

Agenda Item No.6(g)

DERBYSHIRE COUNTY COUNCIL

CABINET

20 December 2018

Report of Strategic Director – Economy, Transport and Environment

**REVISED ELVASTON CASTLE MASTER PLAN (HIGHWAYS,
TRANSPORT AND INFRASTRUCTURE)**

(1) **Purpose of Report** To request Cabinet to consider responses to the public consultation on the Elvaston Castle Master Plan and to seek Cabinet approval to amendments to the draft Master Plan.

(2) **Information and Analysis**

Public Consultation Responses

On 15 March 2018, Cabinet approved the draft Elvaston Castle Master Plan in order that public consultation on the draft Plan could be undertaken and agreed that a further report would be produced requesting adoption of the final Elvaston Castle Master Plan following the consultation exercise (Minute No. 80/18 refers).

Public consultation on the Elvaston Castle Master Plan ran from 4 June 2018 – 16 July 2018. A questionnaire, relating to all key aspects of the Master Plan was created, with respondents able to complete this either online or as a paper copy. During the six week consultation period, the County Council and the Elvaston Castle and Gardens Trust (ECGT) delivered a presentation to Elvaston Parish Council and hosted four consultation events. All events were well promoted on Parish noticeboards, posters around the site at Elvaston and multiple Facebook sites, including the popular Friends of Elvaston page which has almost 6,000 followers.

The Parish Council meeting at Elvaston Village Hall held on 7 June 2018 and the two events held at Elvaston Castle on 9 June 2018 and 1 July 2018, were all well-attended. However, two evening events, one at Spondon and one at Alvaston only attracted a small number of visitors.

In total, 144 usable questionnaires were submitted, most electronically, but some hard copies were also completed. Separate correspondence was also received from a further 18 individuals, including two on behalf of organisations, namely the Midlands Wind & Water Mills Group and Derbyshire

Ornithological Society. In addition to the questionnaire returns, key stakeholder organisations were asked to respond to the Master Plan. All these organisations responded, although some offered no comments. Comments were received from the National Trust, Historic England, South Derbyshire District Council, Derby City Council, Elvaston Parish Council, Friends of Elvaston and the Gardens Trust and these have also been taken into consideration in revising the Master Plan. All these responses have been comprehensively analysed to extract the main points of agreement and disagreement.

Elvaston Castle Action Group

On 15 October 2018, a petition signed by over 10,000 people (6,500 on line and 3,500 on paper) objecting to the Master Plan was received from a newly formed group, the Elvaston Castle Action Group (ECAG). The petition was presented to Full Council on 5 December 2018 followed by a presentation outlining the Group's alternative Master Plan proposals, which were noted by the Council.

Prior to the closing date for the petition, ECAG had requested the opportunity to present their proposals, which they suggested could be an alternative approach to the Master Plan, to Council officers and the Elvaston Castle and Gardens Trust (ECGT). This presentation took place on 28 September 2018, following which ECAG provided the Council with a copy of their full report.

The contents of the petition are set out below:

“We, the undersigned, want Derbyshire County Council and Elvaston Castle and Gardens Trust to fully acknowledge and recognise the comments and feedback being outlined in points 1 - 5 below by way of a petition to the draft Master Plan for Elvaston Castle Country Park. Whilst it is recognised and supported that Elvaston Castle Country Park needs to be financially sustainable, this petition;

1. Supports a complimentary and sympathetic development of the Castle and core buildings to retain the character of the Castle and Country Park, to benefit both the local community and visitors to Elvaston Castle Country Park in general. However;

2. Strongly objects and is opposed to the provision of new southern and western access roads (particularly along the historic South Avenue), car parks, residential housing or any unsuitable developments i.e. caravan/camping/glamping on existing green spaces currently used for access to the countryside and wildlife, livestock grazing and the pursuit of active recreation and exercise by visitors.

3. Whilst we accept that Derbyshire County Council faces severe cut backs in government funding, we do not believe that developing areas of Elvaston Castle Country Park for residential housing provides an answer to long term sustainability and would seriously detract from the rural experience of a country estate. Alternative solutions (i.e. collect funding ideas from the public consultation and community fundraising) should be fully explored.

4. Strongly objects to the relocation of the showground and main car park or the provision of further vehicular access routes, despoiling further areas of Elvaston Castle Country Park. Existing roads and car parks should be developed with a view to improving their efficiency alongside the encouragement of active recreation by visitors to the park centre.

5. This petition encourages the maintenance of the sporting heritage of the estate, particularly in relation to equestrian activities and Elvaston Cricket Club, as these elements promote wellbeing as exemplified by 'Towards an Active Derbyshire 2016-2021' and 'South Derbyshire Open Space, Sport and Community Facilities Strategy April 2016', which both aim to increase the health and wellbeing of the community through the pursuit of such activities and active recreation

What do you think the Council should do? We the undersigned call upon the County Council to make appropriate changes and amendments to the draft Master Plan for Elvaston Castle Country Park taking into consideration the comments and feedback."

The Council has taken these views into consideration in revising the Master Plan, alongside the other consultation responses. The Council's response to each point of the petition is as follows:

1. The revised Master Plan is fully in keeping with ensuring a complementary and sympathetic development of the Castle and core buildings to retain the character of the Castle and Country Park, to benefit both the local community and visitors to Elvaston Castle Country Park.
2. A third option for the proposed new road has been formulated, running from a point on Shardlow Road close to the South Avenue Gates, avoiding the South Avenue itself and, instead, crossing farmland and a small area of marginal woodland. The proposals for a new car park remain. The site originally proposed as a new Show Ground, Oak Flatt, will continue to be let as pastoral farmland in the short to medium term. The location for any future extension of caravan/camping/glamping is likely to be the site of the current visitor car park, adjacent to the existing caravan site. Residential housing is only proposed on the enabling development sites of Thatched Cottage, Kennels and Saw Yard, not any

existing green spaces currently used for access to the countryside and wildlife. The preferred option for Home Farm is now activity related, although enabling residential development may be considered if no other suitable uses are found.

3. The Master Plan has been developed based on advice from a wide range of experts in the management of historic buildings. An economic impact assessment has been undertaken which outlines the benefits full restoration of the Castle and Estate will bring to the area. In order to deliver the Master Plan a Funding Strategy will be required which will identify where the funding will come from, of which enabling residential development is one source. As well as providing some of the capital to undertake repairs, this residential development will bring back into suitable use those sites identified above which are currently in a poor state of repair. There is no large scale residential development proposed in the Master Plan. Some members of the public attending the consultation sessions run by the Council and ECGT expressed a view that they signed the petition because they had been led to believe there would be large scale residential development and were subsequently pleased to see that there would not be.
4. The revisions to the Master Plan proposed in this report include keeping the Show Ground on the existing site, with measures being taken to improve the drainage. The proposals for a new car park remain, as this is necessary to unlock the full potential of the Estate's core buildings by bringing visitors directly to the heart of the site. The revised Master Plan notes that the car park will need careful design to mitigate existing drainage problems and will provide more space for parking than at present. It will reduce and reverse the constant damage to the historic landscape around the lake currently being caused by pedestrian visitors from the current car park, causing excessive erosion and root compaction. A new road is also necessary to bring visitors to the heart of the estate and alleviate traffic pressure through surrounding villages. However, in response to concerns, a third option is being proposed running from a point on Shardlow Road close to the South Avenue Gates avoiding the South Avenue itself and instead crossing farmland and a small area of marginal woodland.
5. The Master Plan will retain the sporting heritage of the estate, particularly in relation to equestrian activities and Elvaston Cricket Club.

Main Consultation Concerns

The main concerns raised overall related to the access road, car park, showground and enabling development, although not all the feedback was negative. The following section, Principal Revisions to the Master Plan, sets out the main concerns raised and the County Council's response in each

case. ECGT has also been fully involved in responding to the concerns raised and in drafting the amended version.

Principal Revisions to the Master Plan

Further to consultation analysis, a range of amendments are proposed to the Master Plan in response to concerns. The nature, format and volume of these amendments requires that the draft Master Plan document be completely redrafted to properly and clearly articulate the additional information. Given the time constraints of this process, it has not yet been possible to undertake this work, which will require the procurement of a suitable external graphic design resource.

In the meantime, a copy of the original draft Master Plan and a comprehensive schedule of proposed amendments are appended to this report to be read in conjunction with each other.

Proposed new vehicular access route: Although the proposed South Avenue route does follow the historic access route into the Estate, it is accepted that construction of a new vehicular route here would compromise the peaceful nature of the route, currently used only by pedestrians, and conflict with the historic landscape, including important trees. The alternative route illustrated in the draft Master Plan avoided the historic avenue, instead crossing arable farmland. It has been confirmed further to a traffic study that a new access directly from the existing A6/Shardlow Road roundabout would be unsuitable on capacity and safety grounds and, therefore, a third option has been formulated, in conjunction with highways officers, running from a point on Shardlow Road close to the South Avenue Gates avoiding the South Avenue itself and instead crossing farmland and a small area of marginal woodland. The Council accepts that there are issues with the original two options, as raised through the consultation, and as such the Master Plan will be updated with the third option as the proposed new route, subject to a detailed traffic assessment.

New car park: The car park, located as necessary to unlock the full potential of the Estate's core buildings by bringing visitors directly to the heart of the site, will need careful design to mitigate existing drainage problems. The revised Master Plan notes that the car park will be formally laid out using water permeable materials and possibly set at a slightly raised level to improve drainage with run-off attenuated into wet woodland, ditches and ponds, creating additional wildlife habitats. It is also noted in the revised Master Plan that the new car park arrangement will provide more space for parking than the existing and will, through the termination of the existing car park function, reduce and reverse the incessant damage to the historic landscape around the lake currently being caused by pedestrian visitors causing excessive erosion and root compaction. Despite some objections through the consultation, the proposed location of the car park is paramount to

the future financial sustainability of the estate by bringing visitors into the areas where they can make greater use of facilities and spend money.

Home Farm enabling development site: Residential use was initially considered the optimum use here (to assist in contributing funds to repairing the castle buildings), but the potential compromising impact of an access route following Bedford Drive, and the difficulty of linking increased drainage provision and other services to the houses is recognised. Accordingly, the proposed use of this area and the existing buildings of historic value has been changed to activity-related, to respond to leisure, well-being environmental and tourist needs, with consideration given to the level of direct access required and an assessment of improved linkages with the new car park.

It remains an urgent priority, however, that the historic farm buildings be repaired as soon as possible to avoid the risk of losing them forever, given the poor condition they are in. It is proposed that any suitable activity centre tenant chosen in the short term will need to show that they have the intention and resources to carry out appropriate repairs to the historic buildings in a timely manner and that, to ensure such measures are taken to save the buildings, a fixed compliance period (possibly three years) will be imposed on tenants after which the property would revert to Derbyshire County Council or the Trust as applicable and its future reconsidered accordingly.

The option of redeveloping the site as housing, including an element of enabling development, may have to be reconsidered if no suitable alternative use can be found in the short term, but this type of use would only be considered as a last resort.

The Council accepts that residential development of Home Farm is not the most desirable use for the site, mainly due to the access issues raised through the consultation process, and as such the Master Plan will be updated to look for an alternative activity related use that will still enable the buildings to be repaired.

The showground: The existing showground is the traditional much-loved location for holding large events at Elvaston Castle. In the short to medium term, it is envisaged that this will not be relocated and will continue to be used as the Estate's principal events space, as well as for community recreation. Longer term, the area may remain the Estate's principal events space or, if not, it could be retained along with the existing main car park site as secondary events space/communal recreational space/use for pasture and/or use in connection with a glamping offer.

Whilst the current showground has been the location of many successful events, due to the hydrology of the site, the number of times it can be used is limited as it quickly becomes water logged and can require considerable

recovery time between events and for this reason the original draft Master Plan proposed an alternative site. Further research is needed to establish whether additional drainage measures can be implemented at the existing showground to ensure regular and maximised use, thus providing the best possible visitor experience, reassuring operators that events are less likely to need cancelling due to waterlogging, and generating the highest possible revenue for re-investment at Elvaston.

If suitable drainage solutions for the existing showground cannot be found and implemented, or are ineffective in the short term, it may be necessary to carry out similar research into the drainage characteristics (and any necessary mitigation potential) of Oak Flat, the previously suggested replacement, to assess this as a possible alternative option in the longer term.

The alternative location for the showground proved not to be popular through the consultation therefore the Master Plan will be updated to confirm the commitment to undertaking more research into how the drainage problems at the current location can be overcome.

Other changes: a number of other amendments have been made to the Master Plan, responding to queries raised in the consultation. These include providing more information on the proposed uses of the historic core area, for example looking at the possibility of re-creating the Blacksmith's Forge, introducing a woodcraft business to the saw-bench area, as well as introducing plant sales, farmers markets, a secondary catering outlet and an indoor family leisure facility.

There is also more information provided in the Master Plan regarding access, including for disabled visitors; regarding renewed public access to the Castle once restored; and regarding the promotion of outdoor events and activities such as cycling and orienteering.

With regard to the other potential Enabling Development sites, the Master Plan now notes that, where alternative leisure based proposals are put forward, these will be carefully considered and also that, where appropriate, some of the existing redundant historic buildings will be considered for use as holiday lets, in particular, the Gas House and Kennels Cottages.

The revised Master Plan also highlights that all repair and conversion work to the historic buildings will be carried out sensitively under the direction of South Derbyshire District Council's Conservation Officer, with the support of Historic England.

The revised Master Plan will be used to guide future regeneration decisions and support project bids.

(3) **Financial Considerations** A separate report will cover the ongoing need for financial support in developing a major project bid based on Phase 1 of the Master Plan proposals.

The costs of procuring and appointing a suitable external graphic design resource for a formal re-draft of the Master Plan, as referred to above, will be funded from the Elvaston Reserve Fund.

(4) **Social Value Considerations** The community will benefit from the securing of a sympathetically operated, sustainable visitor attraction which will include modern catering facilities, places for people of all ages and abilities to walk, relax and exercise, and venues for weddings, concerts, shows and other events. The regeneration will secure the future of a much-needed and cherished greenspace close to major urban areas. The historic buildings will be repaired and converted to facilitate their long term conservation and the gardens brought back into good heart and restored for future generations to enjoy and understand, with interpretation to tell the stories of the historic Estate. Access on foot to the wider Estate will be preserved free of charge.

There will be opportunities for local businesses to bid for contracts to support the regeneration of the Estate. Education facilities will be provided to welcome children and younger adults from schools, colleges and universities to study within the park. The Elvaston Castle and Gardens Trust and, in due course, a Stakeholder Forum Group will engage closely with the local community to ensure that all strategic decisions are supported and understood by local people.

Other Considerations

In preparing this report the relevance of the following factors has been considered: legal, prevention of crime and disorder, equality and diversity, human resources, environmental, health, property and transport considerations.

(5) **Key Decision** No.

(6) **Call-In** Is it required that call-in be waived in respect of the decisions proposed in the report? No.

(7) **Background Papers** Held on file within the Economy, Transport and Environment Department. Officer contact details – Charles Heaney, extension 36288.

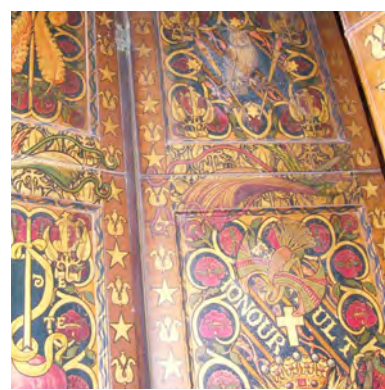
(8) **OFFICER'S RECOMMENDATIONS** That Cabinet:

- 8.1 Considers the responses received during the public consultation on the draft Elvaston Castle Master Plan.
- 8.2 Approves the amendments to the Elvaston Castle Master Plan set out in the report.
- 8.3 Notes that the Master Plan document will be redrafted to include these amendments further to the procurement and appointment of a suitable external graphic design resource for a formal re-draft of the Master Plan, as referred to in the Principal Revisions to the Master Plan Section above, and that this service will be funded from the Elvaston Reserve Fund.
- 8.4 Notes that this Master Plan, combined with a current Economic Impact Assessment and an initial Funding Strategy, will facilitate the preparation of a Phase 1 funding bid to the Heritage Lottery Fund, and that the detail of this bid will be the subject of a separate report.

Mike Ashworth
Strategic Director – Economy, Transport and Environment

Elvaston Castle Estate

Master Plan



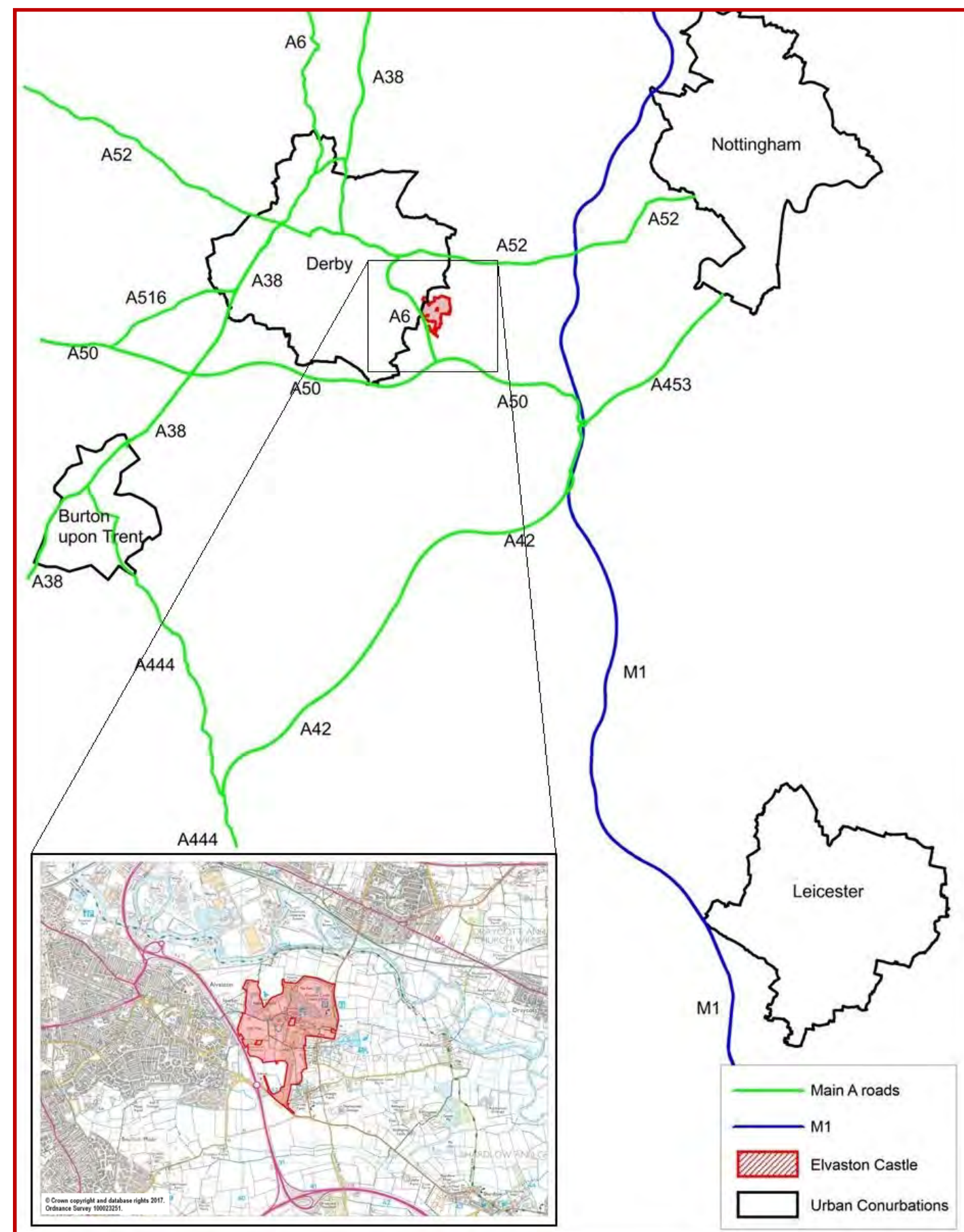
Elvaston Castle Estate **Master Plan**

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1) Capital Implementation Plan



Introduction

Elvaston Castle Estate is situated approximately 6.5 km southeast of Derby City Centre.

The Estate was bought by Derbyshire County Council (DCC) in 1968 from an aggregates consortium. Elvaston was the first Country Park to open in the UK. It ran successfully as a Country Park and Museum for more than three decades. However, during the 1990s, in the context of financial and political pressures on local authorities across the country, DCC had to acknowledge a dilemma: having continued to make financial investment in Elvaston, developing it as a very popular local attraction over many years, the situation was becoming increasingly untenable. Although there was a continued financial commitment, it was recognised that the Castle, estate buildings and structures, and gardens required considerably increased resources.

Between 2002 and 2004, DCC commissioned two conservation plans. One for Elvaston Castle and associated buildings and one for the historic estate. These commissions were grant assisted by the Heritage Lottery Fund (HLF).

Following the completion of the conservation plans DCC jointly funded with Historic England (HE) the Essential Repairs Report and a Strategic Options Appraisal. The Essential Repairs Report (2011) set out all the repairs that were required on the Elvaston Estate to stem the decline of the Registered Park and Garden and the listed buildings and other garden structures that are in the ownership of DCC. The Strategic Options Appraisal (2013) used the costs identified by the Essential Repairs Report to investigate and test various use/development options and advised on various opportunities that might be considered. It outlined a robust analysis of the development options for the Estate to inform/identify optimum viable uses that were compatible with the historic significance of the site. It also, through consultation with HE, South Derbyshire District Council and DCC, identified a number of potential 'Enabling Development' sites. Both of these documents are available on www.futureelvaston.co.uk.

Following these studies it became apparent to DCC that a new approach to Elvaston was required. DCC secured the assistance of the National Trust and working in partnership developed an ambitious 10 year vision for Elvaston which can also be found on www.futureelvaston.co.uk.



The Vision has been formally adopted by DCC's Cabinet.

Key to the Vision are six 'guiding principles'. These principles will direct ALL future management decisions, whoever is responsible for Elvaston Castle and Estate:

- ① Freehold of the Estate will be retained by Derbyshire County Council;
- ② A competent single management body will control the overall governance of the estate with the balance of conservation, heritage and access at its core;
- ③ Financial sustainability will be fundamental to the delivery of the vision, facilitated by a business model that provides on-going reinvestment in the long term stewardship of the Estate without eroding its significance;
- ④ The historic, landscape and biodiversity significance will be protected, conserved and, where sustainable, enhanced;
- ⑤ Public access to the gardens, parkland and house will be provided and maintained; the parkland at least will be free at the point of entry on foot. The stories and rich heritage will be understood, shared and celebrated;
- ⑥ People, community involvement and partnership working will be at the heart of all activities.

DCC is now working in partnership with the Elvaston Castle and Gardens Trust with the ambition of handing the running of the Estate to the Trust as the 'competent single management body'. This masterplan represents the joint ambition of the Elvaston Castle and Gardens Trust and DCC for Elvaston.



Background

The Elvaston Estate manifests many centuries of activity and improvement. There is written evidence that indicates that by the reign of Richard II (1377-99) there was a well-established substantial manor, estate and gardens. This is supported by St Bartholomew's church, which is adjacent to Elvaston Castle, being, in part, early 13th century.

In the early 16th century the Elvaston Estate was acquired by Sir Michael Stanhope and the Stanhope family resided at Elvaston for over four centuries. William Stanhope, the great, great, great grandson of Sir Michael was created the first Baron Harrington in 1730, rising to the first Earl of Harrington in 1742.

While the estate was improved by the 1st and 2nd Earls, it was the 3rd Earl, Charles Stanhope, who commissioned James Wyatt to undertake extensive remodelling of the house. James Wyatt died in 1813, by which date the designs for what was to become 'Elvaston Castle' were more-or-less complete. After Wyatt's death the commission was undertaken by Robert Walker, who realised much of Wyatt's vision by 1819.

It is rumoured that the 3rd Earl invited 'Capability' Brown to Elvaston. If this is true it must have been at the outset of the 3rd Earls tenure as Brown died in 1783. It was reported that Brown declared the "place so flat that there was such a lack of capability in it that he would not meddle with it"¹

In 1829 the Estate was inherited by the 4th Earl, also a Charles. He must have been keen to continue the work initiated on the house by his father, as he appointed architect Lewis N Cottingham to work on extensions and interiors at Elvaston. The 4th Earl also introduced William Barron to Elvaston as Head Gardener in 1830. It was Barron who, more than anyone else, established the character of the Park and Gardens as we see them today.

The 4th Earl, was a nineteenth century eccentric 'dandy' who, towards the end of the 1820s, met and fell in love with Maria Foote, an actress, who, by the order of the day, had something of a chequered past. The couple married in 1831, and were not received well in London society. In part, as a result of this, the Earl and the Countess retreated to Elvaston. The 4th Earl appointed William Barron to create romantic pleasure grounds for the married couple.

Barron did this by utilising his passion for conifers, developing the practice of transplanting mature trees and by creating fantastic elements of rockwork structures. Barron worked for the 4th Earl until his death in 1851 and then, with a much reduced garden staff, for the 5th and 6th Earls until Barron left Elvaston in 1865 to set up a nursery in nearby Borrowash.

¹ William Barron, *The British Winter Garden*, 1852, p.2.





After Barron left Elvaston it is recorded anecdotally that the formal pleasure gardens slowly slipped into decline under the Stanhope family. However this changed in 1928 when the 10th Earl died in a hunting accident just one year after inheriting the title. The 11th Earl was only a boy when he inherited the estate and family title. With the onset of World War II the Stanhope family left Elvaston to live in Ireland.

During the War Elvaston Castle housed a Teachers' Training College. In 1964 the estate was first put up for sale. Ultimately the estate was purchased by an aggregates consortium. After a number of failed attempts to gain planning permission to demolish the Castle and extract aggregates from the site the consortium sold the estate to Derbyshire County Council which opened the estate as the first Country Park in England in 1970.

The fixtures and fittings of the Estate and Castle were sold prior to it being purchased by DCC.

The Estate was run successfully as a Country Park and Museum for more than three decades. Generations of local and wider Derbyshire residents have benefited from school visits, weekend events or simply walking over and becoming familiar with this richly diverse landscape.

Through DCC's joint working with the National Trust the following statement was produced that seeks to summarise the essence of Elvaston and how the many layers of history manifest today:

Elvaston Unlocked: Spirit of Place

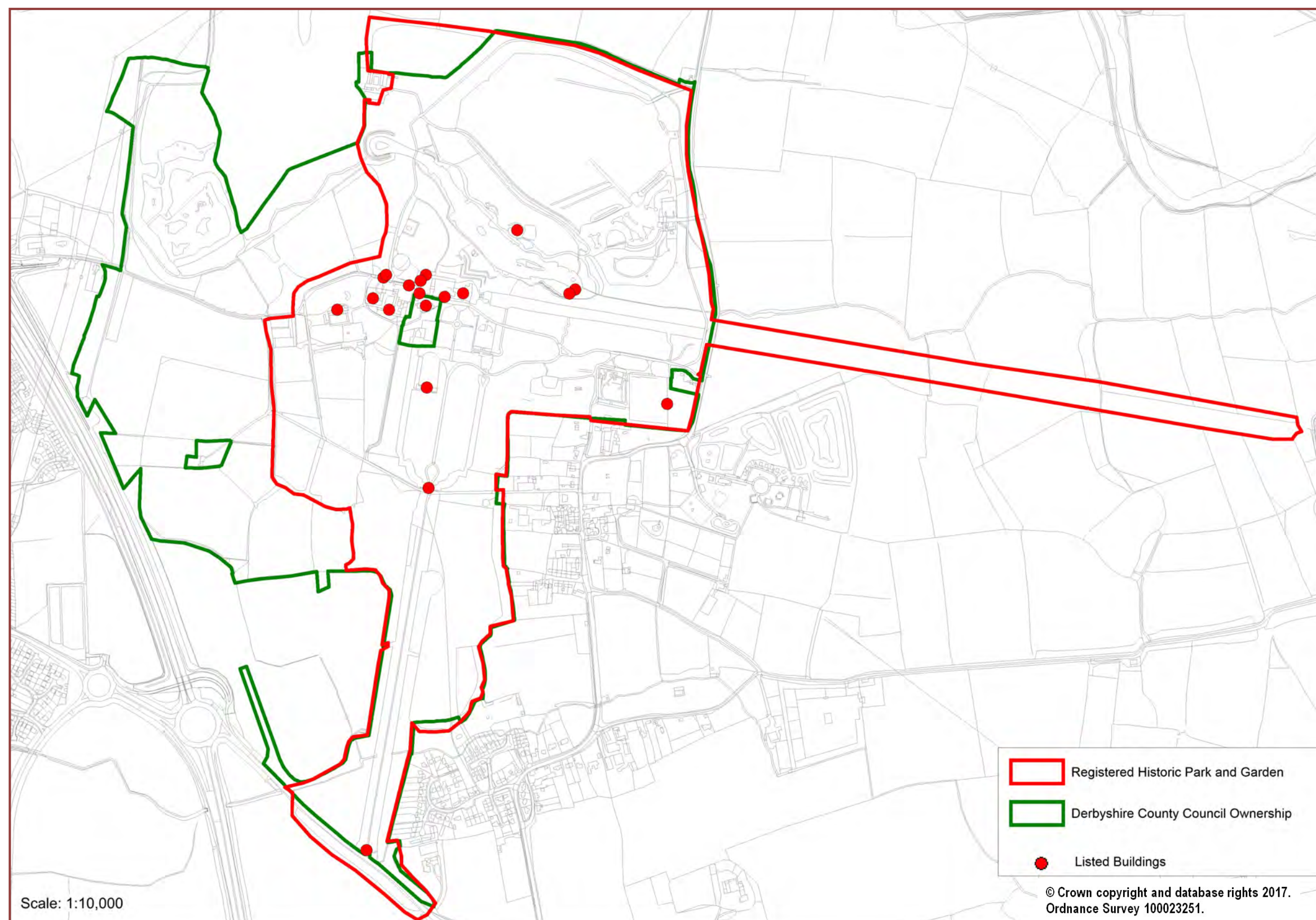
Created by many hands as a haven for a family line, turned by circumstance into a sanctuary for two lovers and transformed into an escape from 'everyday life' for thousands; this continually evolving, miniature world reveals countless glimpses of its long history.

The castle stands at the heart of the estate, overlooking a landscape ranging from majestic conifers and woodland to formal topiary and rock work which inspired so many historic estates. Slightly worn at the edges, this homage to romantic Gothic fantasy still has the power to inspire and surprise with its gleaming gilt and dramatic painted interiors.

Some of the grandeur of Barron's experimental design has been eroded by happy, running feet and generations of exploring hands; the growing power of the Stanhope family has waned, but their enduring creation of fantasy and escapism is still felt throughout the house and grounds.



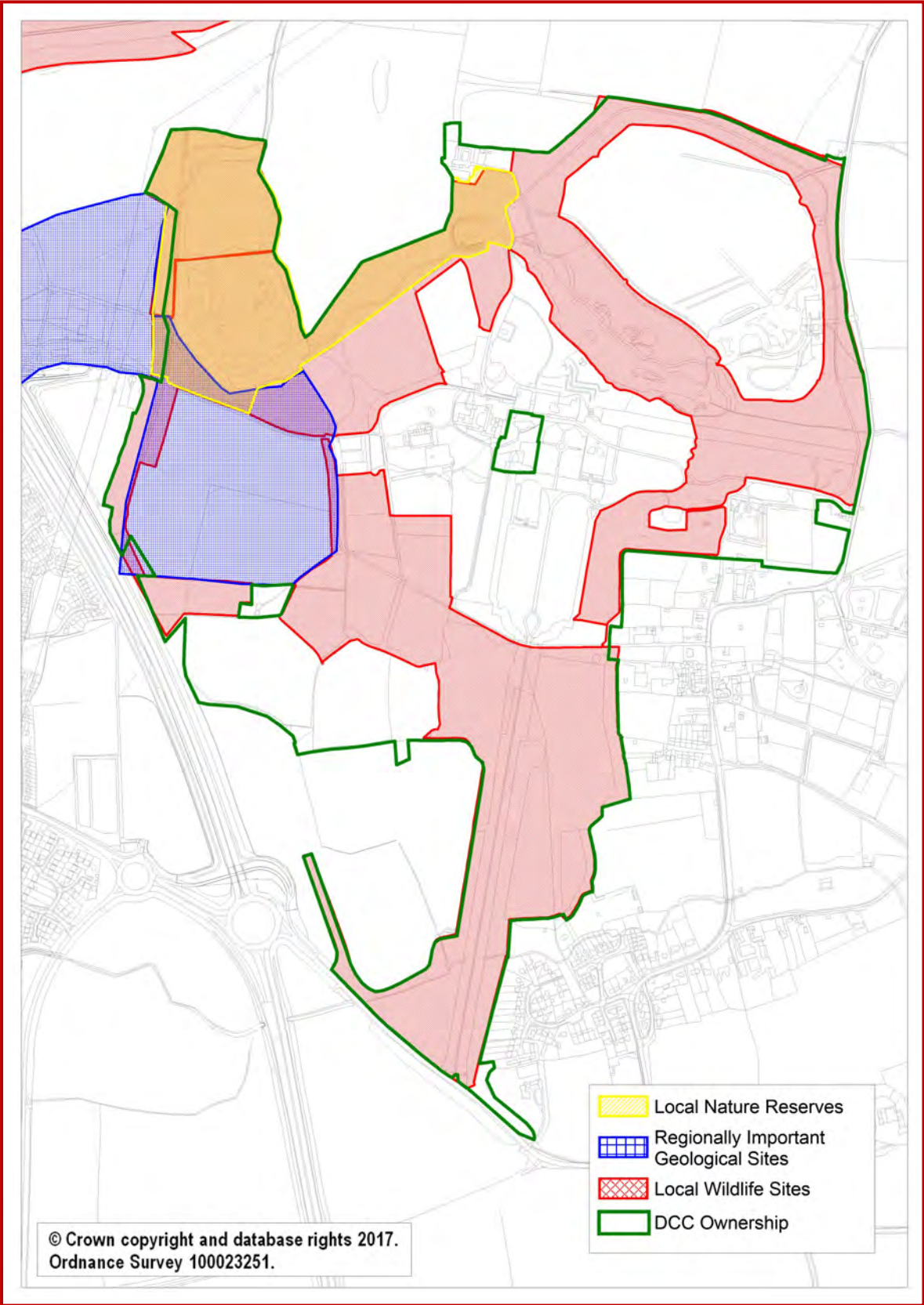
Ownership & Designation



Elvaston Castle Estate is included on Historic England’s Register of Historic Parks and Gardens and is grade II*. The majority of the registered park and gardens are in the ownership of Derbyshire County Council.

Within the boundary of the registered park and gardens there are also a number of listed structures:

- | | |
|--|-----------|
| • Church of St Bartholomew (Not owned by DCC) | Grade I |
| • Elvaston Castle | Grade II* |
| • St Bartholomew churchyard walls (Not owned by DCC) | Grade II |
| • Moorish Temple and terrace | Grade II |
| • Golden Gates and attached walls | Grade II |
| • Stables to the west of Elvaston Castle Coach House | Grade II |
| • Nursery Garden walls and attached outbuildings | Grade II |
| • Carriage wash | Grade II |
| • Gatepiers and walls to the west of Elvaston Castle | Grade II |
| • Coach House and attached buildings | Grade II |
| • Pump House | Grade II |
| • Stable block east of the Kennels (Gas House) | Grade II |
| • The Kennels | Grade II |
| • London Road Lodge Entrance Gates | Grade II |
| • Farm buildings west of St Bartholomew Church | Grade II |
| • Information centre and shop | Grade II |
| • Springthorpe Cottage | Grade II |
| • The Boathouse | Grade II |
| • Grotto on northern side of lake | Grade II |



Master Plan Components

Access and Movement



New vehicular access from either the roundabout on the A6 or the south avenue gates on Shardlow Road to the new visitor Car Park . The road will be carefully designed to minimise its impacts.



The new access road will help to alleviate traffic pressure through Thulston, Elvaston and Borrowash. Access to St Bartholomew's Church, Elvaston Cricket Club and the Kennels and Saw Yard residential area will be via the new access road.

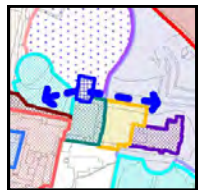
The new road and car park are essential to unlock the full potential of the Estate's core buildings.



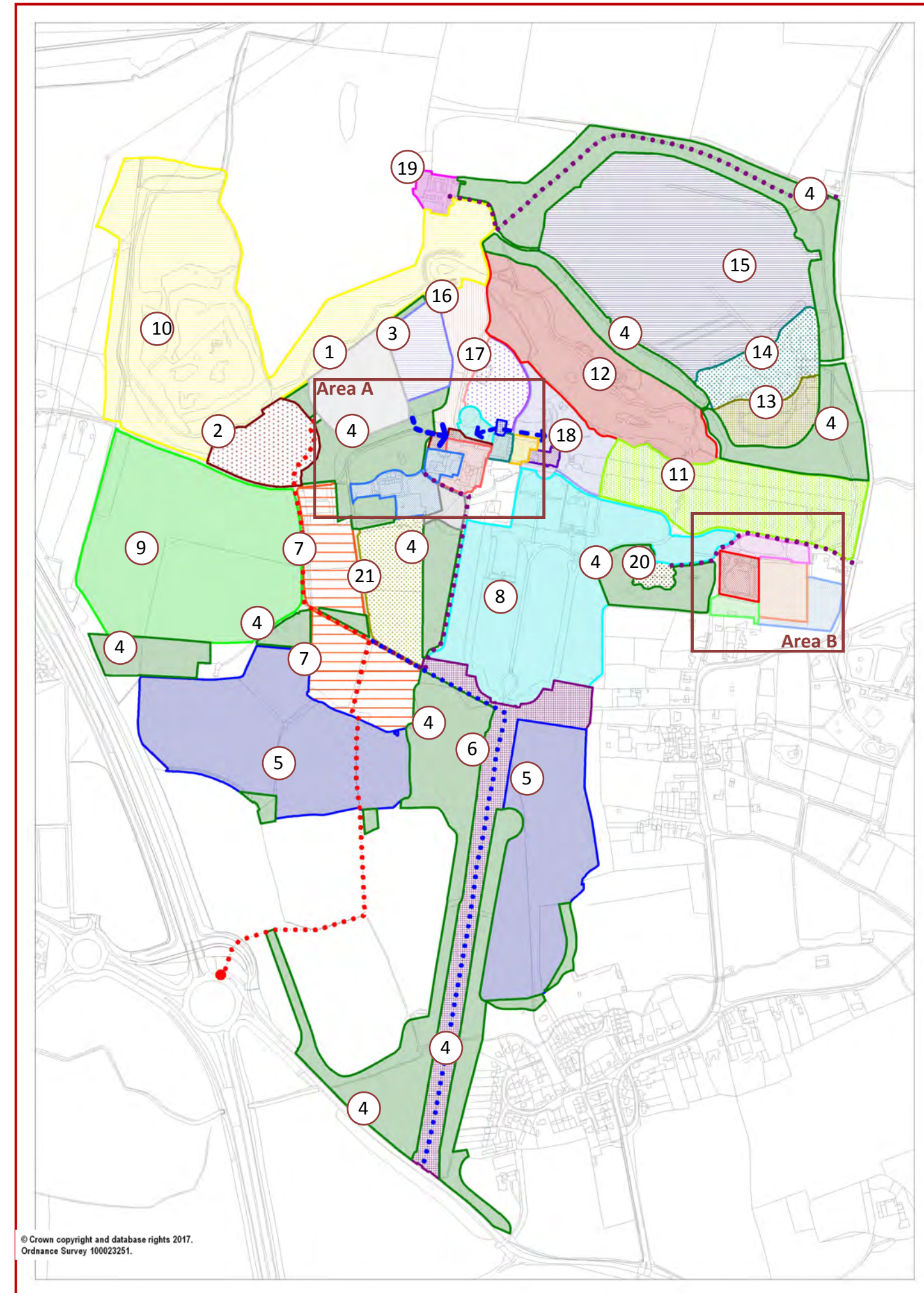
Other Vehicular routes for 'private' uses on the Estate.
Note: certain existing vehicular routes not shown.



Main access point for visitors arriving to the Estate by car.



Circulation to the wider estate from the new car park when the Castle Court Yard is cordoned off to support private functions in the Castle.



Elements

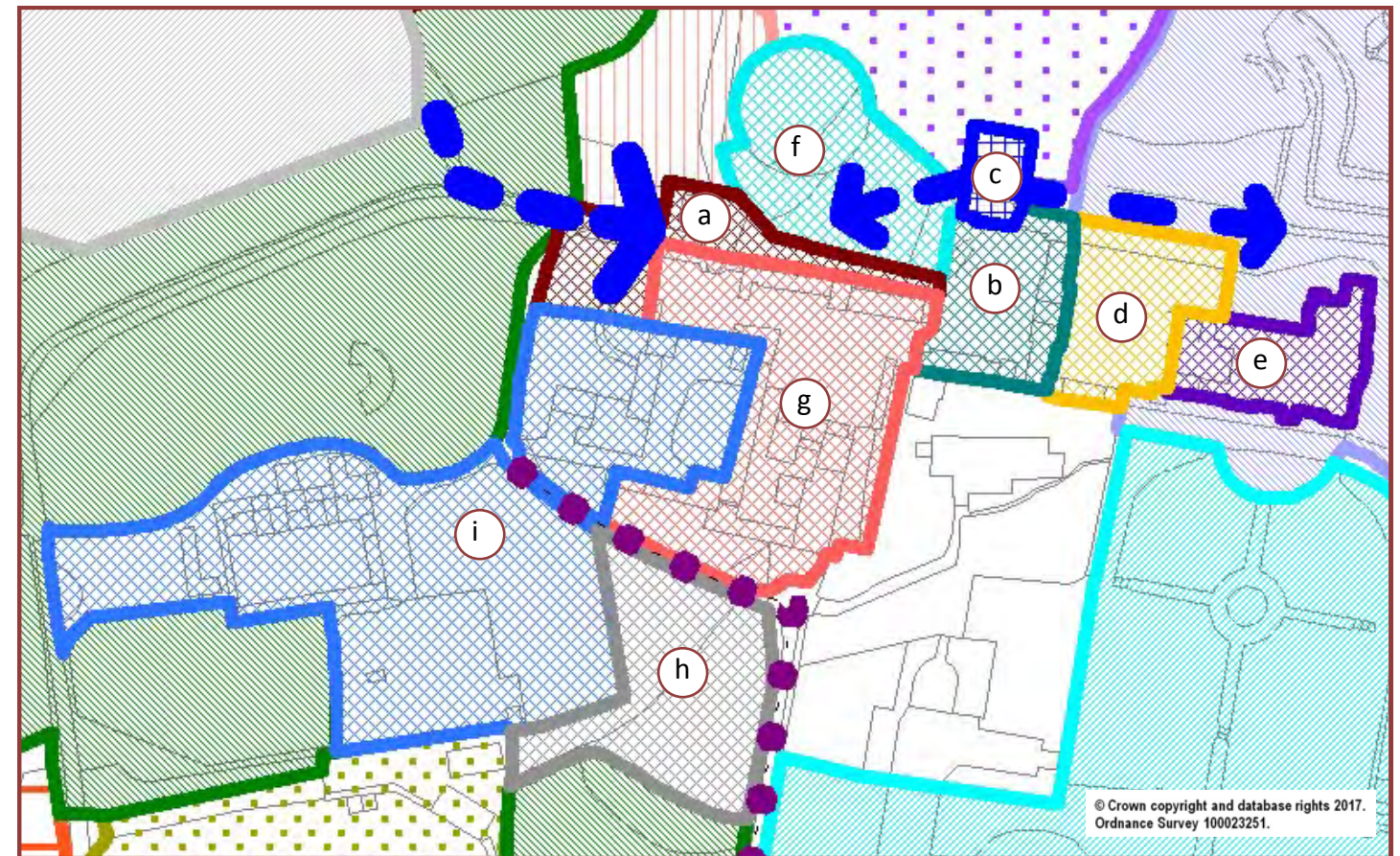
- ① Main visitor car park. To be formally laid out using water permeable materials.
- ② Overspill car park.
- ③ Picnic and kick around area.
- ④ Woodland. All woodland will be managed to ensure its health and to promote biodiversity. Where appropriate public access will be allowed. Other learning initiatives and commercial activities such as Forest School and a 'Go Ape' should be considered.
- ⑤ Pastoral farmland. Currently managed through lease. Weighting in the selection of future leases to take account of environmental practice, rare breeds, etc.
- ⑥ South Avenue and Golden Gates flanking lawns. Maintained for informal recreation/walking. Care needs to be taken with the design of the new access road so as not to negatively impact on the character of the South Avenue. The South Avenue could possibly be used as the principal route for pedestrians and cyclists accessing the park from the new residential development to the south of the estate. Grassland margins to the South Avenue should be managed to encourage greater bio-diversity.
- ⑦ Pastoral farm land – see 5. Could also be used to support other uses on the estate such as an equestrian centre.
- ⑧ Core Pleasure Gardens. To be managed to conserve and enhance William Barron and the 4th Earl's original design intentions. Works in the Garden's Maintenance Management Plan are to stop further loss of its historic significance. Future phases may include the recreation of lost elements. As the condition of the Core Gardens improves charging for access will be considered.
- ⑨ Pastoral farm land – see 5. Possible location for future events field as the land is free draining and will be readily accessible from the new vehicular access route and car park. It is also adjacent to the access road leading from the dual carriageway section of the A6 (Bridlegate Lane).
- ⑩ Local Wildlife Site. Continue to be managed as a wildlife site encouraging greater appropriate bio-diversity. Interpretation in area to be enhanced.
- ⑪ East Avenue. Maintained for informal recreation/walking. Grassland margins to East Avenue should be managed to encourage greater bio-diversity. Avenue trees need careful monitoring, especially Barron's tree planting. Management is needed to reduce/not worsen root compaction.
- ⑫ Lake and Rock Work. To be managed to conserve and enhance William Barron and the 4th Earl's original design intentions. Issues concerning the lake's hydrology need to be identified and addressed. Rockwork requires careful consolidation and restoration, especially grade II listed Grotto.
- ⑬ Glamp Site. Lease site for camping and holiday use.
- ⑭ Current Visitor Car Park. In the short term improve connections between the car park and the core buildings. In the medium term move visitor car parking. Current site could then be used to enhance glamping offer as well as providing car parking for one off events.
- ⑮ Show Ground. In the short to medium term manage as the Estate's principal events space. Longer term retain as secondary events space/ use for pasture and/or use in connection with glamping offer.
- ⑯ Mown grass picnic area. Grass margins to be managed to encourage greater bio-diversity.
- ⑰ Paddock. To be developed in part as a pay for entry adventurous play facility.
- ⑱ Immediate surrounding to Elvaston Castle. Managed for informal recreation such as picnicking. A programme of events should be considered to exploit the terraces' amphitheatre arrangement.
- ⑲ Home Farm residential area. Site includes restored and converted farm house and 'horse shoe' barn and an element of enabling development. Access to the site via Bedford Drive.
- ⑳ Thatch Cottage residential area. Enabling development site accessed via Castle Drive.
- ㉑ Elvaston Cricket Club.

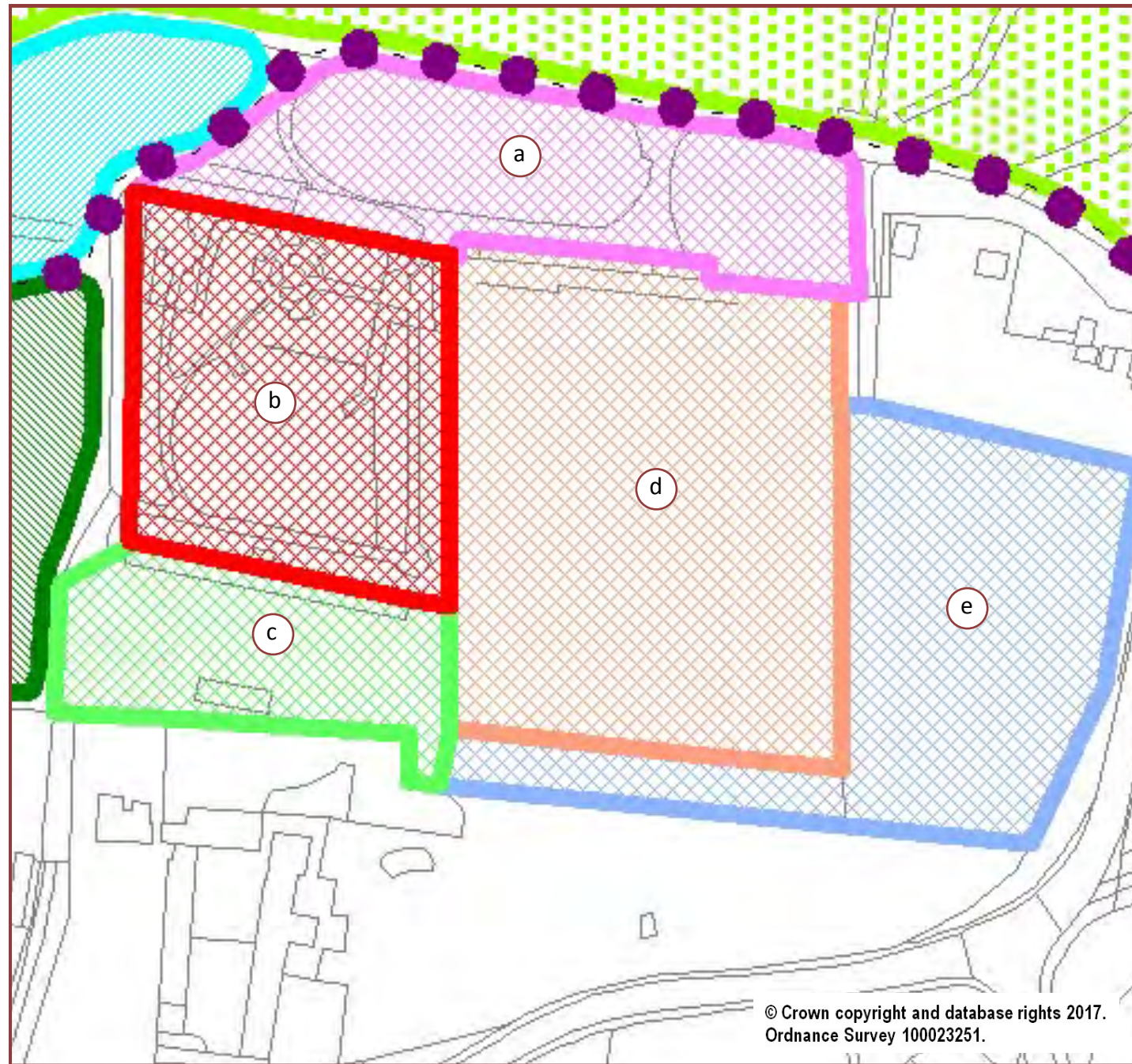
Master Plan Components

Area A

- (a) Visitor arrival area. Enhance interpretation. Possibly use Springthorpe Cottage as a Visitor Entrance facility.
- (b) Top Stable Yard. Restoration and conversion of buildings possibly including Café, retail and office. Area to accommodate visitor facing staff.
- (c) New build to accommodate new café facility.
- (d) Castle Courtyard. Current carriage range to be glazed and plastered out so it can be used as a flexible space to support functions/events on the ground floor of the Castle. Courtyard to be able to be occasionally cordoned off for exclusive use in conjunction with the Castle.
- (e) Elvaston Castle. Ground floor to be flexibly used for education, conference, weddings, etc. Also to include some public access with interpretation. Upper floors to be converted to residential – this could be holiday lets or long term lease or a combination.
- (f) Special events parking to support events in the Castle. Careful management of space required to facilitate deliveries.
- (g) Lower Stable Yard and Museum Buildings*. To be restored and where appropriate converted to accord with the Elvaston Vision. Uses include retail, offices and workshops. Possible starter project for the Elvaston Castle and Gardens Trust.
- (h) Formal parking area for the Church/Overspill for Castle and Castle Courtyard events.
- (i) Kennels and saw yard residential area. Includes the conversion of the kennels (3 units) and the gas house (1 unit). It could also include, as Enabling Development, 10 houses on the site of the former Kennels Cottage and 2 houses on the footprint of the new build buildings in the saw yard. To be accessed via Church Drive.

* The lower stable yard currently includes a stables and livery business. This use is what a number of the buildings were first developed for, however, the compatibility and on-going feasibility of this use in these buildings, while not ruled out, needs to be considered carefully. It is felt that a stabling and livery business elsewhere on the estate, if it is not in the lower stable yard should be promoted, if it is financially viable, as it is a use that is appropriate to the character of the Estate.





Area B

- (a) Area in front of walled gardens. Area to be managed in accordance with Gardens Maintenance Management Plan. Small amount of parking to be included to facilitate the use of the walled gardens, i.e. disabled guests / bride and groom.
- (b) Old English Garden. Garden to remain open to the public. Garden to be licenced so that wedding and civil ceremonies can be conducted. Occasional closure may be required to facilitate weddings or other events.
- (c) Frame Yard. Area to be used as the operational base for site staff and vehicles and site refuse.
- (d) Nursery Garden. Area to be used for private events such as weddings. Glasshouse restoration is medium to long term objective. Part of area needed for horticulture to support core gardens.
- (e) Heritage orchard and potential car park for events in the nursery garden.

