



THE WALLED GARDEN | PRESTON | HERTFORDSHIRE
ARCHITECTURAL DESIGN STATEMENT | PROPOSED HOUSE & GARDENS
JULY 2024

MAW

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1. INTRODUCTION

1 INTRODUCTION

1.01 The walled garden site is located on the edge of Preston in Hertfordshire, 3 miles south of Hitchin and 5 miles east of Luton. The walled garden is part of the Temple Dinsley estate which is a grade II registered park and garden with rolling parkland countryside rich in heritage, ecology and natural habitats.

1.02 Temple Dinsley dates back to 1100 when it was first established as a cross between a manor house and a monastery. Since then it has been expanded many times under various different owners until most recently it under ownership of the Princess Helena College from 1935 up until its closure in 2021. The Temple Dinsley Estate includes the Dower House which was originally the site of Preston Farm with a house simply called Preston Cottage and later The Cottage which was later inhabited by relatives of the owners of Temple Dinsley, hence the name Dower House, a house for the dowager - the widow of the lord of the manor.

1.03 In circa 2015 Princess Helena College sold the Dower House, which was previously in use as a halls of residence for the college, the barn and walled garden to a commercial developer who subsequently converted the Dower House into six separate dwellings. The barn is also scheduled for conversion having been granted planning permission to be converted into a two bedroom dwelling back in 2020. Most recently in 2022 the developer agreed to sell the walled garden to our client to which this planning application pertains.

1.04 Historically the walled garden was once a fully working productive garden supplying fresh produce to the Temple Dinsley manor house. As such it would've required a team of gardeners to work the garden under the direction of a head gardener who would've been responsible for maintaining the walled garden and also the broader landscape and ornamental gardens at Temple Dinsley. There is also evidence to suggest livestock were kept on the estate evidenced by the piggery to the south east of the manor house. Temple Dinsley was most likely largely self-sufficient in terms of food provision due to the production of meat, fruit and vegetables within the estate. This was commonplace for country estate's of this size and social stature historically. The estate was a major source of employment for the inhabitants of Preston village who would've worked either in the house or on the land at Temple Dinsley.

1.05 It is estimated that the walled garden has not been in use as a fully working productive garden since the early 1900s when gardens of this kind were slowly falling out of use, likely due to the increased prevalence of tinned goods for distributing a wider range of produce much more cost effectively than maintaining gardens and staff for this purpose.

1.06 By the late 1980's the walled garden was in use as a Scots pine plantation which was most likely linked to the tree plantation of Wain Wood on the other side of Hitchin Road, also a Scots pine plantation in this particular area. The site remained in use as a tree plantation until all the trees were felled and harvested in 2015. This is when it is suspected the

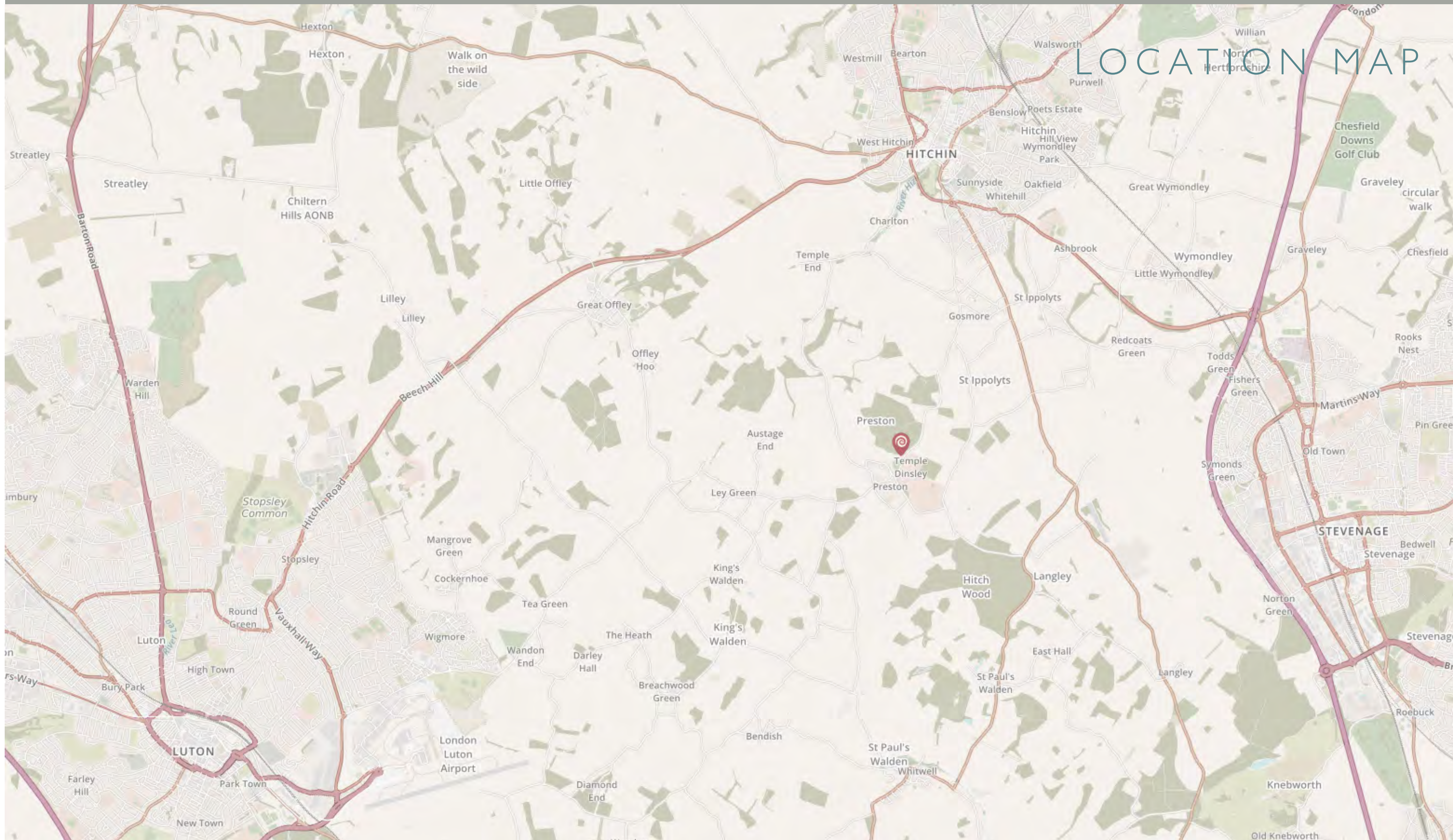
wall to the south side of the garden was removed, a likely victim of the process of tree removal.

1.07 The walled garden has not been in use in any meaningful capacity since the trees were felled in 2015 and what was left has largely fallen into dereliction. The boundary wall has not received the regular maintenance required to prolong its lifespan and as such has fallen into such poor condition that its repair is no longer viable and it will need to be demolished and rebuilt in order to renew this heritage asset for the future.

1.08 In 2017/18 the walled garden was being used by the builder employed to convert the Dower House into the six dwellings. Once the redevelopment of walled garden was complete the builder left the walled garden strewn with debris including a metal sea container which once acted as a secure tool store. The builder's debris is still visible on the upper level of the site near to the wall along Hitchin Road. The lower areas of the site are heavily overgrown with weeds.

1.09 The walled garden site in its current state is derelict and in urgent need of regeneration in order to revitalise this area of Temple Dinsley and these proposals are a once in a generation opportunity to transform this forgotten area of a grade II registered park and garden into something befitting of its listed parkland status.

LOCATION MAP

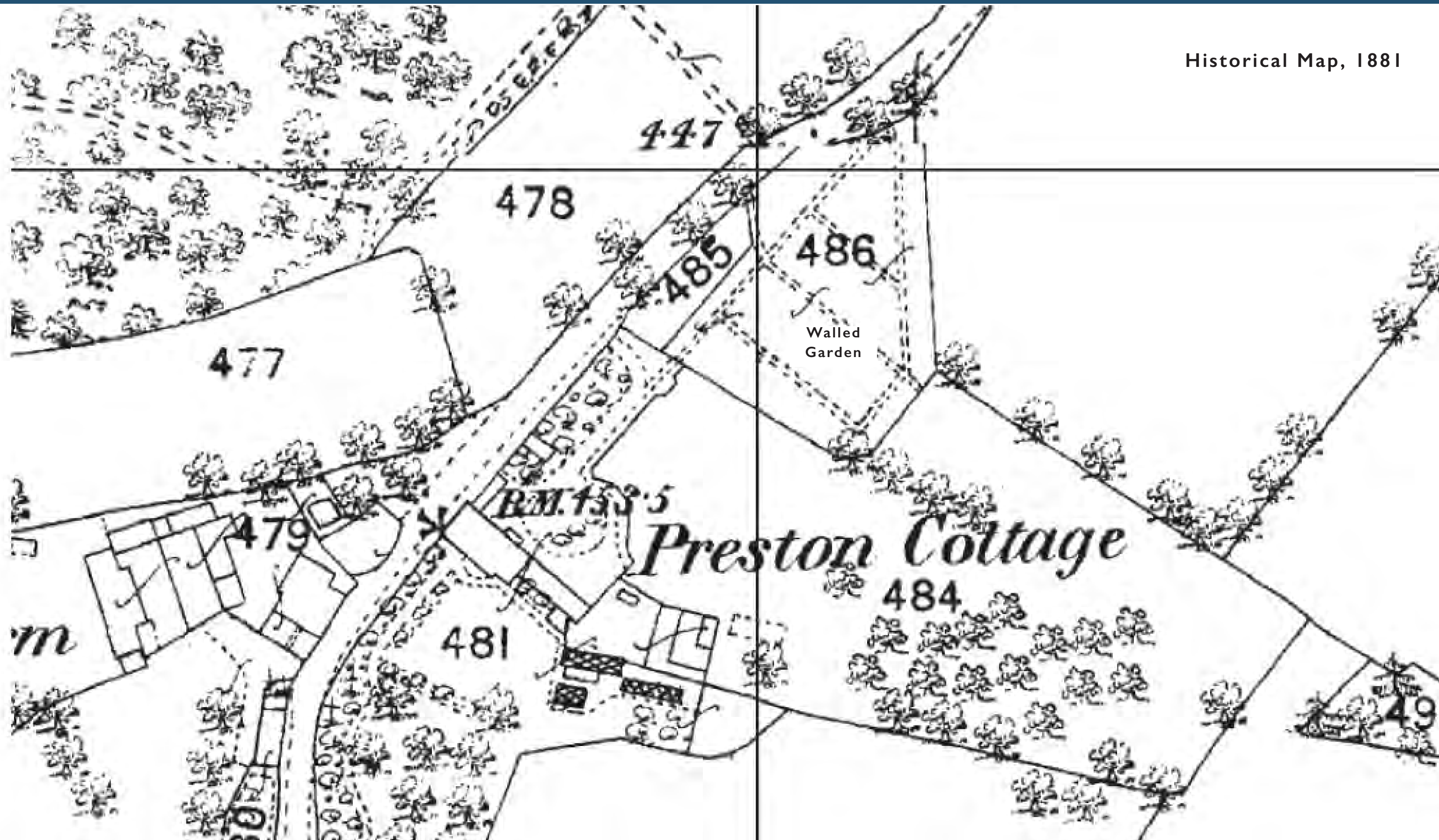


2. SITE HISTORY

Historical Map, 1878-1881



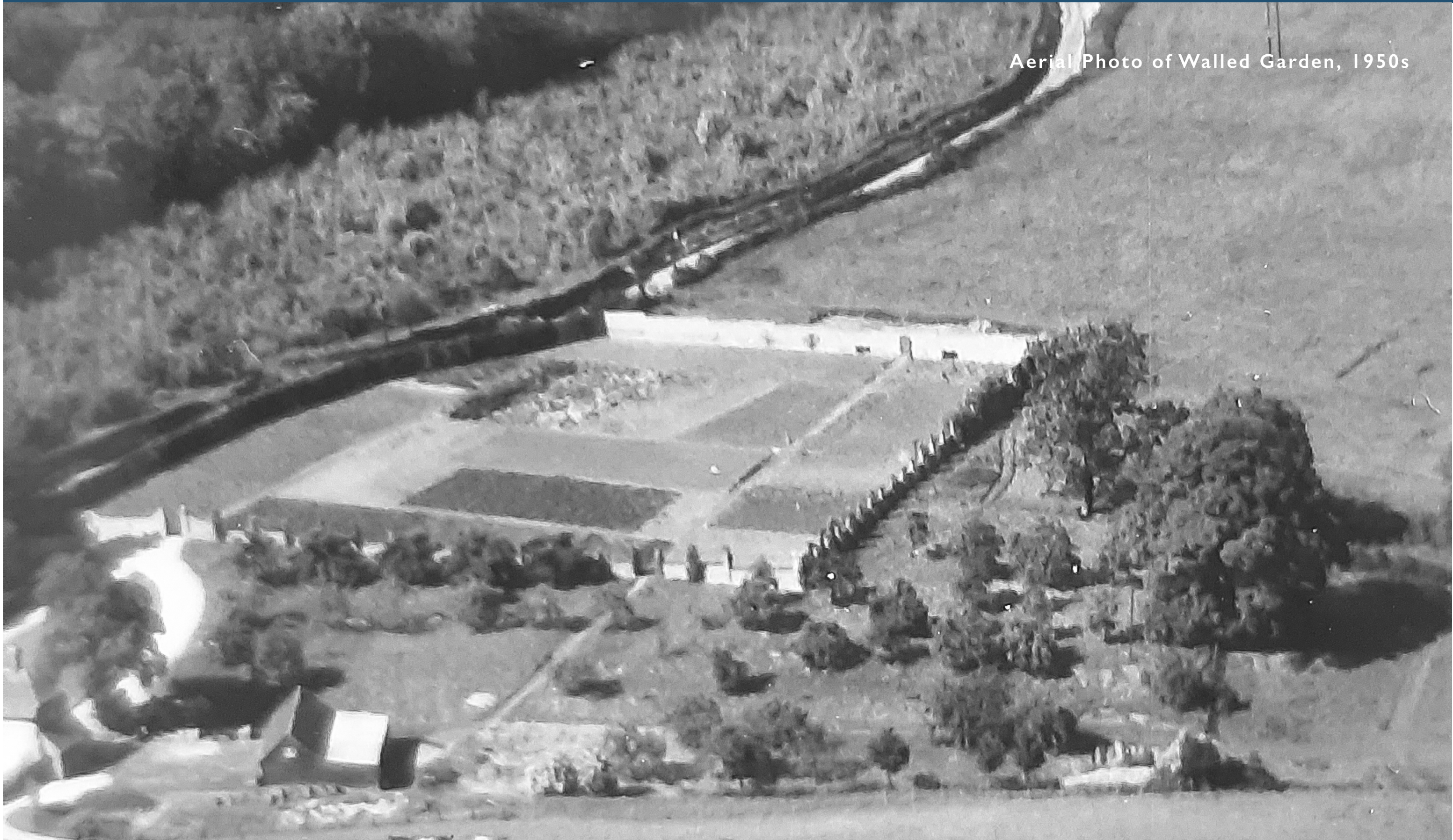
Historical Map, 1881





Historial OS Map, 1920

Aerial Photo of Walled Garden, 1950s



Aerial Photo of the Dower House & Walled Garden, 2010

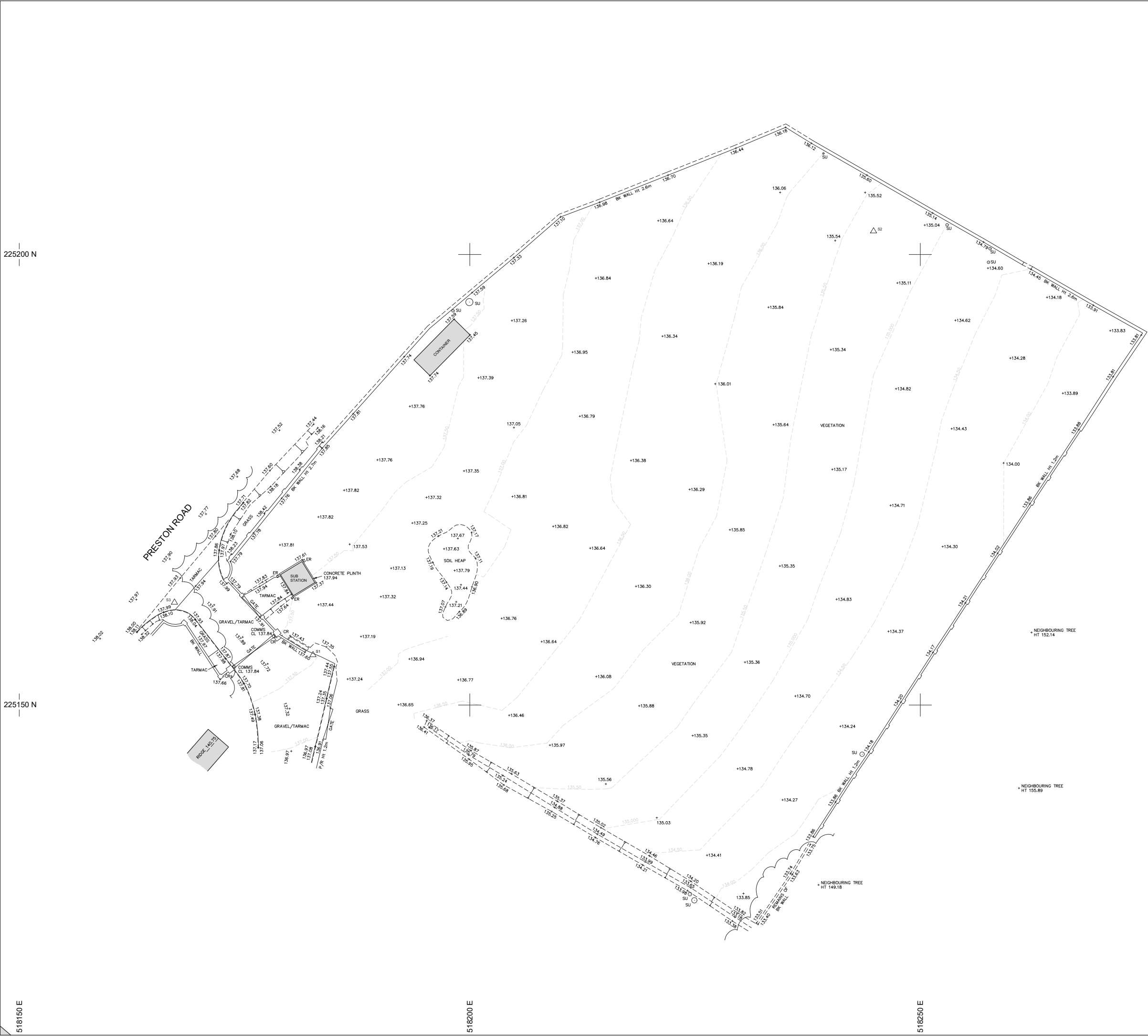
The Dower House

Walled Garden in use as
Scots Pine Plantation

The Barn

Aerial Photo of the Walled Garden, 2022





- Notes:
1. GRID AND ELEVATIONS ARE RELATED TO ORDNANCE SURVEY, ACQUIRED FROM THE NATIONAL GNSS NETWORK.
 2. TREE AND HEDGE SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CROSS CHECKED IN CRITICAL AREAS.
 3. EVERY EFFORT HAS BEEN MADE TO IDENTIFY AND SURVEY THE TOPOGRAPHY OF THIS SITE AS ACCURATELY AS POSSIBLE. DUE TO OVERGROWN VEGETATION, SOME FEATURES MAY HAVE BEEN OBSTRUCTED, OBSCURED AND UNSEABLE AND THEREFORE NOT SURVEYED.

Survey Control Table				
Station	Easting	Northing	Elevation	Description
S1	518182.601	225155.557	137.524	Hilti Nail
S2	518244.814	225202.590	135.416	Spike
S3	518167.223	225161.387	137.980	Hilti Nail

TOPOGRAPHICAL KEY

SURVEY CONTROL

BANKING

GATE

KERB CHANNEL

ROAD UNKERBED

FOOTPATH

CHANGE IN SURFACE

FENCE

WALL

OVERHEAD ELECTRIC

OVERHEAD TELECOM

HEDGE SPREADS

WOODLAND CANOPY

STEPS - UP

TREES

CONTOUR

SPOT LEVEL

GENERAL ABBREVIATIONS

BOLLARD

BRICK

BUSHES

BUS STOP

CONTROL BOX

COVER LEVEL

CABLE RISER

DAMP PROOF COURSE

DRAINAGE CHANNEL

DROP KERB

ELECTRICITY POLE

EARTH ROD

FIRE HYDRANT

FLOOR LEVEL

GAS VALVE

GAS RISER

GULLY

INSPECTION COVER

KERB OUTLET

LAMP POST

MANHOLE

MARKER POST

METER

PHONE BOX

POST

POST BOX

ROOFTOP EYE

RISER

ROAD SIGN

RAIN WATER PIPE

RETAINING WALL

SAMPLING

STREET NAME PLATE

SOIL PIPE

STUMP

STOP VALVE

SOIL VENT PIPE

TACTILE PAVING

THRESHOLD LEVEL

TELECOM POLE

TICKET MACHINE

TOP OF WALL

TRAFFIC LIGHT

VENT PIPE

WATER LEVEL

WATER METER

WATER RISER

WATER TAP

PO

P.BOX

RE

RI

RS

RWP

RW

SAP

SNP

SP

SU

SV

SVP

TAC

TAC

TL

TM

TOW

TL

UP

WL

WM

WR

WT

FENCE ABBREVIATIONS

BARBED WIRE FENCE

CLOSE BOARDED FENCE

CORRUGATED IRON FENCE

CHAIN LINK FENCE

BW

CB

CI

CL

IRON RAILINGS

POST AND RAIL FENCE

POST AND WIRE FENCE

WIRE MESH FENCE

IR

PIR

PW

WM

WWW.TOPOLANDSURVEYS.CO.UK

Rev

Description

DRN

CHKD

Date

0

20

40

60

80

100

SCALE

METRES

TOPO

LAND SURVEYS

Astonish Property Group

Land Adjacent to Preston Road

Hitchin

Hertfordshire

TOPOGRAPHICAL SURVEY

SCALE: 1:200

ORIGINAL SHEET SIZE: A1

DATE OF SURVEY: 29/09/22

DRAWING No: TLS066_D1

REV 0

SHEET 1 OF 14

3. DESIGN BRIEF

3 DESIGN BRIEF

- 3.01** In 2022 Modern Architecture Workshop were commissioned by Mr Sat Lally of London to prepare a design for a new house to the derelict walled garden site at Temple Dinsley in Preston. The design brief for the project is summarised as follows:
- 3.02** The house is in two parts. Firstly, a six bedroom house with associated kitchen, living, dining spaces, as well as a study. Secondly, a number of leisure spaces including an indoor swimming pool, gym, yoga studio, cinema and below ground parking for a luxury car collection.
- 3.03** The new house will accord with the RIBA 2030 energy standards which were adopted as a suitable energy standard for a project of this kind. This means very low energy consumption with the large majority of the energy being supplied by renewable energy sources such as photo voltaic panels and ground source heat pumps. Air source heat pumps were not considered suitable for a site of such sensitivity.
- 3.04** The RIBA 2030 standards also require low embodied carbon targets to be achieved which will come at a later stage and represents a serious commitment to the construction of a low carbon sustainable building.
- 3.05** The material palette will be natural materials. Charred timber cladding at the upper level, brickwork at the lower level and a green roof planted with wild flower species to provide a protected space for bird and insect habitats.
- 3.06** Overall the new house and associated gardens will be as sensitive to the location and the environment as possible and this has been a driving factor in all the decision making when producing these proposals.

4. APPROACH

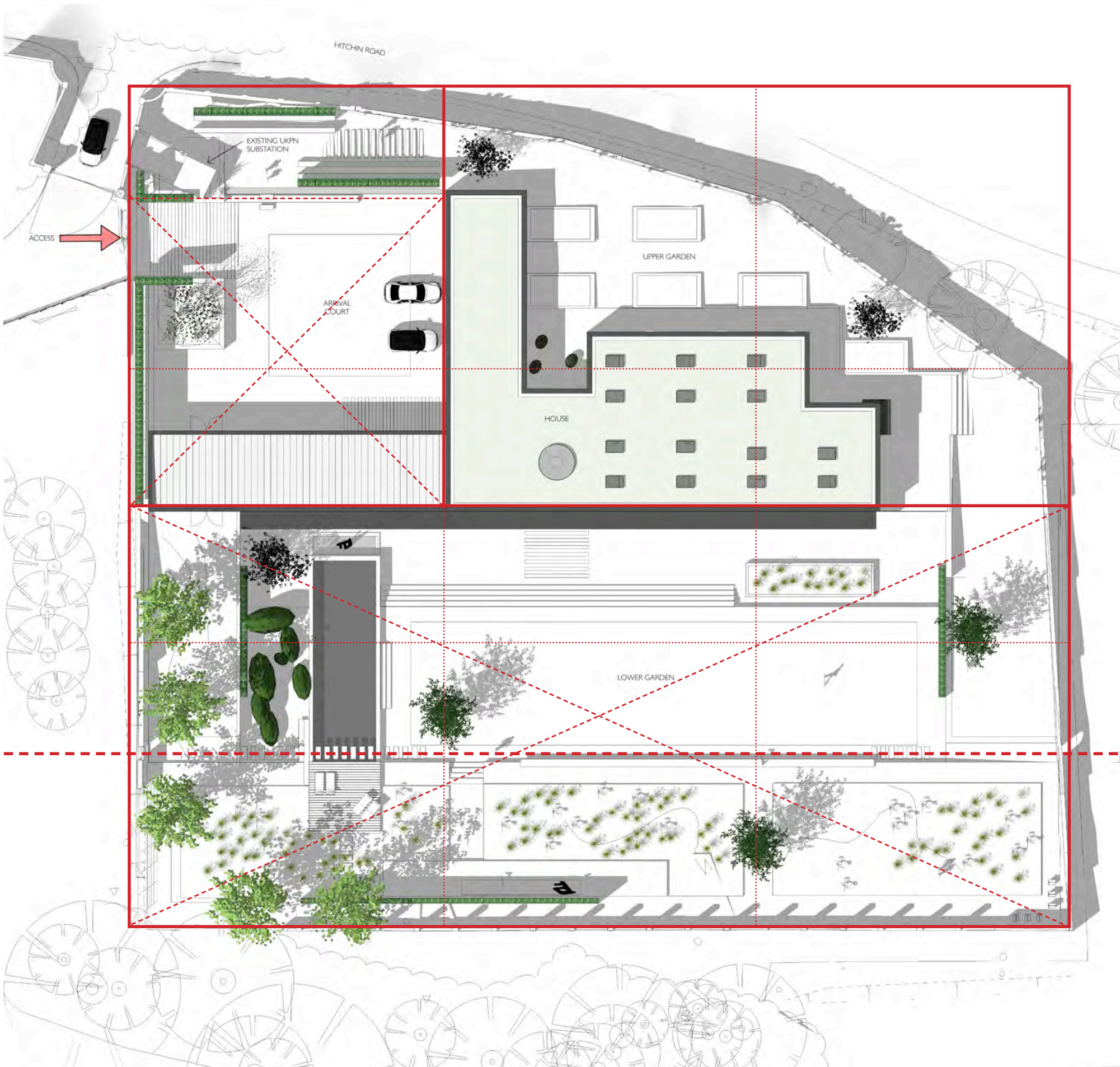
4 APPROACH

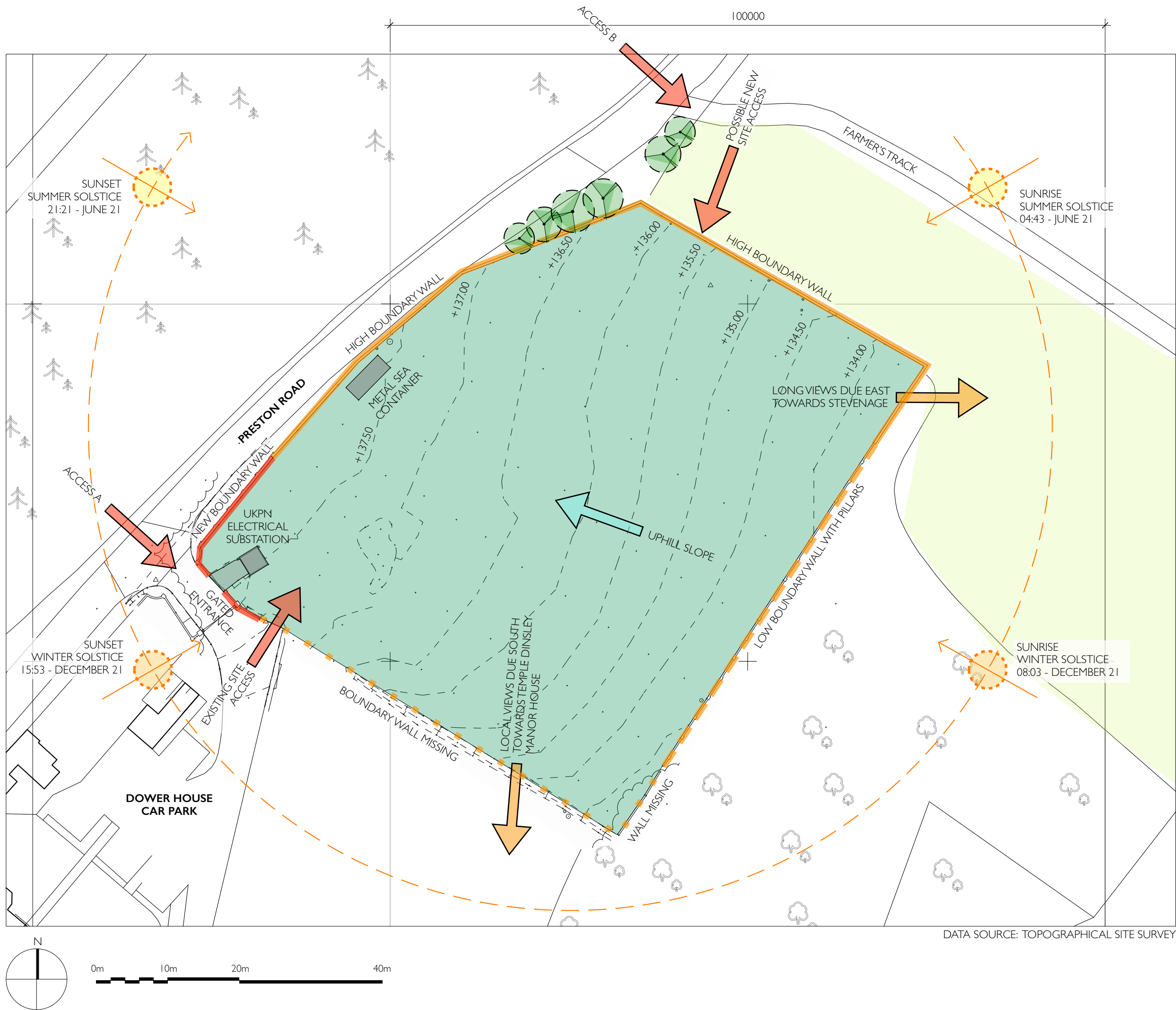
- 4.01** At the very outset of the design process it was patently clear that due to the nature of the site the design would need to be heritage led in approach, in consultation with as many external stakeholders as possible to develop proposals that would be considered suitable for a site so rich in historical importance within a grade II listed registered park and garden.
- 4.02** The design is driven by a need to resolve many different factors in order to produce proposals that are satisfactory for a wide range of views. These start with the need to meet the clients design brief, but also include the needs of local heritage and landscape organisations.
- 4.03** We were also aware from the very beginning that the proposals for the landscape design would have equal, if not greater significance, than the proposals for the architecture. As such the renowned landscape designer and Chelsea Flower Show gold medallist Angus Thompson was appointed to the design team.
- 4.04** A heritage consultant was required and Bourne Heritage were also appointed to ensure the design process was informed by the the many heritage needs of the walled garden.
- 4.05** At the very begining of the design process Historic England were appointed under their pre-application advice service to enable a through discussion and comprehensive understanding of the various heritage requirements at Temple Dinsley, a site rich in historical significance.
- 4.06** Historic England we also engaged for a second round of consultation when the initial concept design was developed to further advise on matters of importance with the forthcoming design of the house and the landscape.
- 4.07** Later in the design process we also consulted with Hertfordshire Garden Trust (HGT) who were also very familiar with Temple Dinsley and its historical importance and this also resulted in further fruitful discussion about the walled garden and the listed registered park and garden more generally.
- 4.08** HGT were able to provide a number of historical photographs that proved very influential in the landscape design, directly leading to the reintroduction of a historical pathway from the barn next to the Dower House through the walled garden up to the agricultural field to the north. This is considered to be a significant heritage benefit to the new walled garden and an important feature in the landscape proposals.
- 4.09** We also liaised with Hertfordshire Council Highways about the use of the existing shared access to the public highway which they confirmed would lead to such a minor increase in car journeys that they would not object at application stage.
- 4.10** The chair of the Preston Parish Council was also consulted and commented that the proposals were very comprehensive but they could not provide any other comments that might prejudice the views of the Parish Council committee at the consultation stage.

5. SITE MASTERPLAN

SITE MASTERPLAN

- 5.01** In order to create a sense of order to the site and to assist in the setting out the house and gardens we divided the site into a grid of nine which enabled spaces to be allocated in such a way as to profit from the key considerations of the site, namely the point of access, the natural topography and the panoramic views to the east.
- 5.02** Access to the site is via the existing entrance to the Dower House which connects to the public highway of Hitchin Road.
- 5.03** The topography is highest along the western boundary wall to Hitchin Road and lowest to the eastern boundary wall. The difference in level across the site is approximately 3.5 meters.
- 5.04** The site presents either long distance views towards Stevenage in the east, or medium distance views to the Temple Dinsley manor house to the south.
- 5.05** As a result of these site characteristics the house has been set out such that all the primary accommodation gets a view to the east and south.
- 5.06** An arrival courtyard has been created adjacent to the point of entry into the site which manages the arrival of vehicles in a sheltered and intimate space.
- 5.07** Half of the site is given over to the primary new garden space at the lower level and a new productive 'vegetable' garden has been created in the space at the upper level between the new house and the western boundary wall.
- 5.08** The arrangement of the site has enabled the creation a very strong symbiotic relationship between the new house and the new landscape.





Notes:
Do not scale from this drawing, except for the purposes of
planning. Refer to dimension information where shown.

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Rev: Date: Description:

MODERN ARCHITECTURE WORKSHOP
Bedford Heights
Brickhill Drive
Bedford
MK41 7PH

01234 339286
www.maw.design

Client:
MR SAT LALLY
Project / Address:
WALLED GARDEN, PRESTON, HERTS
Drawing Title:
SITE ANALYSIS

Date:
MARCH 2023
Scale @ A3
1:500
Drawn By:
-
Checked By:
MB

Drawing Number:
AL(0)004
Revision:
-
Drawing Status:
PRELIMINARY
RIBA Stage:
STAGE 2

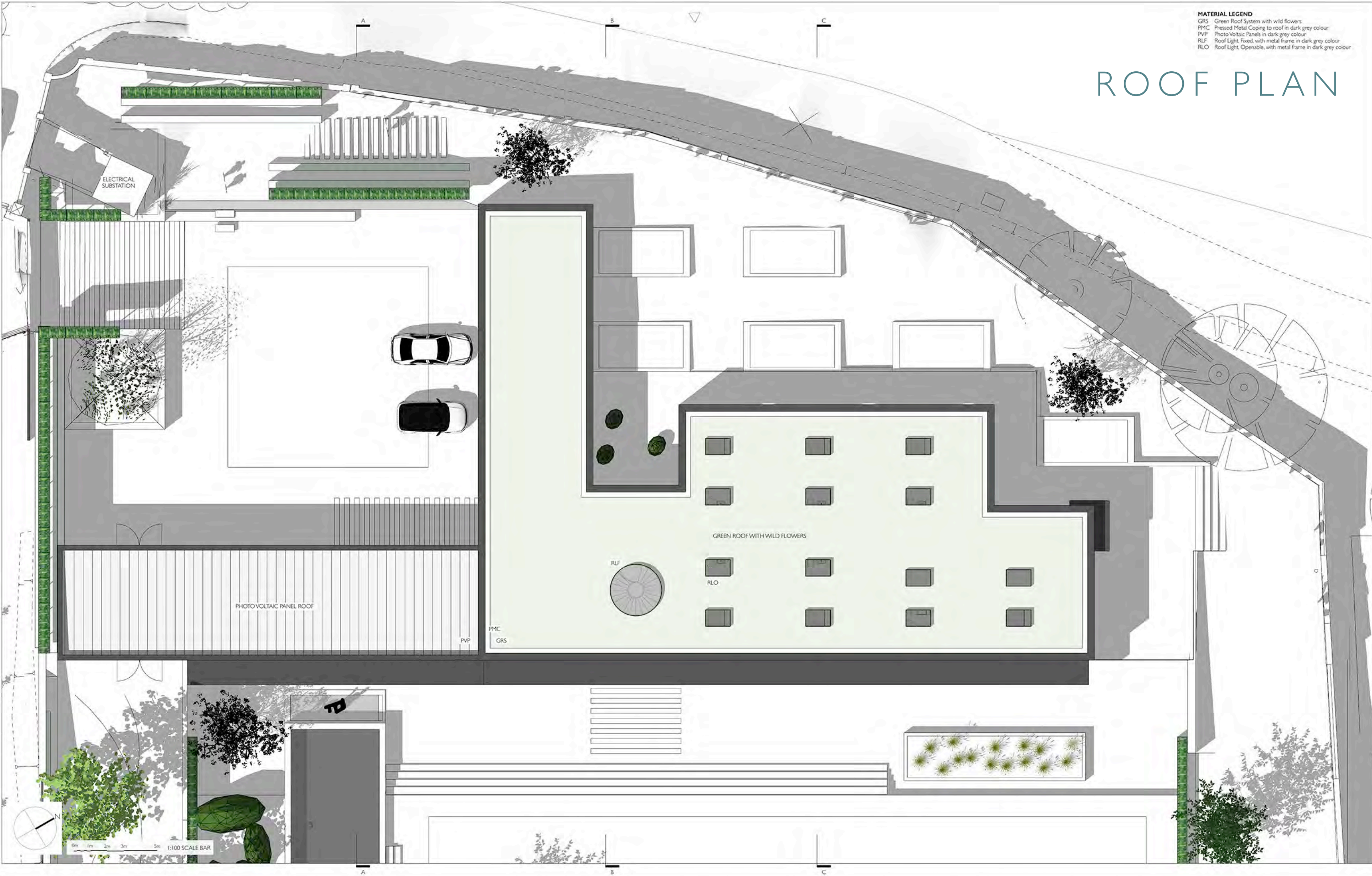
6. GENERAL ARRANGEMENT

6 GENERAL ARRANGEMENT

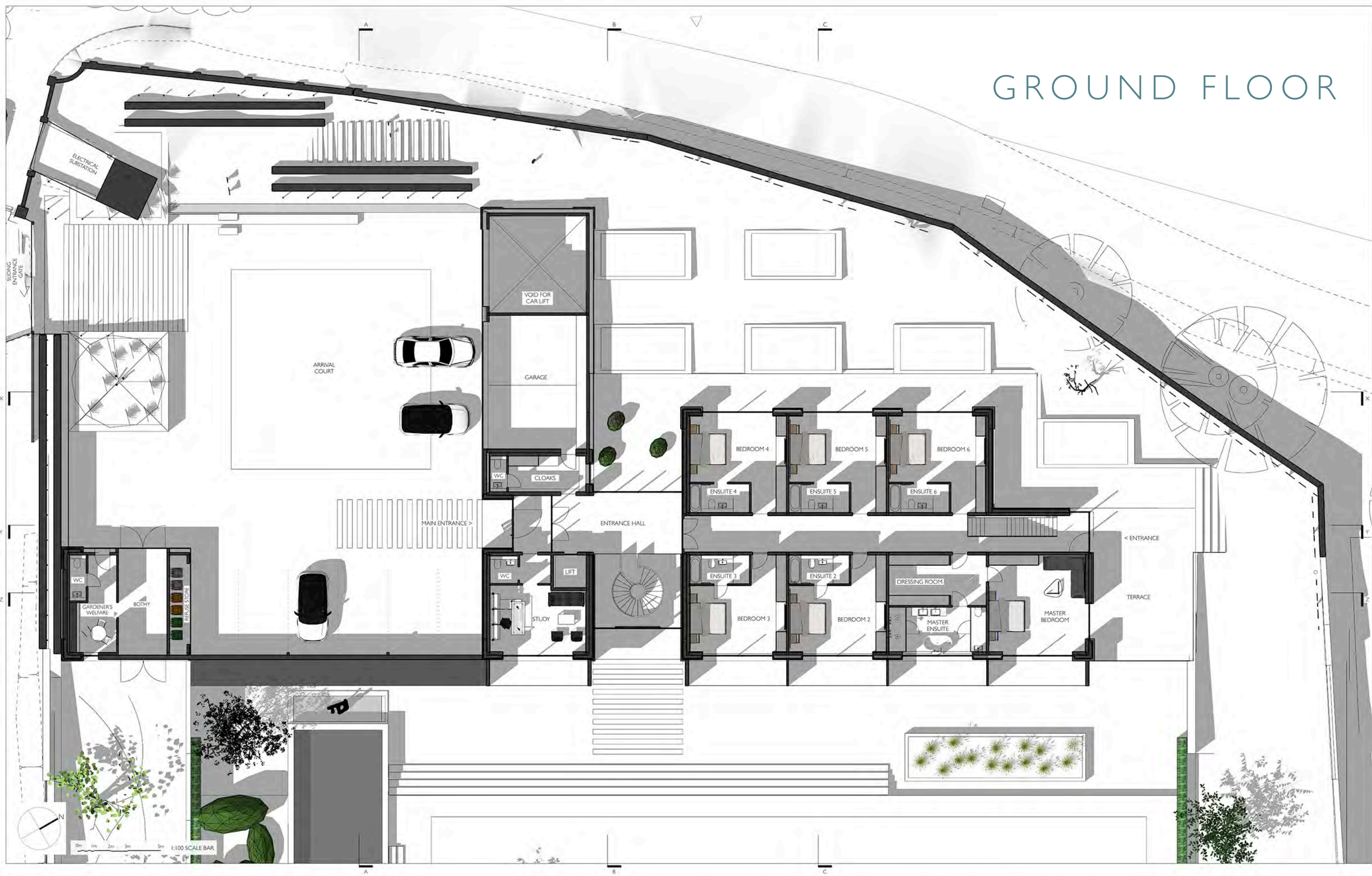
- 6.01** The house is laid across two floor levels, the ground floor and the lower ground floor.
- 6.02** At the ground floor level is the main entry point into the house from the arrival courtyard which connects to a central spine of circulation that leads through the entrance hall into the main corridor from where six bedrooms, each with an ensuite bathroom, can be accessed. At the end of the bedroom corridor is a doorway onto a small private terrace and some wide steps down into the garden spaces at the north end of the site.
- 6.03** The roof is flat to keep the house as low profile as possible with a number of rooflights to allow natural light and ventilation into the spaces below. The roof is also an opportunity for a green roof system which is intended to be planted with wild flowers to support insect and birdlife and increase the biodiversity of the building.
- 6.04** The lower ground floor is where all of the kitchen living and dining spaces are arranged, as well as all the leisure spaces that include the pool, gym and cinema.
- 6.05** Please refer to the following pages for the plan drawings.

MATERIAL LEGEND
GRS Green Roof System with wild flowers
PMC Pressed Metal Coping to roof in dark grey colour
PVP Photo Voltaic Panels in dark grey colour
RLF Roof Light, Fixed, with metal frame in dark grey colour
RLO Roof Light, Openable, with metal frame in dark grey colour

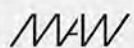
ROOF PLAN



GROUND FLOOR



LOWER GROUND FLOOR



MODERN ARCHITECTURE WORKSHOP LTD
Bedford Heights
Brickhill Drive
Bedford
MK41 7PH
info@maw.design
www.maw.design

NOTES

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DRAWING REVISION INFORMATION

Rev: Date: Description:

Rev: Date: Description:

CLIENT

Mr Sat Lally
Walled Garden PH Ltd
126 Osidge Lane
London
N14 3DN

SITE

Walled Garden
Hitchin Road
Preston
Hertfordshire
SG4 7TZ

Project Title:

WALLED GARDEN PRESTON - HOUSE & GARDENS

RIBA Stage

STAGE 2+

Date:

JULY 2024

Checked By:

MB

Scale:

**1:100 @ A1
1:200 @ A3**

Drawing Title:

PROPOSED LOWER GROUND FLOOR PLAN

Drawing Status:

PLANNING

Drawing Number:

AL(0)013

Revision:

-