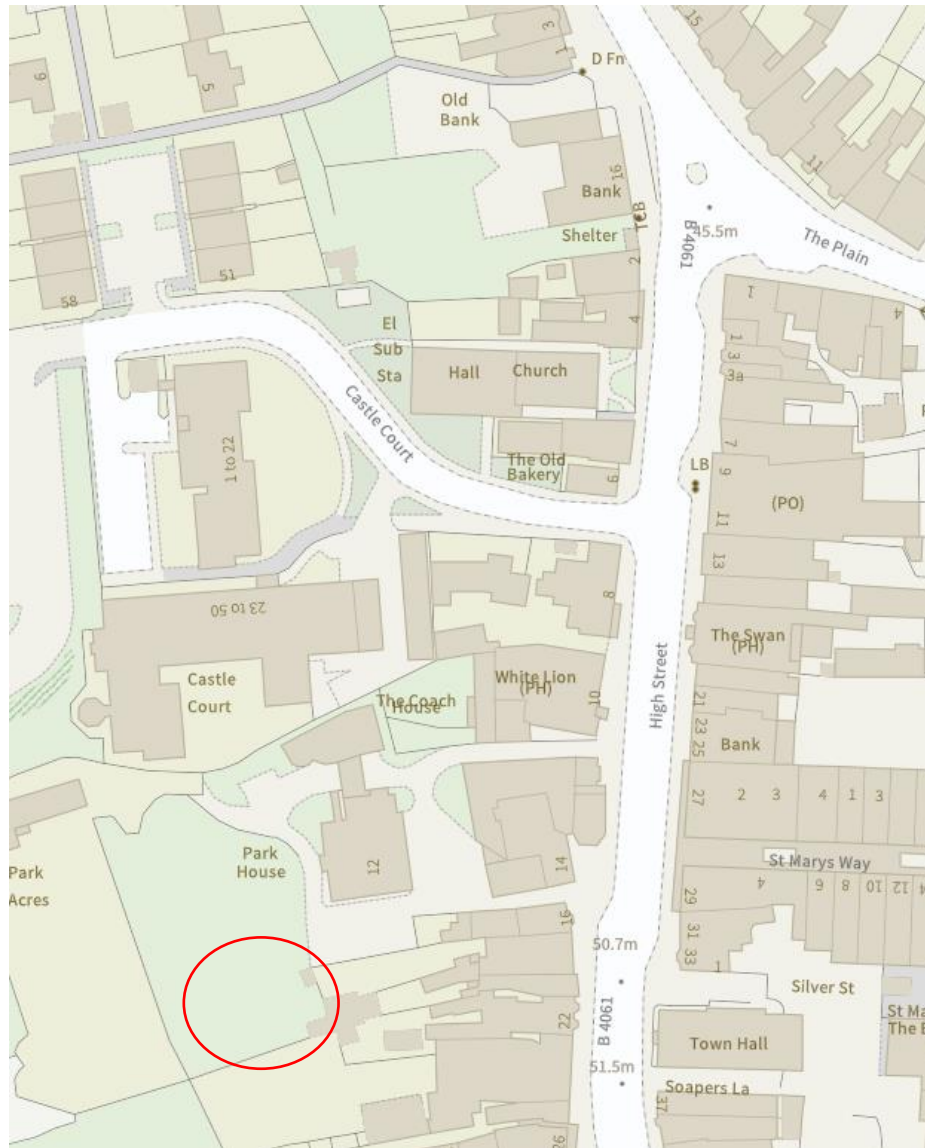
**4.0 Proposal** - Describes in detail the proposed development and provides an assessment/justification regarding planning policy and material considerations.

**5.0 Conclusion**

## 2.0 SITE ASSESSMENT:

### 2.1 Location:

- 2.1.1 The Folly is located within the grounds of Park House. Park House is situated in the settlement and Town Centre of Thornbury, with access taken from the High Street. **Figure 1** indicates the location of the site in the local context.



**Figure 1 – Site Location**

## **2.2 Site:**

- 2.2.1 The application site, as defined by a red line on the Site Location Plan, includes the access driveway from the High Street, a gravelled parking area with cycle and refuse storage, The Folly and surrounding amenity land.
- 2.2.2 The Folly is a neo-Gothic style building built into the intersection of the imposing stone boundary walls that encompass the wider Park House grounds. The building is finished in stone with a tiled roof. There are wooden windows and doors the front elevation. To the side is an archway infilled by blockwork and a metal window.
- 2.2.3 The Folly is tucked away from Park House and is set within its own curtilage. Mature trees provide good screening. There is a pedestrian route from the car park to The Folly.
- 2.2.4 Park House and its boundary walls are Grade II listed structures; therefore, by association, The Folly is also listed. The site is located within the Thornbury Conservation Area.

## **2.3 Planning History:**

- 2.3.1 There is no planning history relating to The Folly. However, numerous applications relate to Park House and a conversion to form apartments. The work to convert Park House to apartments has been completed, and the units are now occupied.

## **2.4 Pre-Application:**

- 2.4.1 Pre-application advice was sought in October 2022 concerning the conversion and extension of The Folly to form a dwellinghouse. Advice under response reference PRE22/0664 set out that whilst the location was in principle suitable, the scheme would not meet space standards for a dwelling and that the two-bedroom proposal in scale terms was unjustified.
- 2.4.2 A second pre-application submission was lodged in February 2023 for a smaller proposal with a differing design. The response reference PRE23/0119 stated that a simpler design proposal would be preferred with any design to create a contrast in form to the host building.
- 2.4.3 This application has, therefore, been prepared based on the most recent advice.

## 3.0 POLICY & GUIDANCE REVIEW:

- 3.0.1 This section identifies the relevant planning policies within the Development Plan for South Gloucestershire, in-line with Section 38(6) of the Planning and Compulsory Purchase Act (2004).
- 3.0.2 In this case, the local Development Plan consists of the South Gloucestershire Core Strategy (Adopted) in December 2013 and the South Gloucestershire Local Plan Policies Sites and Places Plan (Adopted) in November 2017.
- 3.0.3 Furthermore, material considerations relevant to the proposed development, including the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG) are also applicable to the proposal.
- 3.0.4 National and local planning policies and guidance are now reviewed to ascertain their relevance to the location of the site and the development proposal.

### 3.1 National

#### ***National Planning Policy Framework (NPPF) (as updated July 2021)***

- 3.1.1 **Paragraph 7** states that the purpose of the planning system is to contribute to the achievement of sustainable development. **Paragraph 8** establishes three sustainability objectives: economic, social, and environmental. New developments should ensure that gains are achieved across each objective.
- 3.1.2 The scheme will provide a new holiday let which can be delivered without environmental harm. The development would provide benefits concerning the new property supporting the local economy, bringing a new lease of life to a heritage asset, and the design enhancing the site and setting.
- 3.1.3 **Chapter 12** of the NPPF establishes the requirements of good design. Developments should, therefore, foster a strong sense of place; respond to local character and history; reflect the identity of local surroundings and materials; and achieve developments that are visually attractive as a result of good architecture and appropriate landscaping.
- 3.1.4 The NPPF looks for the design of new developments to add to the overall quality of the area, with weight to be given to outstanding or innovative designs, which help raise the standard of design more generally.
- 3.1.5 The proposal has a contemporary appearance to set it apart from heritage assets. The proposed palette of materials would enhance the site and setting whilst establishing the works as an extension. The scheme would clearly respond to the local setting and represent good design.
- 3.1.6 **Paragraph 167** seeks to ensure flood risk will not increase elsewhere. Where developments are in areas at risk of flooding, applications should be informed by a site-specific flood risk assessment.



- 3.1.7 The site is in Flood Zone 1, so it is not at risk of flooding. Surface water can be attenuated.
- 3.1.8 **Chapter 16** seeks to ensure the protection of heritage assets. The site lies within the Thornbury Conservation Area, with The Folly Listed and other listed buildings nearby. As such, works should not harm the heritage assets' character; where possible, there should be enhancements. Special attention must be paid to the desirability of preserving or enhancing the character and appearance of the area and host building.
- 3.1.9 The proposal seeks to preserve and enhance the designated heritage assets through a carefully considered design proposal that respects the integrity and layout of The Folly and its curtilage. A balance is struck between returning the building to use and preserving the heritage assets.

### **National Design Guide (NDG)**

3.1.10 The following elements of the National Design Guide are also of relevance:

- C1- Understand and relate well to the site's local and wider context.
- 11- Respond to local character and identity.
- 12- Well-designed, high quality and attractive.
- 13- Create character and identity.
- 82- Appropriate building types and forms.

## **3.2 Local**

3.2.1 The adopted Development Plan is consistent with the provisions of the NPPF, with the following documents and policies being of relevance to this application:

### **South Gloucestershire Local Plan Core Strategy Adopted December 2013**

- CS1 High-Quality Design
- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage

### **South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017**

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP3 Trees and Woodland
- PSP8 Residential Amenity
- PSP11 Transport Impact Management
- PSP16 Parking Standards
- PSP18 Statutory Wildlife Protection
- PSP19 Wider Biodiversity



- PSP20 Flood Risk, Surface Water, and Watercourse Management

#### **Supplementary Planning Guidance**

- The South Gloucestershire Design Checklist SPD (adopted)
- The South Gloucestershire Residential Parking Standards SPD (adopted)
- Waste Collection: Guidance for New Developments (Adopted)

### **3.3 Principle of Development**

- 3.3.1 The site lies within the settlement boundary of Thornbury, where new development is considered acceptable. Therefore, the proposed holiday let would be sustainably located within the Town Centre, close to public transport, shops and services.
- 3.3.2 The provision of a holiday let would provide a small economic benefit to the area, with local Public Houses, restaurants and cafes all likely to benefit from the scheme. As such, the proposal would have public benefits with regard to supporting the local economy. As such, the proposed conversion is considered to be acceptable in principle
- 3.3.3 Whilst conversion is considered suitable in principle, other policy considerations regarding the proposed works and the extension must be assessed. These include the design, scale and potential impact on heritage assets. These matters are considered within section 4.0 of this statement and other supporting documents with respect to the relevant local planning policies and guidance as referred to above.

## **4.0 PROPOSAL:**

### **4.1 Development Details**

4.1.1 The development proposal includes the conversion and extension of The Folly to form a holiday let.

4.1.2 The proposal is now considered in more detail:

### **4.2 Layout**

4.2.1 The extension would follow the linear route of the boundary wall where it would adjoin the side elevation of The Folly. The side of The Folly includes an arched opening, which has been filled with a metal window and blockwork. As such, this location provides an excellent area to connect the old and new elements without harming the fabric of the host building.

4.2.2 The holiday let will benefit from a good-sized private garden with an access route maintained to the communal car park. Regarding layout, the proposal is considered to be in line with Policies CS1 and PSP1.

### **4.3 Scale**

4.3.1 The glazed link would be lower than the extension's main element. This allows the main part of the extension to be marginally taller than the link but still to maintain its subservient form concerning The Folly. The two elements of the extension would ensure that the proposal's scale would not be at odds with the host building.

4.3.2 The Folly has a gross internal floor space of 16m<sup>2</sup> with the proposed extension to provide a further 22m<sup>2</sup>. The footprint of the proposal is larger than The Folly; however, it falls well short of the floor space required for a dwelling house as such out in nationally prescribed space standards. However, these standards do not apply to holiday lets. It is therefore considered that to provide a useable, desirable, marketable and practical holiday let, the proposed space would be the minimum required.

4.3.3 The first floor of the building cannot be accessed without a staircase taking up most of the available floor space on the ground floor. However, without stairs, the first floor cannot be accessed safely to meet Building Regulations and, therefore, cannot be used. The first floor will be removed and vaulted, exposing existing timbers as features. As such, the proposed extension somewhat compensates for losing the first floor's 8m<sup>2</sup> of floor space.

4.3.4 The holiday let as proposed would be small, however comfortable for a couple. The scheme includes a compact kitchen, dining area, and space for a small double sofa. A bedroom with an ensuite and a small storage cupboard would complete the accommodation.

- 4.3.5 Overall, it is considered that the scale of the proposal strikes a good balance between providing a usable and attractive holiday and also maintaining the character of the heritage asset.

#### **4.4 Design & Appearance**

- 4.4.1 The proposed extension would have a simple but contemporary design so that it does not compete with the features and nature of The Folly. The proposed extension includes a glazed link to break up the visual form between the old and new elements of the building.
- 4.4.2 The remaining part of the extension would be finished in timber cladding with a contemporary appearance provided by the shadow gap timber profile. The proposed extension would be constructed using a timber frame with energy efficiency to be maximised. Windows and doors would be slimline aluminium.
- 4.4.3 The Folly would be repaired, and the roof would be renewed and insulated. The first floor would be removed, and the room vaulted. External walls would be insulated on the inside with a new floor proposed.
- 4.4.4 Using contrasting lightweight external materials such as glass and timber cladding demonstrates that the proposed extension would be a simple and modest addition of a clear subordinate nature that allows both the historic and modern elements to be appreciated as separate entities.
- 4.4.5 The contemporary design ensures that the extension is read as an extension that responds well to the setting within the grounds of Park House. As such, the design is considered to be in keeping with Policies CS1, CS9, PSP1 and PSP2.

#### **4.5 Access**

- 4.5.1 The proposal will utilise the existing vehicular access to Park House. There are 9 parking spaces associated with Park House, with 6 allocated to residents and 3 visitor spaces. One of the visitor parking spaces will be allocated to the holiday let. Guests can use existing refuse and cycle storage, and an electric vehicle charger would be installed to serve the parking space.
- 4.5.2 The limited number of trips associated with a holiday would not harm highway safety. In this regard, the proposals are considered to be consistent with Policy CS8 and PSP11.

#### **4.6 Amenity**

- 4.6.1 The proposed holiday let is located in a secluded area of the Park House curtilage where there is no intervisibility with the main building. As such, the scheme would not be overlooked and would not cause overlooking of existing units.

- 4.6.2 There would be a good area of private amenity space for guests, which will be enhanced by landscaping.

#### **4.7 Landscape & Landscaping**

- 4.7.1 The site layout proposal includes a gravel terrace, pathway areas, and new planting to enhance the setting.
- 4.7.2 It is considered that a detailed and compressive landscaping and planting strategy can be secured by condition. As such, the proposal is in accordance with Policies CS9, PSP2 and PSP3.

#### **4.8 Ecology**

- 4.8.1 The site has been surveyed and found to have limited ecological potential. Therefore, the redevelopment should not harm protected species.
- 4.8.2 To enhance local biodiversity, the scheme would include new planting, bat and bird boxes with the details to be secured by condition. The scheme is, therefore, in accordance with policies PSP18 and PSP19.

#### **4.9 Flood Risk & Drainage**

- 4.9.1 The site is not located in an area at risk from flooding, and surface water arising from the scheme can be attenuated. Surface water and foul drainage details are shown on the supporting plans. The scheme is therefore considered to be in accordance with Policy CS9 and PSP20.

#### **4.10 Trees**

- 4.10.1 The proposal is supported by a tree survey, which shows that the site is constrained by several mature trees. As such, the Tree Survey includes specific mitigation measures so that the proposal would not harm the longevity of the trees.
- 4.10.2 No trees will be removed, and the scheme would include new planting.

## 4.11 Heritage

- 4.11.1 Park House and the surrounding boundary walls are Grade II listed. As both are listed, The Folly is also covered by the listing due to its connectivity with the wall and its existence at the time of listing.
- 4.11.2 The site is also situated within the Thornbury Conservation Area with additional nearby listed buildings. As such, a detailed Heritage Statement accompanies this application.
- 4.11.3 The statement sets out that, *"The scheme would ensure the buildings vacant status would be reversed, and the building be rejuvenated in a sensitive manner and have an optimum viable use ensuring it is utilised by future generations. Due to its location with no intervisibility with Park House the scheme would have a neutral impact on the historic or architectural interest of the Park House. Its garden setting would be enhanced due to its existing poor condition and the surrounding area would be restored and free from garden rubbish"*.

## **5.0 CONCLUSION:**

- 5.1 This application has been prepared to demonstrate that the extension and conversion of The Folly would, in principle, be suitable in relation to the site and the local setting.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.
- 5.3 It has been demonstrated that the proposal would be sympathetic to the local area and that the proposed development can come forward with no harm expected with regard to the listed building and the wider setting.















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