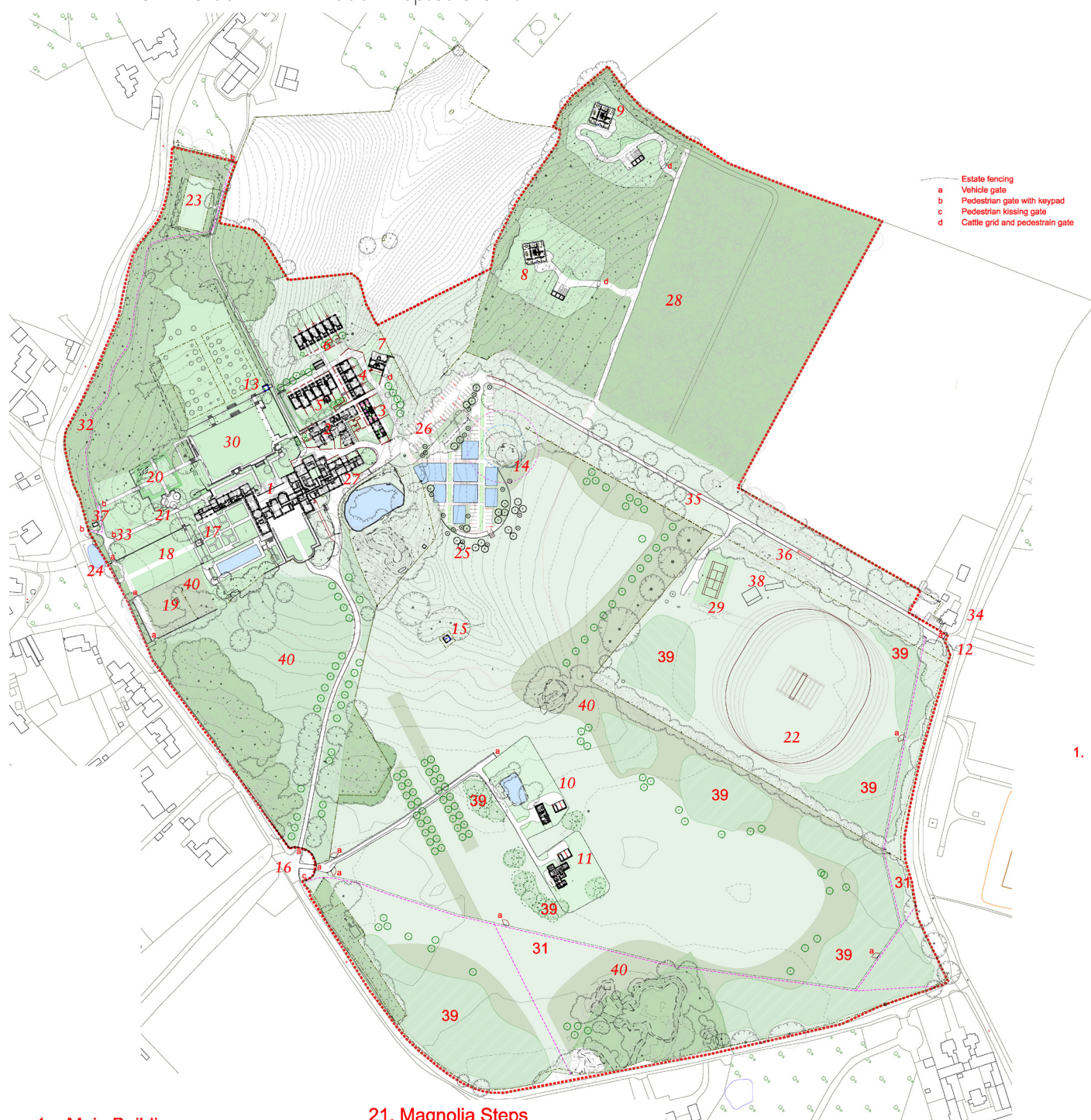


3.12 Landscaping

Refer to

- 641-KS-03-XX-DR-A-10002 Proposed Site Plan



1. Main Building
2. Teaching Block
3. Edwin
4. Violet
5. Sadleir
6. Ithel
7. Templar
8. Summer House
9. Harwood House
10. Tank House
11. Pump House
12. Lodge Gate
13. Belvedere
14. Ice House
15. Piggery
16. Park Wall
17. Paved Rose Garden
18. Herbaceous Garden
19. Small Herbaceous Garden
20. Rose Garden

21. Magnolia Steps
- 22* Cricket Pitch
23. North Tennis Court
24. Village Gate
25. Walled Parking Garden
26. Existing Parking
27. Visitor Parking
28. Summer House Plantation
29. East Tennis Court
30. Pergola Garden, Tennis Lawn
31. Permissive Path (extended) & Estate Fencing
32. Permissive Path (new) to Dower House with Estate Fencing
33. Path to School Yard
34. St. Albans Road
35. East Avenue to Exit
36. Construction Traffic In and Out
37. Substation
38. New Cricket Pavilion and Existing Sports Pavilion (moved)
39. Proposed Woodland Planting
40. Wildflower Meadows

1.



3.12.2 Restoration Proposals to formal gardens

Refer to

- Temple Dinsley: The Lutyens Formal Gardens Summary of Restoration Proposals, George Carter Jul 2024

Excerpts from the above:

The formal gardens have been divided into the following areas:

- The Entrance Forecourt
- The Pool Garden
- The Rose Garden
- The Herbaceous Garden
- The Magnolia Garden
- The Second Rose Garden
- The Pergola Garden
- The North Terrace
- The Quincunx Orchard

The Entrance Forecourt ~ to be restored in line with historic C20 photographs, with gravel and grass and the removal of the existing car park. Stone edging and brickwork to be repaired and repointed with lime mortar as required. Ironwork repaired and repainted. Copings and cappings cleaned and repaired as necessary. Borders planted in line with historic C20 photographs.

The Pool Garden ~ entrance steps and associated hardstanding cleared of planting, stone and brickwork, steps and risers repaired and repointed as necessary. The extant swimming pool to be reconfigured and early canal-like pond reinstated to its original level, with brick faced sides. Aquatic plants to be added around the perimeter. UV filtration to be installed. Balustrades and retaining walls to be cleared of vegetation. Brickwork repaired and repointed as necessary. New York paving stones to be added to east and west ends of the pool. Metal edged paths around perimeter of pool. The north edge will be planted as per C20 historic photographs.

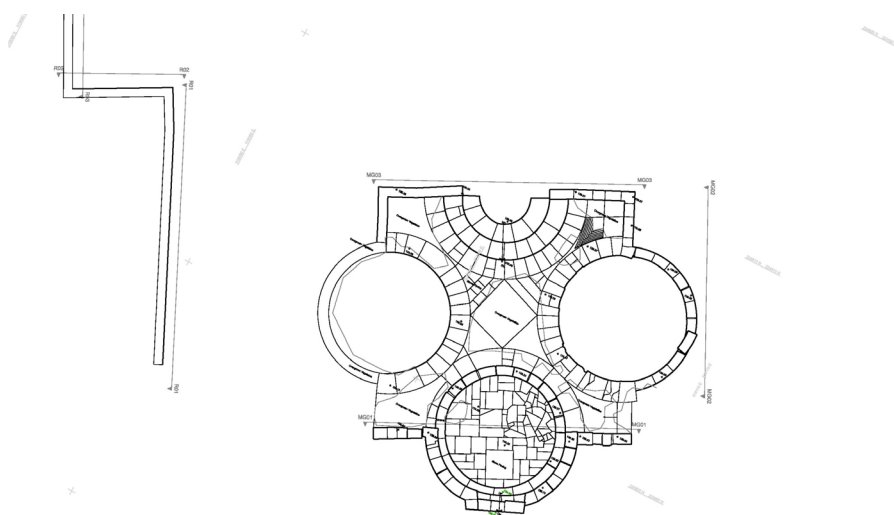
The Rose Garden ~ beds to be replanted with flowering bushes, plants, and fruit trees as per historic evidence (photographs and paintings). The irregular paths are to be reset in lime mortar and to remove the modern concrete paths. Non-invasive plants to be planted along their edges. Walls to be repaired and repointed where necessary. Sun dial to be re-sited and placed on a new plinth.

Wall fruit to be planted on north wall as per historic photographs.

The Herbaceous Garden ~ adjoins the Rose Garden to the west. Reinstated in accordance with historic records, a central York stone edged path from east to west. Remnants of a transverse path to be reinstated should on site investigation deem it suitable. The west perimeter wall to the village to be cleared of vegetation, repaired and repointed as necessary. Evergreen underplanting to be introduced.

Presently grassy areas to be mown and planted with meadow grass and coppiced hazel flanking the path in reference to Jekyll's fondness for Nutteries.

The Magnolia Garden ~ Yews removed and hedges replanted at 1.2m high. Paving to be repaired and reinstated in accordance with surviving Lutyens plan.



Lutyens' drawing for the Magnolia Garden paving, RIBA Drawing Archives

The Second Rose Garden ~ Yews where overgrown replaced with new yews at 1.2m in height. Four rose beds approved by Jekyll to be planted. Accessible path to be introduced between the village and the Pergola garden.

The Pergola Garden ~ to be cleared of planting and replanted with controlled climbers. Central path to be repaired and relayed to the correct level. Some oak transoms to be replaced.

The North Terrace ~ low structured planting to be reinstated as per historic photographs. Restoration of hardstanding in accordance with historic documentation. Discreet lighting to be introduced on steps and semicircular pool niche. Planting to be removed, thinned, and reinstated as necessary.

The Quincunx Orchard ~ Trees to be planted. Deer fencing concealed behind hedge.

The Belvedere ~ to be cleared of overgrowth. Yew hedge running to its north to be clipped back. NE view to be reinstated.

See full document for images, justifications and references, and for a Suggested Planting List.



3.12.3 Wider Landscape Proposals

From Landscape Architects, Livingstone Eyre Associates:

LEA, Parkland Improved Grass

Overview

The aim of the landscape design is to preserve and enhance the historic park, gardens and woodland. New buildings and car park nestle into the landform and woodland to minimise impact and create a coherent whole.

The Park

The edges of the park will be reinforced with new woodland belt planting. Within will be parkland grass with sweeping areas around the edges improved as meadow and individual and grouped parkland tree planting. A new double avenue of lime trees will frame the view of the house from an earlier drive and reflects one seen on the 1880 map. This view is reinforced with mown strips through the meadow areas. Estate fencing is used to separate areas and to control any livestock that might be grazed in the Park.

The Houses

The houses will sit in a 'countryside' setting, tying in with the existing surroundings and views over the valley to the north east. All sit at the approximate level of the buildings that they replace, with a new route providing mainly pedestrian access to each dwelling. The existing drive and the area within the courtyard will have a tar spray and chip surface whereas the new route and paths will be in a buff resin-bound gravel to differentiate it as a predominately pedestrian space.

One of the important considerations is the view from the Belvedere down and over the valley and this has been kept deliberately clear as a sweeping grass and meadow vista with existing trees cleared to restore the original view and landform used to disguise access routes and cycle store. North of the houses the new trees have natural but upright forms to ensure that their crowns do not block the view in the future.

As the path to the houses turns past Violet it sits above the surrounding landform, a wall providing safety on one side and engineered grass banks meeting the landscape on the other. At this corner a viewpoint over the valley has been created.

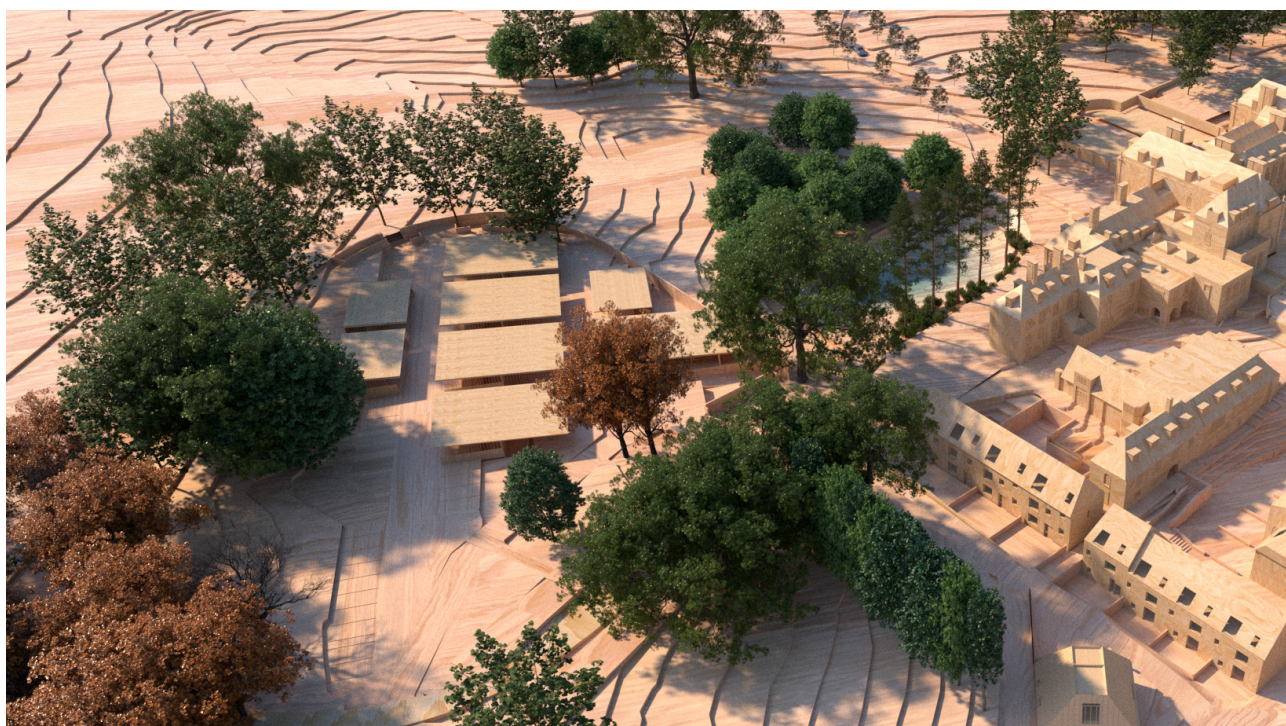
Because of the changes in level steep engineered banks are required in many places and the faces of these will be planted with shade-loving trailing and scrambling native species. The tops of the banks are protected by hedges of mixed native species: Holly, hawthorn, hornbeam, dogwood, hazel, guelder rose and field rose.

At the fronts of the houses are permeable bound gravel areas that soften the approach, planted with multistem shrubs such as Amelanchier, Hazel and Viburnum.

Gardens for Sadleir, which is on one level, will be divided by woven willow screens for privacy, with estate fencing beyond. For the other houses, where there are changes of level, brick walls will replace the screens.

East Car Park

The new East Car Park parking and bin store is designed within a geometric form reminiscent of a walled garden, set down from but following the existing landform. The wall will rise around 2.2m above the parkland, helping to conceal the cars and shelters within. Planting inside this area is mainly an 'ornamental' mix, but of native low-growing species. Taller areas of native shrubs are planned to soften walls and provide screening where necessary. Within the car park strips of fibre-reinforced turf give a look reminiscent of rural tracks but can easily withstand traffic. The car park is partly within the root zones of two veteran trees and levels have been designed to preserve these with no-dig construction where necessary. Close to the veteran oak the walls are swapped for an enclosing hornbeam hedge to mark the boundary. Surfaces are permeable, of two different tones of resin-bound aggregate to denote pedestrian and vehicular areas.



View of East Car Park in its context, Sports Hall Housing and Main Building to East

The northern part of the car park is designed to respect the setting of the Ice House and the trees growing on it, so parkland grass forms the soft areas here. The Icehouse is protected within an arc of estate fencing with a gated path focused on its entrance.

The existing car park sits within the root zones of many trees and below the surface of the drive, presumably a previous gravel surface having worn off over time. To preserve roots an edging will be installed along the rear and self-binding permeable gravel used to infill between and provide an even surface. To the sides and rear a thin layer of low-fertility soil will make up levels and be seeded with a wildflower mix. New hedge planting will help to screen these cars from views from around the Dower House, the filed access being relocated slightly north via Summerhouse plantation so that it is not obstructed.



Oak tree with car park sign

Summer House & Harwood

Summer House and Harwood sit within clearings in a plantation area, surrounded by woodland. Their access drives follow an existing track and have been designed to minimise tree loss. No-dig construction will be used, with an informal finish of gravel in a small-scale cellular confinement system. Since the drives will sit above existing levels the edges will be protected with dead hedges, using material from felling and clearing. Within the curtilage of each house will be areas of lawn in the less steeply sloping locations, with woodland edge wildflowers beyond that and understory planting to the perimeters. New trees will help to mitigate the losses from building footprint and access. Along the western edge of the plantation is a belt of more historic woodland and here a meandering path of loose woodchip from clearing and felling will provide an informal walking route for residents. Areas of the plantation outside of the curtilages will be subject to woodland improvement to create understory and encourage new tree growth, the eastern part assisted by the addition of deer fencing.



Interior of Harwood House

3.12.4 Archaeology

Refer to

- R1386; Temple Dinsley - DBA 1.4, Britannia Archaeology Ltd

In June 2024 Britannia Archaeology carried out a desk based assessment at Temple Dinsley.

It showed a rich history from the medieval period through to the modern. The character of the site remains intact despite being subject to numerous alterations. Cartographic sources shows that the while archaeological activity may be very localised on the site, the proximity of such archaeological assets needs to be considered. Consequently, the potential for archaeological remains being present dating from the Prehistoric, Roman or Saxon periods is considered low.

The potential for archaeological remains specifically dating to the medieval and post-medieval periods is considered to be high. If archaeological remains are present, the potential for actual preservation considered to be moderate depending on how much damage occurred during the various demolition and construction activities that have taken part within the assessment site.



Excerpt from Britannia Archaeology's Desk Based Assessment, Saxton's 1577 Map showing the location of Temple Dinsley

Excerpt from 6.1 Recommendations:

Archaeological evaluation trenching to determine the character and state of preservation of any archaeological remains present on the site could be conducted post-above ground demolition in the areas of the structures that are being taken down, such as the sports hall, science block, stables and the west extension of the teaching block. The trenching would occur following the above ground demolition of the structures but prior to the grubbing out of any foundations.

Any such archaeological intervention required could be undertaken as part of a planning Condition attached to consent.

4.0 Heritage Assets

Refer to

- 641-KS-XX-XX-RP-A-90102 - Heritage Statement

5.0 Proposals and Justifications

5.1 Summary of proposals

This Design & Access and Heritage Statement has been prepared to support the Listed Building Consent and planning application for works to restore and redevelop the site – buildings, gardens and parkland – to provide private residential accommodation, including elements of demolition, new construction, and landscaping proposals that include provision of community facilities. A total of 69 homes are proposed: 43 apartments and 2 houses in the existing buildings and 24 houses and apartments in new buildings.

The Door PHC Limited has employed conservation Architect Kay Pilsbury Thomas (KPT) and architects Studio Cullinan And Buck Architects Ltd. (SCABAL) – together known as KPTSCABAL – to undertake works to sensitively conserve and repair the ecological and heritage assets, to safeguard their future.

Convert

The Main Building and Teaching Block, Pumping Station, and Barn 2 in the parkland will be converted to homes.

4,794m² total GIFA ≈ 45 homes, apartments and houses made within these existing buildings. Total ≈ 45.

Replace

Benefiting the historic setting, the following buildings are removed:

Sports Hall, Science Block, Stables, Pool Plant Room, Teaching Block West Extension, Main Building Lightwell and the Barn in Summerhouse Plantation (Barn 1).

The total area of lost floorspace is replaced with buildings of exceptional design and material quality.

3,586m² total GIFA ≈ 22 homes, apartments and houses made in place of the Sports Hall, Science Block, and Stables, and 2 new houses in place of Barn 1 in the Summerhouse Plantation. Total ≈ 24 homes.

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total Homes
Main Building	10	20	4	1		35
Teaching Block	2	5	1			8
Edwin		2	2			4
Violet				4		4
Sadleir			4	2		6
Ithel			6			6
Templar			2			2
Summer House					1	1
Harwood House					1	1
Tank House			1			1
Pump House			1			1
Number of Homes						69

Accommodation Table

Shared parking

The Main Building is shared by apartments, likewise the gardens and grounds, so in turn parking can be shared and kept well away from the external spaces in front of and between buildings. Proposed to the east of the Main Building's East Annexe, parking is shared under solar roofs; taking advantage of the site's contours to reduce its visibility, enclosed by a low retaining wall, horse-shoe in plan.

5.2 Conservation strategy

Conservation benefits

Best conservation principles engage us with the significance of Temple Dinsley to ensure its heritage values are carried for future generations through ensuring viable and sustainable use:

The design and conservation strategy list (A,B,C,D,E,F) outlines the order of change to the Main Building, gardens, grounds and outlying structures:

As is ~ leave well alone, works to floors and ceilings,

Barely touch ~ works only to openings, selected walls, floors and ceilings,

Cut away ~ taking back C20 interventions, conserving significant parts and features,

Dismantle ~ Sports Hall, Science Block etc.,

Extend ~ add to the existing building – West Spur, roof gardens, new homes,

Face ~ changes to the existing building that alter its elevations.

Use

Reinstate residential use to the Old House and its ancillary buildings.

Historic context

Remove the detracting school buildings such as the Sports Hall, Science Block, the shed on rear of the Pavilion and the west extension of the Teaching Block etc.

Enhancements to the Main House & historic ancillary buildings, external and internal

Repair historic fabric. Remove and replace modern detailing and material interventions. Remove late C20 interventions in the Main Building. Repair historical features and reinstate original weather protection measures such as valley gutters, copings, rainwater goods etc. Renew building services, including foul and surface water drainage.

Enhancements to the Gardens & Parkland

Remove car parking and reinstate landscaped ornamental garden forecourt in front of the Old House south entrance. Remove the swimming pool and reinstatement of the Lutyens / Jekyll attributed Reflecting Pool. Repair and reinstate historic garden structures, gates, fencing, terraces, etc. Take overhead cabling below-ground where possible. Reinstall the Jekyll attributed gardens, Rose Garden, Diamond Garden, Pool Garden, Paved Rose Garden, Spring Garden, Small Herbaceous Garden, Herbaceous Garden, Pergola Garden, Magnolia Steps, etc. Reinstall historic views through removal and replanting of trees.

Refer to *Temple Dinsley: The Lutyens Formal Gardens Summary of Restoration Proposals*, George Carter

Sharing the Main Building and gardens

Continuing use of communal pathways, entrances and existing stairways to apartments within the (shared) Main Building, informs the use of the gardens as mostly shared in common, with some pockets of private amenity space only where suitable. In this way, the Lutyens/Jekyll attributed garden layout is sustained without any subdivision or partition.

5.3 Main Building

5.3.1 Summary

A former 18C house, expanded and modified in the 19C and 20C, featuring notable early 20C work by Sir Edwin Lutyens, from 1909 and 1913, this predominantly three-story structure is constructed in red brick and topped with clay-tiled roofs and prominent red brick chimneys.

The original 1714 house, known as Ithel House, now known as the Old House at the centre is flanked by matching Lutyens' East and West Wings. The extension eastwards to the East Wing by Lutyens in 1909 is further extended by Lutyens in 1913 bridging to the 18C Coach House and Stable building to the east. Now known as the East Annex, this extension was originally designed to house more guests and domestic staff and serve as a service wing to the main house. The property's listing also includes various ancillary gardens, garden buildings, structures, and terraces, primarily designed by Lutyens with contributions said to be from Gertrude Jekyll.



Main Building, south elevation

5.3.2 Design Intent

The site sloping downward to the east sees the ground level of the Old House, level-accessed through its centrally placed front door and level with the ground floor of Lutyens' West Wing, becoming upper stories in the east side of Lutyens' East Wing and the East Annexe, which has a ground floor one level down. The converted and enlarged 18C Stable Block at the far eastern end has its front doors at ground level two levels below.

Each of ground floor levels has its own principal entrance into the body of the building, facing south. Each principal entrance gives access to its own staircase which are called Main Stair, Middle Stair and East Stair. The doorway to Middle Stair is a post-Lutyens school addition formed through a Lutyens window and will be retained.

Apartments

An early reading of the whole plan with its three principal entrances leading to the three stairways, the form of the Old House, along with the narrowness of the existing ranges in Lutyens West and East Wings, leads quickly and effortlessly to an arrangement of single-level apartments that are easily identified from the given plan.

No additional vertical connections are required, (some late 20C stairs are actually removed) and no further subdivision of the extant plan is necessary to form a range of apartments with a wide variety of sizes, amenity and number of bedrooms, each with its own distinct character and advantages.

All apartments use existing walls and existing floors as their dividing walls and floors and are upgraded to suit the requirements of apartment compartmentation. Only mid to late 20C stud partitions, put up by the school mostly to form small student bedrooms, are removed to form the larger living spaces required by the new apartments, along with a few instances of openings formed in solid walls. Few openings are formed in the exterior walls, none in the Lutyens or older parts. In some cases, late 20C windows are extended to become doors.

This rearrangement minimises any alteration and adjustment of the historic fabric and retains the large-house-in-single-ownership feel of the Main Building giving onto its complimentary formal gardens.

Naming

To assist in recognition, the apartments are given working names and numbers. The names recall some of the people historically associated with Temple Dinsley or the historical uses of the rooms found in each apartment either as described in Lutyens' plan drawing or as used and named later by the school.

Design and Conservation Strategy

All conversion and upgrade works to the Main Building will:

- Repair historic fabric,
- Remove and replace modern detailing and material interventions,
- Remove late C20 interventions in the Main Building,
- Renew building services, including foul and surface water drainage

This Design and Conservation Strategy supports the layout of these apartments, ensuring the historic integrity of the building's fabric is preserved.

The Main Building is 3,819m² in area, converting to 35 apartments, from 1 bedroom to 3 bedroom with each new apartment listed below according to the A-F Conservation Strategy. Apartments are predominantly on one level unless otherwise stated.

As is ~ Landseer (1) in the ground floor of Lutyens' West Wing and Piano Nobile (11), the first floor of the Old House and Housekeeper (14) in the ground floor of Lutyens' East Wing. All these apartments have wood panelling that is retained.

Barely touch ~ Bakersfield (6) three storeys in the Felix Lander north extension of Lutyens' West Wing, Dining Room (10) the ground floor of the Old House, Crabbe (16) on the first floor of Lutyens' East Wing, Stable (24) lower ground floor on the Stable Block, (25) Workshop three-storeyed house on the end of Stable Block, (26) Racquet four-storeyed house on the end of Stable Block, Assembly Hall (27) ground floor on the west of East Annexe, Refectory (28) on the ground floor on the north of East Annexe, Servant Hall (30) ground floor on the south-east of East Annexe, Safe (32) ground floor on the east of East Annexe

Cut away ~ Norman and Burt (2) first floor on north of West Wing, Vyvyan Prain (3) first floor on south of west wing, Felix (4) second floor of Felix Lander's west wing, Lander (5) second floor of Felix Lander's west wing, Attic West (12) second floor on the west side of old house, Attic East (13) second floor on the west side of old house, Butler (15) ground floor of Lutyens' East Wing, Almina (17) First floor of Lutyens' East Wing, George (18) First floor Lutyens East Wing, Helena (19) second floor of Lutyens East Wing, Weaver (20) second floor of Lutyens East Wing which was further extended by Felix Lander, Quartermaster (21) lower ground floor of Lutyens rear East wing, Larder (22) lower ground floor of rear East Block, Croquet Mallets (23) lower ground of rear East Annexe, Kitchen (29) ground floor of the north-east end of East Annexe, Still Room (31) ground floor of Lutyens' extension of East Annexe, Scullery (33) first floor of Lutyens' East Wing, Pantry (34) first floor of Stable Block, Garage (35) first floor of north-east of East Annexe

Dismantle ~ or Demolish, Sports Hall, Science Block and numerous small late 20C structures, shed etc.

Extend ~ Art Room West (7) ground floor and lower ground floor of West Spur, Art Room East (8) ground floor and lower ground floor of West Spur, Pavilion (9) ground floor of 1909 Lutyens' improved the 19C Loggia.

Face ~ To improve views, existing windows are dropped in apartments Felix (4), Lander (5), Helena (19), and Weaver (20).