

PARNHAM PARK

Welcome and introduction

Thank you for visiting this exhibition which provides an update on proposals to save, restore and enable a viable future for Parnham House and Estate.

Parnham Park is pleased to bring forward a planning application for 83 dwellings in the northern most parkland to pay for the continuing emergency works and restoration of the Grade I Listed Building.

This is known as “enabling development” and there is specific guidance from Historic England which will be discussed on a later board. This consultation event is to give you information about the scheme ahead of the planning application and invite you to make comments and observations.

The following boards discuss the background, vision, proposals and the key issues.

Parnham Park Estate is proud to present our high quality designs and plans for our mixed house type enabling development to create a new community and extension to the attractive market town of Beaminster.

Members of our technical team are on hand to answer any questions you may have.



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A brief history of Parnham Park

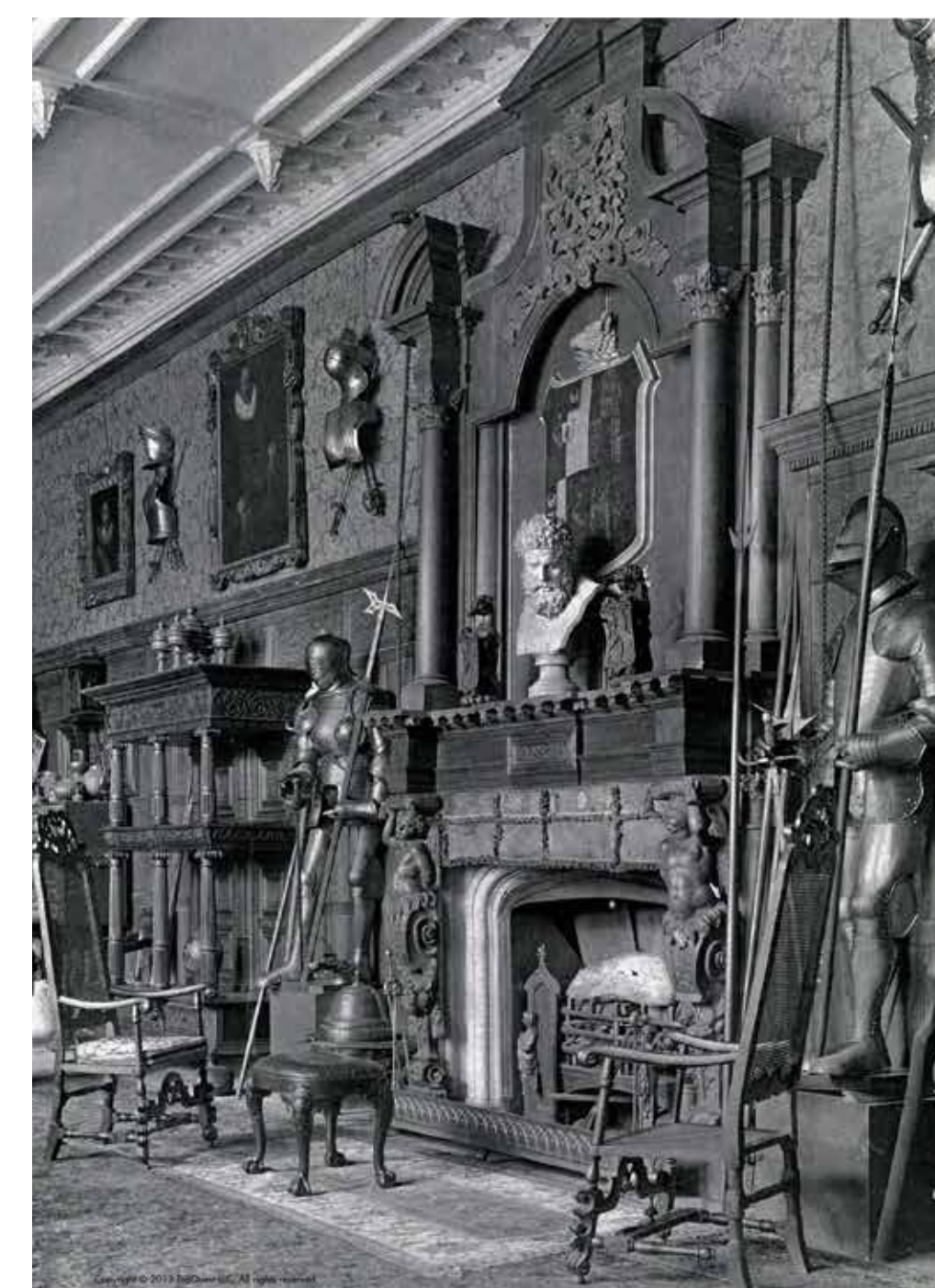
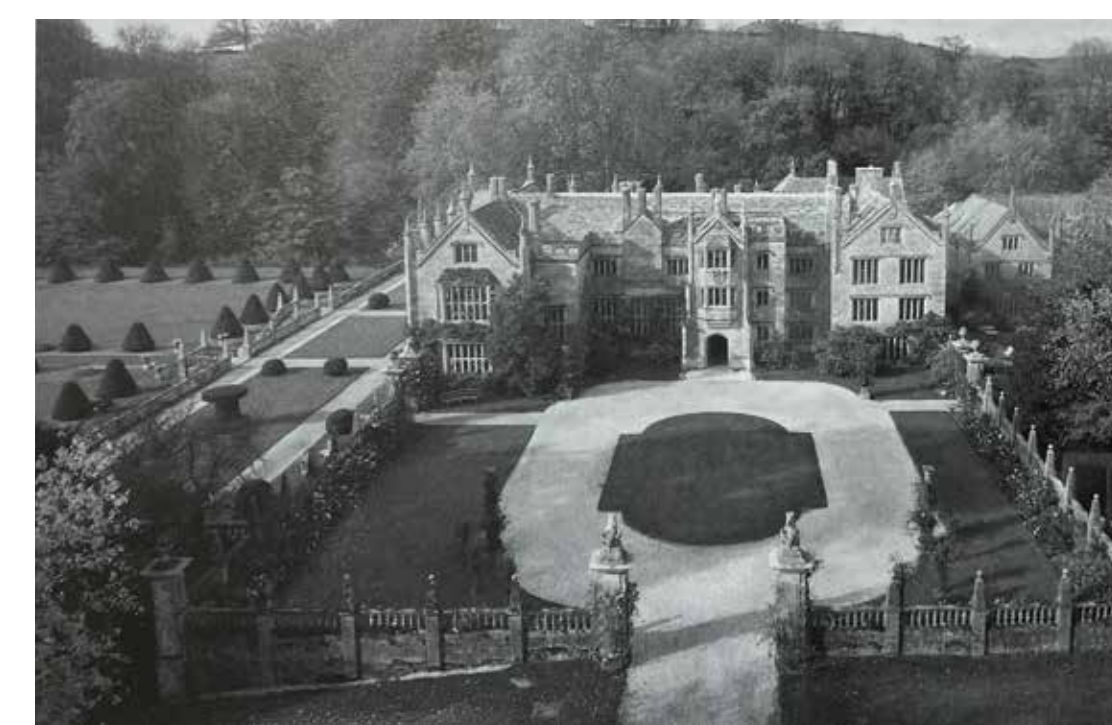
There has been a house on the site of Parnham Park since the 1400's and it is one of the oldest and most important stately homes in Dorset.

Situated just 6 miles from the Jurassic Coast and on the edge of the picturesque market town of Beaminster the Grade 1 listed original house was the home of the aristocratic Strode family.

In 1810 William Oglander commissioned changes to the property by the famed architect John Nash, best known for his work on Buckingham Palace, The Royal Pavilion Brighton, Marble Arch, and Regent Street. The Grade II listed gardens and parkland were landscaped by Inigo Thomas and then transformed again by Hans Sauer in the early 19th century.

Steeped in history Parnham Park has evolved many times: the home to generations of the Strode family, a country club, property requisitioned during World War II, a nursing home, home to the illustrious Parnham House Furniture School run by John Makepeace OBE and his wife Jenny, and back to a private home.

Following a catastrophic fire in April 2017 the house was abandoned again until it was purchased by the Perkins family. Like their predecessors, James and Sophie are working alongside some of the best architects, designers and craftsmen in the country to restore Parnham for generations to come.



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Planning policy context

The devastating fire of 2017 destroyed nearly the entirety of the main building. Historic England put the building within the highest risk category of its Heritage at Risk Register.

We acknowledge that planning policy in the adopted West Dorset Local Plan would not normally permit dwellings in this location outside the town's development limits (Defined Development Boundary).

We also acknowledge that the parkland is on Historic England's "Register of Parks and Gardens of Special Historic Interest in England" and Parnham House itself is Grade I Listed. These bring a raft of statutory and policy requirements when considering applications to develop within the grounds and/or setting of a Listed Building and a registered parkland.

However, for the purposes of this application and this event, we focus on the guidance and provisions relating to "enabling development" as this can be an exception to these normal restrictive policies. Guidance is contained in this Historic England's

"Good Practice Advice in Planning Note 4"

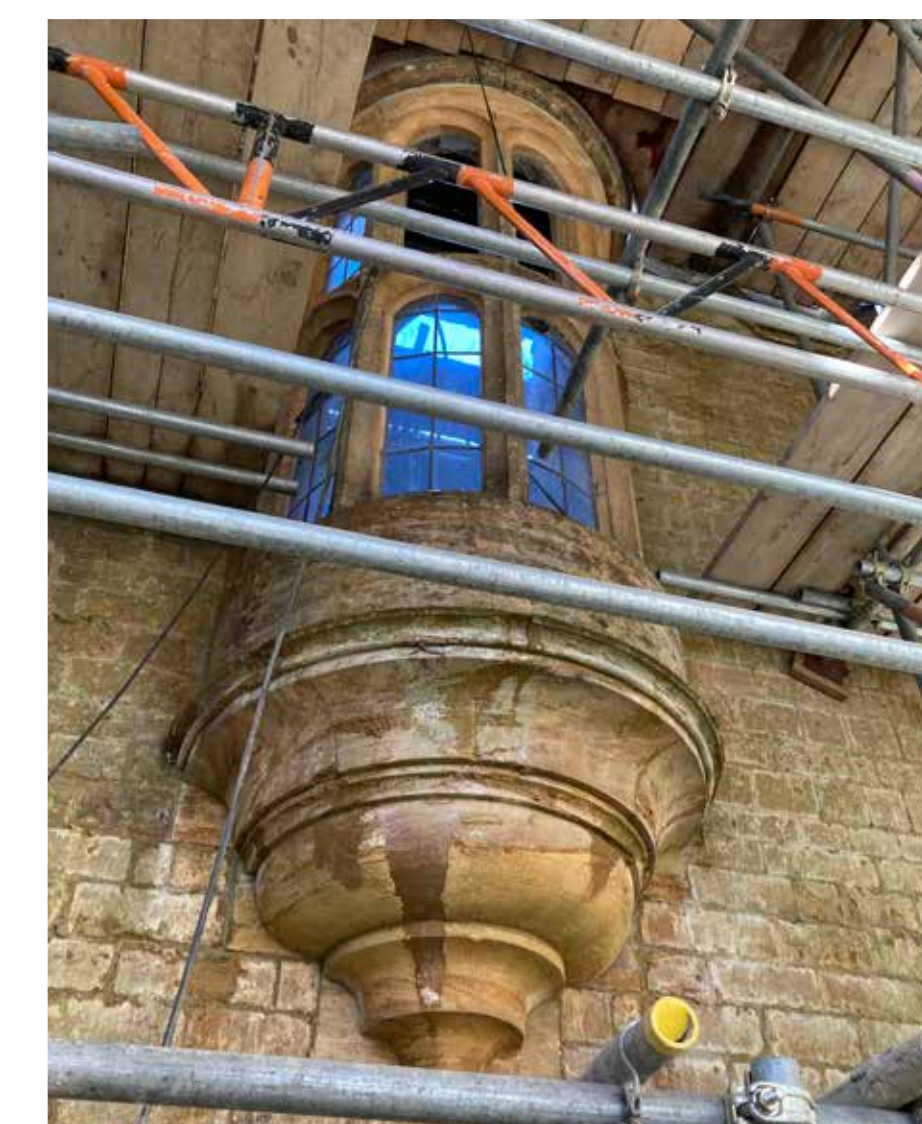


Enabling Development and Heritage Assets

Historic Environment Good Practice Advice in Planning Note 4



We have some copies of this document in the room today should you wish to read it. Some of the core principles and extracts from the document are summarised on the next board.



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Planning policy context

PARAGRAPH 8: EXAMPLE OF ENABLING DEVELOPMENT

A “typical example of enabling development” may be a proposal for houses near a listed building that would not normally be given planning permission but where the listed building’s long-term future can only be secured by using the uplift in value of the land resulting from that development. Some enabling development might result in an adverse impact on the asset even though if possible it should be sited so as to avoid doing so. Well-designed enabling development will minimise potential adverse effects.

PARAGRAPH 9: “CONSERVATION DEFICIT”

The Note, at Paragraph 9 discusses the concept of a “conservation deficit”: The case for enabling development rests on there being a “conservation deficit”.

Simply put, this is the amount by which the cost of repair (and conversion to optimum viable use if appropriate) of a heritage asset exceeds its market value on completion of repair or conversion, allowing for appropriate development costs.

ENGAGEMENT

Parnham Park Estate is currently engaged with Historic England, Dorset Council and independent assessors to confirm the extent of the renovation work to be carried out to the main house, the size of the conservation deficit and to justify the amount of “enabling development” required to address the conservation deficit. Further information and justification will be submitted with the enabling planning application itself. There will also be an accompanying Listed Building Consent application for the works to the main house.

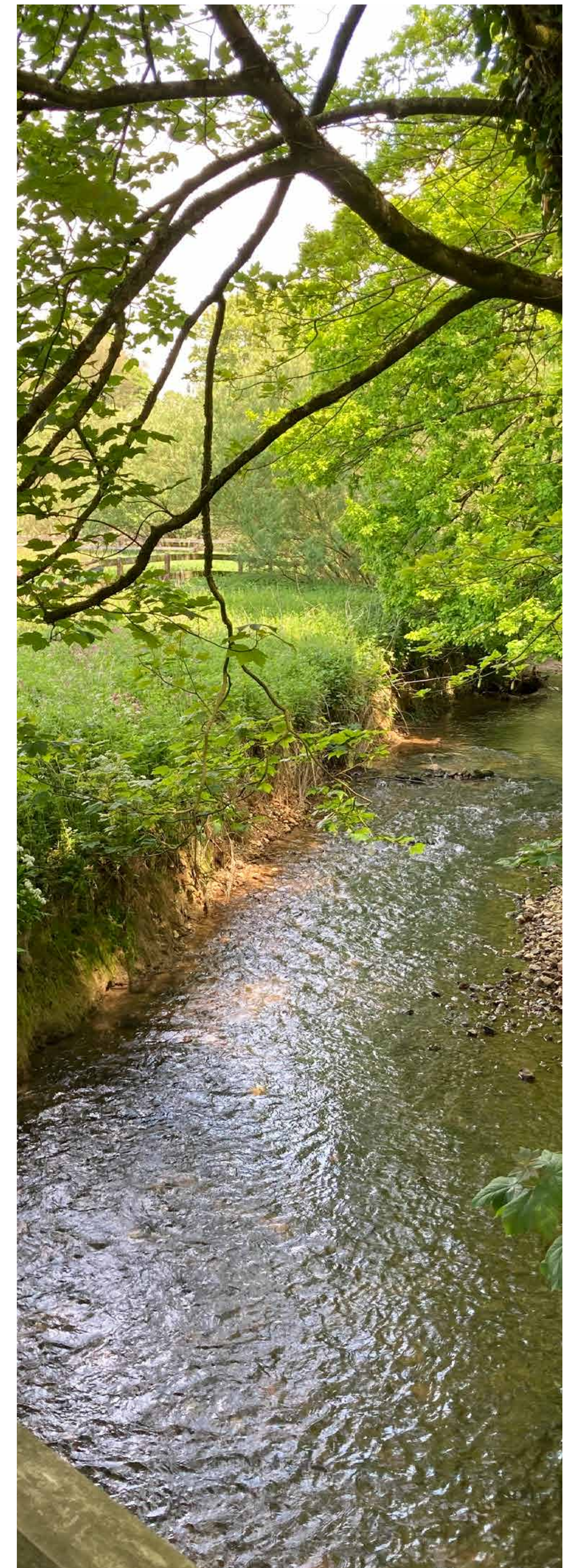
The important point to note is that there will be a “Section 106 Agreement” between Parnham Park Estate and Dorset Council to ensure that all the proceeds from the sale of the land get recycled directly into the renovation of the main house.

For completeness, other policies in the Local Plan and the National Planning Policy Framework still apply.

Parnham Park Estate has already carried out some emergency works to prevent further deterioration of the Listed Building and has secured various planning permissions from Dorset Council for policy-compliant developments within the grounds. As mentioned on the previous board, the Estate has also engaged with Historic England and Dorset Council to identify the case for enabling development and the extent of the “conservation deficit”.

Meanwhile, Parnham Park Estate has carried out a full suite of technical work to support this enabling application so we know a lot about the site. This work includes:

- Full ecological surveys including a “river corridor assessment” to establish a baseline for Biodiversity Net Gain calculations;
- Landscape and Visual Impact Assessment;
- Full Heritage Impact Assessment of the enabling development on the parkland and setting of the main house;
- Archaeological investigation including on-site trenching within the proposed development area;
- Transport, highways and connectivity;
- Drainage – surface water run-off, flooding and flood risk and foul;
- Utilities - existing and proposed;
- Topographical survey; and
- Ground investigation including ground conditions and contamination testing.



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A vision for the future of Parnham House

The owners are seeking to pursue a strategy that can lead to the fullest possible restoration, subject to viability.

As with all historic houses, especially those without a very substantial land holding, the generation of income is critical to maintaining a heritage asset and securing its future.

James and Sophie are seeking to establish ‘Parnham Park’ as a family home with a hospitality offering. The highest level of design and service and a ‘once in a lifetime experience’ are proposed, in keeping with an estate of this very special nature.

The Perkins family wish to offer a restored home to guests for events, private functions, exhibitions and ‘milestone celebrations’. With a passion for detail and entertaining they have a reputation as ambassadors for the UK hospitality industry.

The project can bring forward a major new attraction for West Dorset that will create employment, draw visitors to the area, and bring huge economic benefits to Beaminster and the wider area. A major selling point of the hospitality offer will be the use of locally sourced produce and the opportunity to host a range of artistic and social events, with a license already secured.

Visitors will be immersed in James’ personal collection of artworks, fossils, dinosaurs, taxidermy sculptures and furniture amongst the breathtaking backdrop of the house itself. From seasonal festivities to immersive experiences, curated events at Parnham Park will invite guests to connect with nature, creativity and tradition in an enchanting historic setting.

Planning permission has already been granted for a limited series of beautiful new build guest accommodation proposals, to complement bedrooms proposed in the restored house. A ‘pop-up’ visitor restaurant has been set up in the walled garden.

The vision of the Perkins family for Parnham Estate is to save this exceptional historic house and to provide a family home with hospitality offering that can maintain the site for the future.



Lakeside boathouse



Reinstatement of our original entrance, Dower House and new build ‘mirror’ Dower House accommodation



‘Beehive’ accommodation - the Orchard Rooms



Riverside lodges

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The enabling development proposals

New housing is proposed on the north eastern edge of the estate that can form an extension to the edge of Beaminster market town and create an interesting design led development that our neighbours and Dorset can be proud of.

The location has been strategically identified taking into account land available within the Parnham Estate ownership. Building has been avoided in the immediate surroundings of the historic house, its formal garden and the steep, open land west of the river Brit.

Approximately 83 new homes are proposed as enabling development to address the substantial conservation deficit.

This scale of enabling development reflects the extent of the restoration challenge. The quantum of development is the minimum necessary to raise equity to save Parnham House.

The site for the housing is at the north-eastern end of the historic park, straddling the North Drive and extending westwards across the river Brit. There is an existing vehicular access to the A3066 Bridport Road. The northern extent of the site links to St Mary Well Street, which provides a direct route on foot into the town centre, some 500m away. Parnham House sits at the southern end of the drive, approximately 400m from the edge of the new housing.



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The residential development proposals

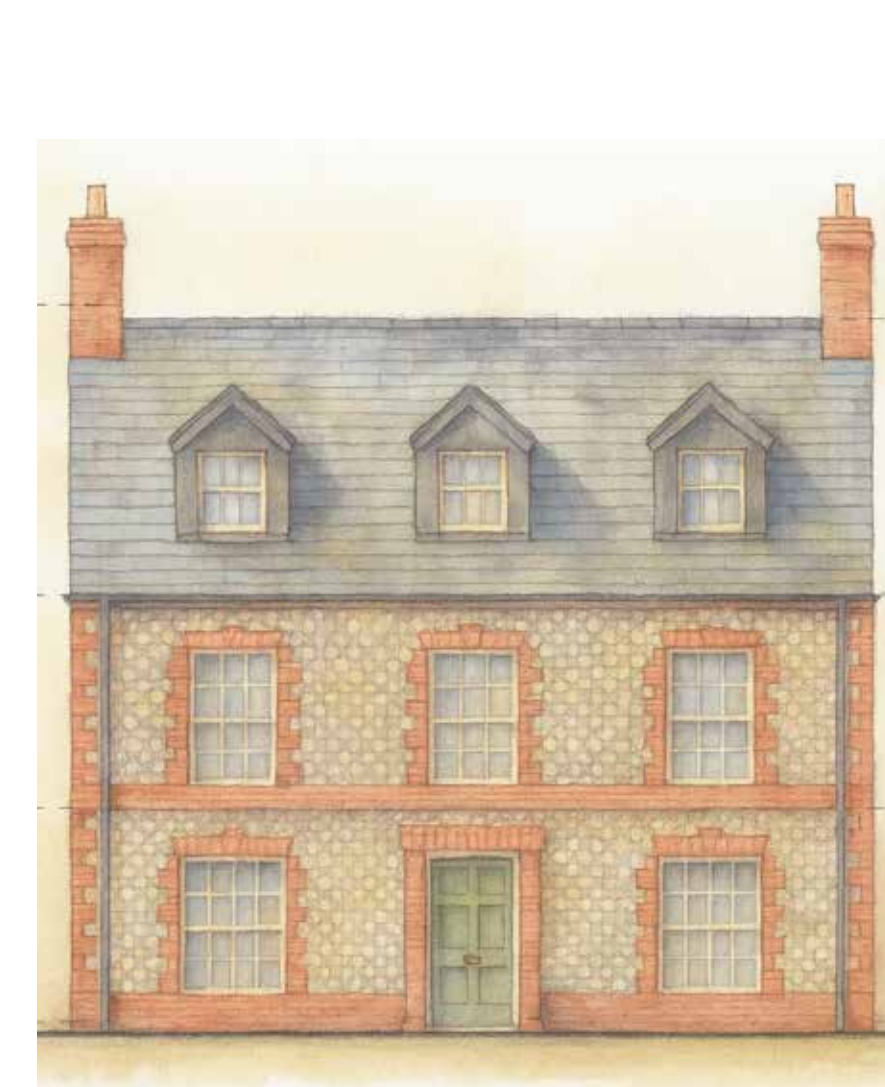
The Parnham Park residences are conceived as a totally unique community, sensitively positioned alongside the deer park, woodlands, riverside and listed parkland where owners will be able to enjoy the benefit of living within a beautiful landscape and parkland.

The residences will comprise contemporary homes of a mix of sizes with classical appearance and detailing, drawing inspiration from the architectural character of the town.

Given the proximity to Beaminster and its inclusion within Parnham Park the development can be seen both as an extension to the footprint of town and as a distinctive community in its own right.

A scheme of high design and environmental quality is proposed, both to respect the landscape and historic park qualities of its setting and to maximise the financial value that may be generated to subsidise the restoration work.

Design cues from local buildings



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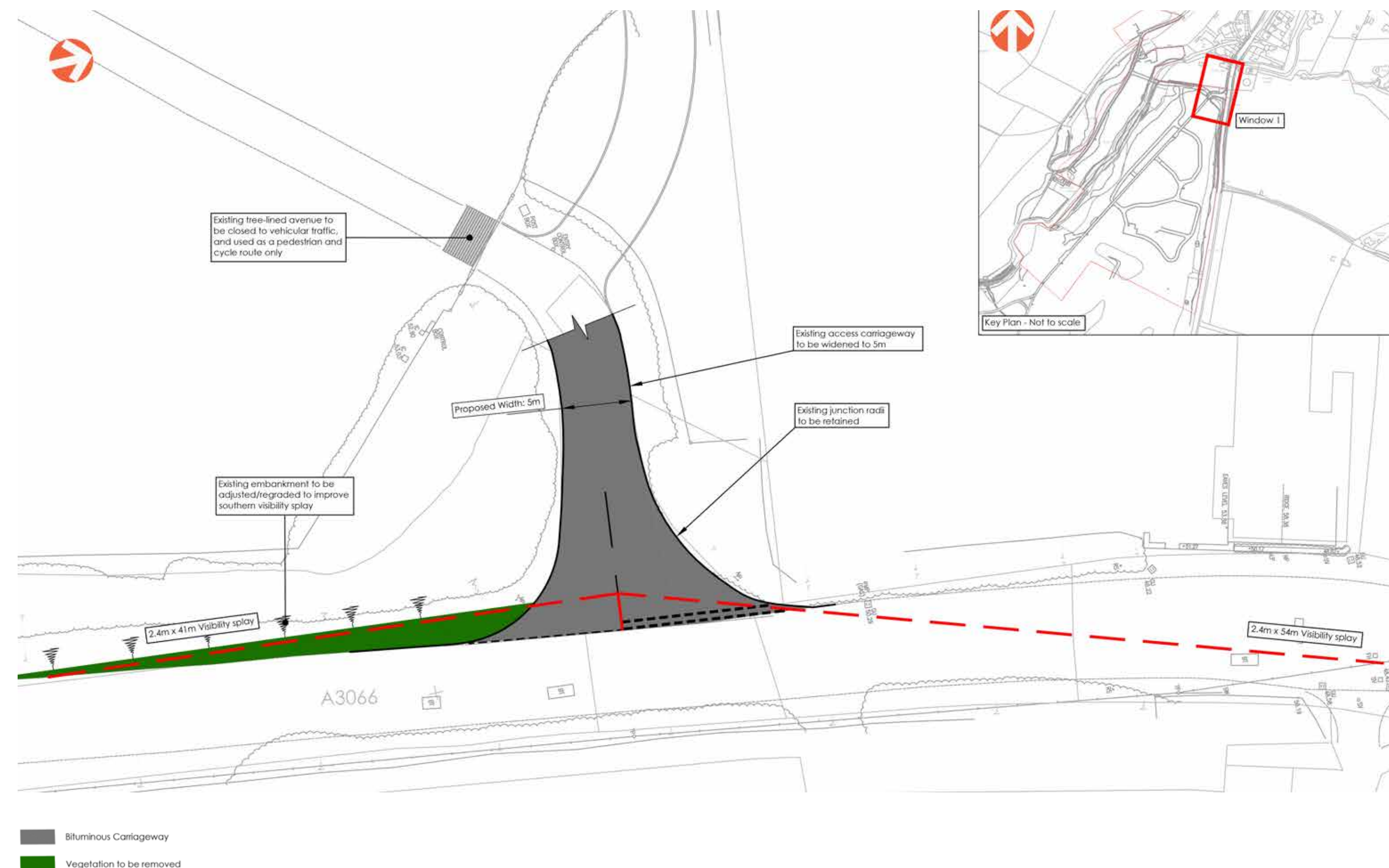
Heritage and Landscape

Parnham House became a protected Grade I listed building in 1953 and in 1986 the grounds were Grade II* listed on the register of Historic Parks and Gardens. The whole of the Parnham estate, which includes the historic parkland east of the river Brit and agricultural land west of the river Brit, is within Dorset National Landscape (formerly known as the Dorset Area of Outstanding Natural Beauty), established in 1959.



Undoubtedly, developing in the parkland will cause harm to the heritage assets. Similarly there will be impacts arising from the proposals on some views into the site from the wider landscape, including from public rights of way.

Enabling development involves striking a balance between this harm and the benefits of saving and restoring the Grade I Listed Building. The forthcoming planning application will fully consider and assess these heritage and landscape effects, including through Environmental Impact Assessment.



Proposed access arrangement



Access

The proposals involve connecting the site with existing routes on foot into Beaminster via St Mary Well Street.

Vehicular access will be via the existing access point off the A3066 with safety improvements being explored, including the potential to reduce speed limits along this stretch of road (which we understand the town has already been working to implement) and widened visibility splays.

In addition we propose to re-instate the original Elizabethan site entrance between the Dower Houses as the principal route to the main House and hospitality offering.



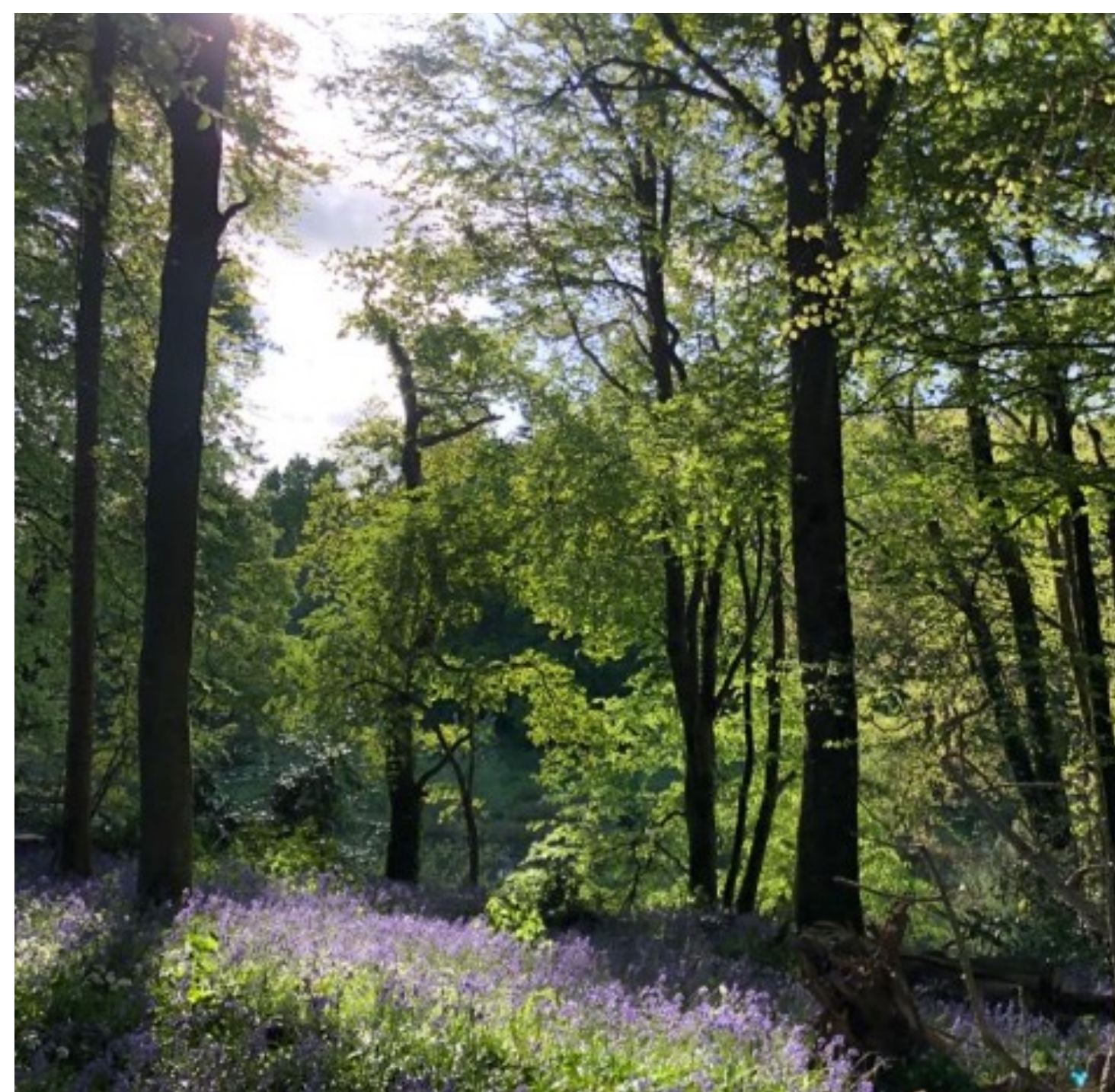
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The project benefits

Biodiversity and access to nature

The proposals present the opportunity to enhance nature on site through 'biodiversity net gain' with new native planting within the development area and wider Estate to encourage wildlife.

Existing trees and hedges are being retained as far as possible and there is the opportunity to re-establish a riverside walk to the west of the river Brit as an enhanced public right of way. The objective is to bring the river corridor back to life as a rich, biodiverse walk.



Open for public events

It is incredibly important that Parnham continues to have a strong connection with Beaminster and surrounding communities.

In July 2022 the Estate opened its grounds to 1,500 people in celebration of the Queen's Platinum Jubilee.

Parnham Park looks forward to regularly welcoming the public to future events with art exhibitions, auctions, food fairs, garden open days and future celebratory events.



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The project benefits

The most important public benefit of this enabling application is to save and restore this Grade I listed local treasure.

Ultimately, the balance of benefits and disbenefits will be determined taking into account the specific merits of the proposal and consultation comments from stakeholders – including public feedback following this exhibition.

The forthcoming planning application will set out a full range of benefits that can stem from the overall project informed, for example, by economic and environmental impact studies.

At Parnham the overall benefits of the Parnham Park venture should be considered by reference to:

- The repair and restoration works to Parnham House
- The enabling development – new build housing, and
- The development and operation of the hospitality offering.

In summary, these project benefits include:

- The cultural heritage value of saving Parnham House and bringing the historic property back into positive use
- Enhancement of the site as a historical, cultural, educational and ecological asset
- The environmental sustainability credentials of the buildings within an increasingly biodiverse parkland
- The direct and indirect benefits to the local economy, supply chain and skills through investment in the restoration and wider building works
- The direct and indirect benefits to the local economy, supply chain and skills through the operation of Parnham Park as a restored family home with hospitality offering and design-led residential community on the edge of Beaminster, and
- Enhancing public access to the site, and public appreciation of the site as an asset, through a programme of activities and events, including art exhibitions, concerts and open days of the grounds and gardens.



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Next steps

In terms of financial commitment and historical importance, the proposed restoration programme for Parnham is potentially the most significant rescue of an at risk heritage asset by a private individual in the UK today.

This challenging project is being progressed by the owner in a spirit of partnership with Dorset Council and Historic England, and this approach is extended to wider consultees and the community.

It is proposed to submit a comprehensive planning and listed building consent application for the restoration works and enabling development in late summer 2025.

Assuming a successful outcome to the planning and listed building consent application process later in 2025, Parnham Park wishes to commence work on the combination of proposals for the site immediately, including further emergency protection for the house.



The purpose of this consultation event is to give you information about the scheme ahead of the planning application and invite you to make comments and observations.

We look forward to receiving your feedback, either in response to our feedback forms or via email through our consultation email address:

parnham.consult@torandco.com

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Property Development & Accolades

The vision of the Perkins family for Parnham is to save this exceptional historic house and to provide a family home with hospitality offering that can maintain the estate for the future.

James has an extensive record in regenerating and restoring important Grade 1 and Grade II country homes. Over the last two decades, James has been responsible for large-scale restorations and prestigious historic buildings across the UK. Several of his projects have been recognised with awards for their sensitivity, accuracy and architectural ambition.



Aynhoe Park designed by Sir Joan Soane with grounds landscaped by Capability Brown. Converted from 28 apartments into 40 bedroom internationally acclaimed entertainment and events venue that was awarded Global Winner, Best Hospitality Venue 2019 and The Restoration of a Georgian County House award in the Architectural Awards 2009.



Howsham Hall in Yorkshire is a Jacobean stately home converted from a private school to a family residence and events venue.



Dowdeswell Court in Cheltenham. Awarded a recommendation from the Georgian Group for the restoration of a Georgian country house.



Gosfield Hall in Essex built by Sir Thomas Millington and restored by Samuel Courtauld.



The Round Tower in Cirencester. RIBA 2012 Finalist, Roses Design Awards 2011 – Best re-use of a listed building and best extension to a listed building.