

RE: Planning Consultation Request for case ref: 25/0561 (Tredegar House ...



Arnall, Guy

To ● Ostler, Marnie (Planning Officer)

Retention Policy 7 Year Delete (7 years)

Expires 06/08/2032



Fri 08/08

Hi Marnie

Re: PROPOSED REPLACEMENT CHILDREN'S PLAY AREA

Updated comments following revision of the HIA, below.

This application seeks consent for the removal of the existing play equipment and the installation of a new children's play area within the same footprint in the parkland at Tredegar House.

The site is located within the curtilage of the Grade I Listed asset, Tredegar Park Conservation Area (CA) and the Grade II* Registered Historic Park and Garden (RHPG) of Tredegar Park.

1. Tredegar House (Setting Impact)

Tredegar House is Listed grade I as one of the finest Restoration houses in Britain.

The list entry for the RHPG identifies a significant view: *'from the north-west front of the house there are views down the great oak avenue.'* This historic avenue is key to the setting of the asset, providing the principal long-range view (via the GII* Edney Gates) of what is today the principal (north-west) elevation of the asset. This view also extends the setting of the house deep into the surrounding landscape, though today it is scarred by the M4 motorway and A48 junction.

The house also has important group value with numerous Listed outbuildings on the site, together with a range of Listed features related to the park and gardens. Most relevant to this application is the Grade I Listed Stable Block, located some 120 metres to the south-east of the application site.

As identified within the HIA, a swathe of mature trees (protected by virtue of their Conservation Area location) focusses views down the long north-western avenue from house and stable yard. The proposed site is substantially offset to the south-west and some 120 metres distant from the stable Block. More trees and the existing sports pavilion also provide substantial screening of any interconnected views between built assets and the play area in question. Setting impact of the existing (bright-red finished) play complex upon the House, the Gates and the Stable Block is considered to be low. Considering the scale, form, and materiality of the proposed, I would conclude that the impact of the new is likely also to be low - particularly since *'the play equipment will be designed in natural materials, such as sustainably sourced timber, to reflect the historic and rural context of the site.'*

Please add a suitable condition regarding proposed materials and their finishes for the new equipment.

2. Tredegar Park Conservation Area

Boundaries of the conservation area are essentially contiguous with the Registered Park and Garden, though it extends further to the south, to incorporate the caravan park (to the south-west), the car

parking area (to the south-east) and a small, wooded area (which projects from the southerly extents of the ribbon lake). In this particular scenario, impacts upon the CA can therefore be considered as per impacts upon the RHPG (see below).

3. Historic Park and Garden

The proposed play area is located within the Registered Park and Garden of Tredegar Park (PGW(Gt)48(NPT)), which is designated Grade II* due to the survival of elements of a grand late seventeenth-century layout. These include formal garden walls, a gate screen, ornamental parterres, and the prominent oak avenue. The park holds significant group value alongside the Grade I Listed Tredegar House and its associated Listed buildings and garden structures.

As identified above, the proposed development is upon the site of an existing play area, its location being offset (to the west) from the significant avenue view and screened from the primary built assets by mature trees and by a modern sports pavilion building. However, there are clear views of the existing from the further within the parkland, where the red-finished equipment stands out prominently against the treed backdrop beyond. The proposed equipment is stated as *'not exceeding 4.2 metres in height'* with the new proposed to feature *'...tallest elements of the play area...similar to the existing play park in height'*. Considering that the new is to be formed in unpainted timber (and not brightly painted), then it is my view that the proposed will be less prominent than the existing, resulting in a reduced visual impact overall. The net result is therefore some enhancement.

I see that Cadw have been consulted however and will defer to their expertise on the matter of impact here.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)