



The Ashton, Bristol

Planning and Heritage Statement

Boyer

Prepared on behalf of Mitchells and Butlers | March 24

REPORT CONTROL

Project:	The Ashton, Bristol
Client:	Mitchells and Butlers
Reference:	24.8011
Document and revision number	Document No. IMS-F-18, Revision 2
File Origin:	3. Submission Records 3.2 Applications
Primary Author	EG
Checked By:	SB

Issue	Date	Status	Checked by

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APPENDICES

Appendix 1. Site Location Plan

1. INTRODUCTION

- 1.1 On behalf of our client, Mitchells and Butlers, Boyer is pleased to submit an application for Full Planning Permission in respect of works associated with an existing public house known as the Ashton, Ashton Road, Bristol, BS41 9LX.
- 1.2 As part of this Statement the proposed development will be considered within the context of the site and its surroundings before being assessed against all relevant policies as set out within the adopted Development Plan.
- 1.3 Furthermore, this report should be considered in conjunction with accompanying forms and plans submitted with the application.
- 1.4 This Statement provides an evaluation of the planning considerations and comprises:
 - A description of the application Site and Surroundings (Section 2);
 - An explanation of the Proposed Development (Section 3);
 - An overview of Relevant Planning History at the Site (Section 4);
 - A review of relevant Local and National Planning Policy (Section 5);
 - An appraisal of the Key Considerations regarding the proposed development (Section 6);
 - Heritage Statement (Section 7);
 - Historic Park and Garden Assessment (Section 8); and
 - A Conclusion (Section 9).

2. SITE AND SURROUNDING CONTEXT

Application Site

- 2.1 This application relates to improvement works associated with the external area of an existing public house known as The Ashton. The Site is located on Ashton Road within the district of North Somerset. Given its proximity to the A370 and bus stops, the area is naturally well served by a range of infrastructure including accessibility on to the local highway network and pedestrian footways.
- 2.2 The Site is located within the settlement boundary of Long Ashton and falls within the defined area of North Somerset. Given its location, the pub also benefits from direct access on to Bristol City Centre via A370. Vehicular access into the Site is through a one-way road which is accessed through the B3128, from the Western side of the Site. The Site provides a private car park for its visitors and offers a charging station for electric vehicles.
- 2.3 The Site is identified within the Bristol and Bath Green Belt, Long Ashton Conservation Area and is within the Ashton Court Registered Parks and Gardens, Grade II* listed (ref. 1000560). The full list entry is available online at Historic England, however for completeness, the main features include the following:
- “An C18/C19 park on an earlier deer park, laid out after designs by Humphry Repton (c 1802), and formal gardens (late C19) around a former country house. Since 1960 used as a public park”.*
- 2.4 In terms of other relevant designations, North Somerset District Council Interactive Policy Map indicates the following designations applicable to the proposed site:
- Aerodrome Safeguarded Zones – ASZ15, ASZ21;
 - Woodland Stock;
 - North Somerset and Mendip Bats SAC Consultation Zones – Zone C;
 - Coal Authority Development High Risk Area; and
 - Floodplains and Flood Risk Area
- 2.5 In contrary to the designation, the Site is identified within Flood Zone 1 - the area of lowest probability of flooding from rivers and the sea.

Surrounding Context

- 2.6 There is Public Right of Way (LA12/22/10) adjacent to the Site along Ashton Road and passes at the Eastern rear into Ashton Park. This footpath remains outside of the Site's red-line boundary and will not be affected in anyway by the proposed scope.
- 2.7 Given the Site's location within the Ashton Court Park and Garden, there are multiple other listed features situated within the wider surrounding area. Most of which vary in Grades however, it is worth noting that none of these features are adjacent to the public house. The

pub is therefore visually well separated from any other listed features, and this will not have any impact on the character or appearance of those aspects.

- 2.8 Whilst there are a number of trees and associated vegetation with the Site, online records confirm none of which are subject to any Tree Protection Orders.

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks full planning permission for works associated with The Ashton public house. For the avoidance of doubt, there will be no changes to the overall use of the site and the proposed scheme simply intends to facilitate improvements in order to enhance the range and quality of facilities available to patrons.
- 3.2 The proposed scope of works includes works to car park, entrance area, dining area and garden area. The works will range from refurbishment to introduction of new features.
- 3.3 Whilst the accompanying drawing pack provides more technical information on all aspects of the proposed scheme, key details of which are summarised below.

Car Park

- 3.4 Whilst this work does not require planning permissions, it is provided for completeness. To confirm, there will be no changes to the number of spaces within the car park. The proposed scheme seeks to enhance the space. This will be done by re-whiting the lines and allow for road sweep to ensure the spaces are visible to diminish conflict.
- 3.5 Furthermore, the existing bin store will be re-stained and repaired. The existing estate fencing will be painted black and to improve legibility, a yellow hatch will be added to field gate. Existing gravel will also be replenished.

Entrance Area

- 3.6 Again, whilst this will not require planning permission, it is provided for context as it seeks to refresh this area of the Site. One way that is proposed is through painting. The existing estate fencing will be sprayed in black and stone bollards will be redecorated in dulux trade 70BG 07/086.
- 3.7 Similar to the car park, the existing gravel will be replenished. Additionally, it is proposed for timber repairs to the porch and render repairs.
- 3.8 Separately, there will be a new timber fence and double gate to hide cellar, with digi pad. In addition, a new screen will be fitted to hide cellar area from the front entrance.

External Dining Area

- 3.9 In this area of the Site, the proposed scheme seeks to introduce new features and enhance existing. It is proposed for a new jasmine arch to main entrance with twinkle lights, new jumbrella and new retractable awning. These will be with heating and lighting, accompanied by planters to ensure an aesthetic look for visitors.
- 3.10 In terms of existing provision, the proposal will remove existing festoon lighting on steel posts, allow for existing gravel to be replenished and remove timber cladding on chimney and new render finish to match existing.

Garden Area

- 3.11 The proposal seeks to improve this area of the Site providing refurbishment in the form of; fencing to be re-stained dark walnut, gate to receive new push bar & over ride, and replenish existing gravel.

4. PLANNING HISTORY

4.1 An assessment has been undertaken of the Site's planning history and is listed as follows:

Reference	Description	Decision
15/P/0706/ADV	Display of 10no signs: 7no externally illuminated signs consisting of 4no wall mounted letter signs and 3no hanging signs and 3no non-illuminated signs consisting of 1 free standing sign and 2no engraved signs (retrospective).	Approve with Conditions Fri 08 May 2015
14/P/1688/F	Part demolition and part rebuilding of fire-damaged public house and restaurant, with the erection of single storey extensions.	Approve with Conditions Wed 17 Sep 2014
00/P/0087/ADV	Display of two externally illuminated fascia signs, one post pictorial sign and one single-sided twin-posted directional sign.	Approve with Conditions Tue 14 Mar 2000
10/P/0078/ADV	Display of 1no. illuminated double sided post mounted pictorial sign, 2no. illuminated fascia signs and 1no. non-illuminated double sided post mounted sign.	Approve with Conditions Mon 08 Mar 2010

5. PLANNING POLICY CONTEXT

5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

5.2 For completeness, the proposal is considered within the context of the National Planning Policy Framework (NPPF) 2023 and any relevant National Planning Policy Guidance (NPPG).

5.3 There are also other local and national documents which are material considerations:

National Planning Policy Framework (December 2023); and

Supplementary Planning Documents.

The Development Plan

North Somerset Council Core Strategy (January 2017)

5.4 The Development Plan for the purpose of this application consists of North Somerset Council Core Strategy (January 2017). The following policies are considered relevant to the scheme:

- CS2 – Delivering sustainable design and construction
- CS4 – Nature Conservation
- CS3 – Environmental impacts and flood risk management
- CS5 – Landscape and the historic environment
- CS6 – North Somerset's Green Belt
- CS9 – Green Infrastructure
- CS11 – Parking
- CS12 – Achieving high quality design and place making
- CS20 – Supporting a successful economy

Site and Policies Plan, Part 1: Development Management Policies (July 2016)

- DM5 – Historic Parks and Gardens
- DM8 – Nature Conservation
- DM9 – Trees and Woodlands
- DM12 – Development within the Green Belt
- DM47 – Proposals for economic development within towns and defined settlements

Site and Policies Plan, Part 2: Site Allocations (April 2018)

- SA5 – Local Green Space

Long Ashton Neighbourhood Development Plan 2013 - 2033 (May 2015)

- LC3 – Local Green Spaces
- ENV1 – Area of Separation
- ENV5 – Areas of Value to Nature or Landscape

Other Material Policy Considerations

Long Ashton Design Statement (February 2014)

National Planning Policy Framework (NPPF) (December 2023)

- 5.5 Paragraph 85 outlines that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 5.6 Section 8: Promoting Healthy and Safe Communities supports that planning policies and decisions should encourage the use of community facilities including public houses, to enhance the sustainability of communities and residential environments thus achieving healthy, inclusive and safe places.
- 5.7 Section 13: Protecting Green Belt Land details the exceptions for appropriate proposals that would affect the green belt. These exceptions for development include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building at paragraph 154.
- 5.8 Section 15: Conserving and enhancing the natural environment states that planning policies and decisions should contribute to and enhance the natural and local environment. In particular, paragraph 176 confirms that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks.
- 5.9 Section 16: Conserving and Enhancing the Historic Environment details conserving and enhancing the historic environment, in particular confirming that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

6. KEY CONSIDERATIONS

6.1 This Section considers the key planning considerations arising from the proposal. It draws upon the site context, planning history and policy review, together with other relevant matters.

6.2 These evidence sources suggest that the following matters are relevant to the determination of the application:

- The principle of development;
- Character and appearance
- Impact on amenity and surrounding area;
- Green Belt

The Principle of Development

6.3 The proposal does not deviate from the continued use of the public house, which is established in principle.

6.4 Furthermore, the planning history of the site establishes the acceptability of development for the purposes of improving the existing building's functionality and enhancing the overall quality of facilities available to patrons whilst visiting the pub.

6.5 In terms of the principle of development on site, the proposal will not result in the loss or negatively impact upon the functioning of the pub, rather it will provide a refresh of the exterior of the building and grounds. The proposal has been designed to improve the current offer provided and represent a significant investment in the building, seeking high-quality design that contributes to the overall appearance of the local area. In doing so these works will support the site's long-term vitality and viability in accordance with paragraph 89 of the NPPF.

6.6 The proposal would not undermine the building's identity as a pub or harm its character within the Grade II Listed Park. The proposed alterations will clearly retain the character of the pub, as there is no change in use or development that would detract from this.

6.7 Whilst the site is located within a Green Belt Designation, for the avoidance of doubt the proposal does not include any extension to the existing building or increase in floor space it simply seeks to enable the site to operate in a more efficient manner in order to continue meeting the needs of customers both now and into the future.

6.8 Whilst we appreciate that according to the Coal Mining Authority's Interactive mapping system the proposed site is technically located in a 'Development High Risk Area'. Given the nature of the proposal, all works shall involve soft landscaping to the existing site itself therefore are non-intrusive in nature. Despite the fact some form of groundworks will inevitably be required to accommodate the improvements to the dining area, the overall scope of which will be minimal and deemed to be inconsequential seeing as the site already comprises a significant level of development.

- 6.9 It is proposed that the works would benefit the function of the pub, whilst preserving its surrounding historical significance through a sensitive design and development approach. The scale and design of the development would be suitable to the existing character of Long Ashton and would not have a negative impact on its' setting in accordance with policies CS4, CS5, CS6, CS9, CS11, CS12 and CS20 of NSCCS.

Character and Appearance

Use

- 6.10 The proposals do not involve any deviation from the existing use as a pub, rather they seek to improve the building's operation through a series of sensitively designed alterations to the building's exterior. The proposed works align with the objectives of policy CP12 from the Local Plan and shall facilitate much needed improvements in order to preserve and in doing so support the sustainability of local communities.

Layout

- 6.11 Externally and internally, no layout changes are proposed.

Design

- 1.1 Whilst the proposed external dining area would clearly alter the appearance of the building, it is considered to be sufficiently subservient in design and the open nature of the design would further limit its visual impact in terms of density, scale and massing.
- 6.12 Overall, it is considered that the proposed development would improve the appearance of the public house and grounds for the benefit of the local area. The updated scheme proposes only necessary additions to modernise where necessary and have been designed to remain keeping with the character of the building. The implementation of attractive alterations and additions would be of an appropriate scale of development that provides a high-quality design that sensitively responds to the local historic context and enhances the existing character and local distinctiveness of the public house in compliance with Section 16 of the NPPF and Policies CS2 and CS12.

Access

- 6.13 Access to the property will remain as existing.

Impact on Amenity and Surrounding Area

- 6.14 The proposed works comprising of an awning, jumbrella and jasmine arch have the potential to impact upon amenity of surrounding conditions. However, there is no reason to believe that the proposed works would negatively impact upon amenity as there are no changes proposed to the opening hours of the existing public house with only the external areas being enhanced.

- 6.15 The proposal would not adversely affect the amenity of any nearby residents in terms of noise or smell due to the minor scale and proposed location of works away from neighbouring boundaries.
- 6.16 In light of the above, the proposal is not considered to increase the overall levels of harm to neighbour's amenity or surrounding areas by way of noise or light pollution and general disturbance in accordance with paragraph 123 of the NPPF, CS3 and CS12 of NSCCS.

Green Belt

- 6.17 The Interactive Policies Map indicates the Site is technically located outside the Long Ashton settlement boundary and in Green Belt. However, given its nature, the Site already contains existing development and is relatively well screened by vegetation in all directions.
- 6.18 Policy CS6 of the NSCCS seeks to protect land within the Green Belt and notes that the boundaries of the Bristol – Bath Green Belt will remain unchanged during the plan period as it ensures a clear distinction between urban Bristol and rural North Somerset, which is highly valued and strongly supported.
- 6.19 Policy DM12 of Sites and Policies Plan notes that the extension or alteration of a building will not be regarded as inappropriate provided that it is within the existing curtilage and it does not result in disproportionate additions over and above the size of the original building.
- 6.20 The NPPF sets out a presumption in favour of sustainable development whereby Local Planning Authorities should approve development proposals which accord with relevant development plan policies unless where that protect areas or assets of particular importance provides a clear reason for refusing the development proposed'. As per Footnote 7 of paragraph 11, protected areas include land designated as Green Belt.
- 6.21 Paragraph 142 of the NPPF states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 6.22 Paragraph 143 of the NPPF confirms the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;*
 - b) to prevent neighbouring towns merging into one another;*
 - c) to assist in safeguarding the countryside from encroachment;*
 - d) to preserve the setting and special character of historic towns; and*
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 6.23 Accordingly, the North Somerset Green Belt Assessment (April 2021) provides assessment of the Ashton Court, which the proposed site sits within:

Purpose 1 – to check the unrestricted sprawl of large built-up areas

6.24 Land is immediately adjacent to the Avon Gorge. The river and gorge provide a significant physical boundary. The Green Belt prevents the sprawl of Bristol extending beyond this boundary.

6.25 Paragraph 154 in the NPPF states that:

‘a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building’

6.26 Overall, the external alterations including the installation of a jumbrella would involve modest and complementary alterations to the building which would both improve the appearance and help maintain the existing character of the property, without compromising its visual significance.

6.27 The jumbrella would not result in a disproportionate addition over and above the size of the original building and has been carefully designed to be of an open nature which will not impact the surrounding openness of the space.

6.28 The Ashton has been historically altered due to a fire as highlighted within the planning history with relatively minor alterations, therefore slightly altering the appearance of the building, however not increasing the floorspace significantly nor increasing the bulk and scale of the site.

6.29 Accordingly, it is considered that the proposal would be acceptable as there is a limited impact upon the openness of the Green Belt and is compliant with policy CS6 of the NSCCS and DM12 of Site and Allocations Plan and paragraphs 142 and 154 of the NPPF.

Purpose 2 – to prevent neighbouring towns merging into one another

6.30 The Green Belt serves to maintain the separation of settlements Abbots Leigh, Leigh Woods and Long Ashton.

6.31 Seen as the proposed site already contains a reasonable level of development in the form of an existing pub it is not considered to contribute highly to this purpose of the Green Belt. The site is also well-separated from Long Ashton to the West and given the scale of the proposal, would not result or contribute to the coalescence of any nearby villages or settlements.

1.2 The proposed works are minimal in nature and on that basis the site shall retain the function of the countryside therefore would not result in the merger of any urban areas or built form.

Purpose 3 – to assist in safeguarding the countryside from encroachment

6.32 The land safeguards the countryside from encroachment.

- 6.33 The proposed site comprises existing development and therefore would not result in any further encroachment into the countryside. Additionally, the proposed works will not encroach on land outside of the site boundary.
- 6.34 The provision of the external dining area, covered by the retractable awning, utilises the exiting outdoor space and does not create any additional floorspace above and beyond that already approved.
- 6.35 In addition to the above regard will also be given to the bulk and scale of any proposals, their effect on the openness of the Green Belt and impact on the general appearance of the area. On that note the jasmine arch, jumbrella and awning all have a lightweight design to sympathetically complement the appearance of the existing building and therefore shall not dominate the principal elevation nor intrude into the wider street scene when visible from Ashton Court and Ashton Road.
- 6.36 Other aspects of the proposal including fencing and outdoor storage units shall also remain proportionate to the public house and would not result in additions 'over and above the size of the original building'. The proposed works would therefore not negatively impact the overall character or openness of the Green Belt and remain in accordance with Policy CS6 of the Core Strategy and Section 13 of the NPPF.

Purpose 4 – to preserve the setting and special character of historic towns

- 6.37 Preserves an open setting for the Gorge and Suspension Bridge, preserves the setting of the conservation areas in Clifton, central Bristol and Leigh Woods. Also contains the Ashton Court Estate.

Purpose 5 – to assist in urban regeneration, by encouraging and recycling of derelict and other urban land

- 6.38 The proposed development will contribute to meeting this objective by making more efficient use of the existing building and enabling the pub to operate in line with customer demands.
- 6.39 Given the above, the proposed development accords with national planning policy, maintains the overall function on the Green Belt and does not conflict with the purposes of the Green Belt.
- 6.40 The proposal external alterations shall improve the building's overall operation as a vibrant restaurant through the upgrade of the exterior of the building. Most notably this includes the erection of an awning, jumbrella and jasmine arch with a timber frame within the dining areas and proposed enhancement external areas of which shall be constructed of appropriate materials, designed in an open nature and are naturally well screened by vegetation throughout the site which reduce the overall visual impact. The nature of the proposal therefore remains in keeping with existing development on site and in doing so shall preserve the openness of the Green Belt.
- 6.41 The proposal simply intends to benefit operations at the pub by providing newly updated facilities with enhanced outdoor dining areas to allow a greater customer experience, whilst

ensuring the proposed works to not impact upon the Green Belt in accordance with general objectives of policy CS6 of NSCCS and DM12 of Site and Allocations Plan.

Summary

- 6.42 Paragraph 153 of the NPPF expands on for considering planning applications in relation to development within Green Belt Land that should clearly outweigh potential harm including by reason of inappropriateness. This statement has considered such circumstances exist with regard to this development.
- 6.43 As per paragraph 89 of the NPPF significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Moreover, section 8 of the NPPF supports planning decisions that encourage the use of community facilities, including public houses, to enhance the sustainability of communities and residential environments.
- 6.44 This proposal is reflective of the high quality nature of the Mitchell and Butler approach to their estate, and the proposals will form an attractive, bespoke and inviting environment. The scheme will therefore reflect the existing high-quality design of the site, ensuring there is a sympathetic approach to both preserve and enhance the character and appearance of the host building.

7. HERITAGE STATEMENT

- 7.1 This section of the report considers the proposal from a heritage perspective. It examines the impact that the proposal will have on the listed garden and park, sets out the rationale for the proposed works, then concludes with an assessment of the likely impacts of the proposed works on the heritage designations.

Heritage Significance

- 7.2 The application site is located within the Long Ashton Conservation Area, Bristol and Bath Green Belt and according to Historic England's records, is identified as a Grade II* Ashton Court Historic Parks and Gardens (ref. 1000560). For completeness, the entry listing is reproduced below and highlights the relevant parts of the park deemed to have historic significance:

'An C18/C19 park on an earlier deer park, laid out after designs by Humphry Repton (c 1802), and formal gardens (late C19) around a former country house. Since 1960 used as a public park'.

Rationale for Proposed Works

- 7.3 In line with Section 16 of the NPPF, designated heritage assets are irreplaceable resources and sets out the need for their conservation for the enjoyment of existing and future generations. The existing Ashton pub requires investment and revitalisation to support the sites longevity and continue meeting contemporary customer expectations.

- 7.4 Paragraph 196 of the NPPF states;

'In determining applications, local planning authorities should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place

- 7.5 Therefore, the rationale for development is to upgrade the existing outdoor area to meet present day needs and commercial expectations, allowing the continued success and viable operation of the pub in respect of the surrounding heritage asset. Ongoing investment and maintenance are essential for the long-term protection and use of the building. The proposed works are sensitive to the host building and are considered to have a negligible impact on the wider surrounding area, thus conserving the character of Long Ashton Conservation Area, Ashton Court Park and Gardens and its setting. This will enhance and improve the existing

facility in accordance with Policy CS5 of the Core Strategy and DM5 of the Development Management Policies.

Assessment of the likely Impact of the Proposal

- 7.6 The proposal would not remove traditional local features of the host dwelling nor materially alter the prevailing character and heritage interest of the Historic Park and Garden. The proposed scope of works simply seeks permission to provide high quality, sensitive alterations, that retain and enhance the property's fabric and character. As such the scheme will not result in the loss or negatively impact upon the functioning of property, rather it will provide much needed improvement to the external area associated with the existing Ashton pub.
- 7.7 The proposal would not undermine the Ashton Court's identity as a Grade II* Park and Garden, and the alterations will clearly retain the character and features of the property, as there is no change in use or development that would detract from this. The scale and design of the development would remain ancillary to overall function of the existing pub and would not have a negative impact on the building's setting.
- 7.8 No substantial harm or loss would result from the proposed works to the Historic Park and Garden and the scheme intends to revitalise the pub for the benefit of members of the public and patrons.
- 7.9 The proposed works are considered to provide a positive contribution to the character and appearance of the Long Ashton Conservation Area and Ashton Court Park and Garden. This will enhance the building's historic and architectural interest in accordance with Policy CS5 of the Core Strategy and DM5 of the Development Management Policies.

Summary

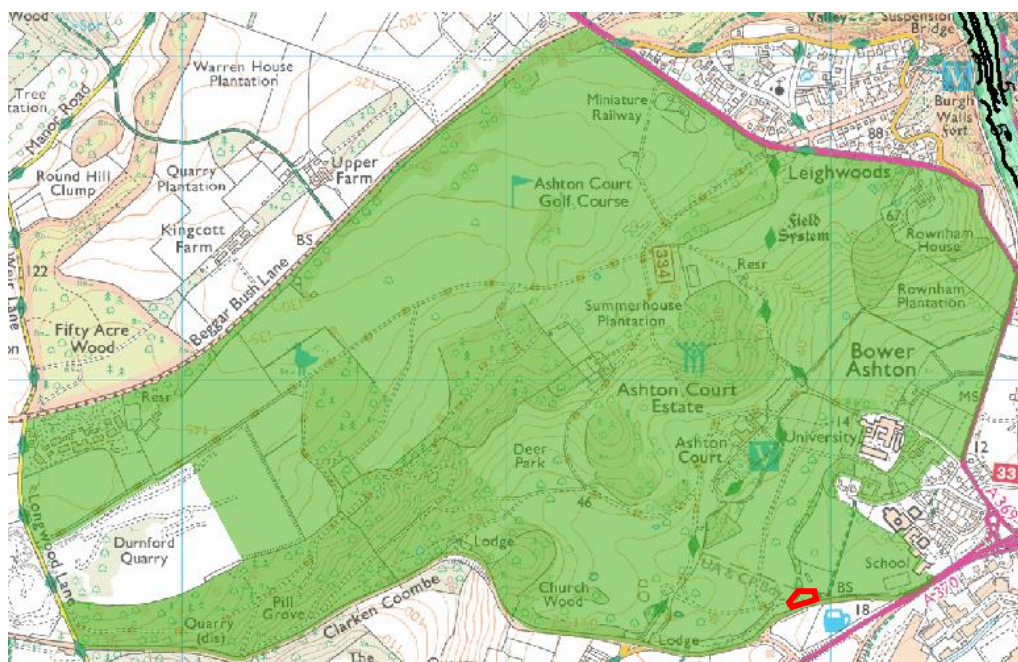
- 7.10 The proposed scheme would preserve, sustain, and enhance the special character, significance, appearance, and historic interest of the site where possible. The scale, form, proportion, design, and materials proposed would ensure the retention of heritage features in accordance with national policy, the North Somerset and Long Ashton Policies:CS4, CS5, CS6, CS12, DM3, DM5, DM8, DM12, LC3 and ENV5.

8. HISTORIC PARK AND GARDEN ASSESSMENT

8.1 In line with the North Somerset Council’s requirements, the application will provide a Historic Park and Garden Assessment due to the designation of the Site.

8.2 This will address the following:

8.3 The location of the historic park and garden is Ashton Court and is an estate of 350ha located 5km west of the centre of Bristol in the parish of Long Ashton. The Site of the proposed development is along the South-Eastern boundary, represented in red below:



8.4 Overtime, Historic England’s records provide the history and change. Evidence of human occupation dates back to Bronze Age, Iron Age and the Roman period. The ancient fields survived to the enclosure of the land as a deer park in the 14th century. In 1545, with the already single ownership of the land, former sheriff and mayor of Bristol, John Smyth, purchased the estate. This remained the case for decades up until 1959, when it was bought by Bristol City Council from the Smyth family. The park has since been little altered by the City Council but continues to operate as a deer park and public park.

1.3 The historic park and garden features a host of listed structures. Ashton Court Mansion is seen as the host structure, Listed at Grade I (ref. 1129841), with its heritage significance in line with the historic park and garden. Other important structures within the park include:

- Two Sets of Railings, Gates and Gatepiers at South End of Ashton Court Mansion – Grade II (ref. 1129842)
- Garden Wall at East Corner of Ashton Court Mansion – Grade II (ref. 1137897)
- Garden Wall at South Corner of Ashton Court Mansion – Grade II (ref. 1248844)

- Kennel Lodge and Attached Walls – Grade II (ref. 1209478)
- Clifton Lodge - Grade II (ref. 1129037)

8.5 The rear of The Ashton presents views of Ashton Court Park. Within these views, visibility of the important features listed above are low. Evidence of this can be visualised in the images below:

Figure 1. Northern rear



Figure 2. Eastern rear



- 8.6 The proposed scheme as a result of the low visibility will not significantly harm surrounding Ashton Court and its features. The park will still be visible to visitors of The Ashton and visitors of the park will have sight of the pub.
- 8.7 The proposed development is necessary to ensure the operational use of the pub and to further its appeal to patrons. The proposed scheme will provide an improvement to the rear areas of the pub, and in turn attract visitors to The Ashton due to the views offered onto Ashton Court. This in turn will raise the awareness of the historic park and garden.

9. CONCLUSION

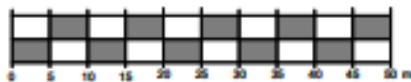
- 9.1 This statement has been prepared to support an application for full planning permission for various external works to the public house at The Ashton, Ashton Road, Bristol, BS41 9LX.
- 9.2 The proposal will enable the public house and associated grounds to be updated in a sympathetic manner which contributes to the preservation and enhancement North Somerset's heritage assets.
- 9.3 The justification in planning terms for the proposed development is summarised as follows:
- Enabling significant investment into the continued use of the facility as a pub and restaurant, ensuring its retention and enhancement as a local community facility and its long term sustainability;
 - The proposed external alterations will not compromise the aesthetic, architectural or historic interest of the public house and will maintain the operation and trade through the provision of a high-quality scheme that is sensitive to its surrounding context; and
 - Due to the minimal nature of the proposals, the proposed development accords with national planning policy, maintains the overall function on the Green Belt and does not conflict with the purposes of the Green Belt.
- 9.4 On balance, the proposed development represents improvement to the future operation of the pub and does not give rise to any adverse design or amenity impacts. Therefore, the proposal is considered to be in accordance with the Development Plan, NPPF and other relevant material considerations.
- 9.5 By virtue of the above we respectfully request planning permission be granted subject to any necessary conditions.

APPENDIX 1. SITE LOCATION PLAN



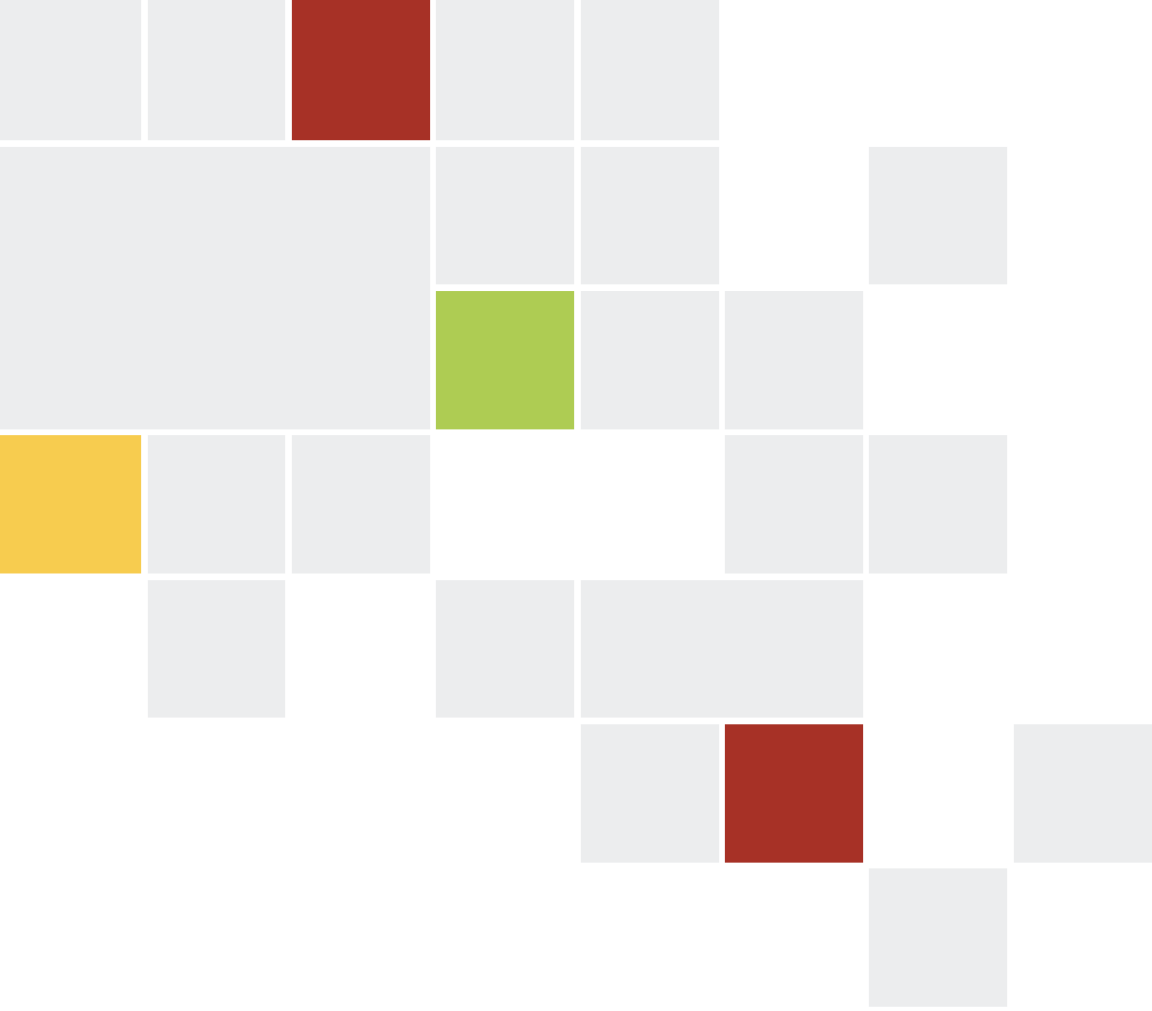
LOCATION PLAN

Scale: 1:1250 @ A1



1:1250 SCALE BAR (METERS)

Park House, Greyfriars Road, Cardiff, CF10 3AF | 02920 736 747
cardiff@boyerplanning.co.uk | boyerplanning.co.uk



Boyer