

JAMES BLAKE

A S S O C I A T E S

Landscape Design Strategy

Harefield Grove

Rickmansworth Road, Harefield

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Section 1: Landscape Strategy & Design Considerations

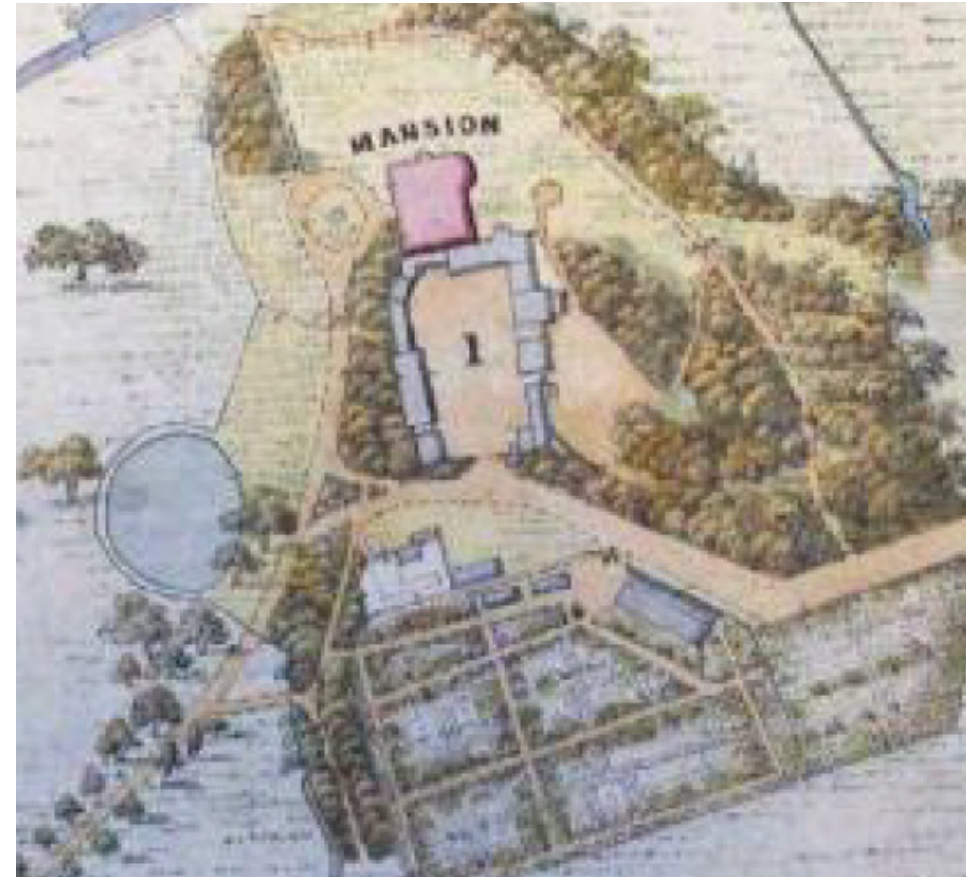
1.1 Landscape Strategy & Evolution

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 open spaces for residents 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 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.

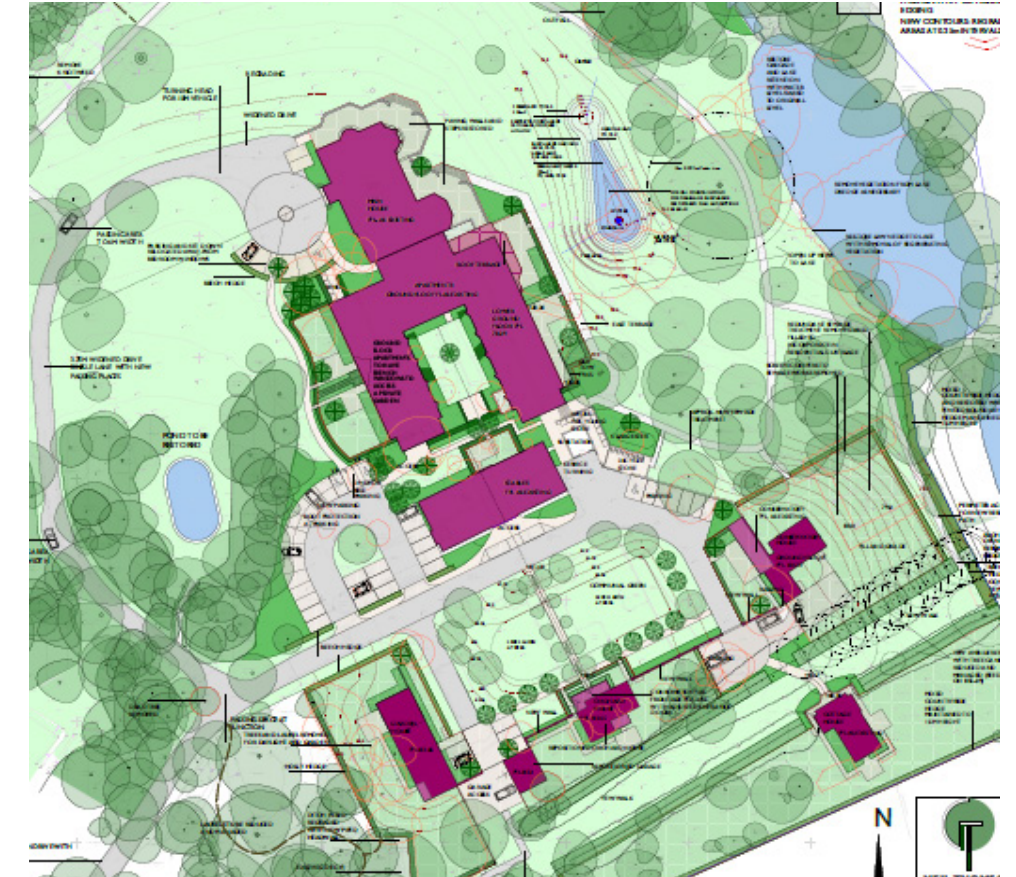
MID C19 HISTORICAL PLAN



1980s HISTORICAL PLAN



2013 PROPOSED LAYOUT



2020 PROPOSED LAYOUT





1.2 Design Considerations - 1. Historic Landscape Setting

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'.

2. 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.
3. North Pond - At head of north valley. Created mid-C19 above earlier pond as head of string of small ponds. Lower ponds since drained.
4. 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.

5. Swimming Pond - Origin as circular ornamental park pond by 1813, incorporated into pleasure ground mid-C19, used as swimming pool early C20, remodelled 1980s.
6. 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
7. 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.
8. 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;
- Restoration of 'natural' parkland character that reflects the historic setting and enhances key vistas;
- Reintroduction of the view from the main house across the rolling parkland, to 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.

The Greater London Authority and the London Borough of Hillingdon sought further information regarding the Green Belt and potential impact on the openness of the Green Belt.

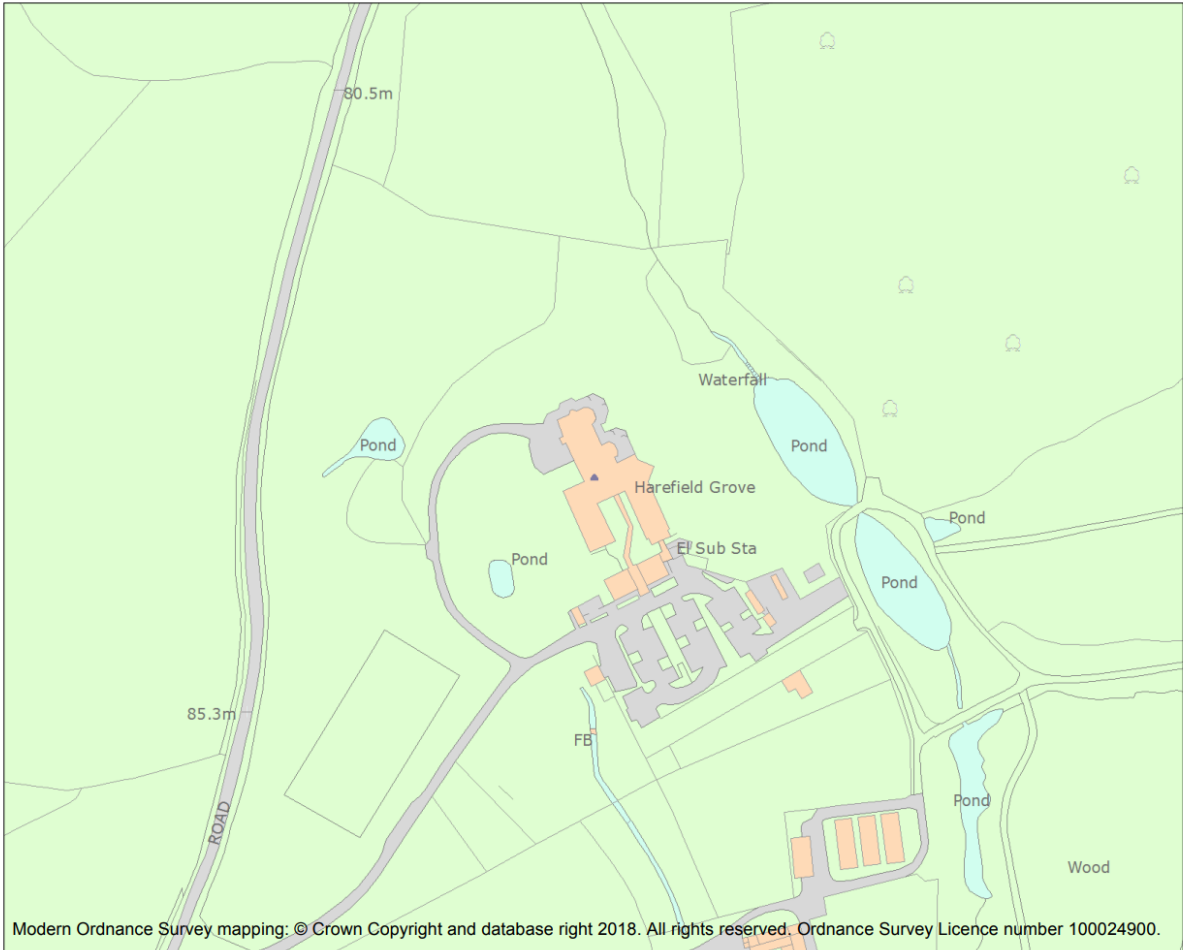
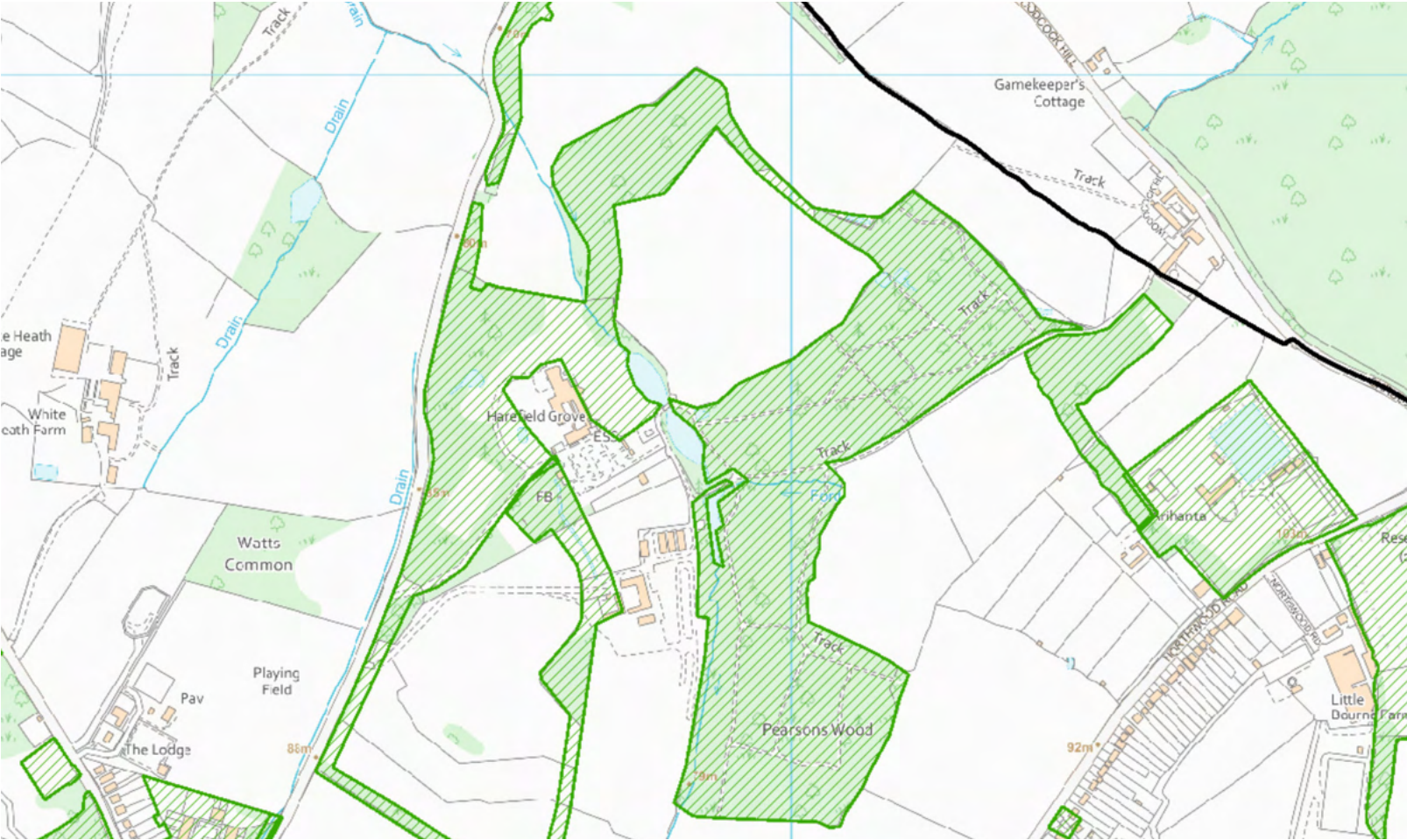
A Landscape and Green Belt Assessment, carried out by James Blake Associates, to address these specific concerns including the extent of built form and the setting of the historic mansion house, concluded that in quantitative terms there was a clear demonstration that the new proposals would reduce building footprint. In qualitative terms, the proposals open up the space immediately around the historic mansion, enhancing the setting and restoring the balance such that the historic listed building is once again the dominant building in the wider landscaped grounds, and the new stable block is subservient to it.

It is clear therefore that the proposed development would *not* have a greater impact on the openness of the Green Belt than the existing development.

2. Woodland TPO

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

A Tree Survey and Arboricultural Imapct Assessment has been carried out by James Blake Associates to ensure the proposed development and restoration of the historic landscaped grounds can be achieved with minimal disturbance to and to ensure the protection of existing trees and woodland areas.



Heritage Category:	Listing
List Entry No :	1181148
Grade:	II
County:	Greater London Authority
District:	Hillingdon
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 05741 91642
Map Scale:	1:2500
Print Date:	30 June 2020

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'.

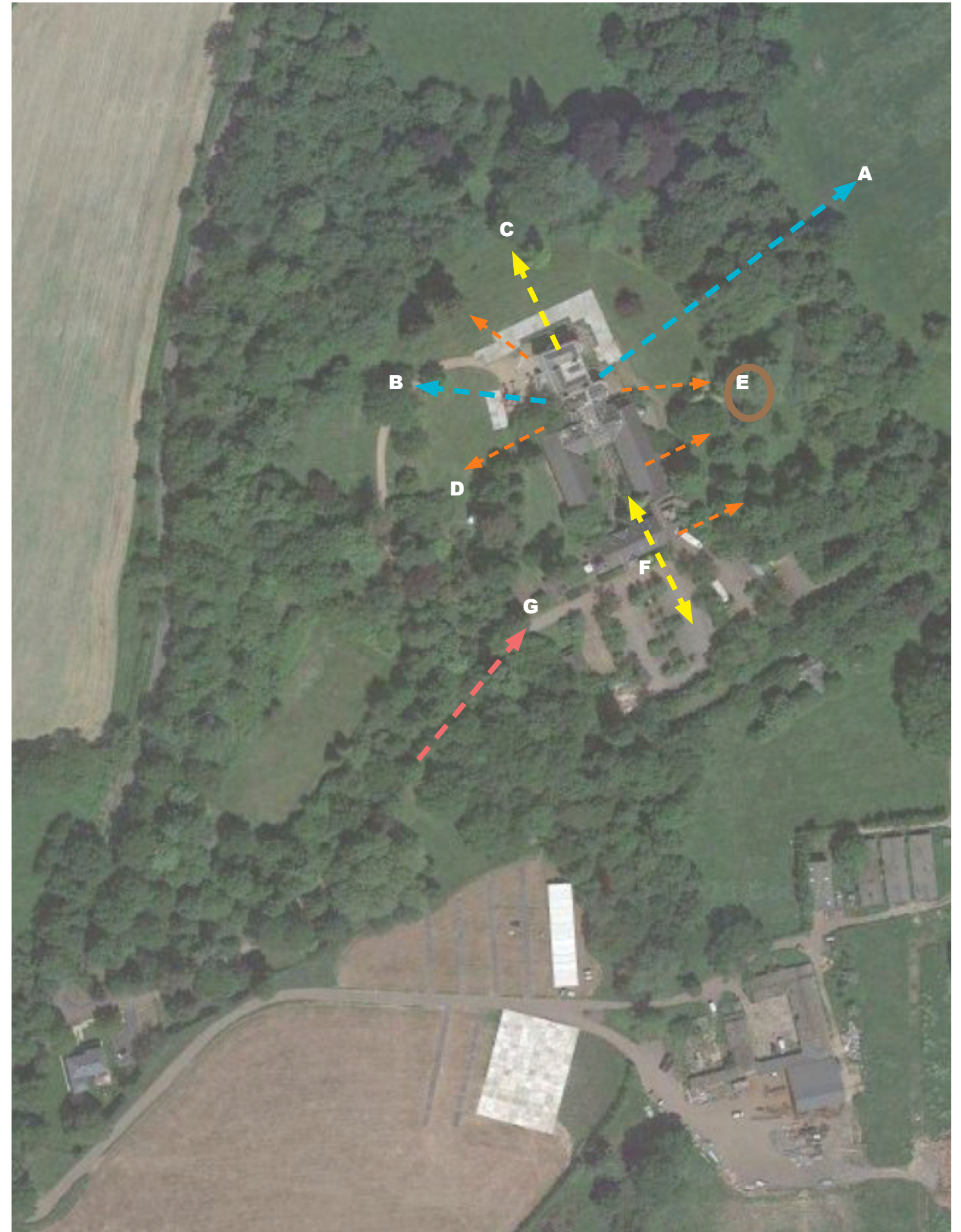
The proposed development has been carefully considered to restore the emphasis on the historic manison and this is acknowledged by the LPA which states the following; *'This application offers scope to deliver conservation gain with design proposals that respond positively to the unique characteristics of the Grade II listed building setting of a verdant naturalistic landscape with specimen trees, tree groups and grass'.*



1.4 Design Considerations - Views & Visibility

The design objectives are to enhance the setting of the restored listed building and provide discrete separation from the new stable block.

To enhance the historic setting of the landscaped grounds through restoration of vistas across the lawns, will require some removal of existing parkland vegetation where it detracts from the key objective. These key views extend outwards to the north west and east of the historic mansion.





C



D



F



E



G

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 stable block with clock tower & kitchen garden (View F)
- New arrival view from main access road (View G)

These include incongruous species such as leylandii and cutting back of overgrown laurels to create new scalloped edges to the woodland to allow the historically noted ground flora to be re-established through management regimes and replanting.

Existing features such as statuary to the north and formal pond to south west of historic mansion, key vistas from main house are obscured by existing vegetation. Again some removals are required to restore the pleasure grounds, within the context of the historic setting.

In this way, key views and vistas from the proposed apartments to the east and west can be restored and enhanced.

The opportunity the development brings forward, through the removal of the 1980's office block and re-imagining of a stable block, being separate and subservient to the main historic house, brings with it the opportunity to ensure clear legible connectivity within the historic context and references, to establish a kitchen garden for the new community to enjoy with visual connectivity between the suite of buildings south of the main house and historic referencing such as the clock tower.

1.5 Design Considerations - Planning Consultee Comments

Conservation and Design Officer comments (13/02/23):

This application offers scope to deliver conservation gain with design proposals that respond positively to the unique characteristics of the Grade II listed building setting of a verdant naturalistic landscape with specimen trees, tree groups and grass.

Stable Block

- *Demolition of the existing 1980's office extension which is an intrusive addition that detracts from the listed building is supported. The proposed 19.79m separation distance between the listed house and the new 'stable block' is welcomed and would improve the setting of the listed building.*
- *The proposed ridge height of the proposed Stable block combined with the separation distance is considered acceptable as it would appear secondary to the listed house. However, the lower ground storey at 2.7m below ground level on the southwest, northwest and southeast elevation will likely deliver liveability compromises for the lower ground level units.*
- *Architecturally, the (Stable Block) central projected pavilion of the southeast elevation, (which higher in height than the rest of the building) signposts this as an entrance and is closest to the car parking area where the majority of the residents will park. ...Revisions should be made to create entrances to the Stable block along the Southeast elevation directly from the car park to define this larger element as the entrance façade.*
- *Given the sensitivity of the Stable block location adjacent to the Listed building, revisions are required to better express the design intent of a historic Stable block. Material choices are noted to be traditional timber, natural clay bricks will be used to complement the design along with a natural slate roof finish with rolled lead ridge and hips and stone window pediment and string course.*

Boundary Wall

- *A boundary wall is proposed between the car park and the front of Garden House, Orchard House and The Cottage. The construction of this wall necessitates the removal of the existing mature Yew hedge that successfully encloses these buildings from the car park creating privacy. It is considered that incorporating the Yew hedge into the scheme would be in keeping with the naturalistic landscape setting and retain this important green infrastructure asset that is valuable to many types of wildlife. The proposed wall would create a hard built form edge to the car park would undermine the garden setting and urbanise the car park. While it is acknowledged that the hedge is large, it could be managed and pruned to be a suitable*

residential boundary treatment.

Garden House

- *The Garden House proposals locate the building forward of the existing garden wall, no longer utilizing the footprint of the original building. This breaks with the design intent of the extant permission to reinforce the kitchen garden concept.*

Lake View House

- *Lake View House would be visually prominent from the car park delivering a suburban edge impacting the openness of the Green Belt. Further, the Yew hedging around the Lake View House should be retained with some pruning and management as it would define the communal areas from the private garden space associated with the Lake View House, creating a green boundary enclosure for the property and visual screen the drainage apparatus below.*

Orchard House

- *The proposals for Orchard House have been revised to locate the building closer to existing trees, increased in height with the removal of the double garage. Similar to the Lake View House it is proposed to be a larger building with a modern suburban architectural language. The scale of the building should be reduced to create small buildings at the edge of the site that blend more positively with The Cottage and Garden House and lessening impact on the openness of the Green Belt.*
- *It should be noted that the Tree Removal Plan JBA 20/027 TR01 fails to show the updated Orchard House layout. It needs to be demonstrated that the revised location will not include removal of additional trees.*

Landscape Setting

- *Harefield Grove is a largely complete example of a garden and park laid out informally from the mid-C18 with later developments, as the extensive setting for a modest country house which reflects various successive trends in landscape design. It has considerable local and regional interest as a well-preserved example of its type and one of several in Harefield parish.*
- *The landscaped garden envelopes the house in an arcadian idyll, characteristic of 18th and 19th century country house settings. It is also on a dramatic site topographically that adds to the drama and appeal. There are many fine specimen trees some of which have TPOs.*

Landscape Proposals

- *The landscape proposals are set out on two drawings by Blake Associates, the proposals include;*
 - *Parterre rose gardens and along the access road south of the new stable block reinstated the original driveway in front of the main house to deliver a one-way access road;*
 - *Orchard garden between the Grade II listed building and the new stable block;*
 - *Kitchen garden in the centre of the car park;*
 - *Courtyard garden in the centre of the proposed stable block.*
- *To facilitate these proposals considerable tree removal is required including;*
 - *A tree group of trees in the southern corner of the existing building T52,T54,T51,T56,T53 and T50. To conserve and enhance the setting of the listed building this group should be retained and integrated into landscape proposals with the bin and bike stores located in a less prominent part of the site away from the main Listed Building frontage and the car parking spaces reduced in number in this location. Further, the levels in this area need to demonstrate that the reinstated original driveway in front of the main house to deliver a one-way access road will be set lower to screen the road and cars from views looking southwest across the from the main drive to the house.*
 - *A tree group and T47,T48,T48,T43 and T45 at the entrance to the car park southwest of the stable block. The removal of these trees and group replaced with Parterre rose garden opens up the views of the proposed Stable block and existing car park which should be either screened or integrated with landscape proposals consistent with the naturalistic green setting of specimen trees, tree groups and grass. The Parterre garden is not considered appropriate in this location and the bin and cycle store inappropriate as an entrance feature to the car park creating visual clutter along this Stable block elevation. An alternative option would be to re-use of the existing building at the entrance of the car park as either a bin store or cycle store as it creates a positive entrance feature. However, if this building is to be demolished the bin and cycle stores should be accommodated in a less prominent location within the car park or preferably within the buildings.*

1.5 Design Considerations - Planning Consultee Comments

Conservation and Design Officer comments (13/02/23):
Stable Block

The proposed stable block is approximately 7.850m high to ground level and approximately 10.85m high including the basement. The existing office block is only 4.4m high and the basement is only exposed along the eastern boundary. Accordingly, the proposed building creates an over scaled building that will erode the primacy of the Grade II listed building harming its setting.

This condition is further exacerbated with the removal of trees along the western elevation replaced with car parking. This exposes this elevation rather than creating a soft green frontage that hides the massing.

The proposed added volume may affect the openness of the Green Belt.

Stable Block detailing

The stable block detailing is inconsistent with the design concept of the stable block. The windows are arranged randomly with no hierarchy of the windows, with the ground floor having taller windows to those on the first floor.

The balconies similarly are inconsistent with the stable block vernacular.

Stable block lower ground floor

The units on the lower ground floor suffer liveability compromises with poor outlook, likely substandard daylight/sunlight and privacy issues.

Site legibility

The stable block is entered from the building sides rather than direct from the main car park. This runs contrary to the implied entrance of the architecture and is poor wayfinding, taking people in an indirect route to entrances.

Courtyard

The courtyard is 21m x 16m. Given the heights of the surrounding built form this will likely be an unappealing, overshadowed space that will create privacy issues for the lower ground floor flats. It is recommended that it remain at the existing height at ground level, not dug down another storey. Further, 16m is well below the nationally accept separation distance of 21m window to window.

Car parking

The existing car park should be utilised to accommodate all the car parking with more of the existing trees retained. With minimal changes, it will be able to provide adequate numbers to avoid car parking along the entrance road with the existing greening.
Landscape

The garden is registered on the London Parks and Garden register and is therefore considered a non-designation heritage asset. Part of the garden is designated as a Nature Conservation Site of Borough Grade II or Local Importance and other parts Grade 1. Additionally large parts of the garden are covered by several TPOs.

This application offers scope to deliver conservation gains with design proposals that respond positively to the unique characteristics of the Grade II listed building setting and the garden characterised by a verdant naturalistic landscape with specimen trees, tree groups and grass.

Landscape Strategy

The pocket gardens proposed within the car park and edging the access road are not considered to be sited to promote recreation and unlikely to be used. With the quantity of the surrounding high quality landscape the likely hood of residents wishing to sit along the access road or within the car park is implausible, particularly the picnic area.

The residential courtyard

The overshadowing of the courtyard needs to be provided to determine whether this area will be appropriate as an amenity space.

Trees

The proposals include gratuitous levels of tree removal with limited replacement tree planting of the style consistent with the character of the landscape garden which acts as the setting for the Grade II listed building. It is considered that the existing trees could be integrated into the proposals with minor alterations to the layout, and or relocation of car parking to the existing car park. This is particularly relevant to:

- The removal of a quality group of trees (all Category B) at the southern corner of the existing building T52, T54, T51, T56, T53, T57 and T50;
- The removal of trees T43, F45, T46, T47;

The removal of all the trees along the frontage of both the Main building and proposed Stable block visually exposes the building which undermines the setting of the Listed Main building and removes the group of trees that create a visual distinction between the proposed and existing building. The group of trees in the southern corner of the existing building also largely disguise the fact that the office building sits forward of the Main House building line. Further, these existing trees form a continuum of the mature trees in grassland that breaks up the massing of the Stable Block in character with the historic landscape setting. The removal of all the trees along the frontage create harm to the setting of the listed building and the garden.

Layout revisions are needed to retain more trees to lessen the harm to the historic buildings setting. These should include the retention of car park layout to the south of the Stable Block. This approach would require less car parking along the access road, remove the unconvincing amenity space proposed at the centre of the car park, consequently allowing the majority of the trees along the frontage to be retained as well as a large number of trees in the car park. These include:

- A large proportion of G100 – B2 and G97. Both these tree/shrub groups are mature and could be incorporated into the scheme. G97 creates a positive boundary to the proposed building and G100 is shown almost exactly on the location of a proposed new hedge.
- T124, T31, T123 and T118 are all trees that should be integrated into the design of the proposed garden.
- A number of trees within the existing car park to the south of the Stable Block.

Prior to submission of the applications, the Applicant held detailed pre-application discussions with officers at LBH.

In December 2019, pre-application advice was sought for the subdivision and conversion of the main house into multiple residential units, along with the demolition of the existing extension and erection of a new residential stable block. A meeting took place in January 2020 with attendees including LBH officers in Development Management, Planning Policy, Conservation and Urban Design, Landscape and Highways.

This discussion identified the following matters of agreement and those requiring further consideration:

The principle of subdivision of the main house is supported and subject to further consideration of layouts, up to 8 flats may be achievable;

The development may not constitute inappropriate development in the Green Belt, subject to further detail of the impact on openness;

Family housing (3+ units) should be maximised, with agreement that the main house conversion was better suited to smaller units;

New stable block building should remain subservient in scale to the main house and materials / detailing should not compete with the listed building;

Elements of the existing stable block may be original and if so, should be retained;

Access and highways impacts all considered to be reasonable and achievable in the context of the extant planning permission; and

Landscape of key importance.

The Applicant and LBH have continued to hold constructive discussions following submission of the applications, including:

Amendments submitted by the Applicant in October 2023 in response to the consultation comments received.

Design workshop held in December 2024 with attendees including LBH officers from Development Management, Planning Policy, Conservation and Urban Design. The focus of the workshop was the internal layouts of the main house, the scale and design of the new stable building and its associated impacts, and the landscaping proposals.

Further amendments submitted by the Applicant in June 2025 in response to the feedback received.

A design and landscape workshop held in December 2025, attended by LBH officers from Development Management, Planning Policy, Conservation and Urban Design. The workshop focused on statutory consultation responses received following the submission of the Applicant's amendments pack in June 2025, with particular emphasis on urban design considerations. Table 3.1 sets out the outstanding concerns from this meeting which are now considered to have been addressed through this updated submission.

An on-site meeting was held in February 2026 with the case officer where the planning strategy was agreed to address the remaining concerns through a consolidated and updated submission.

Item	Feedback
Design	- Request for further detail demonstrating architectural quality including bay studies detailing façade articulation. - Further information requested on existing and proposed levels, retaining walls and boundary treatments.
Trees	- Concern that the removal of the trees to the front and west of the Stable Block would expose the building and erode the distinction between new and historic elements. - Inconsistencies between landscape, arboricultural and layout drawings. - Concerns regarding the extent of tree removal and the adequacy of the replacement planting. - Insufficient detail regarding the materials, boundary treatments and integration of recreational features.
The 2016 Planning Permission	Numerous matters raised through consultation and at this workshop relate to the siting, scale and massing which the Applicant considers to have been established through the extant planning permission. These are addressed in Section 4 of this Town Planning Statement, supported by the Architectural Overlays [for information purposes], to demonstrate consistency with the already approved parameters.

Table 3.1 Officer feedback at December 2025 workshop



Key actions:

- Transitional space between existing mansion and proposed stable block is treated as a separate landscape character area;
- Submission of this standalone Landscape Design Strategy document highlighting design rationale and the process of design development;
- Submission of a Landscape and Woodland Strategy Plan indicating tree removal rationale and woodland management areas;
- Submission of estate wide landscape management plan; and
- Submission of updated Arboricultural survey and impact assessment.

Section 2: Landscape Character Areas

2.1 Landscape Character Areas

The proposed development seeks to restore the mansion, and once again make it the dominant building, set within the restored historic landscape setting, achieved through sensitive design of new dwellings and appropriate landscape design. The Proposed Development incorporates a variety of land uses to appeal to future residents and visitors alike.

The Proposed Development has been reviewed against the backdrop of surveys and assessments to ensure the findings are fed into the overall Landscape Strategy via the establishment of Landscape Character Areas, as set out on the figure opposite. These reflect the proposed use of each zone and the historic character and significance of the Site. Details of each character area are explored further within this document.

KEY

-  Vehicular Access Routes
-  Activity Areas
-  Restored Historic Landscape Setting
-  Arrival Zones
-  Pocket Gardens
-  Woodland Buffer



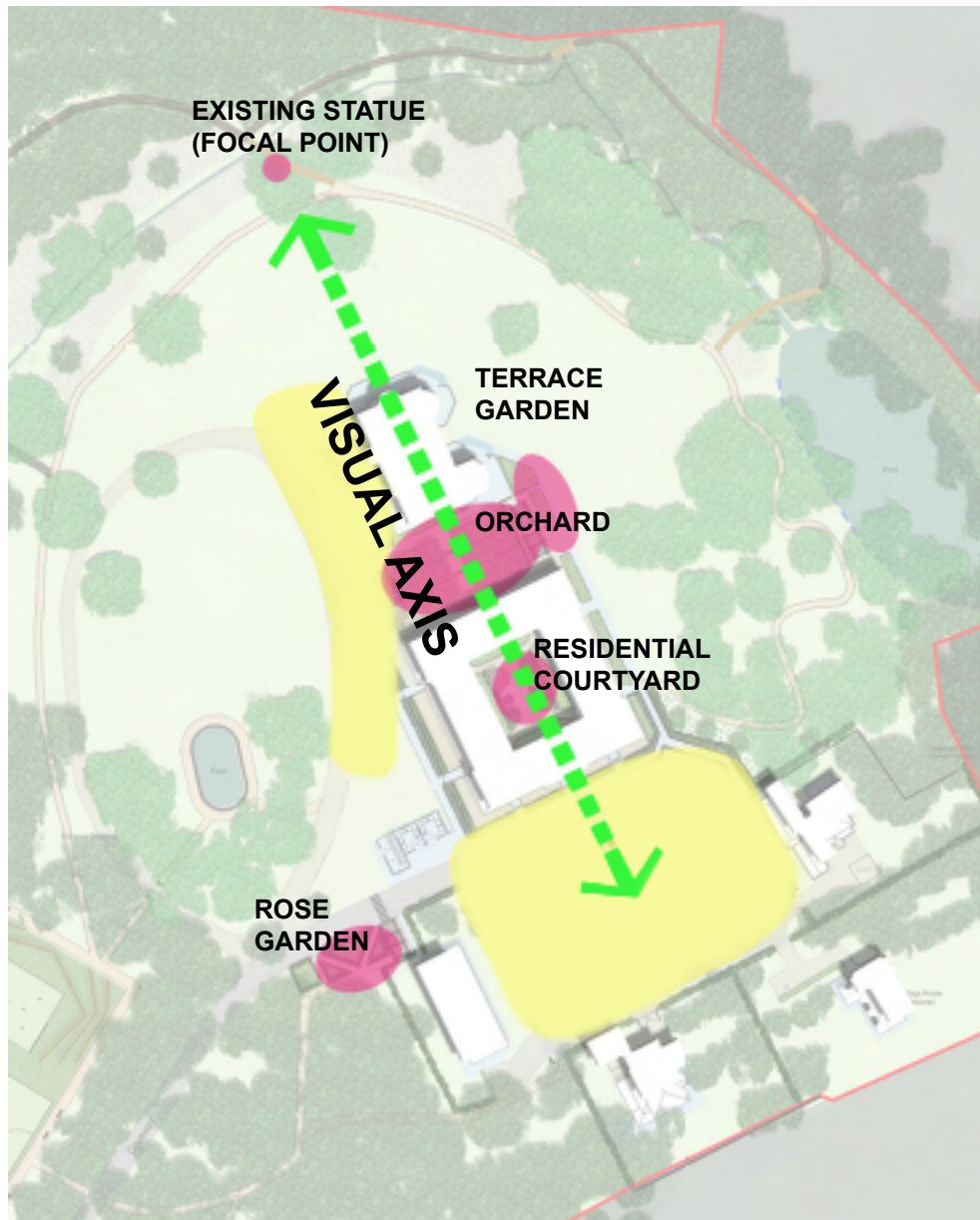
2.2 Active Zone



2.3 Restored Historic Landscape Setting



2.4 Arrival Zones and Pocket Gardens



Key actions:

- Active zones to be located away from main vistas of historic mansion.
- Existing enclosure to tennis lawn to be retained and enhanced to accommodate variety of family sports.
- Restoration of historic formal pond and other incidental areas to create focal points and meeting spaces.

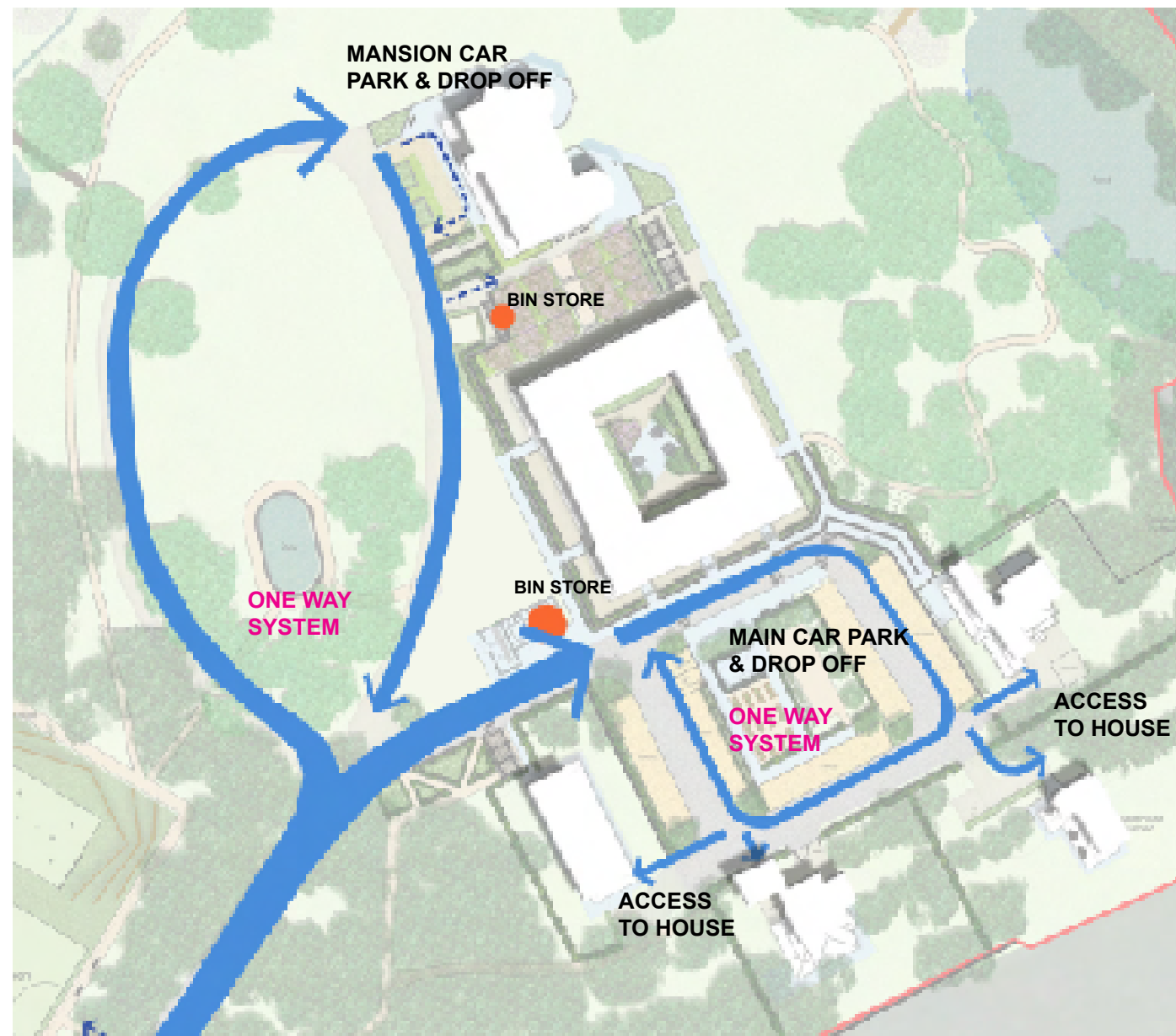
Key actions:

- Restoration of key vistas and notable specimen trees to enhance landscape setting of historic mansion house.
- Passive zones to be located to the north, west and east of the main house reflecting the historic pleasure grounds.
- Restoration of accessible circular walk around the grounds.
- Longer circular walk to incorporate routes through existing woodland.
- Potential to enhance existing woodland structure and create a graded and scalloped woodland edge.

Key actions:

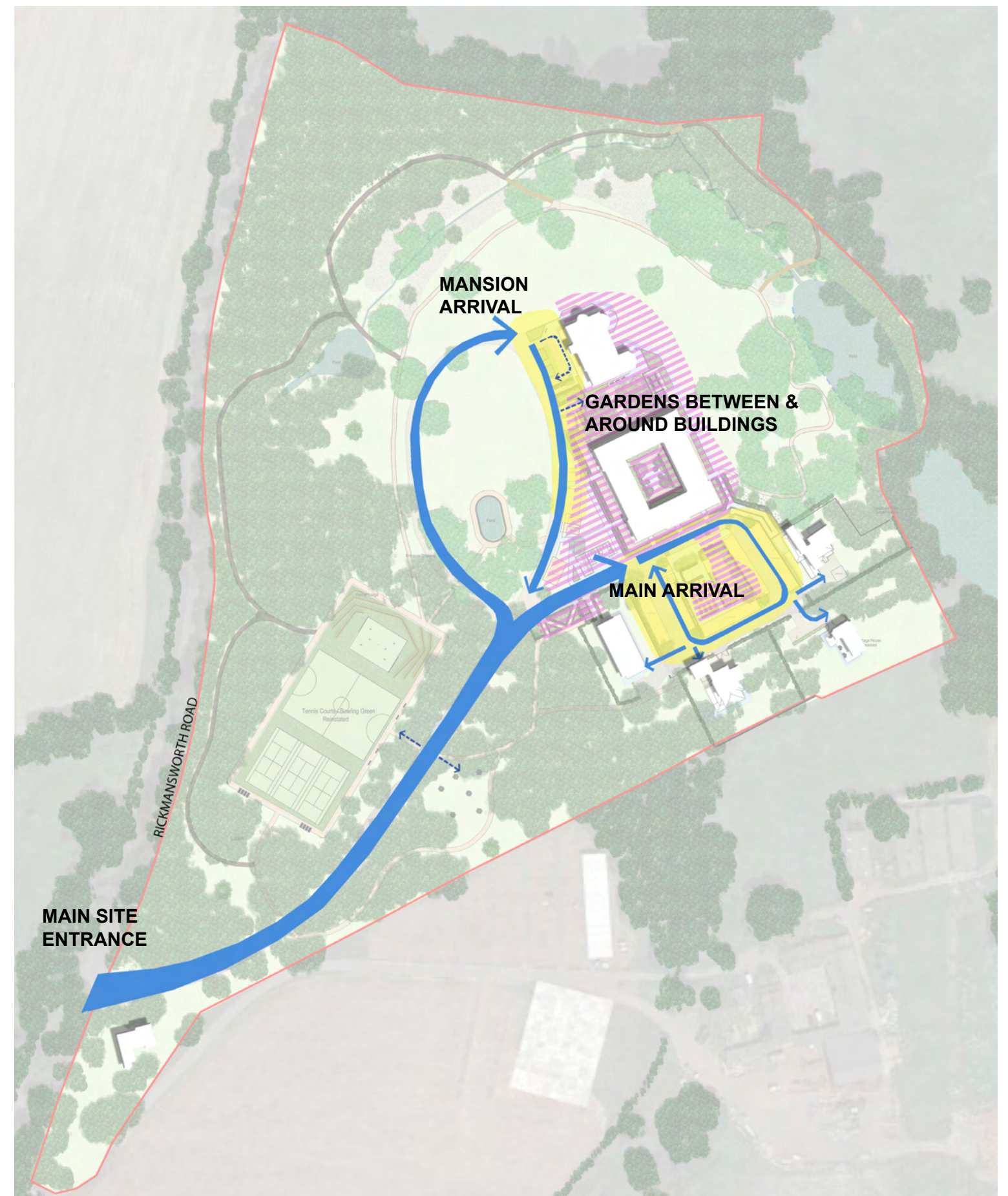
- Restoration of rose & kitchen garden areas.
- Orchard terrace between the main house and the stable block to provide separation and enhance the setting of the listed building.
- Re-establish the view from the main house to the existing statue on the edge of the woodland.
- Orchard to be extended into the kitchen garden to strength the axis and legibility across the site.

2.5 Vehicular Access & Circulation

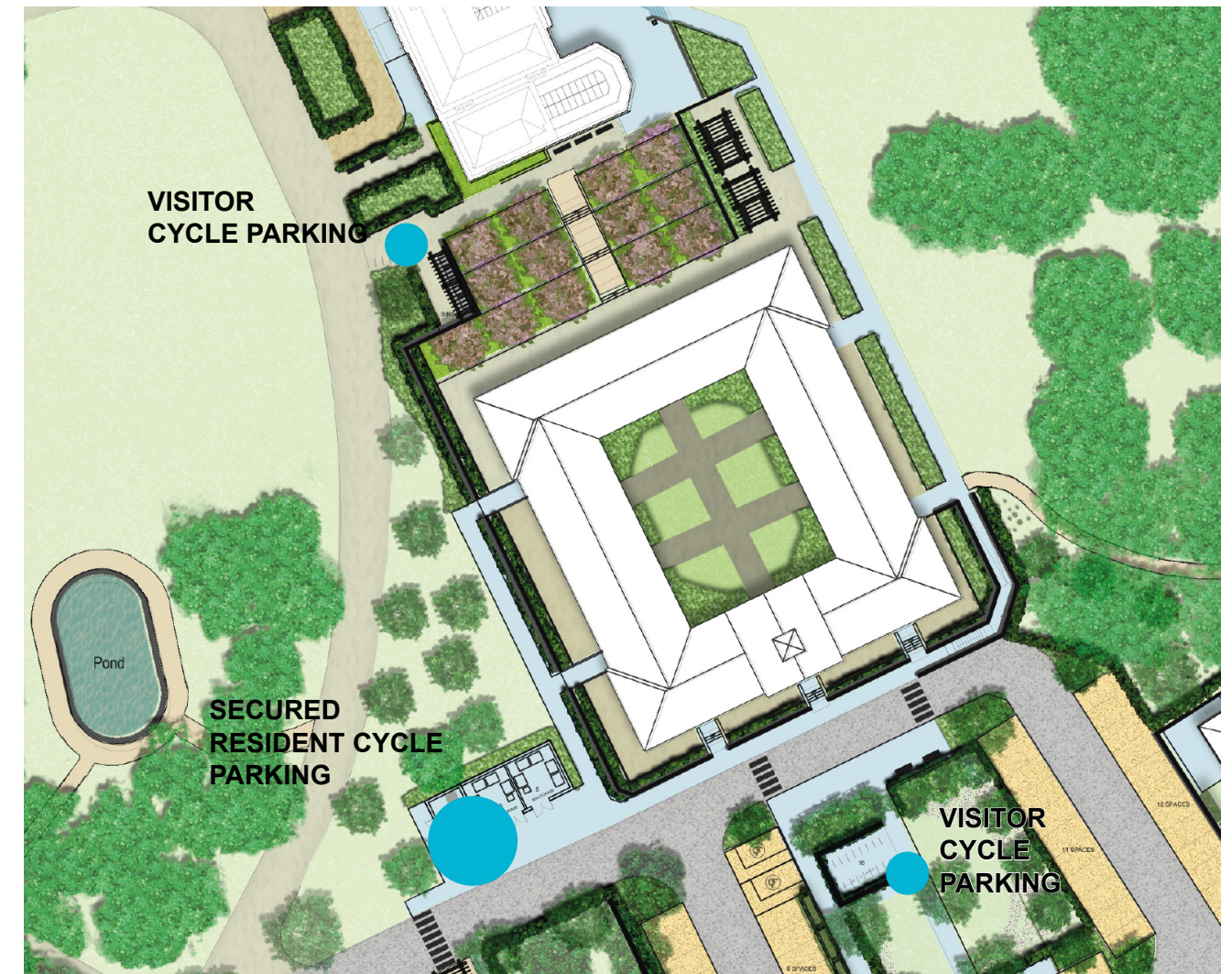
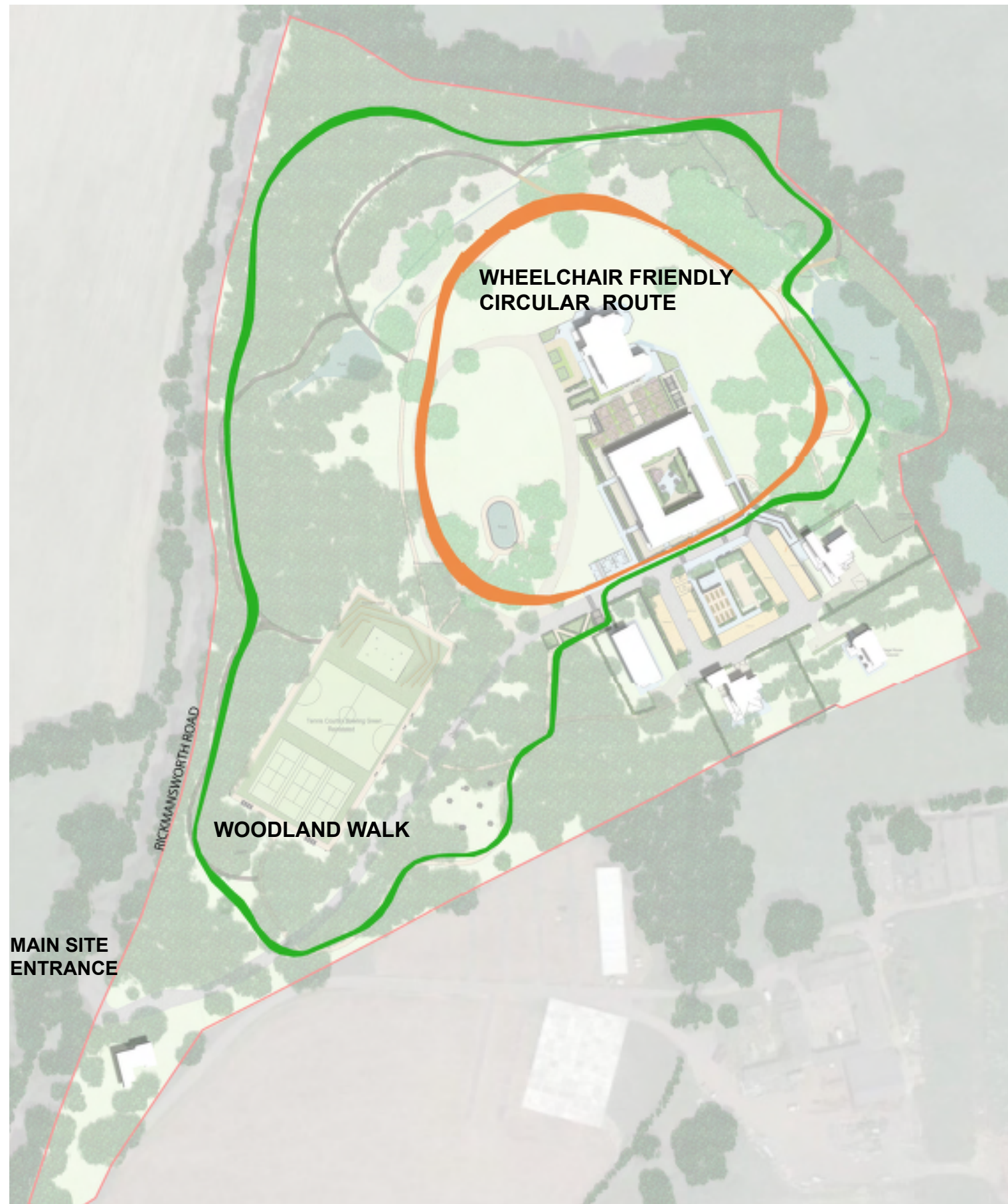


Key actions:

- 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
- Maintenance accesses are off the main road in various of location.



2.6 Walking Loops & Cycle Parking



Key actions:

- Restoration of pleasure route through the gardens and woodland areas.
- Two circuits offering different length of walk and experiences.
- The circular route is formed by paved / compacted gravel footpaths with moderate level changes. It is wheelchair friendly and runs through most of the gardens.
- The woodland walk is formed by informal compacted earth footpath through the woodland, which takes a longer route and the wider grounds.
- Main cycle storage to be covered and locked with controlled access to residents only.
- Uncovered cycle parking to both entrances for temporary / visitor parking

2.7 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 and enhancement 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.

Within the woodland itself, areas of overgrown laurels and rhododendrons block views through the wooded areas and restrict light to woodland floor. As a result, in much of the woodland areas, little understorey planting or woodland floor vegetation exists as the leaf litter of both laurel and rhododendron inhibits the growth of ground flora. It is proposed that these overgrown shrubs are cut back to ground level to allow the woodland floor to thrive.

In addition, removal of the overgrown laurels and rhododendrons will give space to mature and notable trees enhancing their presence within the landscape. These trees have been identified on the Landscape Strategy Plan JBA 20/027-SK02.

Historically present species such as bluebells, primroses, crocuses and snowdrops will be planted to add seasonal interest and to further revive the historic character of these areas.

Photos of typical woodland areas



View looking south east towards the house from the north west of the Site

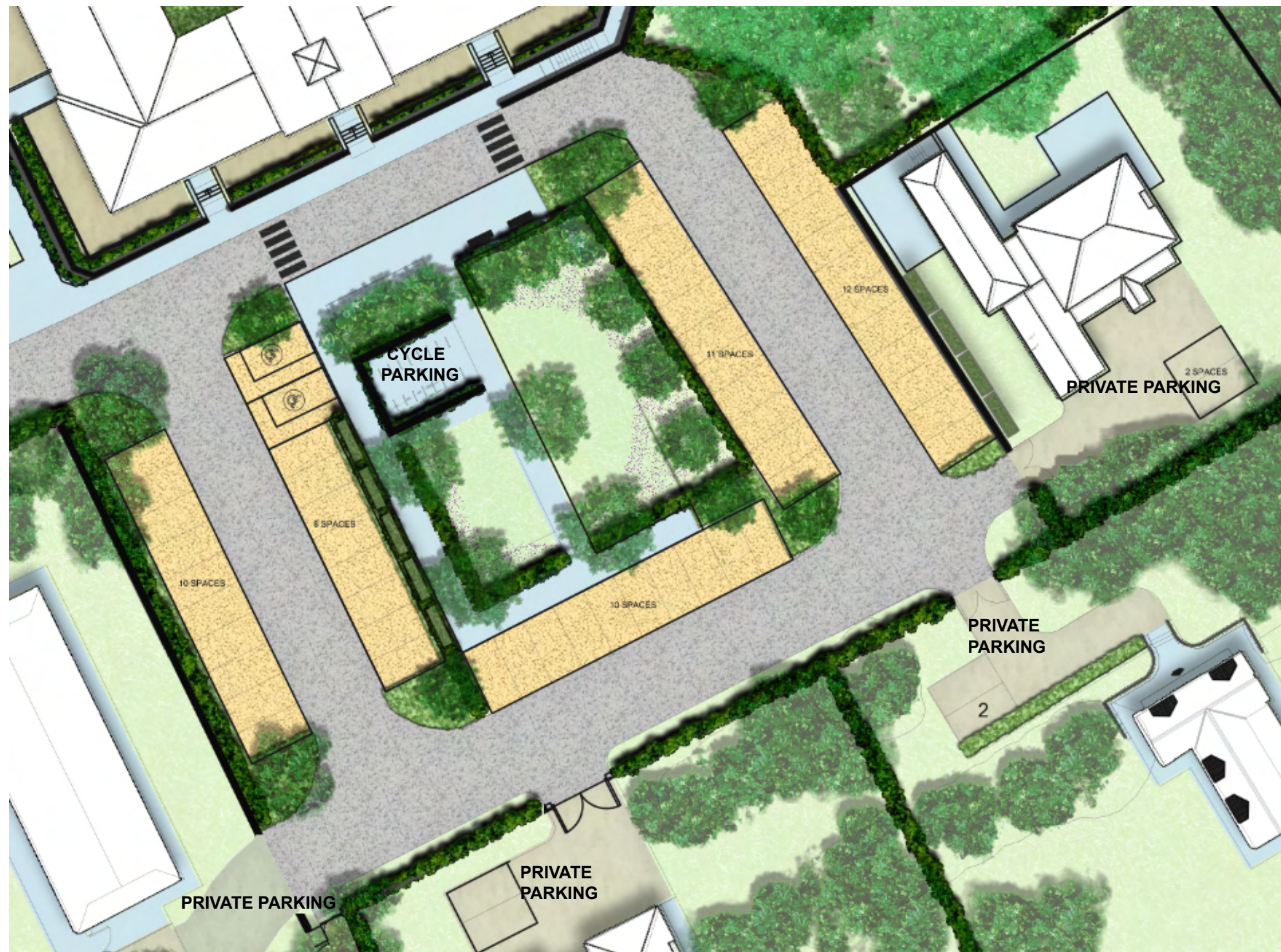


Section 3: Key Focus Areas



KEY

- Blue circle: Main Arrival Car Park
- Yellow circle: Manor Arrival & Orchard Garden
- Pink circle: Residential Courtyard & Rose Garden
- Orange circle: Family Sports & Outdoor Fun
- Teal circle: Woodland Walk and Scalloped Edges



ARRIVAL CAR PARK

61 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 main access road is one way in a clockwise direction. The central area is a grassed amenity space that is hedged around its perimeter which can be used for impromptu sitting.

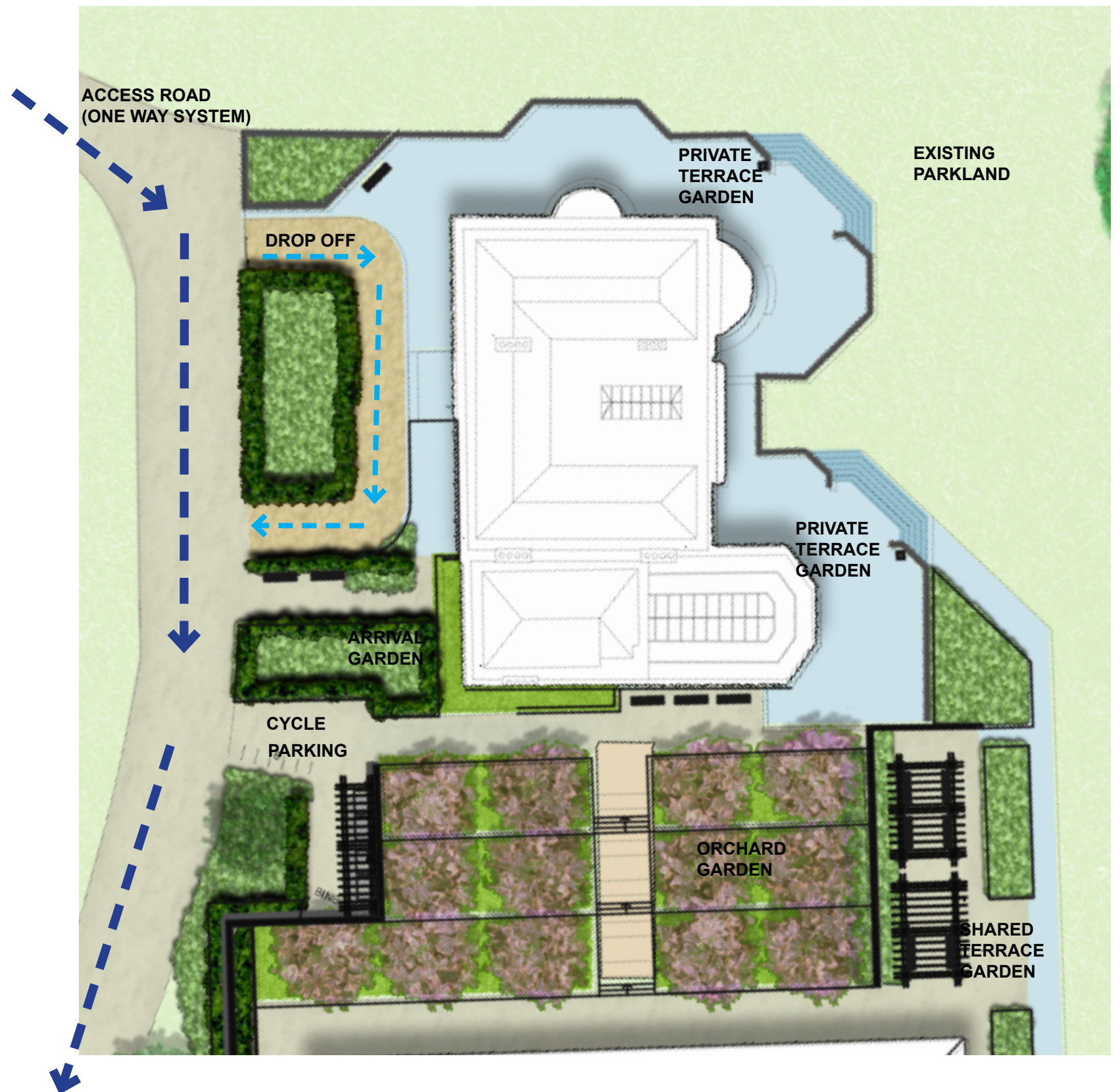


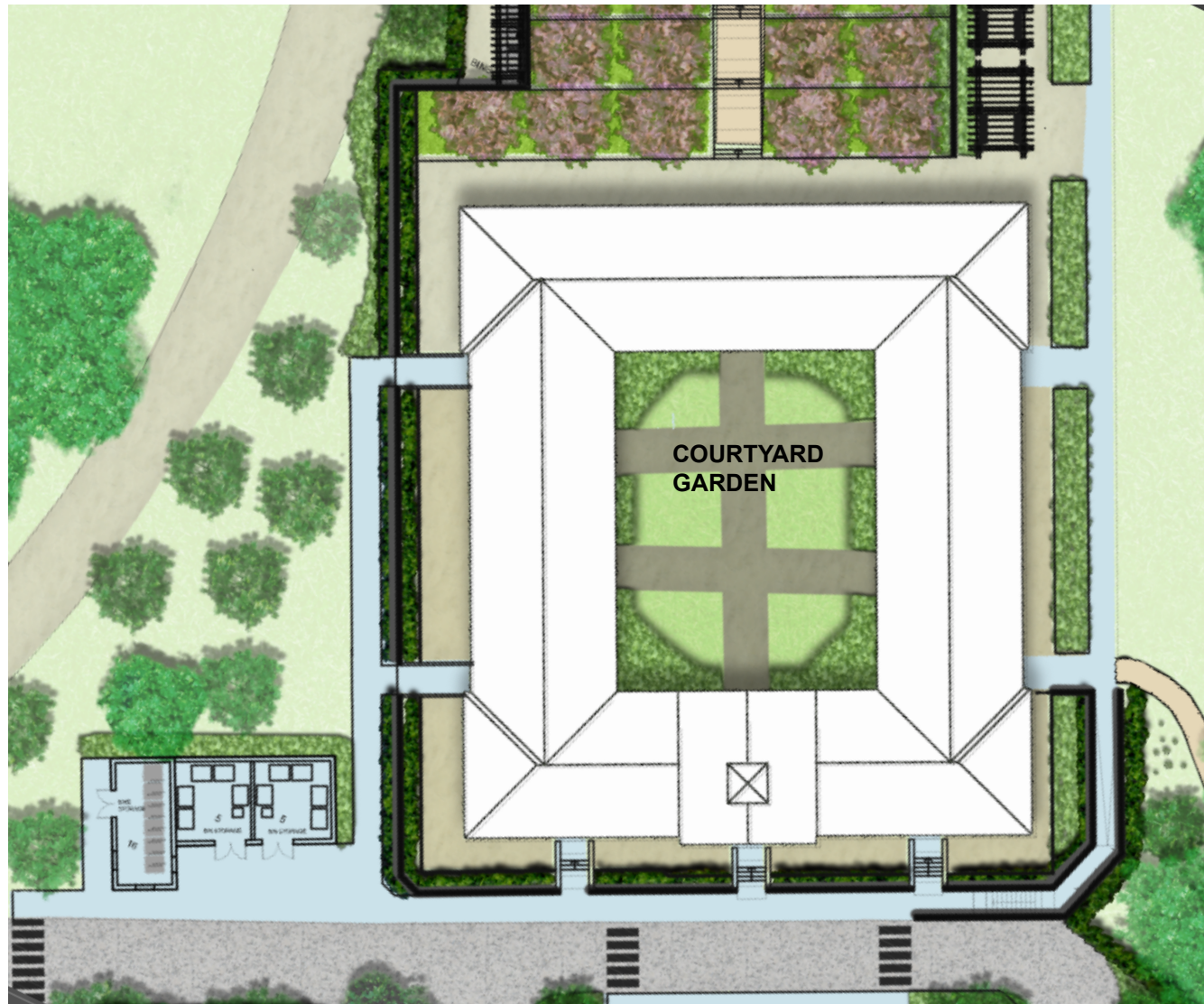
ARRIVAL DROP OFF & PARKING

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.



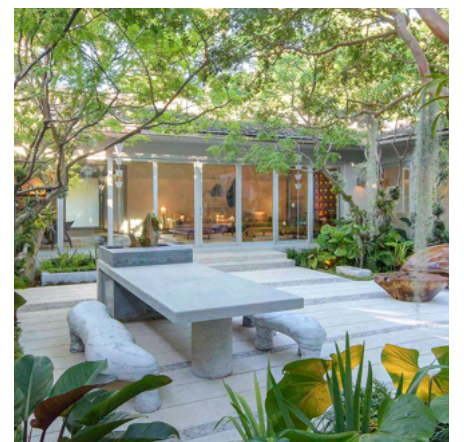


RESIDENTIAL COURTYARD

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.

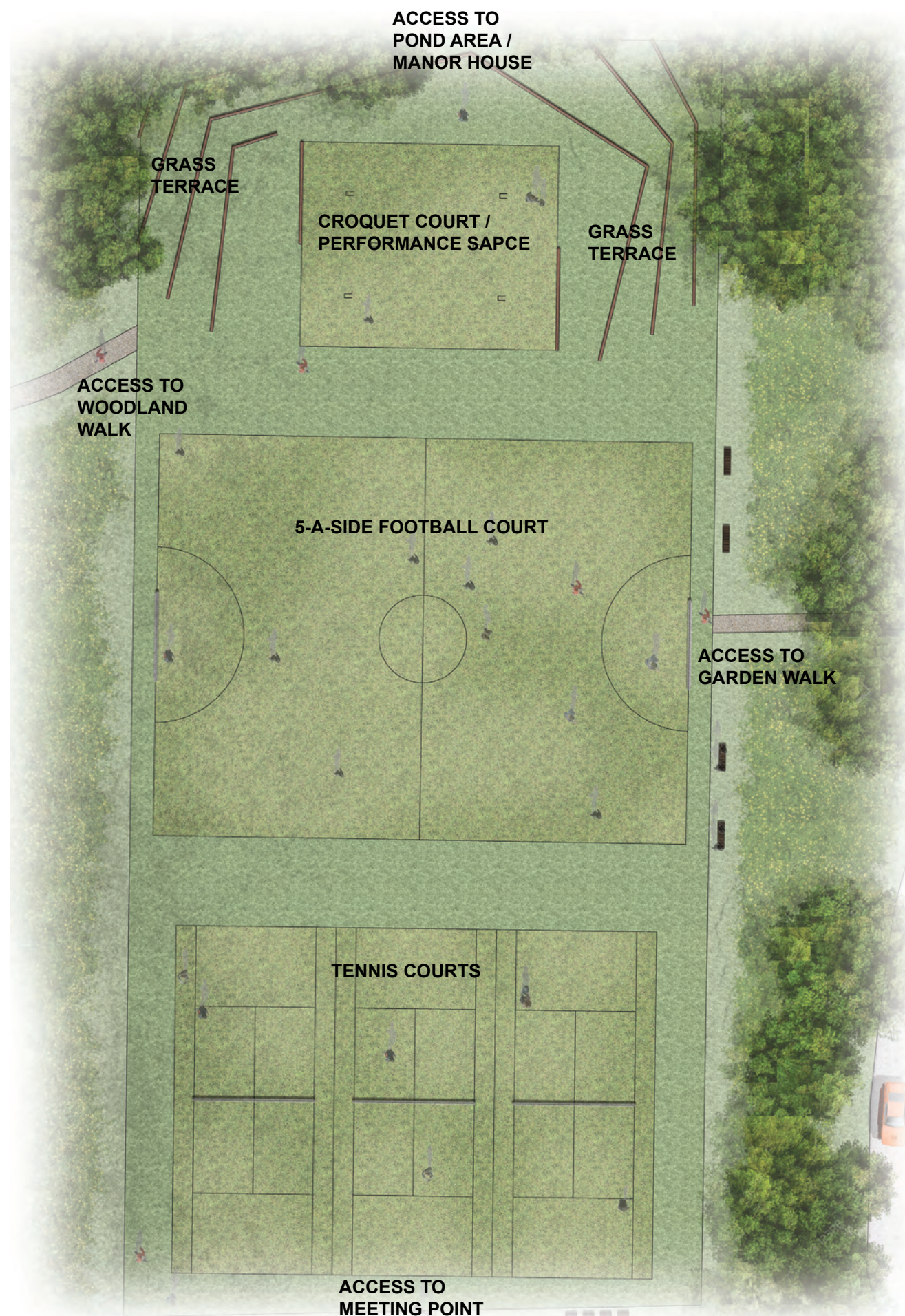
THE ROSE GARDEN

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 destination.





3.4 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.



WOODLAND WALK AND SCALLOPED EDGES

The woodland walk flows naturally through the existing mature woodland along a compacted earth footpath. Sub canopy scrub layers, the majority being overgrown laurels, have been cut back to encourage fitness activities, such as walking and jogging along the new routes through the woodland. This opening up of rides through the woodland will also allow views along the ride and towards notable mature trees that form the canopy above.

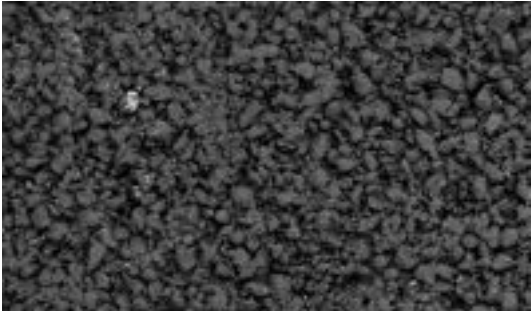
Woodlands are refuges for all sorts of wildlife and especially its edge habitat where the warmest conditions are found and therefore the most important part of a woodland for butterflies. The best woodland edges support a varied habitat structure and will comprise of a series of graduated zones between the wood and the open area. Cutting scallops creates a varied, zoned edge structure. Woodland edges will be managed in such a way as to create these scallops, where scrub is cut back and leaf litter raked up to allow restoration of historic ground flora, including swathes of bluebells and snowdrops, amongst wildflower meadows. They will increase the overall structural diversity of the woodland and provide sheltered herb-rich grassy areas.



3.6 Hard Landscape Strategy

Hard landscape materials have been chosen to sensitively respond to the house and historic grounds, whilst being attractive, low maintenance and durable.

Circulation Routes



Black macadam asphalt surface for main access road



Reinforced gravel secondary driveway and car parking bays



Concrete block paving to main pedestrian pathways



Self-binding gravel for accessible routes.



Compacted earth footpaths to form woodland walks.

Courtyards



Reinforced gravel to car parking spaces



Reinforced gravel to DDA parking spaces with yellow inserts for demarcation



Concrete block paving to private driveways and parking



Recycled yorkstone paving to pedestrian areas around main buildings



Marshall's Heritage paving

Gardens



Concrete paving to courtyard garden



Porcelain tiles for mansion terrace



Timber boardwalk used to connect sections of path in wider landscape grounds.

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

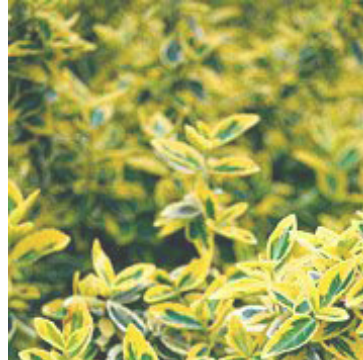
Courtyard



Aquilegia vulgaris 'Nivea'



Cornus sanguinea



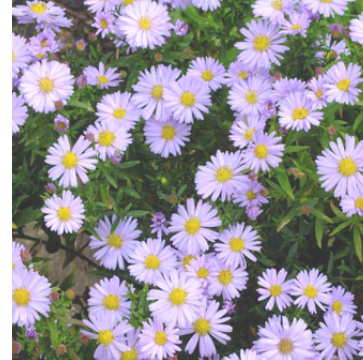
Euonymus



Paeonia suffruticosa



Geranium sanguineum



Aster novi-belgii "Audrey"



Hydrangea arborescens

Car park



Viburnum tinus



Ilex crenata



Taxus baccata



Cistus x *pulverulentus* "Sunset"



Verbena bonariensis



Hedera helix 'Buttercup'



Clematis viticella 'Mary Rose'

Rose Garden



Ilex crenata topiary balls



Taxus baccata topiary cones



Tuscany



Quatre Saisons



Old Bush China



Moschata



Orchard Garden



Malus domestica



Malus 'Ashmead's Kernel'

Malus domestica "Rosemary Russet" M26 rootstock
Malus domestica "Cox's Orange Pippin" M26 rootstock
Malus domestica "Fearn's Pippin" M25 rootstock
Pyrus domestica "Williams Bon Chretien", "Uvedale's St Germain" "Kirke's Blue", *Prunus insititia* "Mirabelle de Nancy", "Aylesbury"
Prunus armeniaca "Early Moorpark"
Ficus carica "Brown Turkey"
Prunus avium "Amber"
EM6 – MEADOW MIXTURE FOR CHALK AND LIMESTONE SOILS



Malus "Bramleys Seedling"



Prunus domestica "Rivers Early Prolific"



Morus nigra "King James"



Fan Trained Fruit Trees



Prunella vulgaris



Agrimonia eupatoria



Ononis spinosa

Wildflower Meadow



EW1 – WOODLAND MIXTURE



EM1 – BASIC GENERAL PURPOSE MEADOW MIXTURE



EM8 – MEADOW MIXTURE FOR WETLANDS

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Land Adoption

Weed Eradication