Planning Application - part 1

A1. Applicant Details

Part 1

Organisation	the National Trust		
	Title	**Forename**	**Surname**
Name	Mr	Paul	Baker

A1.1 Address Details

Name or flat number	
Property number or name	Biddulph Grange Garden
Street	Grange Road
Locality	
Town	Biddulph
County	Staffordshire
Postal Town	
Postcode	ST8 7SD

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.	01782375521	
Fax No.	01782510624	

Email Address	paul.baker1@nationaltrust.org.uk
DX Number	

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Biddulph Grange Garden
Street	Grange Road
Locality	
Town	Biddulph
County	Staffordshire
Postal Town	Stoke-on-Trent
Postcode	ST8 7SD
UPRN	0
Location	

2. Description of the Proposed Development

Development Description

Reinstatement of an ornamental pool in the arboretum.

3. Type of Application

Type

- _ **Outline**
- _ **Approval of Reserved Matters**
- X **Full**
- _ **Renewal of temporary permission**
- _ **Renewal of unexpired permission**
- _ **Removal of Condition**
- _ **Variation of Condition**

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type

New building(s) _ Yes X No

Alteration or Extension to building(s)	_ Yes	X No
Change of use	_ Yes	X No
Demolition	_ Yes	X No
Other operations	X Yes	_ No

4. Access

Is existing access affected?

Pedestrian	_ Yes	X No
Vehicular	_ Yes	X No

Is a new access type proposed?

Pedestrian	_ Yes	X No
Vehicular	_ Yes	X No

Disability Access

See design and access statement.

5. Other Information

A. Planting of trees, shrubs or hedges	X Yes	_ No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	X Yes	_ No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Not applicable

Roof

Not applicable

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

Not applicable

8. Site Area & Floor Space

Site Area

0.01

Units

_ square metres
X hectares

Width of site frontage

0
metres

Is the application for new building works?

_ Yes X No

Please state the existing floorspace of the building

0
sq.m

Please state the proposed new floorspace

0
sq.m

Is the proposal for a change of use?

_ Yes X No

Please state the floorspace related to the change of use

0
sq.m

Does the proposal involve the removal or demolition of any part of the existing building?

_ Yes X No

Description of removal/demolition

9. Existing Uses

Current use of land or building

Gardens open to the public.

If vacant what was the land or building last used for?

10. Residential Information

Select the type of land the development is on

_ Brown-field

_ Green-field
_ Part Greenfield, Part Brownfield
X Don't Know

Is the number of residential units changing? _ Yes X No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? X Yes _ No
Has any part of the site been in council ownership? _ Yes X No

12. Height

State the height of the new development

0 metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	0	0
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

Surface water will drain into new pool. Any excess water from the pool will discharge into the existing drainage

system within the garden.

State method of disposal for foul sewage

Not Applicable

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes X No
Office	_ Yes X No
Warehousing	_ Yes X No
Storage	_ Yes X No
Shopping	_ Yes X No
Any commercial use involving staff/parking/operating hours	_ Yes X No

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	Paul	Baker
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-26		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. _ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Mr	Paul	Baker
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-26		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

The National Trust – Biddulph Grange Garden

Planning Application –

DESIGN & ACCESS STATEMENT

Biddulph Grange Garden was laid out in the 1840's and 1850's without overlays from successive owners. A significant number of rare and important plants have survived within the garden together with a series of unique features and a network of pools. Although there had been changes to accommodate the hospital and problems in the 1970's from vandalism, historical records survived, particularly descriptions from 1856 and 1862 that enabled the National Trust to embark on its most ambitious garden restoration project between 1988 and 1991. Central to this has been the philosophy of restoring features as they existed during the garden's heyday. As a result the 10 hectares of garden are now registered as Grade 1 on the English Heritage Register. This planning application is to restore a pool that once existed in the Arboretum.

Design

The National Trust is proposing to reinstate the pool that is described in Edward Kemp's article from 1862 and shown on an accompanying map. Its position and dimensions have been determined by archaeological excavation supported by geophysics. A path running across the Arboretum close to the pool edge has also been uncovered by this archaeological work.

Actual excavation has revealed a complex series of layers that indicate that the modern contours and ground levels are in part alterations to those that existed at the time that James Bateman laid out the area and created the pool. The pool together with the lower part of the Arboretum on the north side was filled in most probably in the 1870's or 1880's, when the feature was abandoned resulting in a contemporary ground level that is about a half metre higher than the historic. This was unexpected. It also means that an exact recreation of the historic pool would be half metre below the surrounding ground. We consider that the relationship of the pool to its surroundings and the way in which it forms part of the overall garden design is its primary significance to the historic environment. A pool sunk this deep below its surroundings would be alien to the original design concept and so the Trust has developed the proposal now submitted.

In order to recreate the visual impact described in the historical account the National Trust has employed a landscape architect with experience in conservation and restoration of historical landscapes. The design has also been arrived at with advice from the National Trust's Parks and Gardens Curator and has been discussed with Kim Auston from English Heritage.

Typically pools in the garden contain water to a depth of 1.0 – 2.0 metres. In order to avoid an excessive depth and extensive engineering work required to keep the original area of the pool watertight it is proposed to insert an earth retaining bank across the width of the pool to blend in with the existing contours and a stone abutment uncovered by archaeology. The area above the bank would create a pool giving a similar visual effect as the historic pool. The smaller area beyond the proposed retaining bank will become a wetland

area that can also function as a 'sump' in the event of an overflow. Original stonework revealed by excavation will be reinstated.

Advice has been received from a hydrologist that the pool will fill naturally from rainfall and surface water runoff. To maintain a constant water level an outflow drainage system is to be installed linked to existing drainage beneath paths. This is shown on the submitted design layout.

Planting for the area around the pool will be based on the on the original description and contain ferns, grasses and hollies indigenous to the garden. Yews surrounding the pool will be pruned and one removed in order to create light for pool edge planting. This work has been submitted to and approved by the Council's Tree Officer. An outline planting plan is included with the application.

The archaeological excavation has been fully recorded.

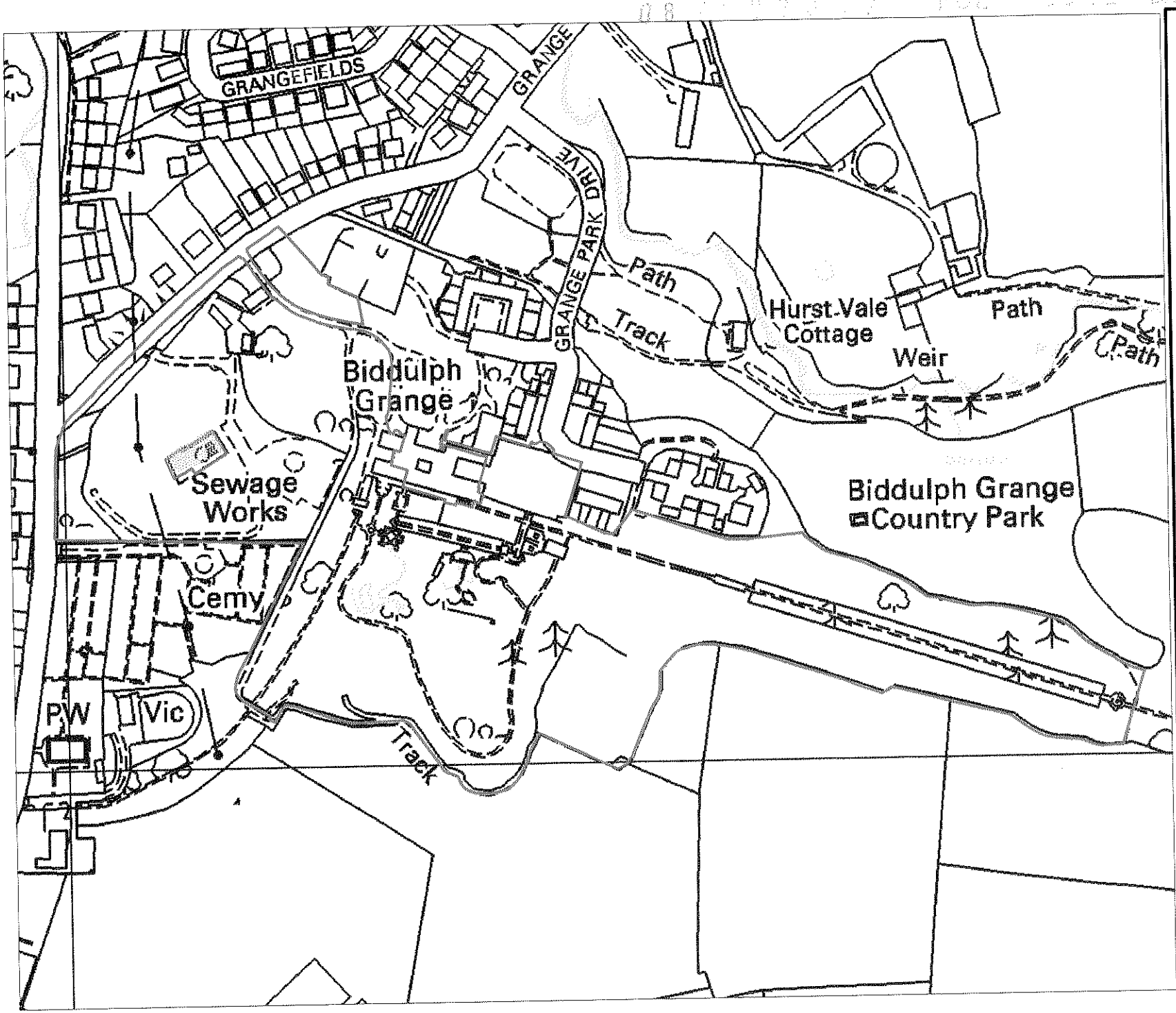
As the archaeological excavations have not been filed, the application drawings shows the site area both as it was prior to excavation and as it currently is. The soil removed in the dig has been stored and will be re-used in the proposed pond formation and elsewhere within the garden.

Access

The garden is visited by some 62,000 people each year. The Arboretum area is already accessible from the existing path network in the garden. As part of the restoration, the National Trust also proposes to restore the path uncovered by excavation to improve access to the lower area of the Arboretum. Public safety will be addressed through the creation of barrier planting along the pool edge closest to the path. A life line throw will also be installed.

Paul Baker
Property Manager Biddulph Grange Garden

18 February 2008



THE NATIONAL TRUST

West Midlands Region

BIDDULPH GRANGE GARDENS

National Trust Boundary

Scale 1:3500
Map Ref:
Date: Nov 2007

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