



Landscape strategy
The main house was built in the mid Victorian period. There is little evidence of the original landscape design for the curtilage of the house, but the landscape design approach has been to broadly respect the period style rather than attempt a reconstruction. The impressive views over remnant parkland extending south of the site are a key part of the design, as are the views of the house from the lawns and lake.

Landscape hard materials
Hard landscape materials that complement the house and follow the same palette as the existing landscape areas, have been selected for the new landscape, including flint and red brick for walls, york stone copings and york stone and gravel paving. Traditional 'estate' style steel fencing will replace the existing southern boundary concrete post and chain link security fence.

Soft landscape
The soft landscape palette will reflect the Victorian passion for new exotic shrubs, perennials and trees. Bedding was also a Victorian passion, but in the interests of sustainable management, areas that might otherwise be bedding, will be planted with perennial herbaceous plants and shrubs to give a similar effect.

The landscape will be formal in the areas immediately adjacent to the house, reflecting the resurgence of 'Italianate' formal style in the early to mid Victorian period with an increasingly informal style extending to the lawn and pond area south of the house, providing the transition from formal terrace to the natural appearance of the parkland setting beyond the site.

Small to medium specimen tree, such as whitebeam or flowering crab apple will act as a focal point for the courtyard.

Coach House/Former Stables Area
Courtyard space between the coach house and former stables enclosed to the south main house rear yard walls. Space will also be enclosed to the north by new garages with accommodation above. The courtyard and roads will be treated as a unified 'stable yard' space with high quality hard surfacing with red clay 'stable yard' paviors defining the building curtilages, york stone slabs defining thresholds and natural grey concrete setts defining the main shared circulation spaces. The curtilage paving will extend around all the built edges and will give the perception of narrowing of vehicular routes, helping to calm vehicle movements.

Existing deflector stone to protect the coach house. A new deflector stone will be installed to the corner of the stable block, walls from wheel damage will be retained

The Catalpa in the area of parking immediately east of the main house will be retained and new surfacing installed to reduce the compaction of the surfacing which is affecting its growth.

The existing Magnolia Grandiflora which has become too overgrown over the last few decades, will be removed and a new Magnolia will be planted in the same location.

The existing terrace of high quality york stone paving and flint walling with york stone coping and steps will be retained and extended using the same materials and workmanship, westwards to provide a new levelled area south of the west wing, enclosed to the west by a new terrace of houses.

New formal west wing garden, enclosed by the existing house to the north and east and by the proposed sensitively designed houses to the west. Will include a formal lawn partially enclosed by box hedging and new york stone paving providing general circulation and new private terraces raised one or two steps above the general paved levels, to define them as private space.

Road between existing terrace and the lawn will be re-located southwards by 3m and narrowed to 3m to provide a gravel path connecting the areas to the south east and south west of the house and connecting in to the network of paths through to the north of the site. New planting between this path and the low flint wall will be mainly low growing shrubs and perennials designed to evoke Victorian bedding, but not screening the attractive flint wall.

The lawn will retain the current south facing bank and the area closest to the house will be maintained as low mown flowering lawn, with native species providing a more diverse habitat than ordinary amenity grass. Towards the outer edges of the lawn, the grass will be maintained as flowering meadow, reflecting the transition from formal to informal. Mown paths will provide circulation around the meadow area and new estate style fencing replacing the concrete and chain link security fence will provide a new appropriate southern boundary with historic parkland beyond.

The conifers, oaks and ironwoods framing the eastern side of the lawn will be retained and new areas of Victorian shrubs will be planted to enhance the Victorian 'gardenesque' style of the garden.

Additional trees and shrubs will be planted in the lake area including new arborvitae style trees such as dawn redwood and incense cedar as well as hazel to promote the biodiversity of the area and Victorian shrubs including azaleas and rhododendrons edging the lawn area.

The lake and most of the trees surrounding the lake will be retained, but its stormwater drainage capacity will be increased by excavating an area of the lawn to the east of the lake, to form a wetland zone planted with emergent aquatic species including flag iris and rushes.

