

PARK FARM, RAMSBURY, WILTSHIRE

Planning support services and coordination/production of the Design and Access/Heritage Statement for an NPPF “exceptional dwelling” within the AONB at Ramsbury in Wiltshire.



PARK HOUSE, RAMSBURY
NEW ESTATE DWELLING, GATE LODGE AND LANDSCAPE PROPOSALS
JUNE 2014

The Ramsbury Estate has submitted a planning application to Wiltshire Council under the consent of the National Planning Policy Framework (NPPF), Paragraph 55 - which allows for a new house to be granted planning permission if it is of “exceptional quality” and a “truly outstanding or innovative” dwelling design.

Together with the house, the proposals include the demolition of two ugly war-time bungalows, associated with the former air field and their replacement with a single new Gate Lodge.

The NPPF policy requires that any such design should also “significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area”.

The Park House proposals, as described within this summary, include landscape and ecological enhancement proposals over an area of some 457 acres and for which the future management will be secured within the remit of a combined Landscape and Ecology Management Plan (for which the commitment will be enshrined within a Section 106 Legal Agreement).

As design proposals have been progressed over the last 12 months, there has been extensive consultation with Officers of Wiltshire Council, the High-Would AONB office and also members of Ramsbury Parish Council.

With landscape, architectural and interior design proposals having been progressed in parallel, a peer review and assessment has been undertaken by Jeremy Mason, (Architectural Historian, specialist on the English Country House and author of Park House Architectural Peer Review and Assessment), who has confirmed:

“As an architectural critic and an architectural historian with considerable experience of assessing buildings for heritage and design significance, and one who has known and loved the Wiltshire landscape for thirty years, I commend the vision of the project and the quality of the project ensemble. I believe that the proposal, designed by an internationally renowned and award winning practice, has demonstrated a detailed evolution of an outstanding design, and a thoroughness in evoking an understanding of the site and local traditions”.



The proposals included the demolition of several visually intrusive farm buildings and two war-time bungalows in order to build a new estate dwelling and gate lodge, along with associated landscaping and gardens. The new dwelling has been designed by Quinlan and Francis Terry Architects as a total work of art, blending seamlessly with the landscape.

Architects
Francis Terry and Associates

A summary document was produced in advance of planning determination to assist in a clear understanding of the proposals.

Following presentation to and support from Ramsbury Parish Council, planning consent was granted by Wiltshire Council.

REF: MLA PFS 1