

Landscape Design Strategy



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Section 1 Design Strategy & Considerations

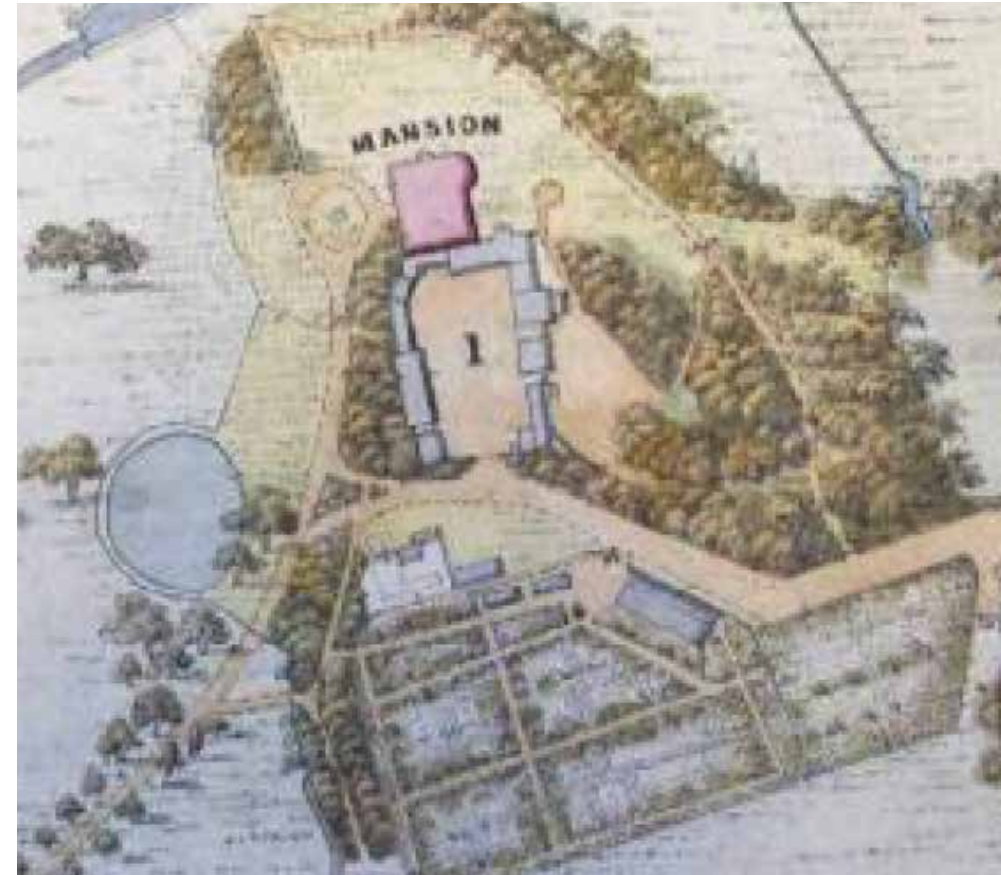
1.1 Overall Design Strategy & Landscape Evolutions

The open space design strategy has been led by an overarching aim to maximise the benefits of the site's context, whilst masterplanning public realm and green open space as part of a high quality urban design solution. These public spaces are conceived as community spaces and corridors, facilitating pedestrian accessibility and linkage through the site. They provide recreational amenity space in the form of green recreation space and urban public realm capitalising on the history of the site.

The following points outline the principal strategic aims of the public realm and open space masterplanning:

- To create public open spaces of varying character, which recognise the site's context and the setting of the heritage assets.
- To provide suitable high quality green space, focused on creating key vistas towards Listed Buildings, where practical.
- To provide a basis for an attractive development of high landscape and amenity value through the retention of existing landscape features, the introduction of appropriate strategic planting, the potential for circulation routes, the creation of attractively landscaped open spaces and providing for active and passive recreation.
- Green open space is to provide the opportunity for safe children's play (informal) and a wide range of recreational opportunity for all, in a series of linked green spaces of different size and character.
- The landscape structure and detailed design of green open space aims to promote the positive psychological benefits and sense of well being associated with the natural environment, natural processes and the seasons.
- Soft landscape will provide a hierarchy of landscape structure and form with complementary colours, textures, floral and fruiting displays and scents, providing seasonal structure and visual interest throughout the year, aiming to maximise the biodiversity value within the constraints of the above design parameters.
- To ensure a low cost, sustainable management regime to the open space areas, trees and hedgerows and wildlife corridors.

MID C19 HISTORICAL PLAN



1980s HISTORICAL PLAN



2013 PROPOSED LAYOUT



2020 PROPOSED LAYOUT



1.2 Design Considerations – Historic Landscape Characters



Sarah Rutherford produced a detailed analysis of the historic landscape of the Site within the 'Harefield Grove Historic Landscape Survey and Analysis' report which was submitted as part of the previously approved outline application. The report analyses the development and significance of the historic designed landscape and appraises the condition of the historic features. The concept proposals for the new application give full consideration to this report.

As highlighted within the report 'Harefield Grove house occupies a plateau to the east of Rickmansworth Road which drops sharply east of the house into a stream valley, which has been dammed to create a series of small lakes, before rising again to a similar level in the east half of the historic park.

The historic park is enclosed to the west by Rickmansworth Road connecting the village and Uxbridge with Rickmansworth. It is bounded to the north-east by Woodcock Hill, to the south-east by Northwood Road (formerly Tosters Lane) and to the south by C20 development and a late C20 school which damages views south from the main drive.

Harefield Grove has since the late 1980s been used as offices, and related buildings and car parking were constructed at the same time on land to the south of the house. At this time the walled kitchen garden was lost to car parking and the lodge at the main entrance was demolished. During the mid-C20 a farm was constructed in the parkland south of the nucleus of the kitchen garden on land which had since the late C19 been part of the productive area.

The house, garden and lakes to the east remain in single ownership, but the wider parkland is divided ownership'.

1. Setting for garden features and views from three sides of the house. Good condition except that new course of drive slices through western lawn and too many trees planted on lawns, including inappropriate spp.

2. **North Pond** - At head of north valley. Created mid-C19 above earlier pond as head of string of small ponds. Lower ponds since drained.
3. **East Lakes** - Two lakes in east valley, late C18/early C19, formed by damming stream (only lower, northern lake in Comer Homes ownership). C19 elegant iron bridge above dam dividing the lakes, carrying NE drive. Ornamental cascade below northern lake, leads back into stream. Third, top lake to south, late C19 and narrower.
4. **Swimming Pond** - Origin as circular ornamental park pond by 1813, incorporated into pleasure ground mid-C19, used as swimming pool early C20, remodelled 1980s.
5. **Tennis Lawn** - Created 1880s when pleasure grounds extended into west park by Webster, with terrace walk around, steps down to lawn, secluded by shrubbery and trees. Formerly circular rosery to north, now gone. Structure remains, enclosed by evergreens, in fair condition
6. **Woodland** - Belt of trees enclosing the house and pleasure ground lawns in 4 major sections: a) main drive b) roadside strip c) north valley d) east valley alongside lakes. Underplanted with evergreen shrubs, largely rhododendron, holly, laurel. Good condition. Notable mature trees including variety of pines, oak, lime, sweet chestnut.
7. **Kitchen Garden** - Consolidated mid-C19, formed heart of Webster's city of glass and productive gardens. Most structures including stables along north boundary demolished 1980s, short length of wall survives at north-eastern corner. Gardener's Cottage at SE corner sited on southern 1/3 of kitchen garden (this was an extension by Webster, 1880s). This strip is divided from car park by an outgrown yew hedge. The hedge, with parallel outgrown hedge to south were clipped and backed floral borders flanking key southern stretch of late C19 circuit path linking environs of tennis lawn to west with lakes to east. Survives as grass path with outgrown hedges, borders gone, cottage survives (façade slightly altered) as ornamental feature on the walk.

Key actions:

- Selection of species appropriate to the local landscape e.g. Oak, Beech, Scots Pine, Horse Chestnut and Lime; as well as landmark trees already present within the Site e.g. Wellingtonia, Atlas Cedar, Bhutan Pine, Cornish Elm, Magnolia and Tulip Tree;
- Creation of a 'natural' parkland character that reflects the location of the Site and enhances key vistas;
- Reintroduction of the view east from the main house across the rolling parkland beyond the site boundary to the east;
- Restoration of historic landscape features including the tennis lawns, kitchen garden, rose garden, lakes and weir.

1.3 Design Considerations – Designations

1. Green Belt

The Site lies within the metropolitan Green Belt. In accordance with the NPPF the Green Belt is considered to serve five functions:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

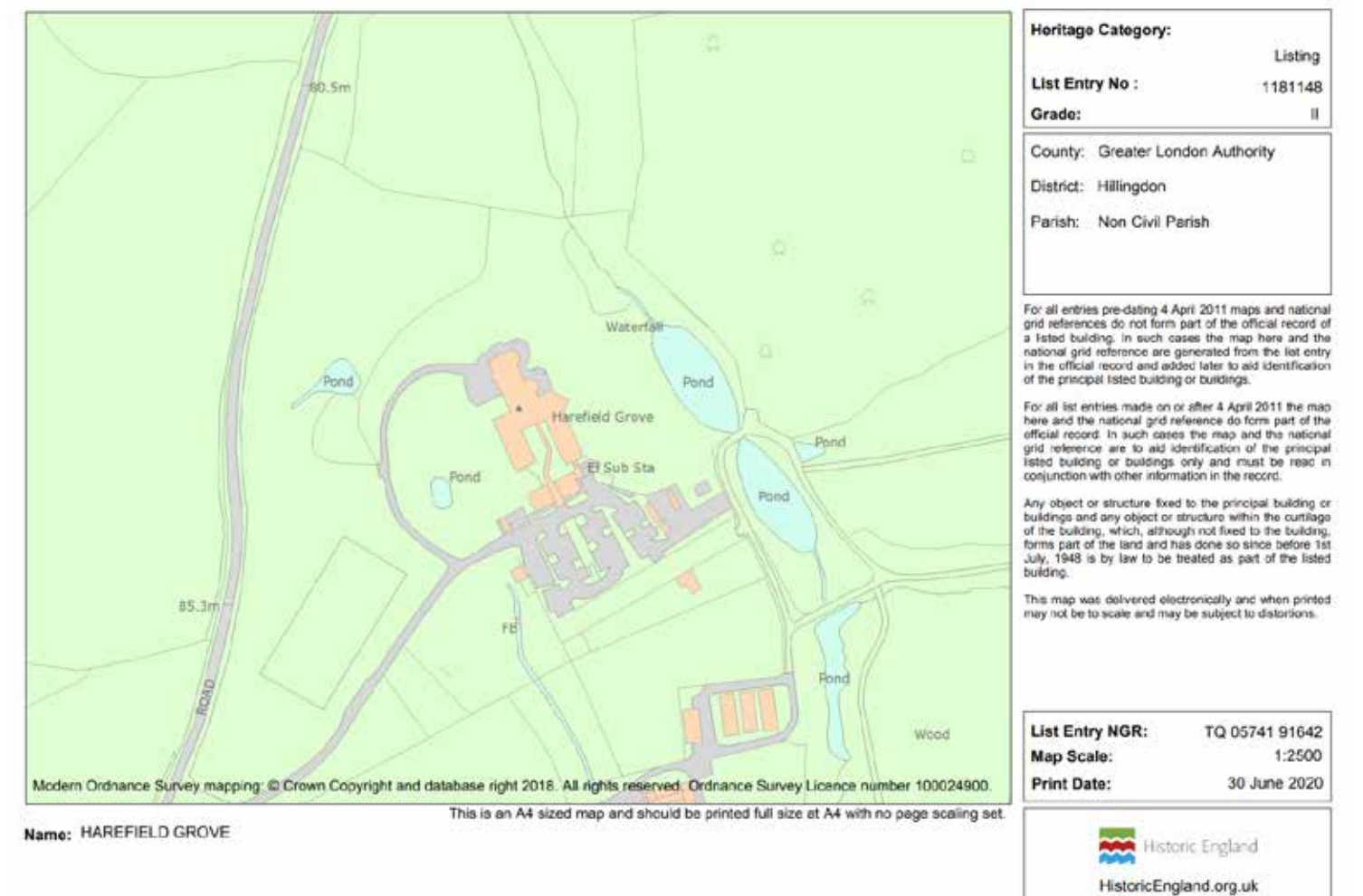
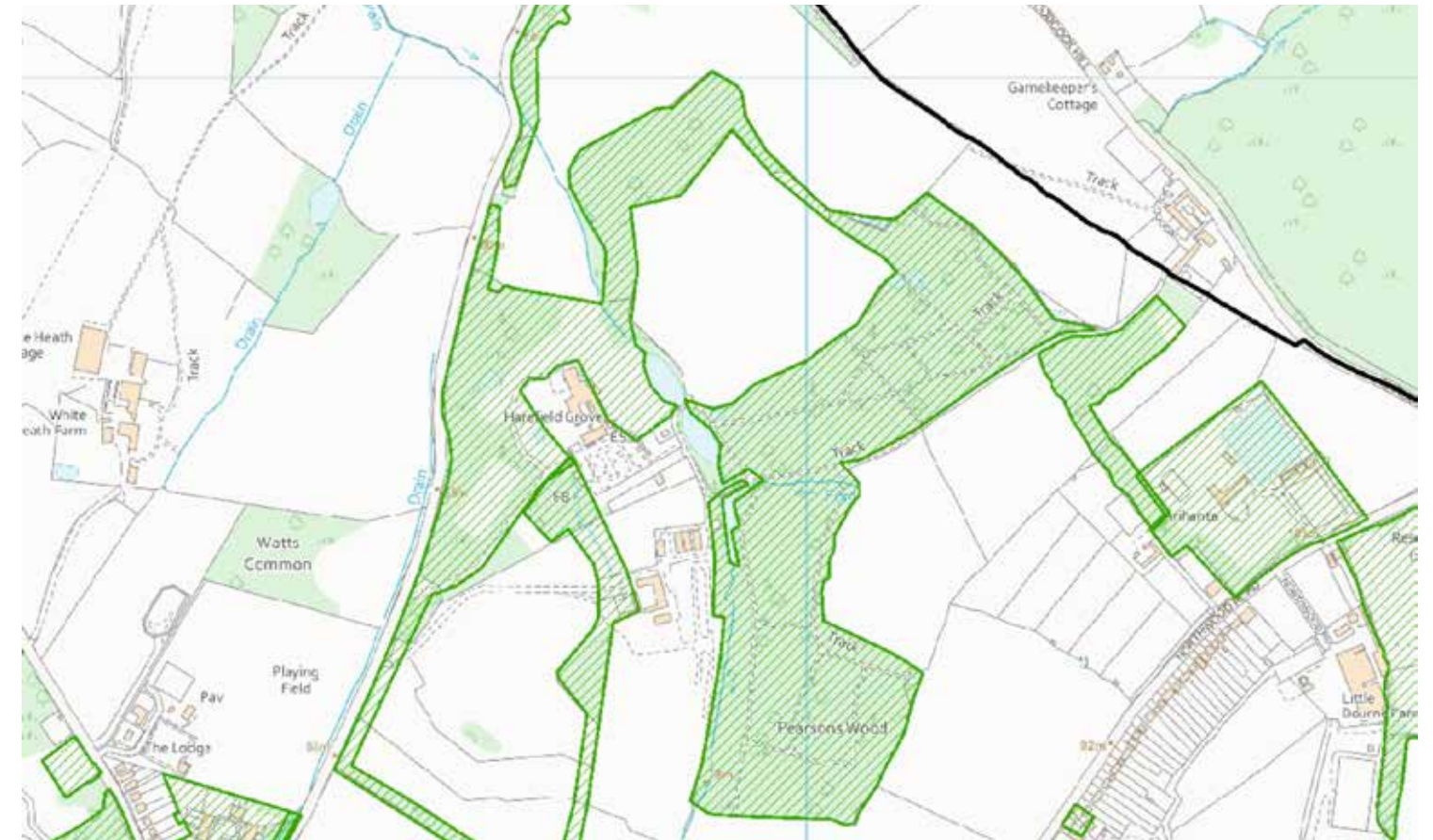
2. Woodland TPO

A Woodland TPO (W9) encompasses most of the vegetation on Site and extends into the pleasure grounds.

3. Designated Heritage Assets

Harefield Grove mansion is a Grade II Listed Heritage Asset.

'Probably early C19 country house of 3 storeys, 5 windows. Stucco with stone cornice and parapet concealing fairly low pitched hipped slate roof. Sash windows with blind case in raised surrounds. At ground floor left a wide round bow with 3 windows. Central Doric porch with 2 columns in antis, entablature and pediment. At right later C19 2-storey extensions and billiard-room. Back of house facing garden is irregular; but has at right a 2-storey rounded bow articulated by giant Ionic columns with entablature and blocking course'.



1.4 Design Considerations – Views & Visibility

Some existing parkland vegetation detracts from key views across the pleasure ground lawns and valleys

Existing statue in key vista from main house is obscured by existing vegetation

Key views from the main house to the north, east and west.

Key views from the proposed apartments to the east and west have potential to be enhanced.



Key actions:

- Removal of inappropriate species from parkland area (View E). And selective removal of existing trees from lawn to open up views across valley towards parkland to the east.
- Reinforce key vistas across the pleasure grounds
- Enhance the area around the existing pond with clear link with other activity areas (View D)
- Enhance the view between courtyard & kitchen garden (View F)
- New arrival view from main access road (View G)



1.5 Design Considerations – Planning Consultee Comments

Landscape & Tree officer:

- The design objective should be to both **enhance the setting of the restored listed building and provide discrete separation from the new stable block.**
- **Clear landscape design objectives** need to be explained in the D&AS, or a stand alone landscape report.
- **A long-term management plan** for the restoration of the wider estate are required to reverse the current decline.
- **An updated landscape survey, tree survey and ecological survey** will be required to inform the landscape proposals. Sufficient tree and landscape information will be required to satisfy conditions RES8, RES9 (parts 1,2,3,4,5 and 6) and RES10.

Access officer:

- Wheelchair access - to provide details of the materials palette, with particular attention given to the **paver types intended** out in BS8300:2018.
- **Accessible play equipment for disabled children** - including those with a sensory impairment, or complex multiple disabilities. Provisions could include outdoor sound tubes, colour and lighting canopies, and other play equipment that could stimulate the olfactory senses. Inclusive play is a key requirement of any new residential development.

Transport officer:

- Parking number - In order to comply with the maximum parking standard there is a requirement for 1-1.5 on-plot spaces per unit to be provided for units up to 2 bedroom in scale with 2 spaces per dwelling for 3 bedroom flats and above. The final parking provisions should therefore be spread throughout the site. New building: 29 units with a mix of 16x1 bed units, 8x2 bed units and 5x3 bed units Old house: 8x2bed. **Min 34+8=42, or 46+12=58 nr (1.5)**
- Electric Vehicle Charging Points (EVCP's) – **12 nr E-spaces.** Within the final parking quantum there is a requirement for EVCPs to be provided in line with the emerging London Plan standard which would equate to

20% of spaces allocated for 'active' provision with the remaining 80% dedicated as 'passive'.

- Disabled Compliant Parking – **6 nr DDA.** In accord with the Saved UDP standard and emerging Local Plan Part 2 Policy DMT 6 - 10% of parking spaces should be disabled compliant in-line with final overall provisions.
- Cycle Parking - **42 spaces = 21 hoops.** The cycle parking provision should be at level of 1 secure and accessible space per unit (up to 2 bedrooms) with a 2 space provision for 3 bedroom units and above. Full details related to positioning would need to be presented within a future planning application submission.

Internal parking and road layout arrangement

- The provision of **sufficient turning space** within a site arrangement which allows all vehicles using the site to enter and leave in a forward gear without hindrance resulting from an inadequate road layout design (or other obstructions such as parked vehicles).
- **Delivery and refuse collection** vehicles - waste collection distances between a designated bin store and a refuse vehicle should not exceed 10m in order to accord with the Council's waste collection standard with carrying distances from each residential unit not exceeding a distance of 30m.

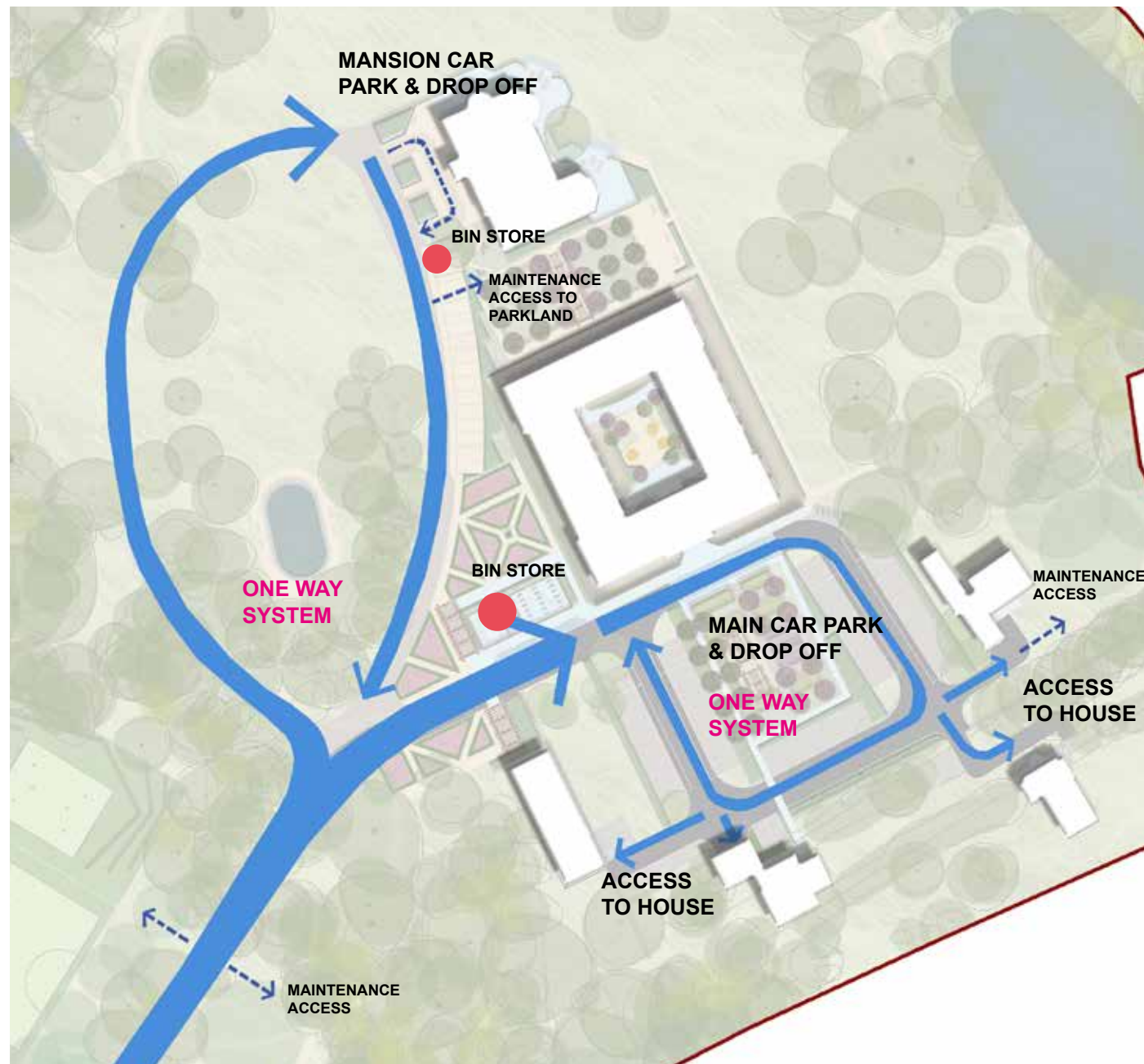
Conservation officer:

- Landscape around lightwells - **Consideration needs to be given to the lightwells and how these can best be hidden** from view. Could this be achieved with low hedges?



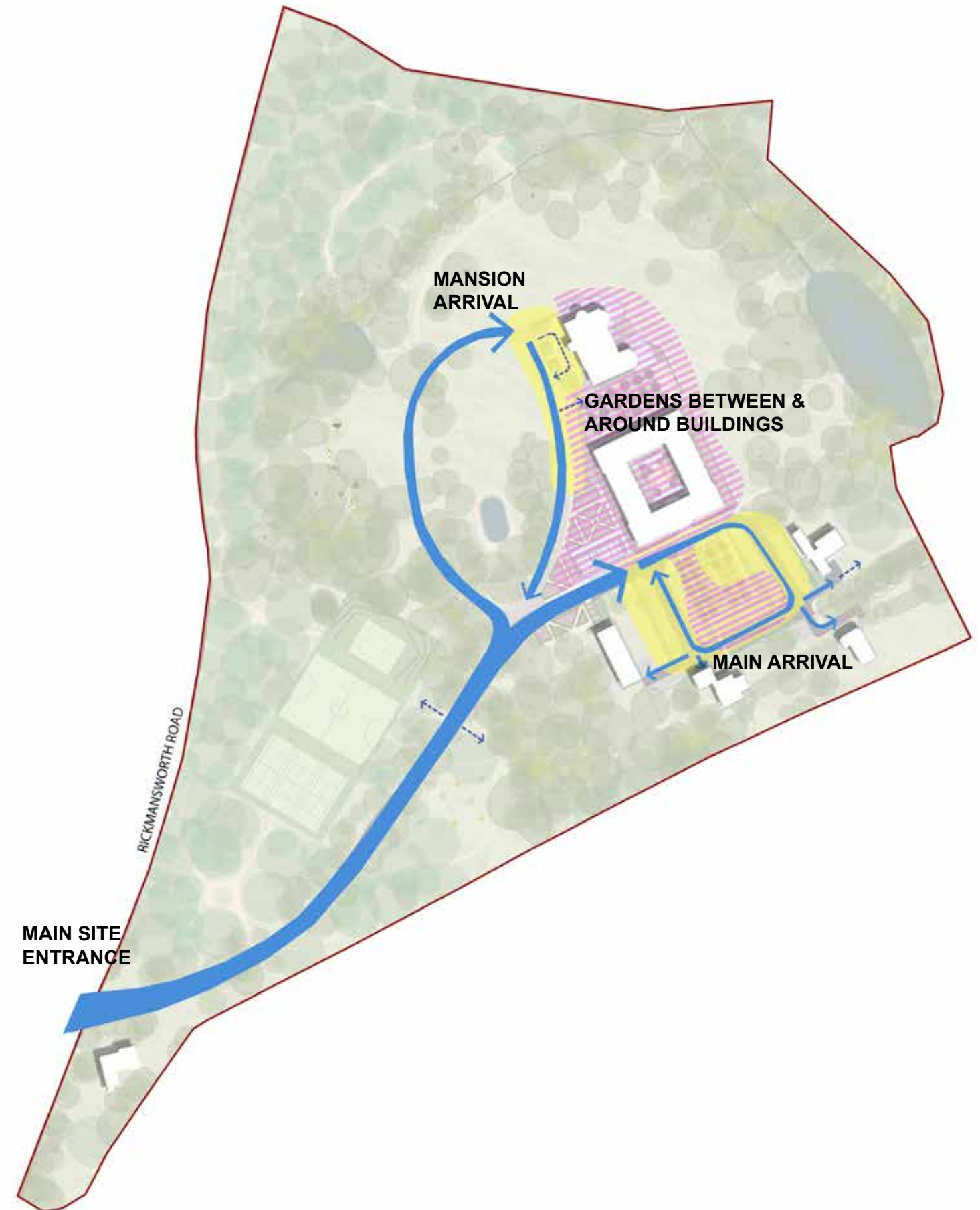
Key actions:

- Transitional space between existing mansion and proposed stable block is treated as a separate landscape character area;
- Submission of this standalone landscape strategy document highlighting design rationale and the process of design development;
- Submission of estate wide landscape management plan; and
- Submission of updated arboricultural survey and impact assessment.

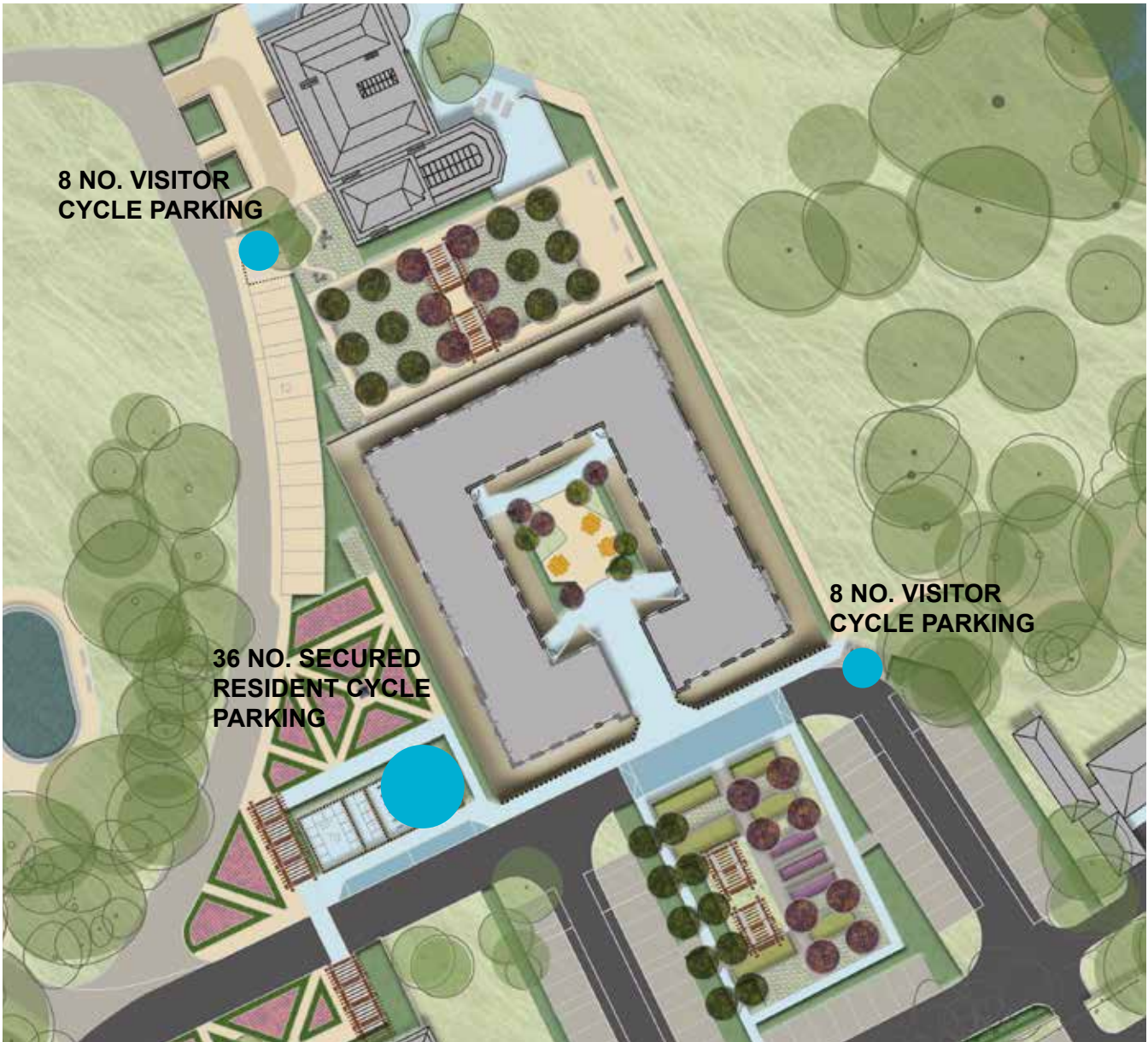
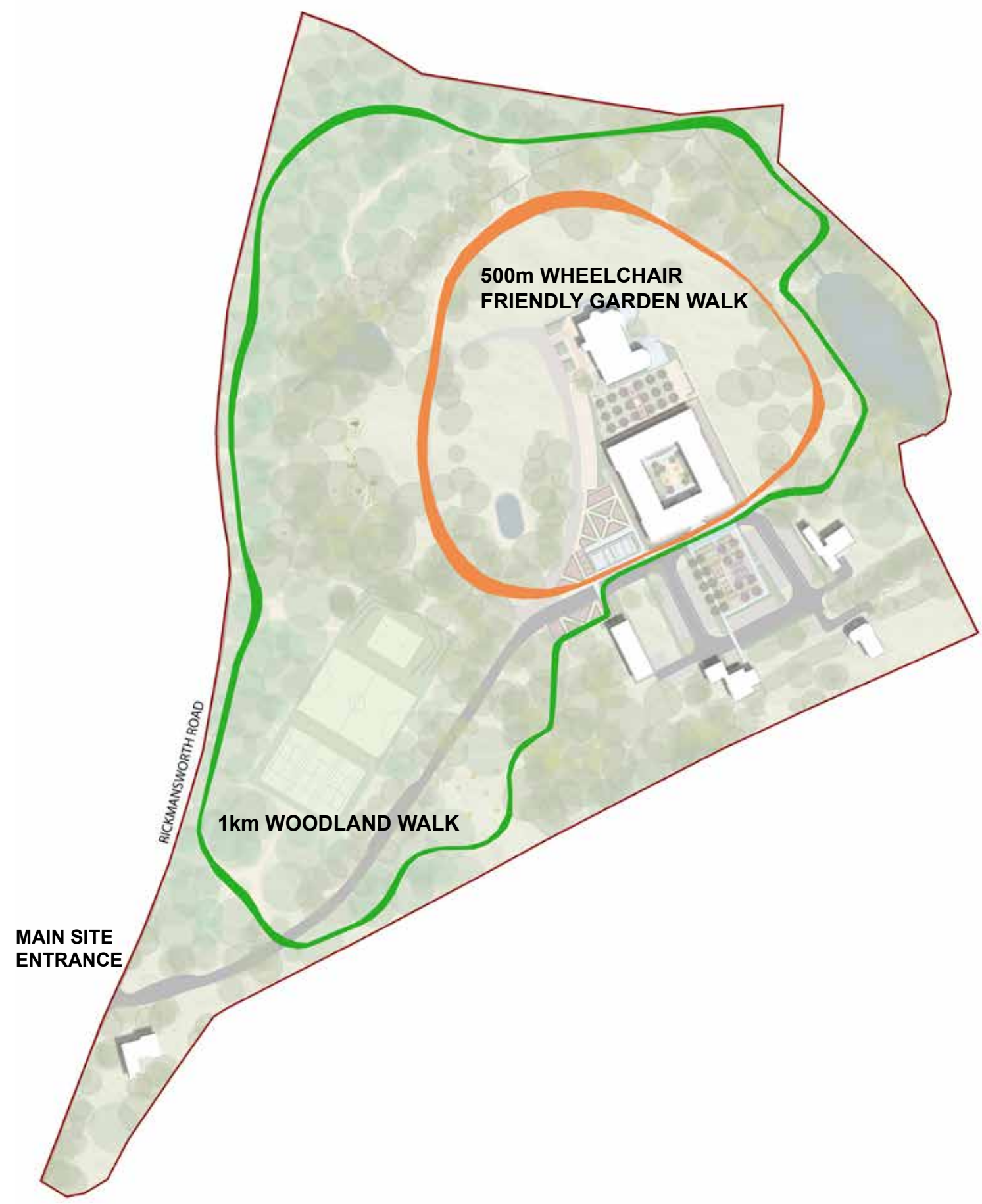


Key actions:

- One way system to provide enough turning space for waste collection / delivery / emergency access.
- Mansion access to be limited to mansion residents only, except managed access for service vehicles
- Waste to be collected from the bin stores to the main site entrance for local waste collection.
- Maintenance accesses are off the main road in various of location.



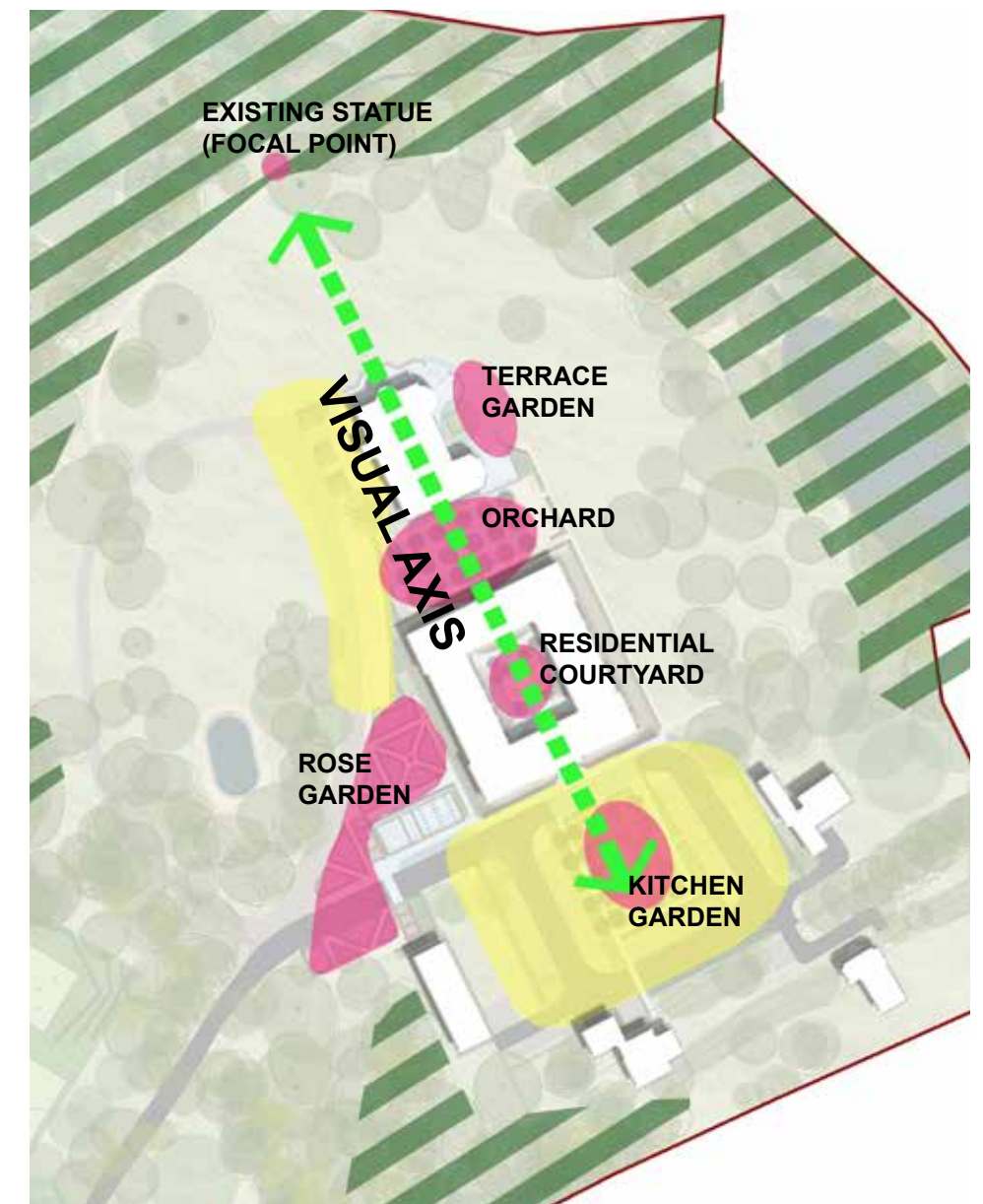
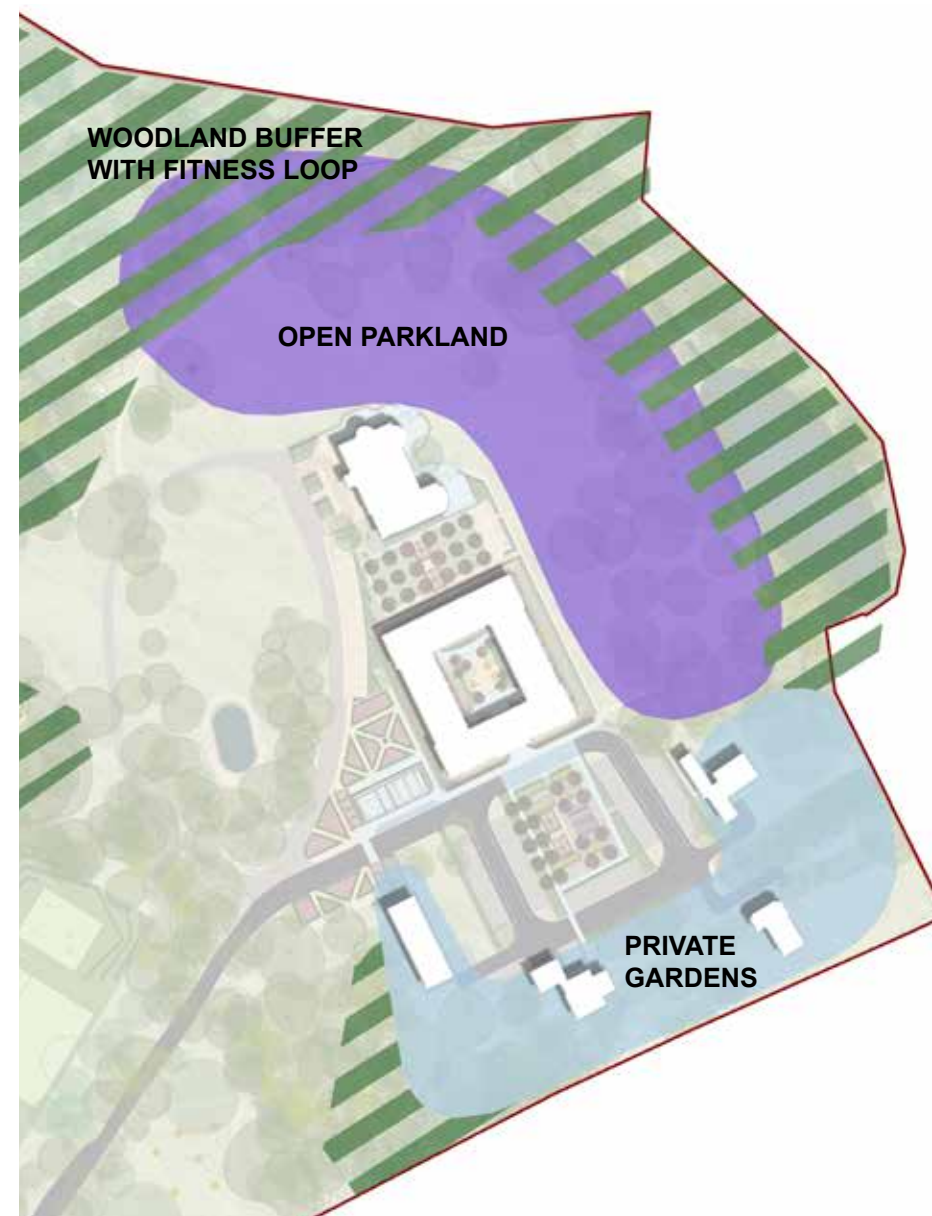
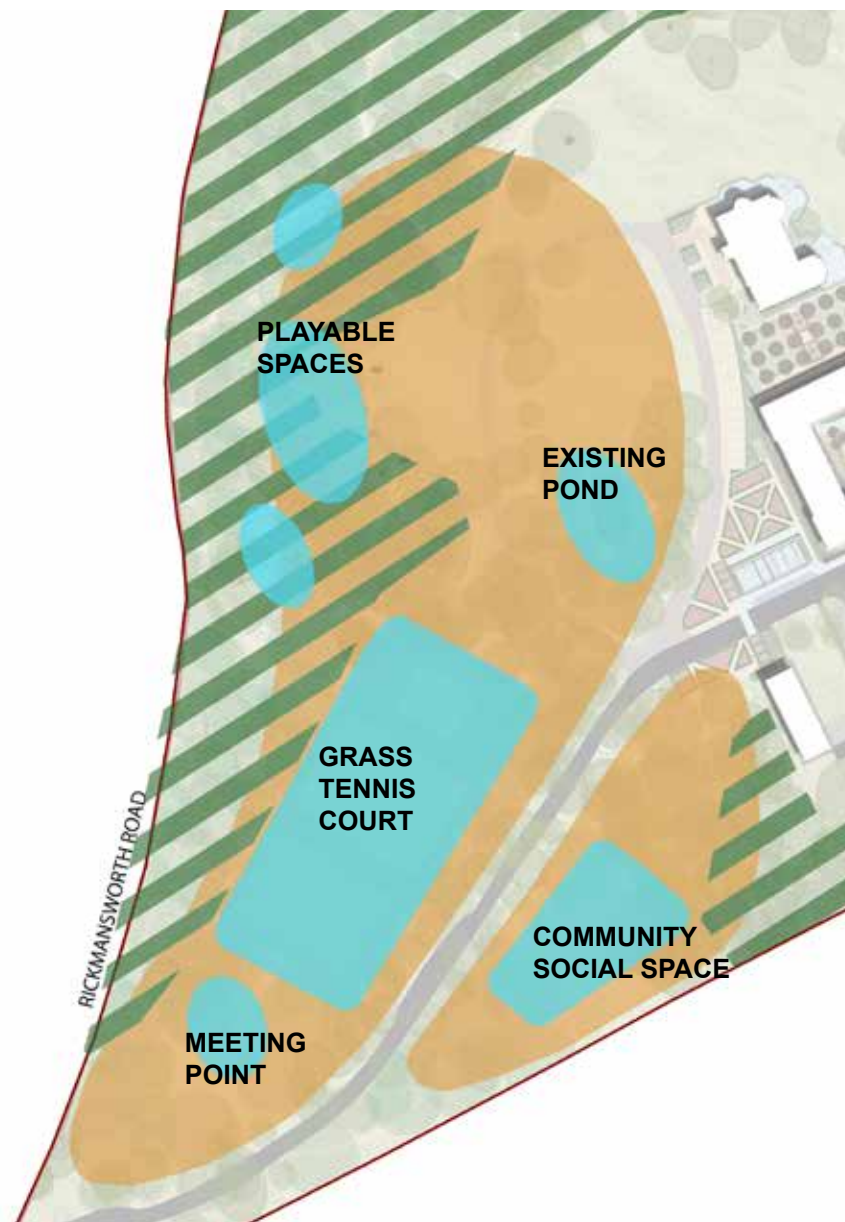
2.2 Walking Loops & Cycle Parking



Key actions:

- Restoration of pleasure route through the gardens and woodland areas.
- Two circuits offering 500m and 1km length of walk and experiences.
- The 500m route is formed by paved / compacted gravel footpaths with moderate level changes. It is wheelchair friendly and runs through most of the gardens.
- The 1km route is formed by informal footpath through the woodland, which goes ups and downs and integrated with outdoor fitness equipments.
- Main cycle storage to be covered and locked with controled access to residents only.
- Uncovered cycle parkings to both entrance for temporary / visiter parking

2.3 Landscape Character Zones



Key actions:

- Play spaces to be located away from main vistas.
- Play spaces to be naturalistic in character utilizing the concept of natural play.
- Existing enclosure to tennis lawn to be retained and enhanced to accommodate various of family sports.
- Restoration of historic pond to become focal points and meeting spaces.

Key actions:

- Passive zone to be located to the north and east of the main house within the historic pleasure grounds.
- Restoration of circular walk around the grounds.
- Circular walk to incorporate paths through existing woodland.
- Potential to enhance existing woodland structure and create a graded woodland edge.

Key actions:

- Restoration of rose garden & kitchen garden.
- Orchard between the main house and the stable block to provide separation and enhance the setting of the listed building.
- Re frame the view from the main house to the existing statue on the edge of the woodland.
- Orchard to be extended into the kitchen garden to strengthen the axis.

Key Landscape Character Areas

The proposed development seeks to restore the mansion, whilst preserving its setting through sensitive design of new dwellings and landscaping. The Proposed Development incorporates a variety of land uses to appeal to future residents and visitors alike.

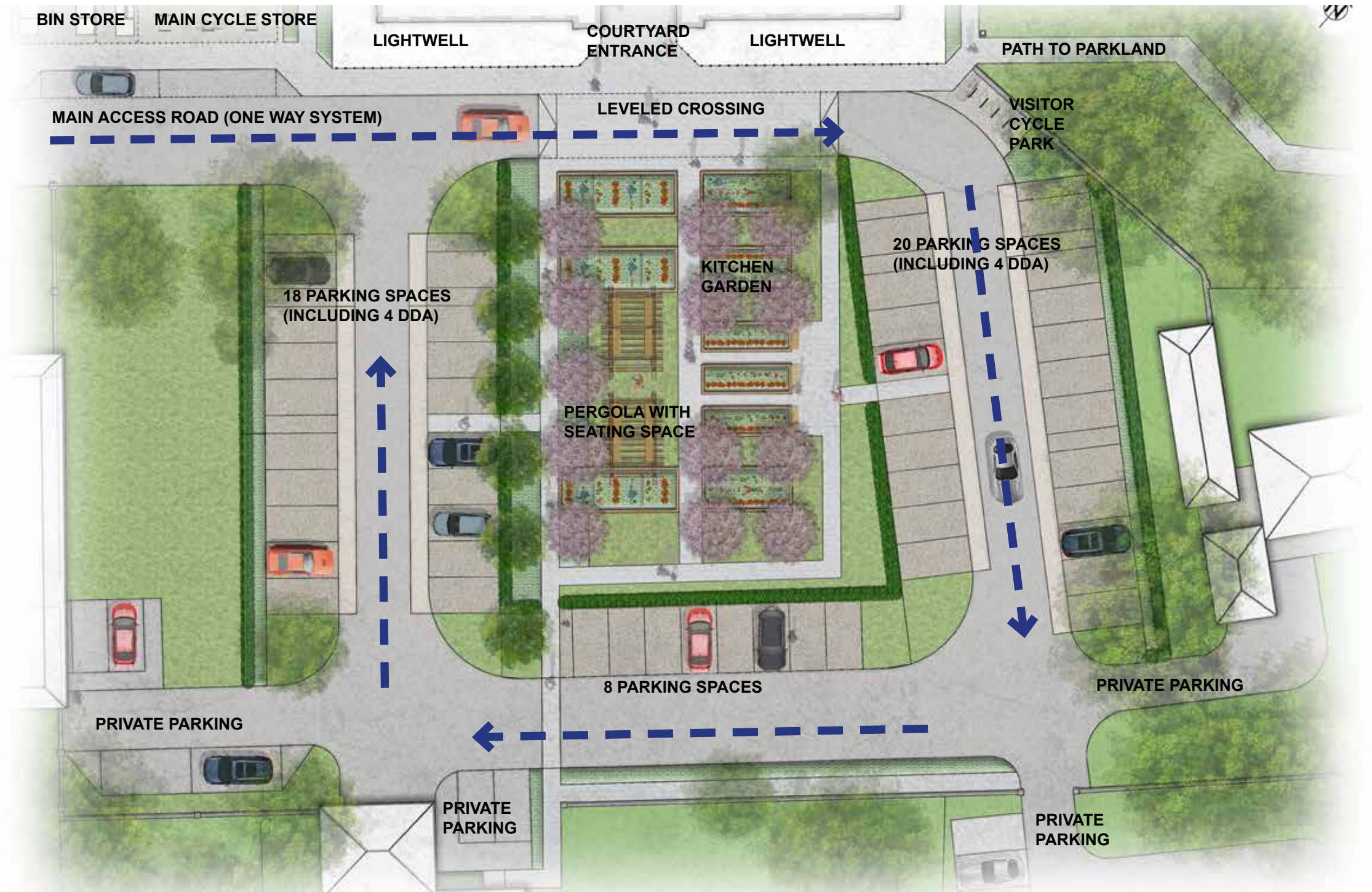
The Proposed Development incorporates a number of Landscape Character areas which reflect the proposed use of each zone and reflect the historic significance of the Site. Further details of each character area are provided within this document.

-  Main Arrival Car Park & Kitchen Garden
-  Manor Arrival & Orchard Garden
-  Residential Courtyard & Rose Garden
-  Family Sports & Outdoor Fun
-  Play & Fitness





2.4 Key Area 1 – Main Arrival Car Park & Kitchen Garden



ARRIVAL CAR PARK

46 no. of car parking spaces are proposed in this main arrival car park, including 8 no. DDA spaces. The access road is tarmac and the parking spaces are reinforced gravel with special demarcation blocks. The levelled pedestrian crossing in front of the new building links the kitchen garden with the courtyard, which also works as traffic calming.

THE KITCHEN GARDEN

The kitchen garden is designed to be useful and visually appealing year-round, and often incorporates flowers (edible as well as non-edible) amongst the vegetables. The visual appeal of the kitchen garden is extremely important. The kitchen garden is not solely concerned with food but also with beauty. The evergreen hedgerow around the kitchen garden provides extra security for the plants and for an added level of surveillance. The key design principles of the kitchen garden area include the reference to its historic structure with the garden separated into segments; a mixture of ornamental, herbaceous and edible planting, orchard and fruiting trees to provide vertical interest.



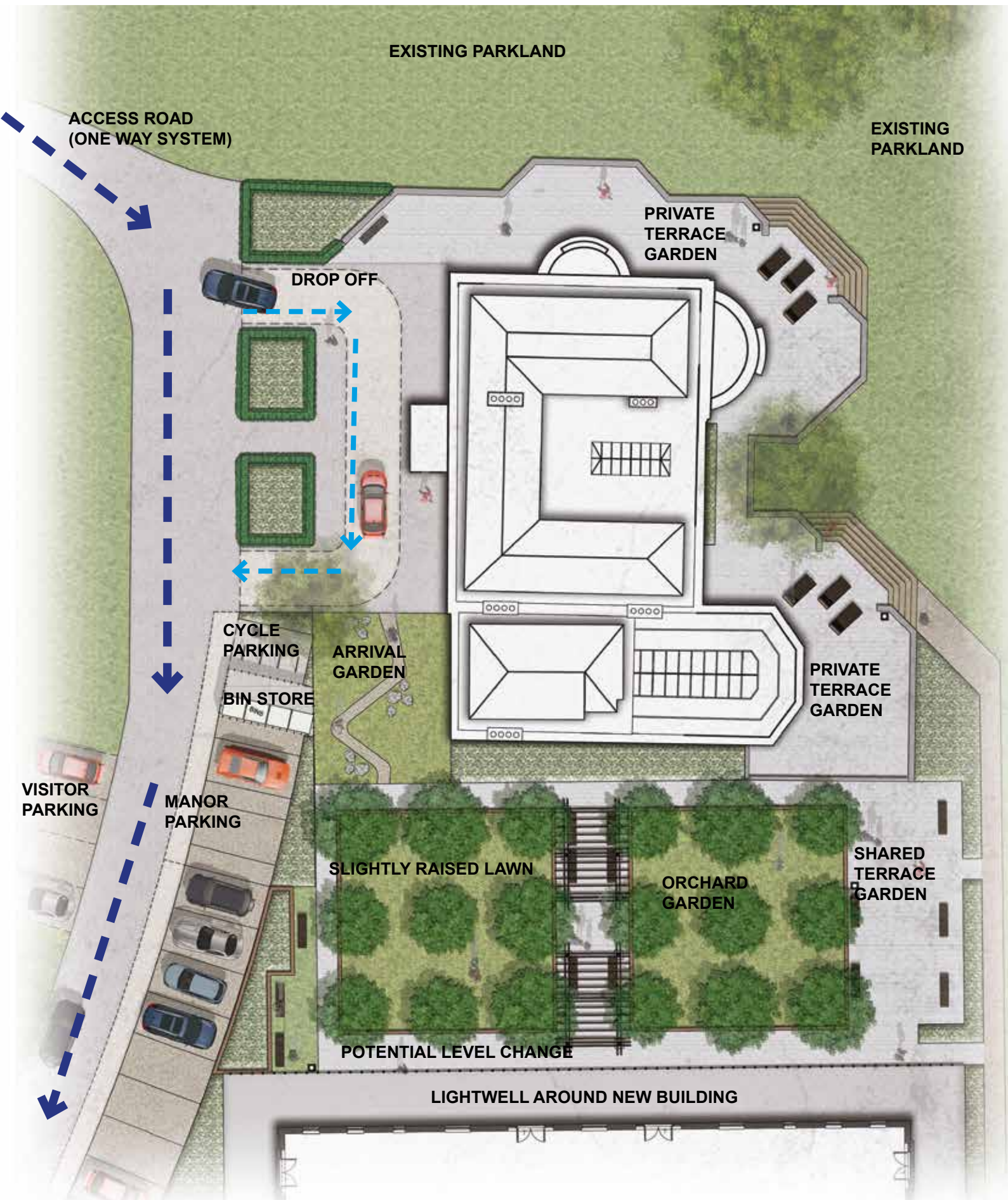
2.5 Key Area 2 – Manor Arrival & Orchard garden

ARRIVAL DROP OFF & PARKING

Drop off area in front of the manor house is separated from the main access road by raised planters, which also becomes a semi enclosed front garden. 12 no. of car parking spaces including 2 no. DDA spaces are proposed along the new section of the access road and they are for manor residents only. The access road is compacted gravel and the parking spaces are reinforced gravel with special demarcation blocks. 4 no. reinforced grass parking spaces are provided as overflow/visitor parking.

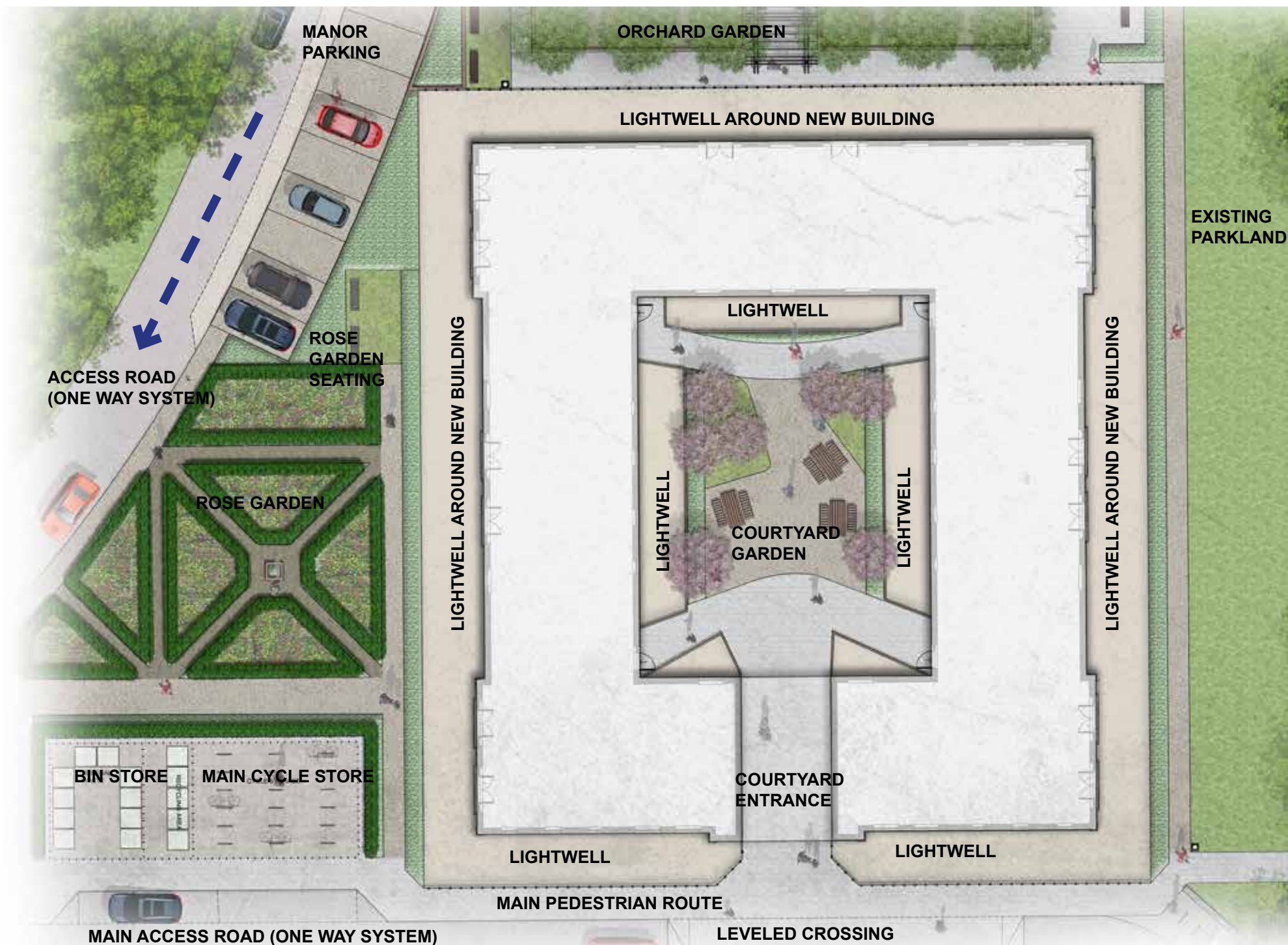
THE ORCHARD GARDEN

The orchard garden is designed to provide separation between the manor house and the stable block and enhance the setting of the listed building. It is formed by 2 groups of 9 trees in a grid on the slightly raised grass lawn. Strengthening the central spine, pergolas are proposed between the 2 groups of trees, providing seating and social spaces.





2.6 Key Area 3 – Central courtyard & Rose Garden



RESIDENTIAL COURTYARD

The courtyard is enclosed by the flats in the New Stable Block at ground level, with lightwells around the perimeter for the lower ground flats. Shrub plantings are proposed along the lightwells to enhance privacy. A shared seating / social space with small groups of trees links all 4 entrances of the building, and forms part of the visual link to the kitchen garden.

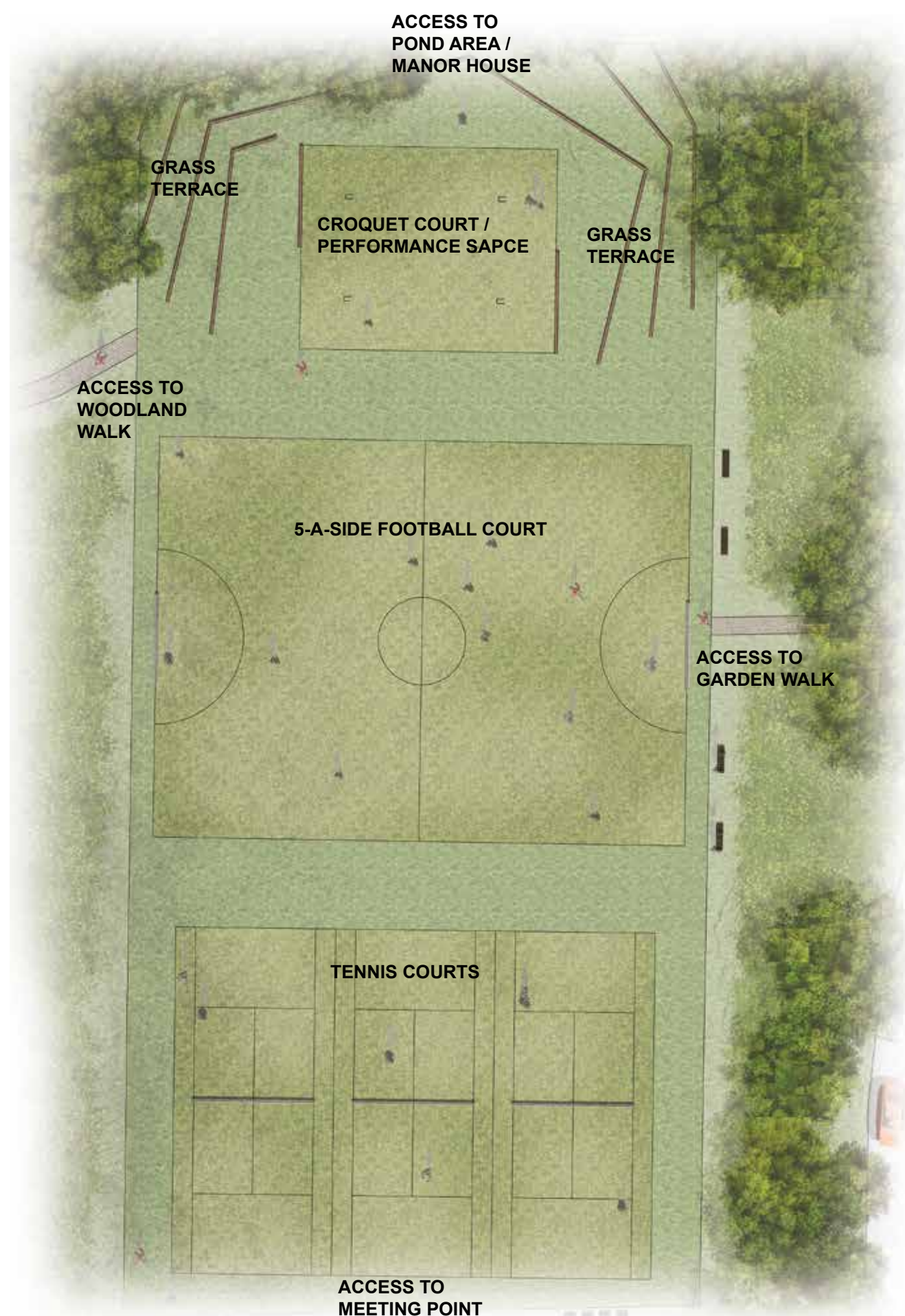
THE ROSE GARDEN

The prominent location of the rose garden makes it the first scene on arrival, which is a new interpretation of the historical rose garden. An evergreen hedge is used to frame the flower beds, a mixture of roses and other plants to maximise the seasonal interests. Small sculpture and seating spaces are added to encourage activities in the rose garden, which could become an attractive designation.





2.7 Key Area 4 – Family Sports & Outdoor Fun



The existing area of tennis lawns is to be retained as an informally managed grassland for family sports and outdoor fun. The north-south east-west access points onto the lawn with linking paths are to be reinstated and existing boundary vegetation is to be retained and managed with some selective removal to enhance natural surveillance. 3 no. tennis courts, 1 no. 5-a-side football court and 1 no. croquet court is proposed, as well as the grass terraces where appropriate by utilising the existing levels. Removable fencing/barriers are to be used to enclose sports courts so that the area is open and flexible for community events/performances. Potential to include benches for rest and quiet contemplation.



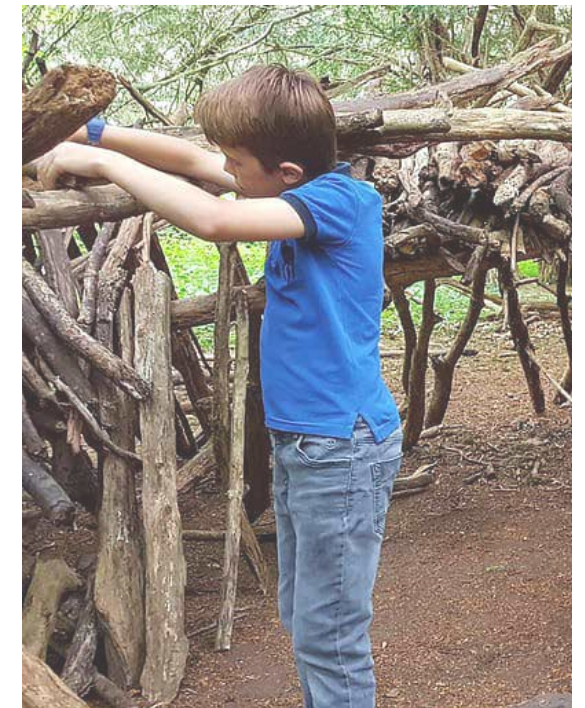
PLAYABLE SPACE

In line with leading play research, the play strategy for Harefield Grove aims to provide a variety of play experiences for children and avoids the use of highly prescriptive play elements which have been shown to hinder development in young children. In place of more traditional one-use play pieces such as slides, a series of natural play elements that children can climb, balance on and manipulate are provided. The design of play areas is to be creative, imaginative, innovative and stimulating; suitable for the rural context with areas for both younger and older children.

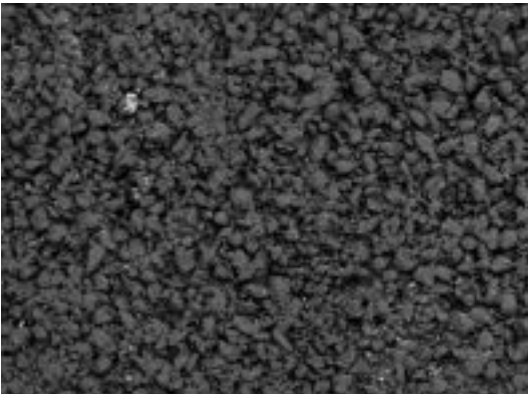
Equipped play areas will incorporate a range of elements such as meadow/grass to stimulate the senses along with traditional and individual items of play equipment (predominantly timber) to provide a range of play activities and physical challenge – climbing, running, swinging, rotating, balancing and rotating as well as natural and social play. Fencing and enclosure elements will be kept to a minimum.

WOODLAND WALK & FITNESS

Features and simple equipment are to be added along the woodland walk to encourage fitness activities, such as an area for yoga, orienteering posts and individual items of outdoor gym equipment (predominantly timber)



Materials for road & path



BLACK MACADAM ASPHALT SURFACE FOR MAIN ACCESS ROAD



SELF-BINDING BRENDON GOLDEN AMBER GRAVEL FOR SECONDARY ROADS AND MANSION DROPP OFF



CONCRETE BLOCK PAVING TO MAIN PEDESTRIAN



LOSE GRAVEL TO FOOTPATH AROUND BUILDINGS



BARK TO FOOTPATH IN THE WOODLAND

Materials for car park & crossing



REINFORCED GRAVEL TO CAR PARKING SPACES



REINFORCED GRAVEL TO DDA PARKING WITH YELLOW INSERTS FOR DEMARCATION



CONCRETE BLOCK PAVING TO PRIVATE DRIVE WAY AND PARKING



CONCRETE BLOCK PAVING TO RAISED PEDESTRIAN CROSSING BETWEEN COURTYARD & KITCHEN GARDEN

Materials for gardens



CONCRETE PAVING TO COURTYARD GARDEN



PORCELAIN TILES FOR MANSION TERRACE



TIMBER DECKING FOR SOME SEATING AREAS IN THE GARDEN



DARK GREEN BOUND RUBBER BARK / GRASS MATS UNDER AND AROUND THE PLAY EQUIPMENT AS ADVISED BY SPECIALIST



DARK GREEN BOUND RUBBER BARK / GRASS MATS UNDER AND AROUND THE PLAY EQUIPMENT AS ADVISED BY SPECIALIST

3.2 Planting Strategy

Kitchen Garden



PEPPERMINT
Mentha piperita



ROSEMARY
Rosmarinus officinalis



THYME
Thymus vulgaris



CHIVES
Allium schoenoprasum



LAVENDER
Lavandula angustifolia



BLACKCURRANT
Ribes nigrum "Big Ben"



RED CURRANT
Ribes rubrum "Red Lake"



RHUBARB *Rheum*
rhabarbarum "Champagne"



RASPBERRY
Rubus fruticosus x *R. ideaus*



GRAPE
Vitis vinifera "Phoenix"



GRAPE
Vitis vinifera "Regent"



GOOSEBERRY
Ribes grossularia "Invicta"

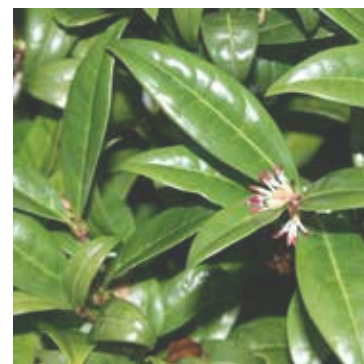


HAZEL
Corylus avellana 'Cosford'



CHESTNUT
Castanea sativa

Courtyard



Sarcococca humilis



Cornus 'Midwinter Fire'



Euonymus



Viburnum davidii



Hebe pinguifolia



Phormium 'Jester'

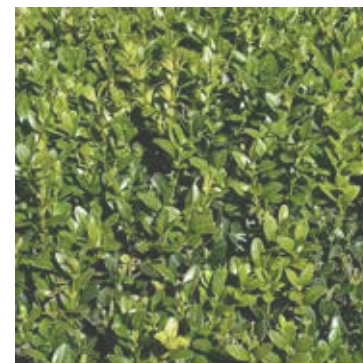


Hydrangea 'Quercifolia'

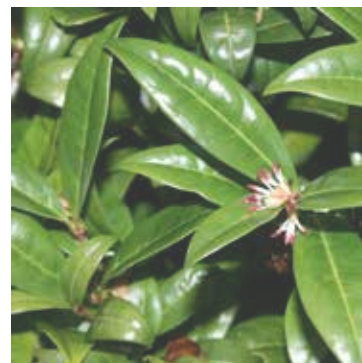
Car park



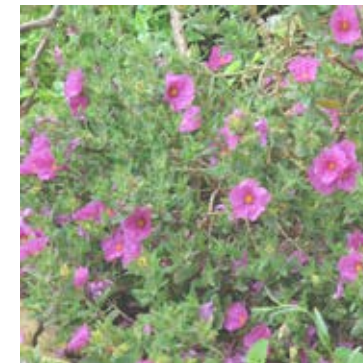
Ruscus aculeatus



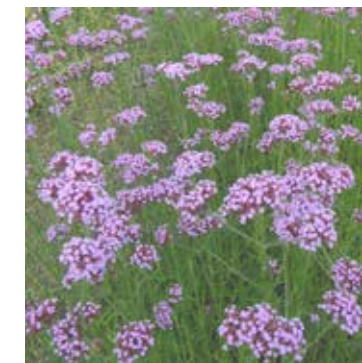
Buxus sempervirens



Sarcococca humilis



Cistus x *pulverulentus*
'Sunset'



Verbena bonariensis



Viburnum davidii



Hebe pinguifolia

3.2 Planting Strategy

Rose Garden



Buxus sempervirens



Hebe rakaiensis



Lady Emma Hamilton



Queen of Sweeden



Lark Ascending



Buscabel



Lady of Chalotte

Orchard Garden



Malus domestica



Malus 'John Downie'

Malus domestica "Meron Worceter" M26 rootstock
Malus domestica "Royal Jubilee" M26 rootstock
Malus domestica "Cox's Orange Pippin" M26 rootstock
Malus domestica "Fearn's Pippin" M25 rootstock
Malus domestica "Langley Pippin" M26 rootstock

EM6 – MEADOW MIXTURE FOR CHALK AND LIMESTONE SOILS



Pyrus communis "Merton Pride" Quince A rootstock



Prunus domestica "Small Black Bullace"



Morus nigra "King James"



Festuca ovina



Galium verum



Prunella vulgaris



Agrimonia eupatoria



Ononis spinosa

Wildflower Meadow



EW1 – WOODLAND MIXTURE



EM1 – BASIC GENERAL PURPOSE MEADOW MIXTURE



EM8 – MEADOW MIXTURE FOR WETLANDS

3.3 Woodland Enhancement



Harefield Grove is within a historic parkland setting with numerous mature trees scattered throughout the site that are contemporary with its documented landscaping of the late 18th and early 19th centuries. Species include Giant sequoia, oak, lime, Deodar cedar, sweet chestnut, Lawson cypress, western red cedar, Scots pine and horse chestnut. There is also a veteran oak pollard situated west of the main house.

There is extensive later planting throughout the grounds, including evergreen shrubs and ornamental trees around some of the aforementioned mature trees south west of the house and an avenue of limes along the realigned south western driveway.

There is little evidence of natural regeneration or recent planting. Many of the trees are located within the areas subject to the London Borough of Hillingdon Tree Preservation Order ref. TPO No.1 1951 W9.

Management objectives will include

- Retention of parkland setting
- Public safety

There will be a long-term strategy to maintain and enhance the site's historic parkland setting. Mature trees will be managed to prolong their lives and management plans for these trees will be individual and bespoke based on each tree's age and condition.

Proposed development of the site will increase the number of people living at Harefield Grove and using the grounds. Therefore, regular safety inspections of the trees will be required to manage the potential risk of their failure, or part thereof, causing injury or harm.

Most of the site's trees are in a good condition, but occasional mature trees are in decline or have defects where there is a foreseeable risk of their structural or physiological condition declining over time. Suitable replacement trees will be planted when trees have to be felled or removed.

