



Gordon House

Garden Proposal Statement

Document no. 443-L-D-4002-P02

25 September 2024

Relating to Planning application no. 23/0111/HOT

Redischarging Planning Conditions:

U0162182 NS17 Hard and Soft Landscaping

U0162178 Tree Planting Scheme Required

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Revision P02 - 25/09/2024 (highlighted in magenta)

Amendment: request to remove trees and plant additional trees.

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Existing Condition - Boundary Planting

Existing Condition - Front entrance

Garden Proposals

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Garden Proposals - Meadow and Pool

Garden Proposals - North Garden

Garden Proposals - Boundary Planting

Garden Proposals - Materials



9 - Sycamore

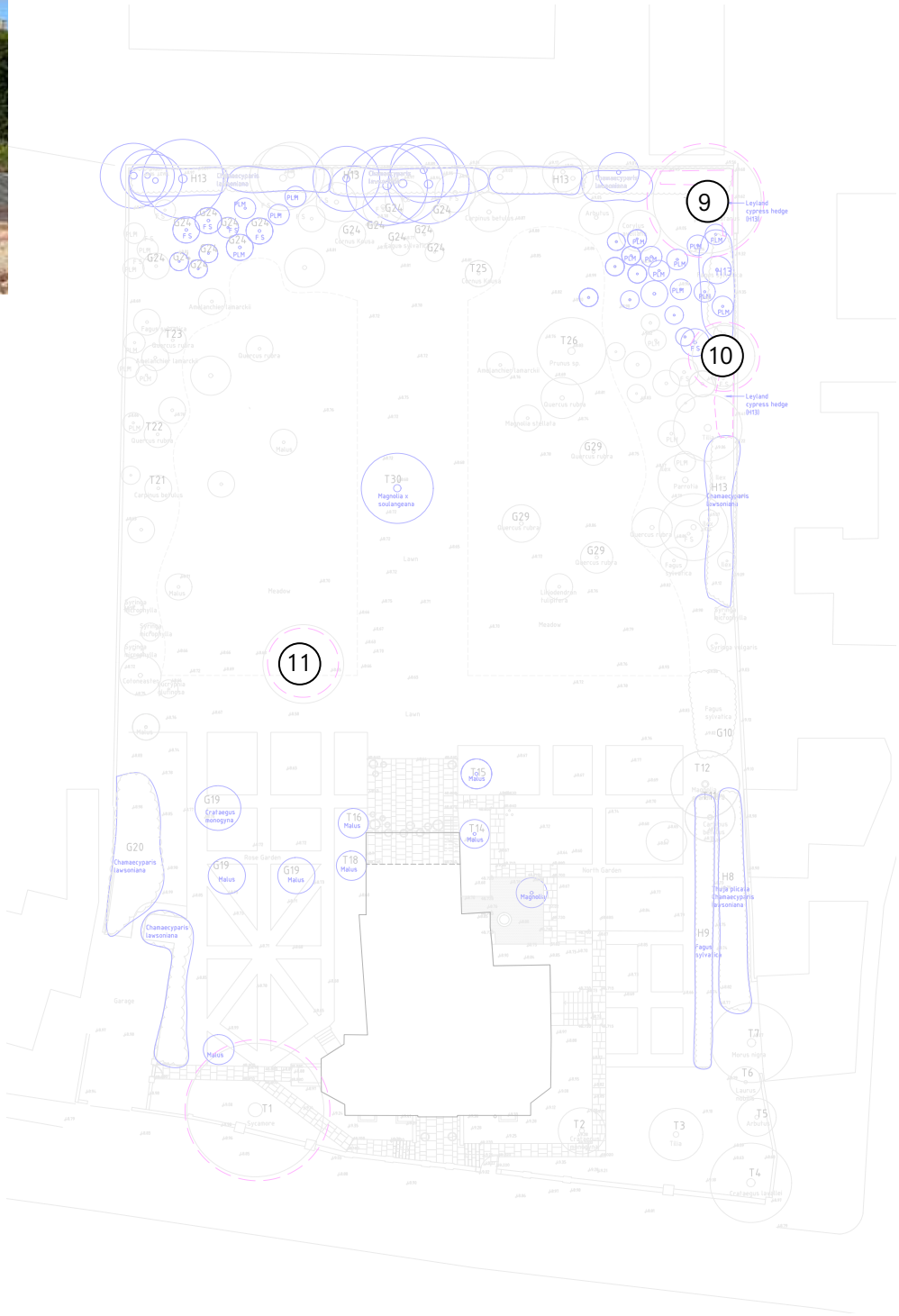


10 - Sycamore



11 - Magnolia

--- Trees proposed for removal





12 - Sycamore

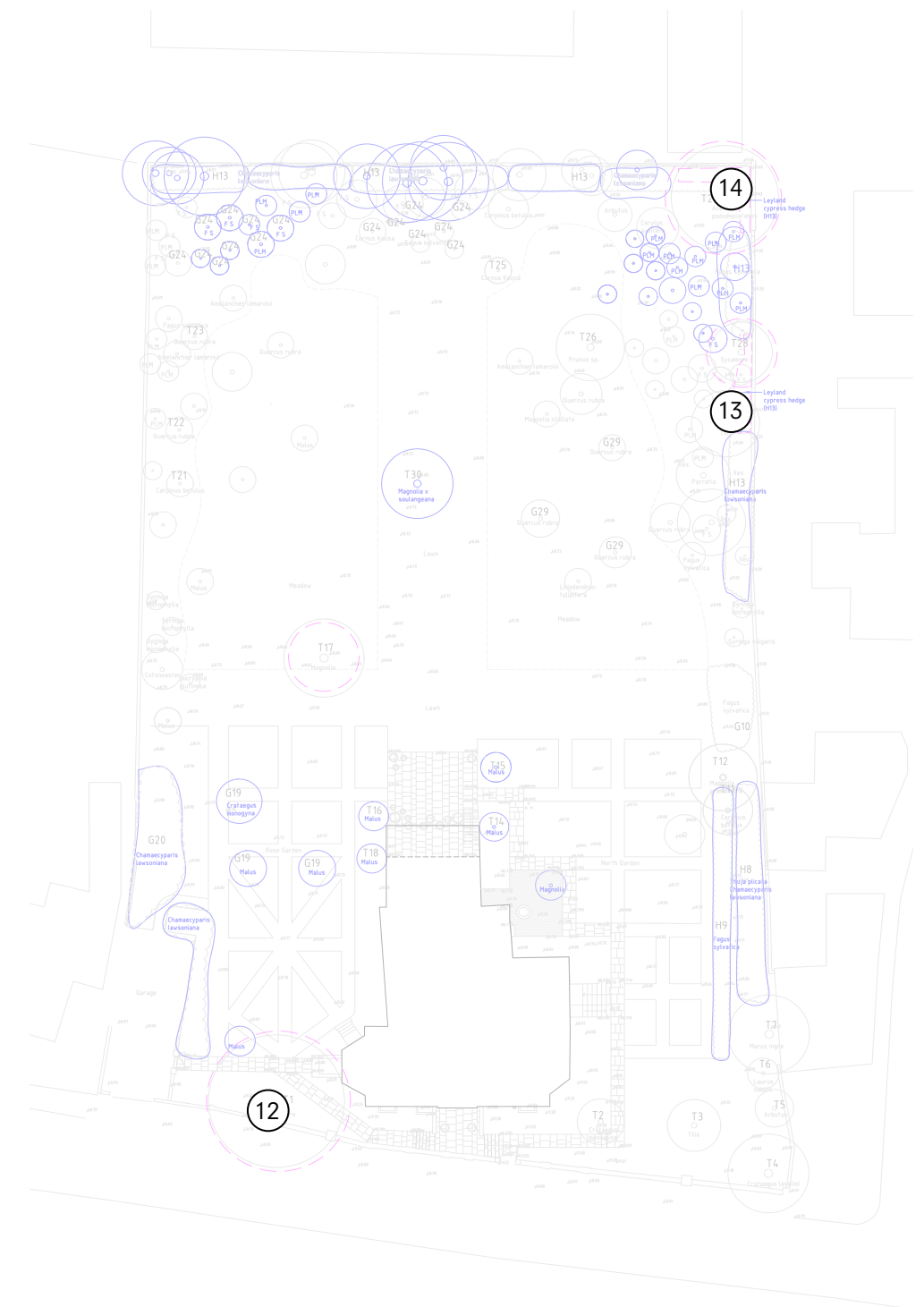


14 - Leyland Cypress hedge behind trees

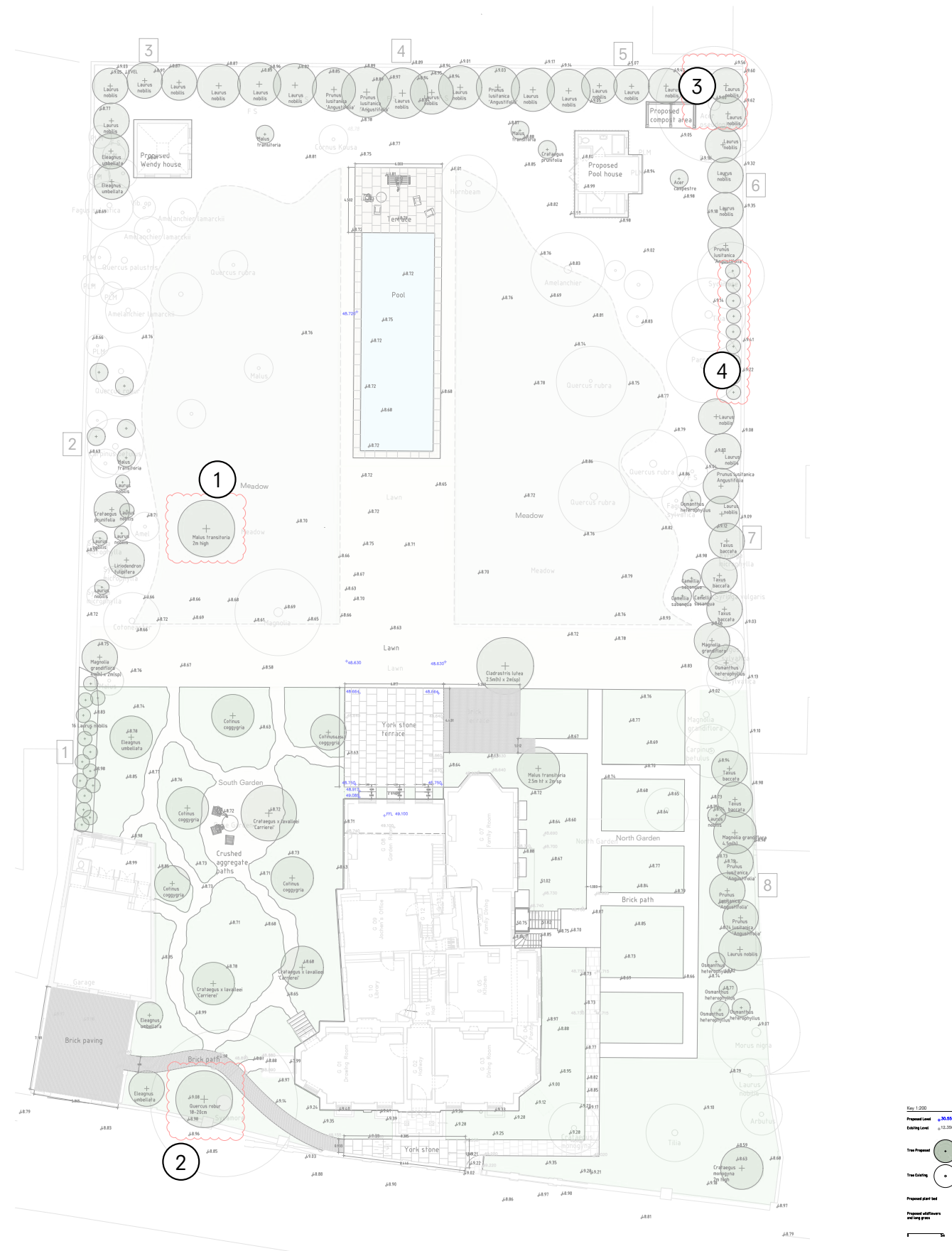


13 - Leyland Cypress hedge behind Lime and Parrotia trees.

----- Trees proposed for removal



Proposed additional Tree Planting plan



- 1 Proposed Malus transitoria 2m high
- 2 Proposed Quercus rubra 18-20cm girth
- 3 Proposed Laurus nobilis 4-4.5m high x 3m wide
- 4 Proposed Laurus nobilis 4-4.5m high x 1m wide



Gordon House is an 18th Century Grade II listed property and is one of a group of large detached houses situated on the South side of Ham Common.

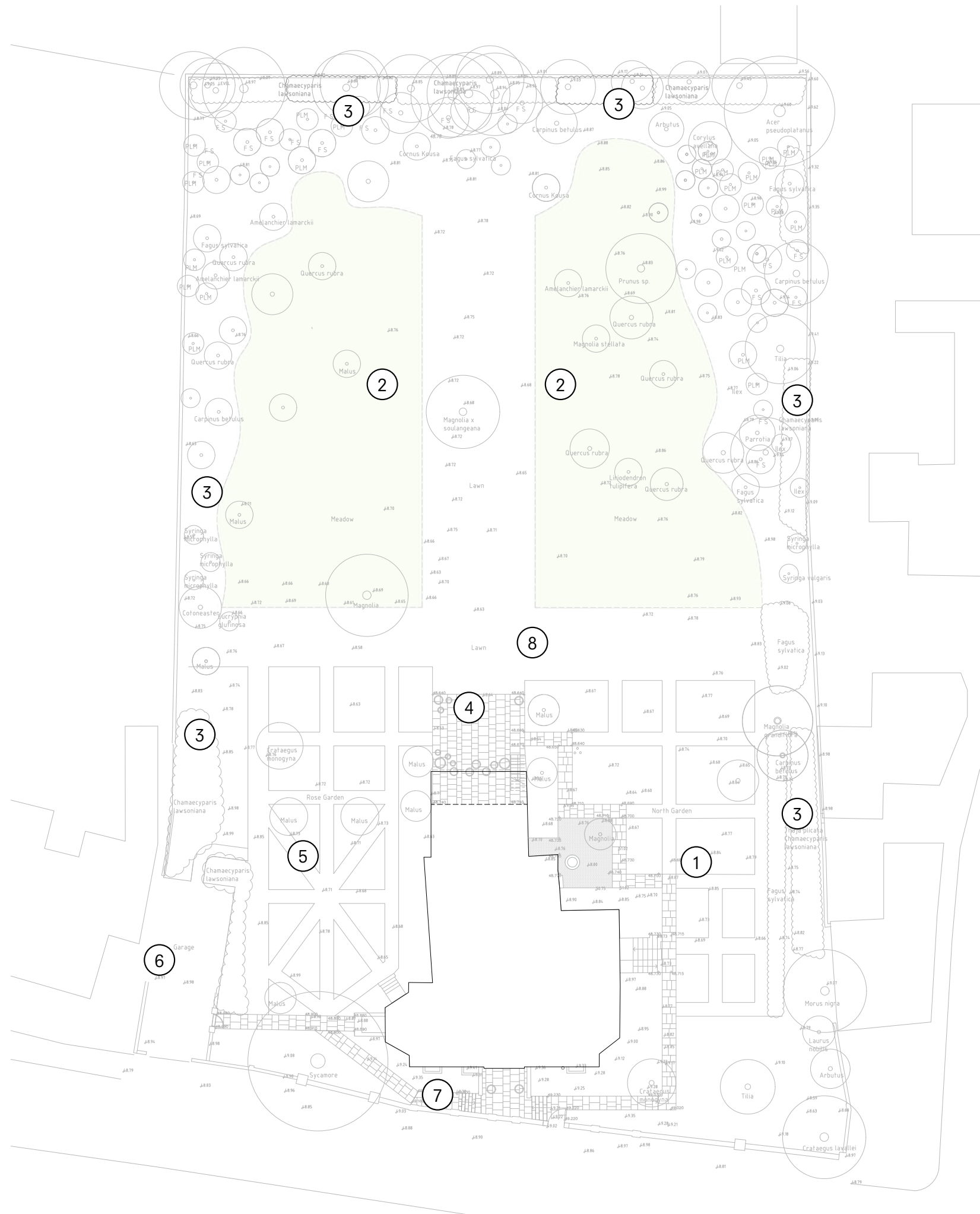
The existing house is set back from the Common, behind a stock brick boundary wall and lies within a generous plot, stretching southwards and backing onto Craig Road.

This statement relates to the recently approved Planning Application 23/0111/HOT for renovations to both the house and its grounds.

This statement and drawings provide information for the Planning Conditions:

U0162182 NS17 Hard and Soft Landscaping; and

U0162178 Tree Planting Scheme Required



- 1 North Garden
- 2 Meadow Garden
- 3 Boundary Planting
- 4 York stone terrace
- 5 South garden
- 6 Garage forecourt
- 7 Front entrance
- 8 Lawn



North Garden



Meadow Garden

The existing rear garden comprises four areas of differing character.

North Garden

The north garden features a series of formal planting beds laid out on a grid. Lawn paths intersect the planting beds and a beech hedge runs in front of the existing boundary planting.

Meadow Garden

The rear garden comprises a lawn which runs across the back of the property and down the central axis towards the rear boundary. On either side of the central lawn is a native wildflower meadow. Small semi-mature trees, including *Amelanchier*, *Cornus kousa* and *Quercus palustris* are planted within the meadow.

South Garden/Rose Garden

The south garden is currently laid out as a formal rose garden. As with the north garden, mown grass paths intersect the planting beds. This area of the garden includes specimen trees like crab apples and Lavalee's hawthorn.

Boundary planting

The current boundary planting is made up predominantly of *Cupressus x leylandii* and *Chamaecyparis lawsoniana* reaches circa 6 meters tall. This runs along large sections of the south, east and western boundaries of the property. Some of these cypresses have recently died, and some are failing and shedding branches.



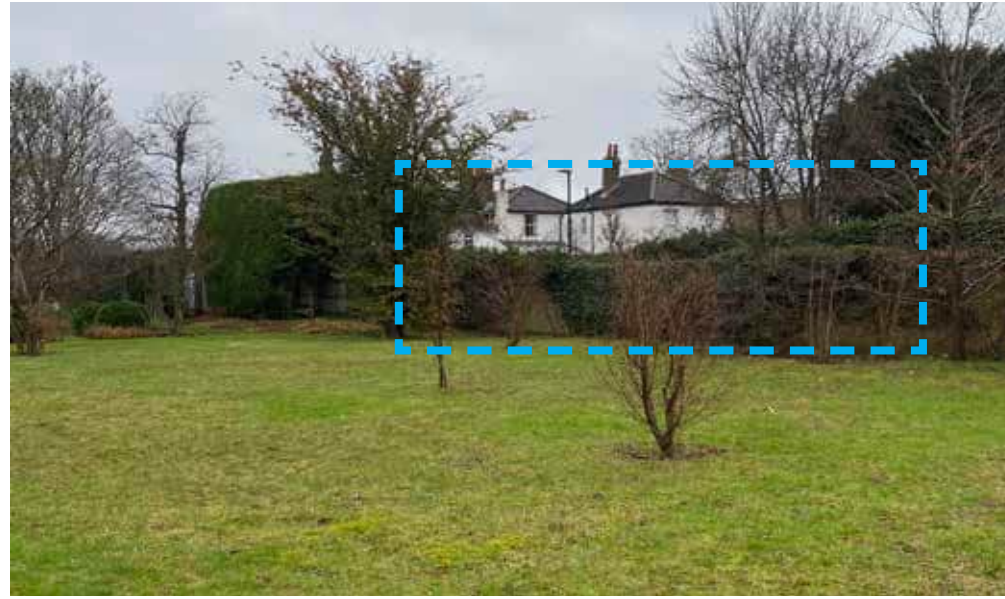
South Garden



Boundary planting



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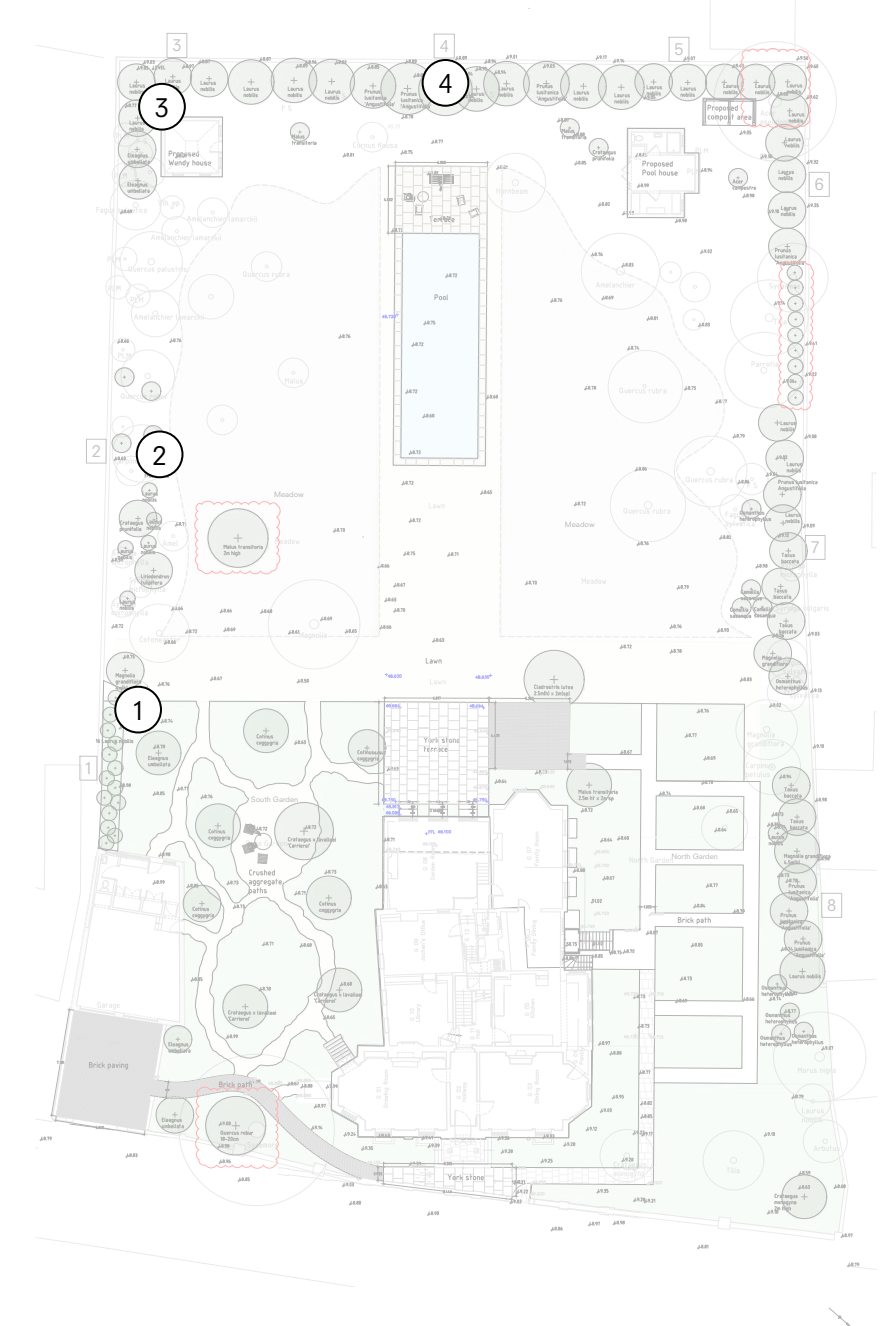
The cypress boundary planting runs along large sections of the South, East and Western boundaries of the property.

Some sections of have died off. In other areas, such as along the rear boundary, large branches have fallen, an undesirable hazard, and they are beginning to fail to provide the screening they were planted for and are starting to look unsightly.

Full details of proposed removals and replacement planting can be seen on drawings 443-L-P-102-P01 *Tree Removal Plan* and 443-L-P-301-P01 *Planting Plan*.

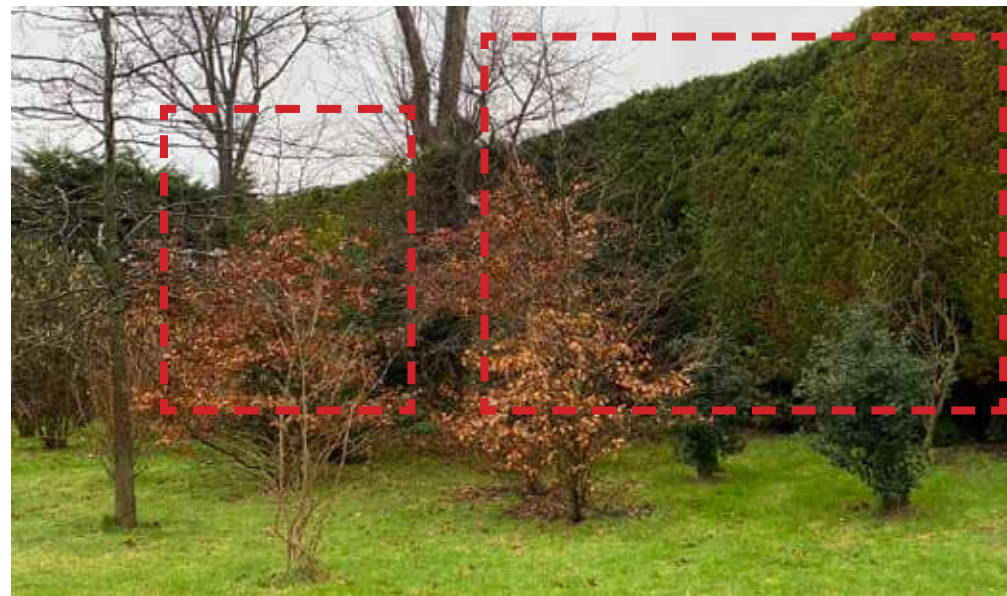
----- Existing boundary planting to be removed and replaced.

----- Existing tree planting to be supplemented with further trees for screening





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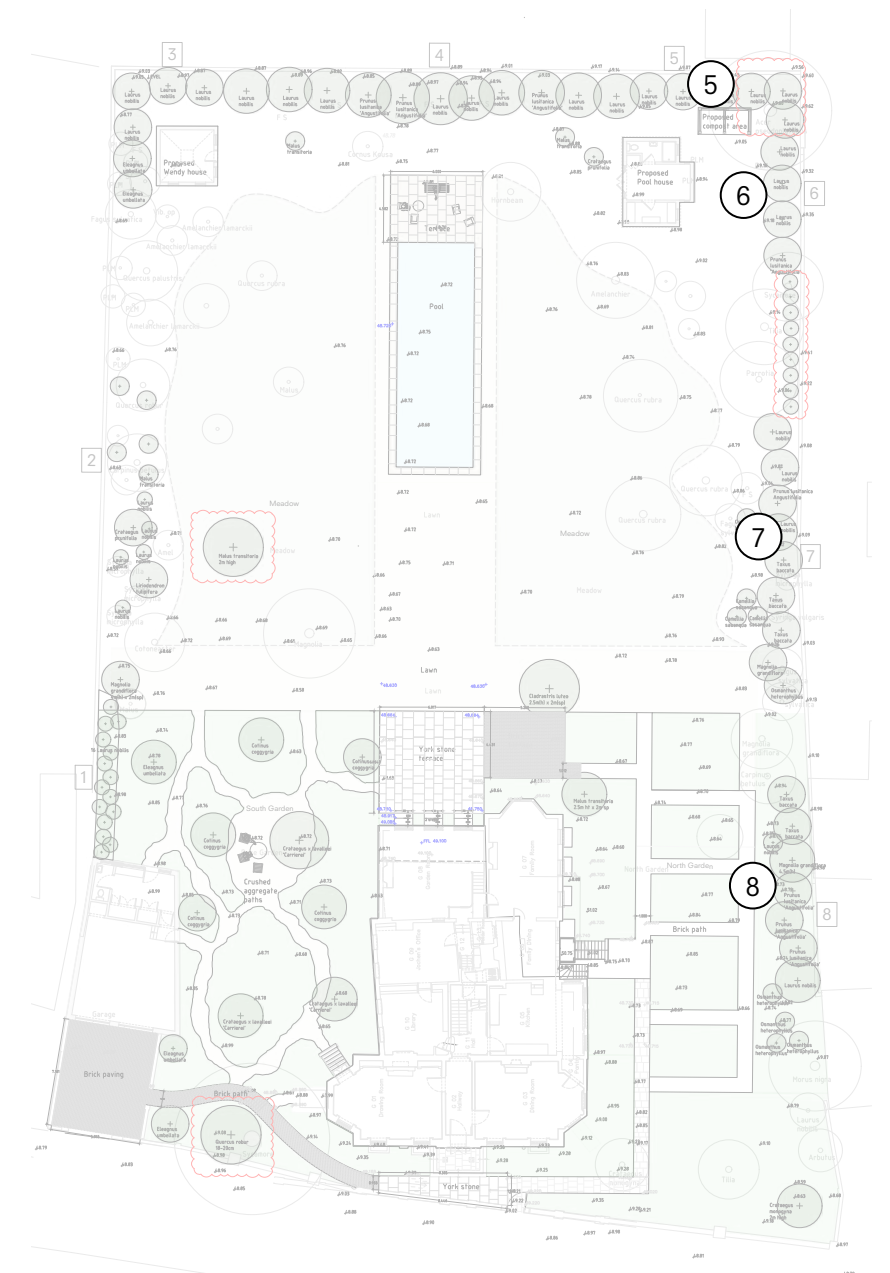


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Existing boundary planting to be removed and replaced.





Front Entrance



Garage Area - existing side access gate

Front Entrance

The house enjoys an imposing facade facing onto the Common. However, the front forecourt is constrained by the alignment of the road and does not reflect the building's grandeur. It is further weakened by the relatively modest entrance gateway.

Garage area



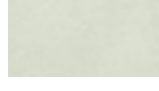
On the east side, the current double garage is well concealed by the mature *Cupressus x leylandii* hedge, therefore does not impact significantly on the setting of the house. The garage can currently accommodate a single parking space which no longer meet the needs of the family. A small wooden gate is used to access the garden from the existing garage forecourt.

Garden Proposal Plan



- 1 North Garden
- 2 Swimming Pool
- 3 Boundary Planting
- 4 York stone terrace
- 5 South garden
- 6 Garage forecourt
- 7 Front entrance
- 8 Pool
- 9 Pool House
- 10 Wendy House
- 11 Lawn

Key

-  Existing tree
-  Proposed tree
-  York stone
-  Brick paving
-  Proposed planting bed
-  Meadow
-  Proposed planting bed - south garden
-  Lawn



South Garden

As the existing garage is to be demolished to provide construction access to the site, this presented an opportunity to design a new garden in place of the existing formal Rose Garden.

Inspired by the walled garden at Knepp, we propose to create a diverse range of habitats supporting a wider spectrum of flora and fauna. The biodiversity of this planting will be significantly augmented compared to the existing Rose Garden, with species set out in the proposed planting plan.

Loose planting beds and organic winding paths lead to a seating area where you can be surrounded by the planting and wildlife. Specimen trees, such as *Crataegus x lavalleyi*, *Cotinus coggygria*, *Eleagnus umbellata* will punctuate the space, provide shade and support wildlife within the garden.

The paths will be constructed from crushed aggregate, with no hard edges to enabling planting to merge with the paths. We intend to use recycled aggregate generated by the demolition of the rear part of the house as much as possible.

A clay paver brick path laid on edge will lead from the side entrance to connect the garage forecourt/parking area with the front entrance of the property. New steps are proposed for the front entrance, to be designed by Julian Harrap Architects.





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- 1 Echinacea pallida
- 2 Salvia azurea
- 3 Baptisia australis
- 4 Myrtus communis

- 5 Amsonia hubrichtii
- 6 Stipa gigantea
- 7 Phlox italica
- 8 Euphorbia nicaeensis and Dianthus carthusianorum

- 9 Lavandula x intermedia 'Grosso'
- 10 Sesleria autumnalis
- 11 Santolina chamaecyparissus



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- 1 *Elaeagnus umbellata*
- 2 *Crataegus xlavalleeii* 'Carrierei'
- 3 *Cotinus coggygria*

Pool and Meadow Garden

A swimming pool is proposed on the central axis of the rear garden aligned on the new Garden Room of the house, in the area currently laid to lawn. The design is simple, with a rectangular pool with a York stone coping, surrounded by lawn. As well as a for the purpose of swimming and area to sit and relax, the pool acts a focal point, and somewhat like a water basin within the garden. A York stone terrace at the western end of the swimming pool provides space for sitting.

The existing meadow areas on the left and right hand sides of the proposed swimming pool are retained and protected during construction. Some areas of the meadow will be damaged during the construction process, and these will be restored thereafter.

A new Pool House and Wendy House will be constructed in the rear corners of the garden, as set out in the designs submitted by Julian Harrap Architects.

A York stone terrace is proposed for the area adjacent to the main house and at the rear of the Garden Room. The existing York stone terrace slabs will be reused to create this terrace. Three steps of York stone block steps will provide access from the Garden Room. This terrace will adjoin a smaller terrace, somewhat more enclosed by planting and shaded by a *Cladrastis* constructed from clay pavers which leads round to the North Garden







Existing meadow to be retained.



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- 1 Festuca ovina
- 2 Achillea millefolium
- 3 Lotus corniculatus
- 4 Hypericum perforatum

- 5 Galium verum
- 6 Betonica officinalis
- 7 Knautia arvensis
- 8 Galium mollugo

- 9 Leucanthemum vulgare
- 10 Centaurea scabiosa
- 11 Centaurea nigra



North Garden

Following the proposed building work to the house, the North Garden will be restored, with newly aligned planting beds laid out on a grid similar to the existing.

The paths between the planting beds will be constructed from slim clay brick pavers laid on edge. The paths lead through the planting to the rear garden and a small brick terrace. The existing brick pavers on site will be re-used in the new garden layout.

We propose that the existing beech hedge is removed to expand the size of this area of the garden and open up the view to the brick gable end of the neighbouring building and an old Mulberry tree.



Existing North Garden. Planting in the new garden will be of a similar character to the existing.



Existing North Garden. Existing clay pavers will be lifted and reused (along with new ones) to create the proposed new paths and terrace in the North Garden.



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- 1 Aстранtia major 'Alba'
- 2 Gillenia trifoliata
- 3 Perovskia 'Little Spire'
- 4 Geranium 'Rozanne'

- 5 Hakonechloa macra
- 6 Phlomis italica
- 7 Stipa calamagrostis
- 8 Heuchera 'Autumn Bride'

- 9 Salvia 'Dear Anja'
- 10 Euphorbia wallichii
- 11 Tulbaghia violacea



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- 1 Rodgersia podophylla
- 2 Disporum 'Green Giant'
- 3 Anemone 'Queen Charlotte'
- 4 Helleborus orientalis Green

- 5 Hakonechloa macra
- 6 Hydrangea quercifolia
- 7 Euphorbia pasteurii
- 8 Helleborus orientalis White

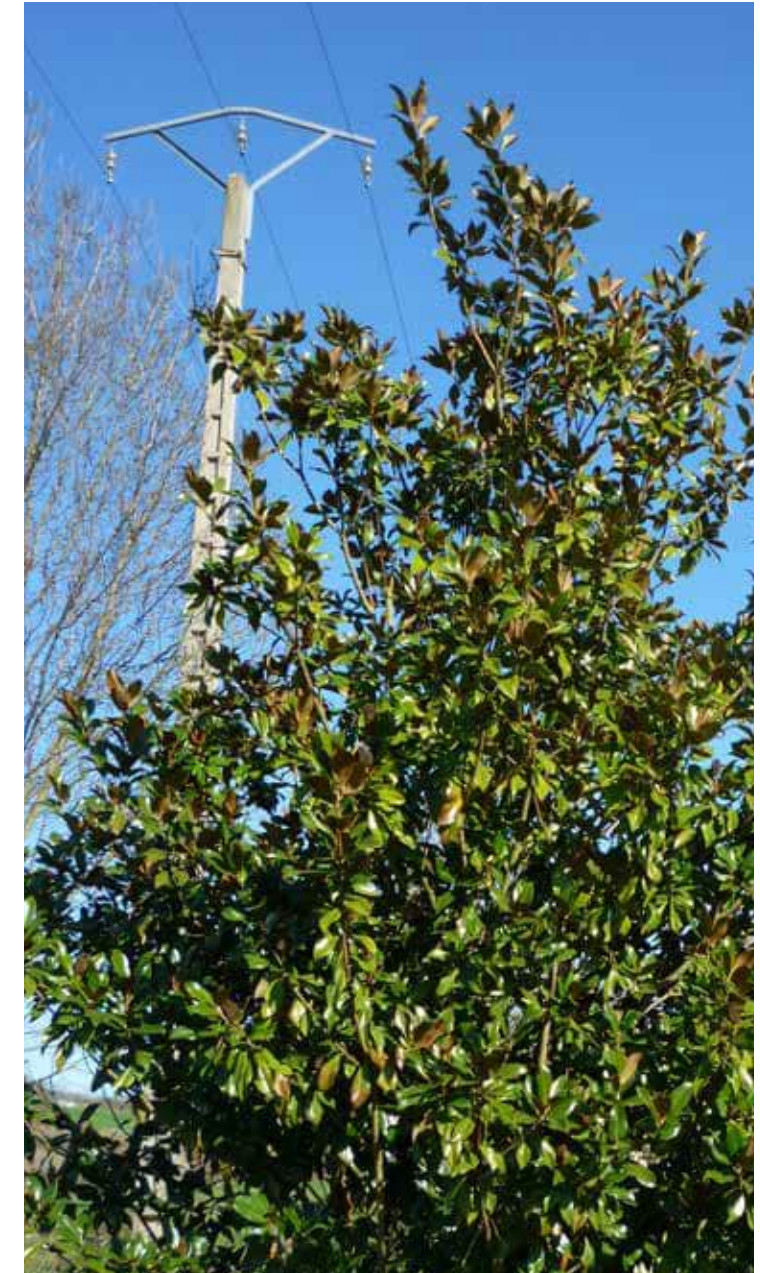
- 9 Epimedium 'Frohnleiten'
- 10 Omphalodes cappadocica

Boundary planting

Large areas of the existing boundary planting will be removed. A broad range of evergreen trees are proposed to replace them to improve the screening and provide more visual diversity of form and foliage type. These will include *Prunus lusitanica* 'Angustifolia', *Laurus nobilis* and *Taxus baccata*.

Full details are set out on the planting plan. Heights will range from 2.5 to 4.5 meters depending on the location and screening required.





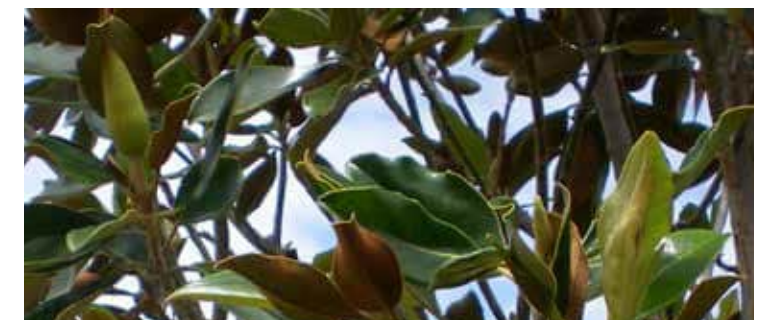
Laurus nobilis 2-4.5m high x 2.5-3.5m wide



Prunus lusitanica 'Angustifolia' 3.5-4.5m high x 2.5-3m wide



Taxus baccata 4m high x 2.5m wide



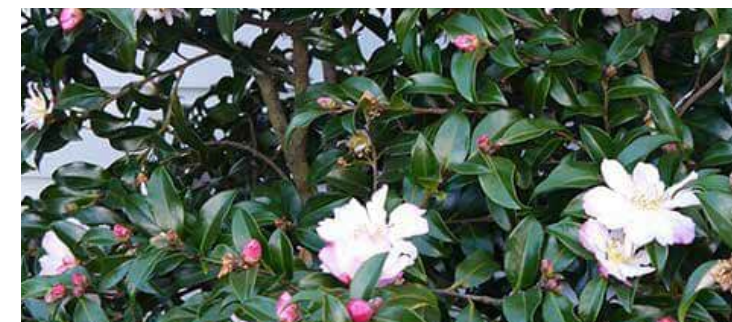
Magnolia grandiflora 4-5m high



Liriodendron tulipifera 3m high x 2.5m wide



Crataegus prunifolia 2-3m high x 2.5m wide



Camellia sasanqua 3m high



Osmanthus heterophyllus 2m high



Reclaimed York stone paving



Reclaimed York stone paving to paths

The proposed materials palette is simple and restrained. In keeping with the existing garden and context of the property, the hard landscape materials will be limited to reclaimed York stone, clay pavers and crushed aggregate.

The intention is to create the crushed aggregate from material generated from the building works.

The existing York stone and clay pavers on site will be lifted and stored and then relaid. Any additional York stone or brick pavers that may be required will be selected to match the existing.

Reclaimed York stone will also be used for the swimming pool coping.



Reclaimed York stone pool coping



Clay brick pavers



Crushed aggregate paths