



Hiraeth:

PROJECT CONTEXT STATEMENT

Gnoll Estate Country Park | Neath | Neath Port Talbot | SA11 3BS

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FOREWORD

Address:

Gnoll Estate Country Park
Neath
Neath Port Talbot
SA11 3BS

Unitary (Local) Authority:

Neath Port Talbot

Grid Reference:

SS763972
E 276282
N 197202



curvy.data.cable

Listing:

Gnoll Estate Country Park is a grade II* designated parkland which contains several

Ownership

Gnoll Estate Country Park is owned by Neath Port Talbot Council. Evolved from the landscaped grounds of the former Gnoll House, the park offers spectacular views across the county borough, allied with way marked trails through woodlands and grasslands, marshes and reservoirs. In addition to this, the area contains many fragments of history that tell the evolution of the town including the ruins of Gnoll House. Activity is now centralised around a visitor centre constructed in the 1990's, allied with the many accessible children's play parks that are largely focussed around the main fishing pond.

To arrange a site visit, please contact the Client representative using the following details:

Nick Richards
Project Manager/ Rheolwr Prosiectau

T. 07735 098 495
E. n.g.richards@npt.gov.uk
www.npt.gov.uk

The consultant team responsible for this planning application are as follows:

Andrew Scott Ltd

Lead Contractors and delivery partners coordinating the RIBA stage 3 works and advising on the viability and build ability of the proposals.

Design Manager in charge of the project: Luke Rees

Andrew Scott Ltd | The Grange | Margam | Neath Port Talbot | SA13 2SP

T. 01639 889 800 Ext 1142

Hiraeth Architecture Ltd

Architects advising upon the architectural and conservation aspects of the project.

Director in charge of the project: Michael Plageman

Hiraeth Architecture | The Maltings | East Tyndall Street

Cardiff | CF24 5EA

T. 029 2035 1645

Asbri Planning

Planning Consultants providing planning advice, coordination and support with regards to the proposed repair and alterations

Director in charge of the project: Richard Bowen

Asbri Planning | Suite D | 1st Floor | 220 High Street

Swansea | SA1 1NW

T. 07825 597 796

McCann and Partners Consulting Engineers

Engineers advising upon mechanical and electrical aspects of the scheme including capacity and installation

Manager in charge of the project: Geraint Hopkins

Office 2.02 | Bay Technology Centre | Baglan Energy Park

Port Talbot | SA12 7AX

T. 01792 794285

Jubb Civil and Structural Engineers

Civil and Structural Engineers who have appraised the existing structure of Pond Cottage, together with addressing structural aspects of the proposals. In addition to this they have been responsible for drainage and SAB design.

Manager in charge of the project: Graeme Smith

2A Oak Tree Court | Mulberry Drive | Cardiff Gate Business Park

Cardiff | CF23 8RS

T. 029 2052 4446

Davies Landscape

Landscape architects responsible for landscape proposals

Manager in charge: Miles Gray

Office 1C | 1-2 King Street Stroud | Gloucestershire | GL5 3BS

T. 07983 610 065

Neath Port Talbot Ecologist (Consultancy + Planning)

Ecologists advising on all aspects of biodiversity and ecology proposals.

Consultant in charge of the project: Megan Price

Neath Port Talbot County Borough Council | The Quays | Brunel Way | Baglan Energy

T. 07816973877

Neath Port Talbot Arboriculturalist (Consultancy + Planning)

Arboriculturalist advising on all aspects of the growing, maintaining, managing and removal of woody plants

Consultant in charge of the project: Nick Thomas

Neath Port Talbot County Borough Council | The Quays | Brunel Way | Baglan Energy

T. 01639 686 197

CONTENTS

Executive Summary	2
Introduction	4
Background to the Project	6
The Project Proposal	8
The Brief	11
The Site and Context	13
Significance of the Park	20
Overview of Social and Community Value	23
Key Outline Planning Context and Development Control	24
A Coherent Approach to Landscape	33
Ecology and Biodiversity	34
Appendices	38
Contact	40



UPRN	Zone	Originator	Role	Type	File number	Suitability	Rev
2080	00	HIR	A	RP	06806	S2	P1
Suitability		S2 - Issued for Information					



Aerial View of Groll Estate Country Park showing the immediate context of Neath to the South West

EXECUTIVE SUMMARY

This document sets out the context for Planning proposals evolved during the RIBA Stage 3 development phase for Gnoll Estate Country Park – a largely 18th century landscaped area of historic interest. Commissioned by Andrew Scott Ltd on behalf of Neath Port Talbot Council, and following a successful LUF funding application in 2022, the study has looked at the existing knowledge and research base for the project and the proposed site in general, analysed the existing physical site context and set out the existing planning context. In reviewing similar, existing schemes, aspirations for the ongoing sustainability of the park have subsequently been developed - both in terms of carbon footprints and economic sustainability.

The study shows that the proposals present a unique opportunity for Gnoll Estate Country Park. Whilst the park is a valued community facility currently, the loss of the house has without a doubt undermined the rationale of the reason for the existence of the landscape. This has had a detrimental effect on both the historic and evidential value of the site as a whole, but also on the wider Neath area, including the Neath Valley. The house was a dominating factor in the landscape – visible from the developing town of Neath below, with panoramic views over the valley from above. Its loss consequently has had an inevitable effect on the identity of the surrounding communities.

Despite this, the park still retains the potential to meet both the existing and evolving demands and aspirations of its community. This can be enhanced through a reconnection with the past. In delivering the scheme, opportunities exist to harness the skills and resources of the borough, including innovative construction systems and available local

materials. The proposals have the potential to bring together Neath Port Talbot Council, the Woodland Trust, Welsh Government and community groups in a collaborative manner, to deliver on the significant capital funding and grant aid that the scheme has attracted. This forms a sound basis for future collaborative ventures that will see the park both sustainably delivered and sustainably run.

To facilitate this, a phased approach has been developed, with this project acting as the initial phase. The key interventions are focussed around the following areas:

- The repurposing of Gnoll House ruins and the cellars
- Landscaping interventions across the park
- The demolition of the existing Visitor Centre and new build replacement
- The refurbishment of Pond Cottage as a tea room
- Structural Engineering interventions
- The repair and restoration of the kitchen garden as the setting for new visitor accommodation

The proposals reflect the very best principles in contemporary architectural design, together with project and design management, which are required to deliver an integrated and efficient process. They also enshrine the principles of sustainability as a matter of course, together with setting out and managing the necessary quality aspects of the project. In this manner it will enable the delivery of an iconic, aspirational and sustainable park that is befitting of its community and the wider region, reinstating the parkland as a key focal point of Neath and the wider Vale.