

THE WILD HARE, TINTERN DESIGN & ACCESS STATEMENT + HERITAGE IMPACT STATEMENT

REV P1

TWH-OCH-XX-XX-RP-A-5100

REV	DATE	AUTHOR	APPROVAL	DETAILS
P1	27.03.2024	AR/BH	KR/JB(Landscape) / RC (Architecture)	planning application

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1.0. INTRODUCTION + BRIEF

This Design and Access Statement with Heritage Impact Assessment (DAS+H) has been prepared to complement existing planning and listed building consent applications DM/2023/01408 and DM/2023/01409 for the refurbishment, internally and externally, of the Wild Hare Public House, Tintern, with positive enhancement of the external spaces, including an increase in the net biodiversity on site.

For all details relating to the proposed internal & external building refurbishment / replacement or construction works of The Wild Hare please see the existing DAS DM/2023/01408 and listed building consent application DM/2023/01409 prepared by Office Corr Higgins.

To prevent duplication of facts and details, this document covers external works relating to areas within the red line boundary of the applications site.

This document should be read in conjunction with the following landscape drawings:

TWH-JJB-LD-GF-DR-L-0101-General Arrangement Plan	TWH-JJB-LD-GF-EL-L-0202-Street Elevation East
TWH-JJB-LD-GF-DR-L-0103-Exterior Services	TWH-JJB-LD-GF-EL-L-0204-Street Elevation Forge Road Car Park - Proposed
TWH-JJB-LD-GF-DR-L-0105-Hardscape	TWH-JJB-LD-GF-EL-L-0205-Street Elevation Forge Road Car Park - Existing
TWH-JJB-LD-GF-DR-L-0106-Tree works	TWH-JJB-LD-GF-SE-L-0201-Cafe Garden Section A
TWH-JJB-LD-GF-DR-L-0109-Upper Carpark and Steps	TWH-JJB-LD-GF-SE-L-0203-Dining Terrace to Stream Edge Section B
TWH-JJB-LD-GF-DR-L-0110-Upper Carpark and Service Area	TWH-JJB-LD-GF-SK-L-0301-Timber Framed Tent-Details
TWH-JJB-LD-GF-DR-L-0111-Tree Planting	TWH-OCH-XX-XX-DR-A-1340 Prop Elev Mushroom House
TWH-JJB-LD-GF-DR-L-0112-Soft Planting	TWH-OCH-XX-XX-DR-A-1341 Prop Elev Bike Store
TWH-JJB-LD-GF-DR-L-0113-Cafe Garden	



Aerial view of property from the south east.

THE PROPOSAL VISION

The overarching drive of the landscape proposals at the Wild Hare, Tintern is to provide a high quality, safe, multi-functional accessible external space for guests and visitors. Through the delivery of a biodiversity rich landscape setting that respects and supports the character of this landmark heritage asset within the culturally important village of Tintern.

Much of the information contained in this document is drawn from supporting information prepared by specialist consultants, the most relevant of which are these which are submitted with the planning application:

- i. Arboricultural Impact Assessment for the Wild Hare (dated 21.03.2024) by Tyler Grange. Including BS5837:2012 Tree Survey Schedule and Tree Constraints Plan
- ii. Ecological Assessment for The Wild Hare (dated 27.03.2024) by Tyler Grange
- iii. The Wild Hare, Tintern: Written Scheme of Investigation - Archaeological Monitoring and Recording
- iv. Andrew Waring Associates, Letter ref: 13177.2/TWH/BW - Drainage Strategy Statement.



General Arrangement External Works Plan

2.0. THE SITE + CONTEXT ANALYSIS

SITE DESCRIPTION

The Wild Hare sits on the southwest side of the busy A466 which runs between Chepstow and Monmouth along the Wye valley. The site is bordered to the south by Forge Road, and to the north by the Anghidi River which feeds into the river Wye.

The pub is a Grade II listed building within Tintern village and was formerly known as The Royal George. The location is within the Tintern Conservation Area (Character Area 3: Abbey Mill & Environs), and the Wild Hare is a prominent and highly visible historic building within the village. Tintern is also within the wider setting of the Wye Valley Area of Outstanding Natural Beauty (AONB) which covers 126 square miles from Mordiford, southeast of Hereford, down 58 miles of the lower Wye river to Chepstow.

The main pub car park borders the A466 and is bounded to the west by the lawn in the centre of the site. Alongside the main pub building are two detached accommodation units, one of which runs parallel to Forge Road, and the other lies at an angle to the road bordering the southwestern car park.

Within the grounds there are formal ornamental beds and clipped hedging, mostly concentrated around the buildings, with more mature trees in the north west corner and alongside the northern boundary. The majority of the site around the buildings and the main car park is relatively level, while the ground is significantly higher to the west and within the southwest car park, allowing for access from the Forge Road which rises fairly steeply up from the junction with the A466.

The pub and its grounds are directly visible from a number of local properties and businesses which sit along the A466 and Forge Road. It can also be easily and clearly seen by users of the roads and pedestrians as it is a prominent landmark at the Forge Road and A466 junction.



Aerial view of property from the south west. Illustrating view descriptions areas and approximate red line boundary.

EASTERN BOUNDARY

Visually open from the eastern aspect over a large car park The Wild Hare holds a prominent location at the crossroads being a landmark building within a cluster of historic buildings, that defines the character of this part of the Village.



View from outside the site, looking toward The Wild Hare from the SW.



View from outside the site, looking toward the accommodation blocks over the existing car park & garden.



View from outside the site, looking toward The Wild Hare , arts and crafts dining room and existing tent structure from the SW.



View from outside the site, looking toward the accommodation blocks over the existing car park & garden, showing riverside alders and adjacent property.

SOUTHERN BOUNDARY

The southern part of the southern boundary with Forge Rd. is defined by a drop in levels, down into the site from the road. This change of level and open metal balustrade along the top of the boundary wall results in direct views of 'back of house' areas of the pub & hotel complex comprising of low roofs, storage buildings & utility walkways.

The mid-section of this boundary comprises of a section of old rubble stone wall of two heights with angled capping stones.



View from outside the site, looking toward The Wild Hare from Forge Road (southern section).

The northern most section of this boundary comprises of a section of thick well clipped conifer hedge leading up to the open front of the top car parking area. This parking area is defined by a set of low yellow metal security hoops set in tarmac. The interface with the north boundary is ill defined and overgrown at present.



View from outside the site, looking toward the accommodation block over the existing car park clipped evergreen hedge (northern section).



View of site (taken from Google street mapping) to show the mixture of boundary treatments along edge of Forge Road (middle section).



View from outside the site, looking toward the accommodation block over the existing car park clipped evergreen hedge (northern section).

WESTERN BOUNDARY

The western boundary is with adjacent properties, recently built and thus designed to offer a blank façade to the site grounds. The properties are located on higher ground that steeply transitions through a retaining wall to an overgrown paddock close to the river edge.



View from inside the site, looking along the northern boundary towards the river.



View from inside the site, looking at rear elevation and garden spaces of adjacent properties the northern Boundary. Showing start of conifer block that leads down to the river edge.



View from inside the site, looking at the side & rear of properties adjacent to northern boundary.



View from inside the site, looking at conifer planting along northern boundary. River is on the immediate right of dead tree.

NORTHERN BOUNDARY

The northern boundary is defined by the River Anghidi, bounded by Alder & Leyland cypress trees. The river is around 1m below the level of the adjacent garden spaces and separated by blocks of beech hedge planting and sections of post and rail fence.

There are indications of erosion of the banks of the river channel and that process appears to still be in action.



View from outside the site, looking toward the southern most section of the eastern site boundary, showing the point where the river goes under the main road.



View from inside the site, looking toward the northern most section of the boundary where it joins the northern boundary.



View from inside the site, looking toward the mid section of the eastern site boundary, showing the property on adjacent river bank.



View from inside the site, looking along the river edge toward the northern boundary.

OPPORTUNITIES

The key opportunities which this Proposal addresses are:

- Enhance the visual prominence and setting for The Wild Hare.
- Improved visual screening between the main southern car park and internal spaces of the gardens.
- Improved use of the garden spaces through clearer design of the spaces and more defined separation that relates to the use of the different spaces.
- Simplify and co-ordinate the external hard works palette of materials.
- Improve accessibility across the site.
- Enhance biodiversity through increased native tree, shrub & hedge planting.

CONSTRAINTS

The key constraints which the design for the Proposal has addressed are:

- Respect for the character of this landmark listed building within the wider Tintern Conservation Area & Wye Valley AONB.
- Respect for the special conservation status of the river Anghidi as a tributary to the River Wye SAC.
- Respect for visual & audible amenity of local residents and visitors to the village of Tintern
- Respect for the existing natural assets within the site such as Alder trees that contribute a strong riverside character and the existing topography that reflects the sites previous use as a holding pond for the Abbey Mill (now a car park)

Planning policy and guidance which has shaped the Proposal is set out in section 5 below, with brief explanations of the design responses relating to individual policies and documents.

3.0. INTERPRETATION

Adjacent to paved areas, wall mounted non-directional lighting is used for back of house areas. Small post mounted up & down spot lighters are used on the side entrance doorway and to mark doorways to accommodation blocks. Overhead strip lights are also used on the underside of roof structures to provide lighting to walkways adjacent to room entrances.

The previous pages provide a photographic overview of the site as it currently stands. Photographs taken in February & March 2024.

The brief has been examined in relation to the analysis of the site as shown in the previous section. The resultant project objectives have been produced following design meetings involving the full client multidisciplinary team to guide the design of external spaces.

PROJECT OBJECTIVES - Celebrating People / Heritage / Nature

- Enhance the visual prominence and setting for The Wild Hare through creation of a well defined arrival space that addresses the streetscape.
- Planting of a line of trees and or increased soft landscape treatments along the southern lawn edge to provide a layer of visual separation between streetscape and central garden spaces.
- Redefinition of central garden spaces to create more intimate defined spaces with different functions that relate better to the functions of the surrounding buildings.
- Upgrades to surfacing and layout to enhance access throughout the garden spaces for all visitors to the Wild Hare.
- Preparation of a simple, well defined hard & soft landscape palette that reinforces local distinctiveness of the external spaces.
- Use of locally prevalent tree and shrub species or those with a strong biodiversity benefit to enhance the breadth of biodiversity that could be supported within external spaces.

4.0. DESIGN DEVELOPMENT

Following the setting of the site parameters and project objectives a round of design development was entered into to test and inform the final proposed design being taken forward. On top of the design objectives a number of client site enhancements also need to be taken into consideration as part of the final design for the external works at the site.

These include:

- Refurbishment to existing main car parking surface.
- Planting of line of pleached trees to increase visual separation between gardens and the front car parking area & the village.
- Construction and installation of a timber frame tent structure for outdoor seating.
- Creation of new gravel surface with installation of fire pit and outdoor seating areas.
- Creation of new paved surface for dining terrace.
- Refurbishment of external paved surfaces, including re-arrangement and minor increase in area of terraces that relate to Hotel rooms.
- Replacement of several large non-native conifer trees with a range of locally appropriate native tree species.
- Replacement of non-native hedges & heavily trimmed shrub species with more biodiverse and wildlife friendly planting scheme including increased amounts of native plant species.
- Redefinition of internal garden spaces to better relate to functions linked with dining guests or hotel visitors.
- Adjustments to existing landscape features & topography to accommodate inclusion of LPG tank & secure bin store to rear of The Wild Hare. Both to be screened with new native hedge from view from street & publicly accessible areas.
- Construction and installation of a timber Mushroom House with integrated bat boxes within the western half of the gardens for production of in-house fungi to supply the restaurant.
- Upper carpark to be separated from the streetscape with automatic gates in a traditional estate railing style and be flanked by new beech hedge.
- Increase in size of top car park area.
- Adjustment & replacement of surfaces & steps to provide pedestrian access from the top car park to Hotel accommodation buildings to improve safety and accessibility.
- Inclusion of external secure bike parking hoops for visitors. Lockable bike store for overnight guests provided near top car park.
- Updates to existing external lighting to sensitively address the safety of guest movement requirements at night whilst respecting the village setting and the close proximity to many Bat supporting habitats.
- Adjustment & replacement of surface of the existing enclosed external seating area at front of The Wild Hare to improve visual amenity to the streetscape and provide a more appropriate setting to this landmark historic building.

5.0. THE PROPOSALS

The Proposal responds to the five principles of good design, as set out in Planning Policy Wales (PPW) – Edition 12 (February 2024), and Technical Advice Note (TAN) 12 : Design (March 2016). These 5 key principles are: Character, Access, Movement, Environmental sustainability and Community Safety.

CHARACTER

The design is in keeping with the character of the Conservation Area and makes use of local materials. Planting has been designed to enhance the existing vegetation within and surrounding the site, and to enhance the setting of the pub. Consideration has also been given to screening for the benefit of local residents where that is considered to be appropriate. The gothic arch detail from Tintern Abbey, which is visible from site, are referenced in the design of the tented garden structure. See design details section for further information.

ACCESS

Proposed levels around the site will allow access for all, and where there are steps then there is also an alternative route along paths at an appropriate grade. Surface treatments will be consistent with use and proposed movement around the site, to make access and way-finding legible and logical.

MOVEMENT

The pub is right next to the bus stop for Tintern and the public will continue to be able to access the site via this very convenient means. Access for walkers and cyclists will be encouraged

Pedestrians within the site will be able to easily access all public areas via the proposed paths with suitable surface treatments according to location.

Adequate provision for refuse storage and collection has been provided, and should emergency services need to access the site then they can do so along the A466 and Forge Road, turning in to either of the two car parks.

ENVIRONMENTAL SUSTAINABILITY

The existing assets of the site are to be retained and protected with proposals respecting existing native tree cover and sensitive riverside corridor. New planting is of a range of locally prevalent native species supplemented in areas close to the buildings with biodiversity enhancing species.

The environmental impacts of materials on site have been considered and where possible low energy lighting will be used, existing materials such as stone pavers will be re-used and maintenance regimes will be reviewed to see where positive enhancement can be achieved through changes in site management.

COMMUNITY SAFETY

The site sits at the junction of the A466 with Forge Road and is readily visible to all vehicle users and pedestrians. In addition, there are properties and businesses along the roads that have visual access to the external areas around the pub. The overall visibility of the site allows for good natural surveillance. This will continue during the hours of darkness when the external areas will be lit during opening hours to allow for safe vehicle and pedestrian movement.

Local street lighting will supplement the lighting provision and continue to provide visibility in to the site throughout the night.

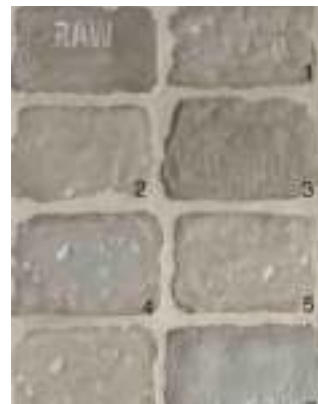
6.0. DETAILED DESIGN PROPOSALS

The following pages set out detailed design information that will deliver the character of the proposals. The details should be read in conjunction with full sized plan work and specialist reports that form the submission document.

HARD LANDSCAPE MATERIALS

An elegant and sustainable palette of materials has been developed to provide safe access around the site. Materials have been selected for their suitability in a high use and rainfall environment. Where possible existing stone slabs will be lifted and relaid to make the most of existing site materials. The car parks will be resurfaced ensuring existing kerbs and sub-bases are used for maximum sustainable use of materials on site.

Please see drawing TWH-JJB-LD-GF-DR-L-0105-Hardscape



1. Concrete
2. Mud
3. Clay
4. Volcano
5. Fossil
6. Mineral
7. Tunder

'Abbey Exterior' is a 22mm thick concrete paver from RAW stone which will be used for the fine dining terrace and the paths adjacent to the accommodation buildings. Offered in a subtle range of colours and natural stone finish, it is an attractive and economic surface which blends well with the Monmouthshire stone



Local pink crushed natural stone 5mm to dust forms a well consolidated porous pedestrian surface of local character.



A natural pink sandstone laid as a 300mm wide flat edging or turned on it's side to form an upstanding edging between soil and hard paving or chippings.



Concrete paver Terpstra from RAW stone - in an effective cobblestone size of 120 x 200mm will form the path at the cafe - matching the interior flooring

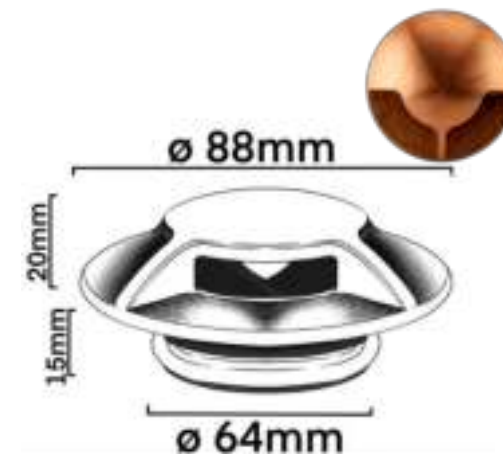


Existing stone slabs to be lifted and relaid where required.

LIGHTING

Across the scheme a more paired down and coordinated palette of lighting fixtures is proposed. These have been specifically selected to be in keeping with the heritage and character of the area. They are to be specified with a warm lighting LED bulbs (2700K or less) and both location and arrangements have been chosen to respect local nocturnal wildlife. The use of timers or motion sensors for peripheral lighting (that, not required for staff / guest safety) will be standard to preserve dark hours for both local wildlife and local residents.

Please see drawing TWH-JJB-LD-GF-DR-L-0103-Exterior Services



HUNZA@Surface Mount Path Light - a directional low level path light with warm white light PLSM/L 2700K



Zennor ip65 garden spot light on adjustable bracket in bronze used to highlight trees and the clipped architecture in the front areas of the garden.



A soft up lighter in bronze finish to create soft washes of light on the hedges at the front of the garden



Hunza moonlighter casting a moonlight effect from a rubber fixing within a tree - anti glare guard and lens for moonlight effect



A rusty slot down lighting bollard with low energy bulb gives a soft warm light to paths, and has an architectural presence on the site. Dimensions Height: 500mm Width: 120mm Depth: 120mm



Cochrane ip54 mast light in natural unlaquered brass is wall mounted a down lighter

LIGHTING

The following illustrative studies were produced to visualize the change in lighting levels likely as a result of the changes to the lighting scheme. These changes have been undertaken to:

- Better light the guest & staff areas of the site for safety.
- Remove the need for flood lighting.
- Respect the river corridor.



Illustration of current lighting scheme - provided by a range of light fittings and two street lamps on A466. (For comparison purposes this illustration uses the exterior services plan and shows lighting that is mounted under first storey building canopies).

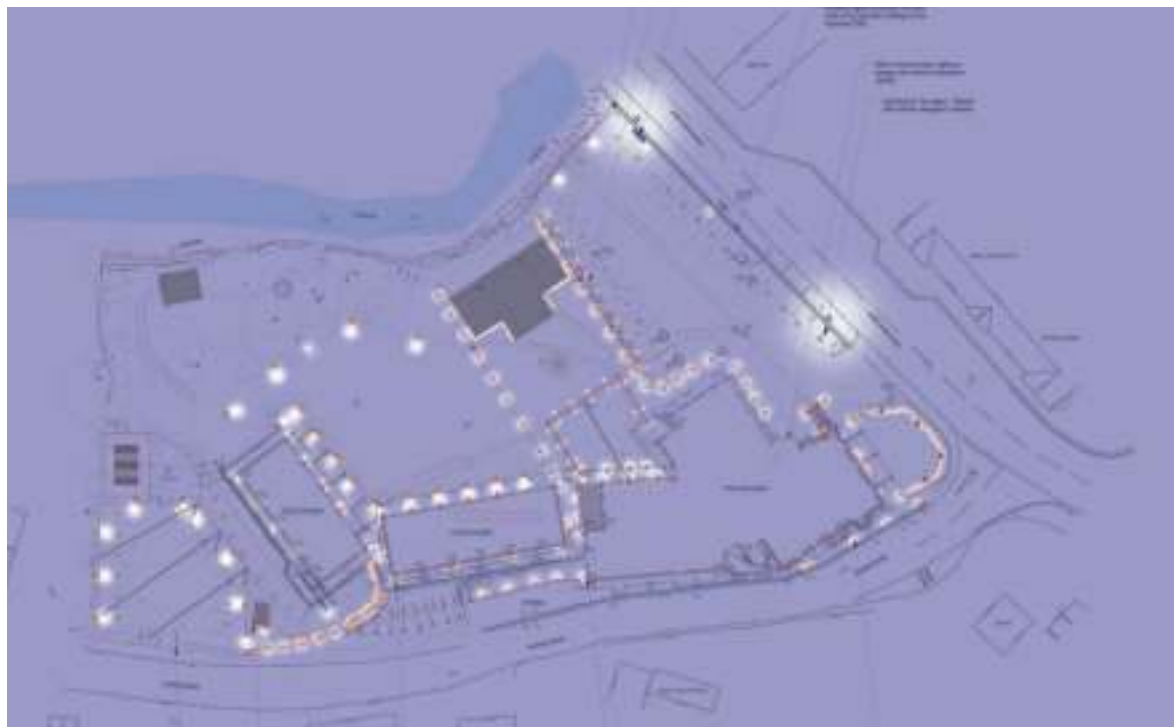


Illustration of proposed lighting scheme - (For comparison purposes this illustration uses the exterior services plan and shows lighting that is mounted under first storey building canopies).

LIGHTING

The following shows the current range of lighting used on site. Many of the units are very energy inefficient and do not feature any form of directional control.



Wall mounted (shielded) spot lighting



Building mounted flood lighting



Existing street lighting



Wall mounted spot lighting to hotel room doors



Canopy mounted exterior strip lighting



Post mounted carriage lighting



Wall mounted non-directional lighting



Wall mounted non-directional lighting



Wall mounted non-directional lighting

EXTERNAL WORKS FEATURES

A few key character items will be used to reinforced the heritage character of the external works scheme including the suite of elements below. For sustainability as much existing timber garden furniture will be retained for reuse.

Please see General Arrangement drawing No: TWH-JJB-LD-GF-DR-L-0101-GA - Whole Site



Traditional estate railings and gates will be used for the safety and security of the guests and visitors



Cor-ten container allow for seasonal planting in front of the windows looking over the car park.



Carved oak posts and square section metal bars on the diagonal are used to create a division and plant support between the fine dining and the larger garden



The metal fire pit/cooking fire in rusted steel finish will be a moveable element, as are the benches and tables which can be configured to suit different events in the central area of the garden which sits in front of the 'Tree Marquee' - providing an exciting and theatrical dining experience for hotel guests and restaurant visitors.



Rusted finish steel bike racks to be set into the paving, with slot for securing different styles of bike lock



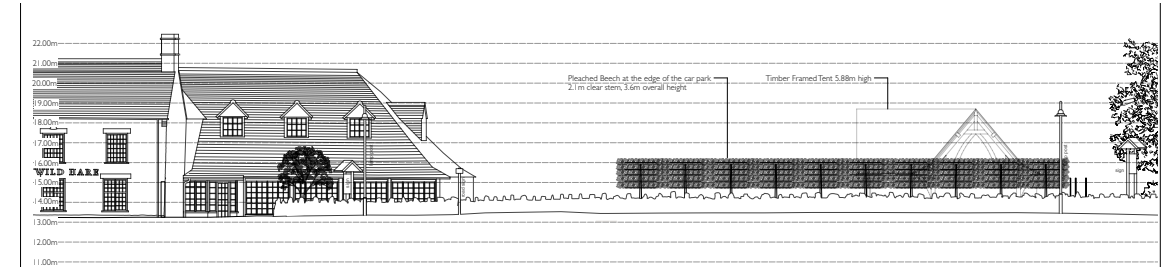
An antique shallow stone trough will be used as a dog wash area at the end of the car park.



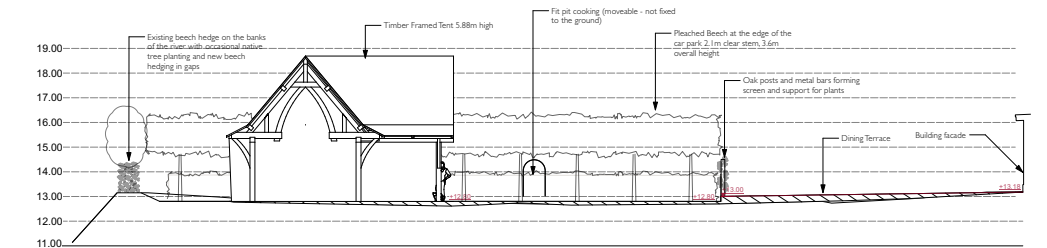
Carved oak tap posts for the dog wash.

TENT

To offer guests and visitor a wider range of experiences, the inclusion of a outdoor tent space has been considered. The location and form of the current proposed structure has been developed with specialist designer/ manufacturer input on construction requirements and a range of locations have been trailed to ascertain the most appropriate site within the gardens. The current arrangement offers the greatest level of visual separation from the village, creates defined zones of use on site and links well with internal functions such as kitchens.



Looking west from the main road across the car park towards the pleached trees and tent



Looking east from the garden with showing the tent in front of the pleached trees and hedge



TENT cont.

The wooden framed tent has been designed specifically for Tintern - taking inspiration from the gothic arches of the transept of Tintern Abbey, to create a wonderful structural form. It's hand crafted by skilled carpenters in Cornwall, and made from UK grown Douglas fir and covered with a fire retardant, embossed pvc cover in a tan or cream colour (other covers available) connected with aluminium keder track and black trimmed keder. It will provide a unique space where visitors will be sheltered from rain and sun, but still be part of the great outdoors, which is such a big part of the draw of Tintern.



The surface of fine consolidated chipping will flow through into the floor space of the Tree Marquee which is 6.67m x 13.46m wide in the main section and 2.97m x 4.73m porch



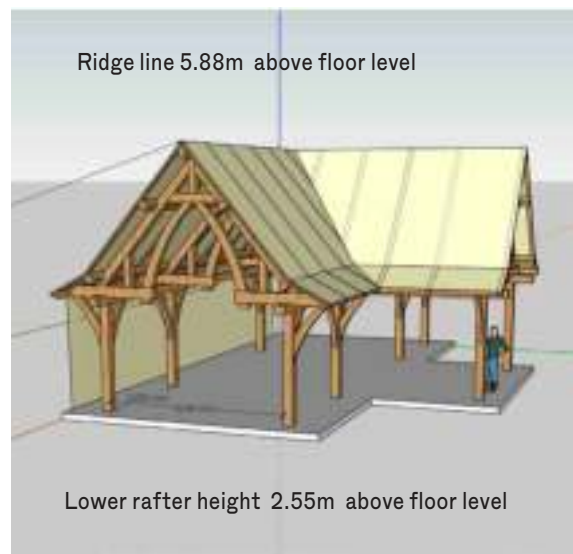
The tree marquee is set on screw pile foundations which minimise its impact on the ground and can be easily removed if and when this temporary tent structure is removed in the future.

From the main road, the top section, the array of arches, creates a visually arresting sight above the pleached beech trees, which will screen the activity within the structure from the car park and the public road.



Inspirational arches of the north transept and the presbytery Tintern Abbey Photography by John

Crossley of uksouthwest.net by kind permission



TENT cont.

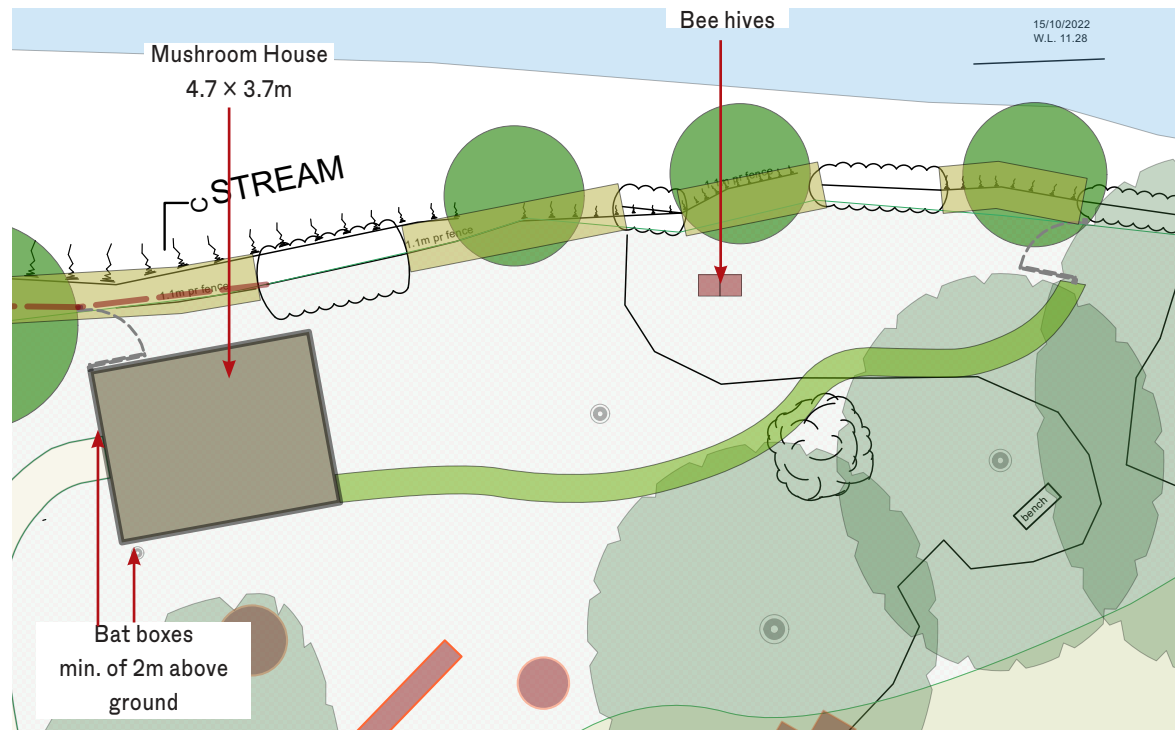


MUSHROOM HOUSE

A key offering for the client is that produce from the site is available to use within the kitchens. Whilst space is limited there are opportunities to utilise the proposed & existing planting to add tasty elements such as herbs, wild garlic, woodland raspberries and fungi. An areas protected from public access houses bees for the production of honey.

A small timber building is proposed for the growing and harvesting of mushrooms . This building will look similar to the Fueling Station cafe (located near by in Tintern) pictured below. .

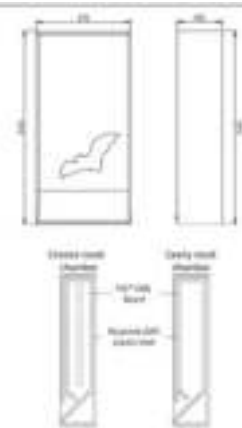
Please see drawing No: TWH-OCH-XX-XX-DR-A-1340 Prop Elev Mushroom House



The exterior of this small shed to be clad in untreated waney edge untreated timber, left to silver with a traditional dual pitched roof, in dark green/grey corrugated metal sheeting, chosen to blend with the tree scape of this part of the site. The building will sit on a ground screw shed base for minimum impact



2 Bat boxes are to be built into the timber cladding, one on the west and one on the south wall providing the bats with a range of positions and temperatures to choose from.



ENERGY USAGE

The change of energy source for the site from oil to LPG has resulted in a number of testing layouts being considered before the final location was selected with specialist consultation from the chosen supplier. The final location shown allows for the greatest level of screening whilst maintaining suitable access and safety arrangements.

Please see drawing No: TWH-JJB-LD-GF-DR-L-0110-Upper Car park and Service Area



Typical compound



Compound requirements are for a 1.8m tall fence with two gates which can be secured but easily opened from the inside in an emergency. These gates to be situated at opposite sides of the enclosure. A 1.8m estate railing fence with curved top and the addition of a dark mesh fixed to the open structure is proposed to provide the most recessive and secure option, whilst maintaining the quality of a the estate railing fencing proposed for elsewhere.



The area will be further enclosed by a native shrub species hedge and a selection of native trees, to the ditch and native beech hedge to the car park - located to avoid conflicts with below ground connections.

TREE PALETTE

To bring the maximum biodiversity benefits, a wholly native tree planting scheme is proposed. Please see drawing TWH-JJB-LD-GF-DR-L-0111-Tree Planting and schedule below. NB Tree photos are indicative only

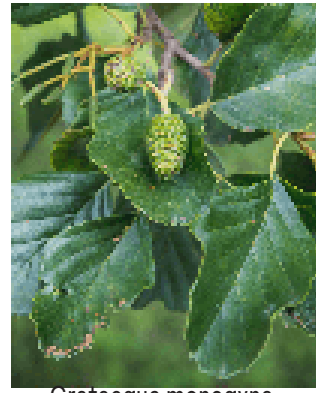
Proposed Tree planting schedule:			
No.	Species	Common name	Specification
6	Acer campestre	Field Maple	18-20cm Girth, EHS, 4-5m Standard, clear stem tree, rootballed.
1	Acer campestre - Pollard	Field Maple	Pollard 20-25cm Girth, sm 5-6m Standard, clear stem tree, rootballed.
4	Alnus glutinosa	Alder	18-20cm Girth, EHS, 4-5m Standard, clear stem tree, rootballed.
10	Fagus sylvatica - Pleached	Beech	Pleached 18-20cm Girth, EHS, 3-4m Standard, clear stem tree, rootballed.
15	Crataegus monogyna	Hawthorn	16-18cm Girth, EHS, 3-4m Standard, clear stem tree, Bareroot /rootballed.
1	Ilex aquifolium	Holly	18-20cm Girth, EHS, 4-5m Standard, clear stem tree, rootballed.
3	Tilia x europaea	Common Lime	20-25cm Girth, SM, 5-6m Standard, clear stem tree, rootballed.
4	Salix caprea	Goat Willow	Multi-stemmed trees, 2.5-3m height. Bareroot / rootballed.
5	Sorbus torminalis	Wild Service	16-18cm Girth, EHS, 3-4m Standard, clear stem tree, Bareroot /rootballed.



Acer campestre - Field Maple



Acer campestre - Field Maple - pollard



Crataegus monogyna - Hawthorn



Fagus sylvatica - beech - pleached



Crataegus monogyna - Hawthorn



Ilex aquifolium - common holly



Tilia - europaea - common lime



Salix caprea



Sorbus torminalis - Wild Services Tree

BIODIVERSITY ENHANCING PLANTING

From the grassland to the trees planted on site, benefit to wildlife has been considered and is a key factor in selection of the plants proposed for the site.

See planting plans



Long meadow grass areas around the bee hives by riverside



native beech hedging (summer & winter)



To the west of the site, native ground of wild garlic will be encouraged, along with native ferns in the shady areas which will be mixed with geranium nodosum on the steep and shady banks behind the buildings.

Wild Strawberries will fill gaps below hedges whilst and herbs and geraniums will fill beds below climbing plants.

BIODIVERSITY ENHANCING FEATURES

A range of additional features will be added to support local wildlife on site. Requirement for these where derived from the PEA.

See planting plans for locations of enhancement features



'A Dead Hedge' will wind through the woodland area between the Mushroom House and the western boundary, to increase biodiversity by providing hiding places and nesting habitats for all sorts of creatures, as well as food for insects, whilst also making an attractive feature out of the prunings from the garden.



2 No Bat boxes - are housed in the proposed Mushroom House (please see details on Pg 23)

3 No Bird boxes to be attached to the existing Alders between 1.8 and 3m above the ground.

<https://www.nhbs.com/1b-schwegler-nest-box>

TREE REMOVAL & REPLACEMENT

There are a number of opportunities for enhancement within this scheme that stem from the removal of existing non-native coniferous trees. Although they are generally acceptable in terms of local visual context as there are other conifer trees with the locality, mostly planted by Victorians to enhance the wilderness feel of the area, they offer less in terms of long-term biodiversity enhancement.

The following 2 plans show existing trees removal in red and named replacement planting.

Please also refer to 15104_P03_Tree Constraints Plan 15104_TSS01 15104_R02_Arbicultural Impact Assessment_BV_JJ Listed in the Appendices from Tyler Grange



7.0. RESPONSE TO PLANNING POLICY - LANDSCAPE

The National Development Framework: Future Wales – The National Plan 2040, and regional Strategic Development Plans give a broad outline which cover the site but are greater in scale than need to be considered for the Proposal. The main consideration relevant to the site concerns the Monmouthshire County Council's Local Development Plan. The current plan is the Local Development Plan 2011-2021 which will be replaced, once adopted, by the Replacement Local Development Plan 2018-2033.

As set out in the Plan, the main designations and related policies to consider for this site are:

1. The Wye Valley AONB – the Proposal will accord with Policy LC4 to maintain the unique character, special landscape qualities, and local distinctiveness of the region.
2. The Tintern Conservation Area – the Proposal will enhance and protect the character and appearance of the Conservation Area, in line with Policy HE1, and the Supplementary Planning Guidance document, Tintern Conservation Area Appraisal & Management Proposals – Monmouthshire County Council (March 2016)

Relevant additional policies to which the Proposal has responded include:

[page numbers quoted below relate to the MCC Local Dev. Plan]

SD3 – Flood risk [p130]

The site is close to the nearest LDP defined flood risk area along the river Wye. The design for the site is mindful of this fact and the landscape proposals should not further impact on existing flood risk. Permeable surfacing has been utilised where possible on site and the Drainage Strategy Statement (see below) sets out guidance on construction methodology to maintain the existing level of surface water run-off.

SD4 – Sustainable drainage [p131]

Proposals to maintain surface water run-off characteristics of the site, as they currently stand, are stated in Andrew Waring Associates, Letter ref: 13177.2/TWH/BW - Drainage Strategy Statement. If the proposals stated are followed, then there should be no changes to amounts of drainage discharged from this site as a result of the external works proposals.

LC5 – Protection and enhancement of landscape character [p137]

In line with Policy HE1 relating to Conservation Areas, and being mindful that the site sits within an AONB (Policy LC4), the Proposal has been designed so as not to have any adverse effects on landscape character. The design includes a comprehensive landscape plan which sets out carefully considered hard and soft proposals which will mature to make a positive contribution to the area.

NE1 – Nature conservation and development [p140]

The proposed development seeks to enhance the site's biodiversity, in line with Policy NE1 relating to nature conservation. The majority of trees and hedgerows, of local ecological

importance, within the site are to be retained. Where the proposals will result in a loss of habitat, namely the removal of a low number of trees, the losses will be compensated for through replacement planting of native trees. The site will be further enhanced for biodiversity through the planting of native vegetation, including planting and enhancement of existing native hedgerows, and the incorporation of bird and bat boxes onto existing trees and proposed structures in the site. Precautionary working methods will be put in place to safeguard the trees and Anghidi river during the construction phase of the development.

The site is also close to areas on the river which are covered by Special Area of Conservation (Description: River Wye / Afon Gwy(Wales), Site of Special Scientific Interest (Name: RIVER WYE (LOWER WYE) / AFON GWY (GWY ISAF)), and TAN15 Development and Flood Risk C2.

EP2 – Protection of water sources and water environment [p143]

The design for the site will not have any adverse effects on the adjacent stream, or the river Wye which that streams feeds in to. Riverside easements have been maintained as free of construction and all planting works within these zones are of native species.

Measures will be put in to place to ensure this is the case during construction, in line with legislation and good industry practice.

DES1 – General design considerations [p164]

The Proposal has been designed to achieve or exceed the objectives of good design as set out within the policy wording, and within both PPW and TAN12.

The proposals acknowledge the character of the Abbey Mill & Environs, as set out in the Conservation Area Appraisal. They are sensitive to the archaeological potential of the site and the contribution of green spaces to the conservation area, including their biodiversity value.

In terms of respecting the potential archaeology of the site, there are not throughout to be any limitation on site landscape proposals. The EDP method statement (Report Title: The Wild Hare, Tintern: Written Scheme of Investigation - Archaeological Monitoring and Recording) for the programme of archaeological works including, monitoring and recording while the ground works take place sets out the proposed safeguarding requirements.

8.0. HERITAGE IMPACT STATEMENT

INTRODUCTION

The proposals in this submission are designed to complement existing planning and listed building consent applications DM/2023/01408 and DM/2023/01409. The three applications share supporting information, particularly with respect to this heritage impact statement. The Heritage Statement of Significance by Andrew Foyle, and a Written Scheme of Investigation for Archaeological Monitoring and Recording by EDP both form the basis from which the impact assessments for the applications have been considered. The full versions of these reports are appended to this document. The focus of this heritage impact statement is on the new above ground structures that form a part of the application and thus have the potential to impact the listed building and its setting.

SUMMARY STATEMENT OF SIGNIFICANCE

The Wild Hare is a designated heritage asset as a result of its significance as an “early hotel developed from the late C16 and early C18 house into one of the early tourist hotels in the Wye valley, which became an important tourist destination in the late C18.”

The buildings make a significant contribution to Character Area 3 of the Tintern Conservation Area (The Abbey Mill and Environs) through their prominent position at The Cross, the junction of the A466 and Forge Road. They hold Evidential, Historical, Aesthetic and Communal value.

Evidential value is found in the elements of building fabric and the surrounding site which may contain evidence of associations with the iron and wire drawing industry in the Wye Valley. The oldest sections of the building also provide evidence of the vernacular style and building practices in South Wales of the 16th and 17th Centuries.

Historical Value is found in the association with the iron and wire drawing industry as the reputed home of early works managers. It is also found in the buildings long history as an inn and hotel, and this association with the history of tourism in the Wye valley from the 19th century onwards.

Aesthetic value is found in all three of the major periods of change to the building and the reflection of changing styles and tastes. This is found both in the external form and appearance of the buildings and in the finer details. Elements such as the windows, carved masonry, chimney pieces, stone floors, fire surrounds etc. all hold aesthetic value.

Communal value is found in the significance of the inn to the cultural identity of the community over 200 years. For centuries, this has been a landmark building at a key road junction in the village and has been recorded in a wide array of media over that time. It make a significant contribution to the heritage, character and identity of the place.

Further information can be found in the Heritage Statement of Significance appended to this document.

HERITAGE IMPACT ASSESSMENT

New Marquee

This will replace an existing “stretch tent” structure located immediately next to The Wild Hare, which has a considerable detrimental impact on the heritage asset and immediate context. Siting of the new structure has been carefully considered to minimise impact on the setting of the listed building. It is located at the furthest possible distance on the site from the Wild Hare, towards the northern site boundary with the Anghidi River.

This area was previously a part of the mill pond, evident on historic maps dating to the mid-18th century but filled in sometime after c.1950. It is unclear whether the pond was related to the medieval operation of the mill, or later post medieval operation and there is “low to moderate” potential for the site to contain archaeological remains of medieval date. Any such features are unlikely to be greater than low, local significance (EDP, WSI, 2.60).

The new tent has a traditionally crafted timber frame that echoes details of the Abbey close by and its steeply pitched roof form will sit naturally amongst the surrounding built context. The foundations will be screw piles, which are reversible and will have minimal impact in the ground. Several locations for the tent structure were tested, with the final location striking the most appropriate balance between ecological considerations along the river bank; amenity for neighbours; respect for the heritage asset and its environs; and archaeological concerns.

The beneficial impact of the proposal is the removal of a structure that currently has significant detrimental impact on the setting of the listed building and the conservation area. These facilities will be re-provided in a more appropriate form and location, ensuring that customer amenities are maintained and the quality of customer experience enhanced. The harmful impact is that a new structure will be provided in a previously open area of garden. This harm is mitigated by the design and siting of the proposals, which are sympathetic in their overall scale, form and detail to the surrounding built context, complementing the setting of the heritage asset. The benefit is therefore considered to outweigh the harm caused.

MUSHROOM HOUSE

The new mushroom house is a small, stand alone, timber clad structure to the rear of the site. It sits in a lightly wooded area with very limited visibility from the surrounding publicly accessible aspects of the conservation area. Its form, massing and material expression are appropriate for the buildings location, setting and use.

The beneficial impact is that site grown food will be available to customers, adding to the sense of place that is an important part of the customer experience and the significance of the building. The harmful impact is that a small, new structure will sit in an area of previously open garden. The harm is mitigated by the siting of the building, its traditional “garden shed” form, and the use of cladding materials designed to blend with its surroundings. The benefit is considered to outweigh the harm caused.

New LPG tanks and enclosure.

The new LPG tanks are necessary to provide the property with sufficient fuel to operate properly and efficiently. The existing single tank, located along the boundary to Forge Road at the rear of the site, is of insufficient size for the heating, cooking and hot water systems to operate and is now redundant. Three new tanks are to replace the existing single tank. As well as providing sufficient volumes of fuel, additional capacity on site will reduce the number of deliveries, easing disruption along Forge Road for immediate neighbours.

The new tanks are to be located deeper into the site, away from the boundary and behind the existing overflow car park. This is the most discreet location on the site which still allows the necessary direct access for the delivery vehicle. They will be screened by a new native beech hedge along the property boundary and to the rear of the car park. A high estate railing will form the protective enclosure to the tanks.

The beneficial impact of the proposals is that the Wild Hare can continue to function as a hotel, pub and restaurant. These are uses that have been continuous since 1835, contributing to the communal value of the heritage asset and its standing in the cultural life of Tintern. The harmful impact is that larger tanks are required, and that the massing of these has the potential to affect the setting of the conservation area. This harm has been mitigated through relocation to a more discreet corner of the site, screening through careful placement of native hedging, and use of traditional estate railings to create the tank enclosure. The benefit is considered to outweigh the harm.

9.0. CONCLUSIONS

EXTERNAL WORKS CONCLUSIONS

The external works proposed for The Wild Hare will deliver a more sympathetic and visually attractive setting to the building and help provide visual separation to the benefit of local residents and guests of The Wild Hare.

Biodiversity will be significantly enhanced through the additional layers of native planting being added and with specific wildlife focused features as well.

The site will be better tailored to the needs of guests and will deliver a safe and comfortable place to stay while enjoying exploring Tintern and the local area.

Sustainable tourism options are being promoted through the inclusion of bike storage, secure parking and places to wash off muddy boots & dogs.

All the proposed works are guided by local planning policy designed to safeguard and enhance the local area.

HERITAGE CONCLUSIONS

The proposals involve works to improve both the public-facing aspects of the property and the less visible infrastructure that supports its operation.

This is a substantial, holistic and considered investment that will ensure the sustainable operation of the inn for many years to come.

The impact of proposals has been considered very carefully. There will be significant improvement to the setting of the heritage asset through the removal of structures which are currently detrimental.

The new proposed structures have been designed to re-provide the facilities and infrastructure supplied by the existing, but in more sensitive locations and with greater consideration to form, material and detailing sympathetic to the surrounding context.

The benefit of the proposals will greatly outweigh any potential harm.

