

## 6.2.2 Basement Floor

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**Basement Plan**

### General Description

The basement floor incorporates some remains from the early 19<sup>th</sup> century house. These are mostly visible in the remaining sandstone ashlar walls to the western side, and in some of the internal walls. There may be other surviving fragments below floor level, but these are not visible. The major parts of the visible walls are constructed in a large format extruded terracotta brick. The ceilings are generally plaster under the retained parts of the ground floor of the service wing, and an exposed beam and block slab structure under the Terrace. This is known to have been added in 1980s, to replace the temporary timber deck first built over the retained basement beyond the extent of the retained ground and first floor parts of the service wing. The floors are a mixture of stone lags and modern screeded concrete, with cast iron gullies. Modern cable trunking and pipes are fitted to walls and ceilings in a functional manner. Basement Rooms/areas B03-08, B13-16 lie under the retained upper floors; the other rooms B01-02, B09-12 and B17-18 are under the Terrace.

### B01 – Corridor [Plate 6.68]

- Use:  
This is the northernmost part of the basement central corridor. It is attached to a further space named F01, which was not accessed at the time of the survey.
- Ceiling:  
This space has a low ceiling, with an exposed beam and block slab structure. Numerous services are affixed overhead.
- Walls:  
The walls are brick, plastered in areas but otherwise covered in a thin, and mostly worn, coat of white paint.
- Doors:  
The north door is ledged and braced, and painted white, with a sliding bolt and various modern signage.

- Floor:  
The floor is concrete. At the north end, simple brick and concrete steps lead up to the door.
- Condition:  
The ledge and brace door to the outside is in a fair condition but it will need redecorating to stop it from deteriorating further, especially to the base. The painted walls are scuffed and chipped but this is largely cosmetic.
- Significance:  
The basement corridor is significant as it is largely as originally was. This section of corridor originally connected into the now demolished rest of the wing to the north.
- Opportunity for change:  
If a new extension was proposed to the north end of the house, the original link at basement level could be reinstated.



Plate 6.68 - The north door to the basement.

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## B02 – Corridor [Plate 6.69]

- Use:  
This is part of the central corridor of the basement.
- Ceiling:  
The ceiling is low, plastered, and painted white, seemingly recently. The space is lit by a number of bare bulbs hanging from the ceiling.
- Walls:  
The walls are white painted brick.
- Doors:  
The doors to the adjacent rooms are set behind low rounded arches within the brickwork. They are otherwise plain. At the south end of the corridor is a modern timber panel door with metal handles.
- Fittings:  
The corridor is used for general storage, with crates stacked against the walls.
- Floor:  
The floor is of stone flags.
- Condition:  
There is some minor scuffing and marks to the painted brick walls.
- Significance:  
The corridor is significant as it is largely as it originally was. The doors into the rooms are modern.
- Opportunity for change:  
Changes to the fittings within the corridor could be explored.



Plate 6.69 - The central corridor looking to the north

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### B03 – Staircase [Plate 6.70]

- Use:  
This is the bottom part of the stair G17 and F18 rising to the second floor.
- Walls:  
The walls are white painted brick.
- Fittings:  
A modern metal shelving unit sits below the upper stairs, used for general cleaning storage.
- Floor:  
The floor is stone flags, now very worn on the treads.
- Condition:  
The staircase is in a fair condition, there is some minor scuffing and marks to the painted brick walls.
- Significance:  
The staircase is significant as it is as it originally was, leading up to first floor.
- Opportunity for change:  
Changes to the fittings within the corridor could be explored.



Plate 6.70 - The staircase leading from the basement

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**B04, Corridor [Plate 6.71]**

- Use:  
This is the southern most section of the corridor.
- Ceiling:  
The ceiling is white painted plaster with a variety of light fittings and cables fixed to it.
- Walls:  
The walls are white painted brick.
- Floor:  
The floor is of stone flags.
- Condition:  
This section of corridor appears generally to be in a good condition.
- Significance:  
The corridor is significant as it is as it originally was.
- Opportunity for change:  
Changes to the fittings within the corridor could be explored.



Plate 6.71 - The southern most end of the basement corridor

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## **B05, Store**

- Use:  
This room is currently used as a store.
- Ceiling:  
The ceiling is plastered.
- Walls:  
The walls are plaster over terracotta block to all walls except the external wall which is solid brick.
- Door:  
The door to B04 is missing from the retained timber frame.
- Floor:  
The floor is concrete screed.
- Condition:  
There was no access to this room at the time of our visit so no comment on the condition can be made.
- Significance:  
The room is significant as it is as it originally was.
- Opportunity for change:  
Changes to the fittings within the room could be explored.

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### **B06, Oil Tank Room [Plate 6.72]**

To comply with modern legislation, the tank should be surrounded by a bund wall to contain any leaks from the tank. The stone flag floor is visible here.

- Use:  
The room is used to contain the oil tank.
- Ceiling:  
Bare plasterboard to the ceiling.
- Walls:  
Exposed brick walls with some rendered sections at low level.
- Doors:  
The door is a modern flush fire door with metal handle.
- Fittings:  
The tank takes up the entirety of this room.
- Floor:  
Stone flag floor.
- Condition:  
This room appears to be in a good condition.
- Significance:  
The room is significant as it is as it originally was with arched brickwork openings to the south wall.
- Opportunity for change:  
Changes to the fittings within the room could be explored. The large tank which takes up the majority of the room could be removed if not in use.



Plate 6.72 - Basement Oil Tank Room

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**B07 – Store [Plate 6.73]**

- Use:  
The space is used for general storage, and housing electrical switchboards. There appears to have been an opening through to B06, now blocked with breezeblocks, though no such opening is shown in the 1920s plan.
- Ceiling:  
The ceiling is low, and painted white, with a single fluorescent tube light in a plastic case.
- Walls:  
The walls are plastered and painted white, but mostly concealed by large shelving units and the metal switchboard cupboards.
- Doors:  
The door to the room is a modern timber panel, with metal handle and keycode block.
- Windows:  
The space has a rebuilt window in the west wall. Its upper two panes have an arched head.
- Floor:  
Stone flag floor.
- Condition:  
There is some cracked paint to the window and some large cracks between the frame and the wall.
- Significance:  
The room is significant as it is as it originally was. Much of the walls are now lined with modern shelving.

- Opportunity for change:  
Changes to the fittings within the room could be explored. the door and partition to the west are modern and could be altered.



Plate 6.73 - B07 Basement Store

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At the time of inspection these rooms were unavailable to access. It is understood they are currently used by the restaurant for storage. The descriptions below are based on our 2018 visit.

#### **B08, Store.**

- Use:  
This room previously seems to have been used as a scullery. There was no access at the time of the surveys and is now used as one of the kitchen stores. The west wall window is now blocked and fitted with an airbrick. It is believed the former fireplace is now blocked by a cupboard. The floor is raised above the corridor and screeded to falls down to a cast iron sump in the NE corner.
- Condition:  
There was no access to this room at the time of our visit so no comment on the condition can be made.

#### **B09, Store**

- Use:  
This room has a new brick wall to the south, which supports the new end wall to the shortened service wing above. There was no access to this room at the time of the surveys but it is believed to be part of the kitchens store rooms.
- Condition:  
There was no access to this room at the time of our visit so no comment on the condition can be made.

#### **B10a, Store:**

- Use:  
The non-original window opening to the north has been blocked; screeded floor; historic arched openings separate the western part of the room from the rest. The external opening to the west has been blocked with modern masonry with a ventilation brick at high level. There was no access to this room at the time of the survey but it is believed to now be part of the kitchen store rooms.
- Condition:  
There was no access to this room at the time of our visit so no comment on the condition can be made.

#### **B10b, Store:**

- Use:  
Now separated from the corridor by a modern studwork partition. The party wall between this space and B10a contains a large brick structure which may have been a bread oven. There was no access to this space at the time of the survey but it is believed to be part of the kitchen stores.
- Condition:  
There was no access to this room at the time of our visit so no comment on the condition can be made.

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## B11, Workshop [Plate 6.74]

Fitted with new windows and a suspended ceiling. The partition to B01 is modern studwork, and has been inserted since 1980s. This room once had a row of arches along its length, to support the floor structure to the room above. These have been removed and replaced by a modern beam supported on a column at mid-span.

- Use:  
The room is currently used as a workshop by the Estate team.
- Ceiling:  
The ceiling has a modern suspended grid system fitted, with a number of the tiles missing. Above this a beam and block floor construction. Fluorescent tube lights are fitted within the suspended ceiling system.
- Walls:  
The walls are white painted plaster, with open timber shelving units to all walls.
- Windows:  
There are two timber framed windows to the east elevation, these have been fitted internally with metal security bars.
- Door:  
The door to this room from the corridor B01 is a modern flush fire door with modern keycode lock.
- Floor:  
The floor covering is lino
- Condition:  
The workshop appears to be in a good condition. There are a number of suspended ceiling tiles missing however this is aesthetic only.

- Significance:

This room is significant however it was originally open to B01 separated by a row of brick arches. A modern stud wall now replaces these. The room has largely been fitted out with modern racking, suspended ceiling and a large central structural pier.

- Opportunity for change:

The modern fit out is of neutral significance as is the stud wall separating the room from B01.

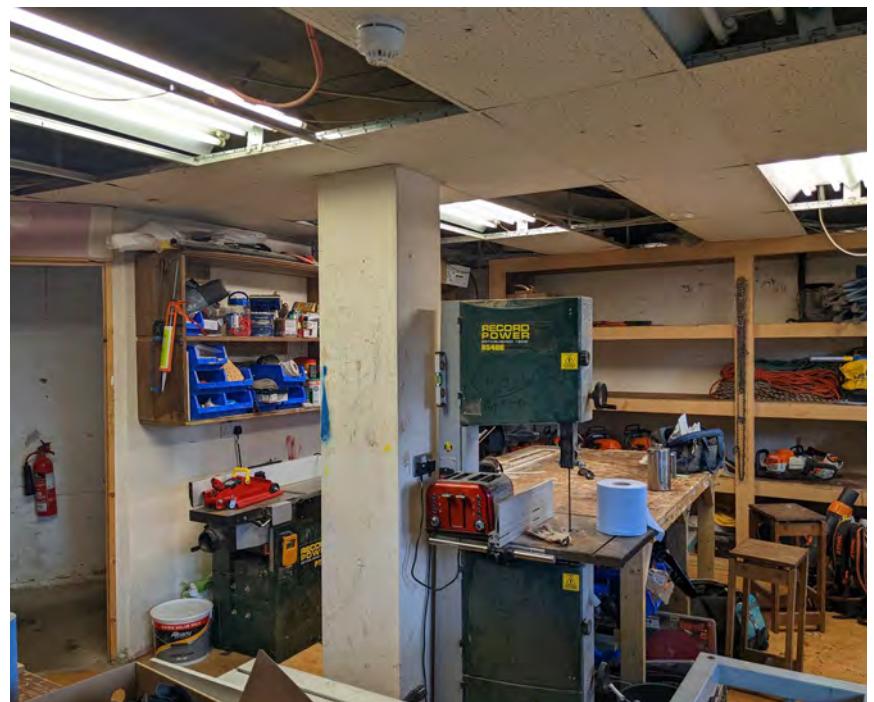


Plate 6.74 - Basement workshop

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At the time of inspection these rooms were unavailable to access. It is understood they are currently used by the restaurant for storage. The descriptions below are based on our 2018 visit.

**B12, Wine Cellar:**

- Use:  
This room retains stone shelves on the north wall for wine bins; the south wall may once have been the same, but they have been lost when the thickness of the wall was increased to support the new end wall above. There was no access to this room at the time of the survey but it is understood that it is currently used by the kitchens as a store.
- Condition:  
There was no access to this room at the time of our visit so no comment on the condition can be made.

**B13, Store:**

- Use:  
The door seems to have been moved since the 1920s plan. Support for a fireplace on the floor above has been removed leaving a scar in the south wall. There was no access to this room at the time of the surveys but it is believed to be used as a store for the kitchen.
- Condition:  
There was no access to this room at the time of our visit so no comment on the condition can be made.

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**B14, Boiler Room [Plate 6.75]**

- Use:  
This room currently houses the boiler and associated plant.
- Ceiling:  
The ceiling is white painted plaster.
- Walls:  
The walls are painted blockwork, except for the east wall which is painted brick to the external wall.
- Windows:  
The window to the east wall has been fitted with louvres and an internal fine metal mesh to provide combustion air.
- Door  
The door is modern flush door.
- Floor  
The floor is concrete screed.
- Condition:  
There appears to be some damp and loss of paint finish to the wall below the window.
- Significance:  
This room is significant due to its original form. Modern louvres have been fitted to the windows and the room is fitted with ductwork and plant.



Plate 6.75 - boiler room

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## B15, Store [Plates 6.76 and 6.77]

- Use:  
This room was the former boiler room. The flues on the north wall once ran from the south side, where the furnaces were located. It is now used to house the various tanks.
- Ceiling:  
The ceiling is mostly hidden by ceiling mounted pipework but appears to be boarded with taped joints.
- Walls:  
The walls are a mix of bare brick and white painted brickwork.
- Doors:  
The door is a modern flush door.
- Fittings:  
The room currently houses a number of tanks.
- Floor:  
The stone flag floor survives.
- Condition:  
There are some large holes in the wall from previous installations, it would be beneficial to make these areas good if they are no longer in use. There are a few hairline cracks to the wall which should be monitored for any change to these.
- Significance:  
This room is significant due to its original form. The window to the east wall has been blocked up and the room currently houses a number of tanks.

- Opportunity for change:  
There is the possibility to re-open the east window if desired in the future. The holes in the walls from previous installations could be repaired and made good.



Plate 6.76 - B15.



Plate 6.77 - B15 floor

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### B16 - Corridor [Plate 6.78]

- Use:  
There is a modern re-planned area covered by a pavement light at the east end, arising from the removal of the stairs down to the Billiards Room. An inverted arch, which forms part of the foundations to the main house, gives access to a large void, which runs under the whole of the House
- Ceiling:  
The ceiling is a concrete slab.
- Walls:  
The walls are brick.
- Fittings:  
Includes the remains of a furnace on the north wall.
- Floor:  
The floor is concrete screed.
- Condition:  
This room appears to be in adequate condition for its purpose. Currently a chair gives access up to the tunnels, it would be better to change this for a step/ hop up.
- Significance:  
This space is significant, although much altered the original arched opening to the voids below the house remains.
- Opportunity for change:  
The altered east end could be reconfigured if desired to accommodate a new room where the billiard room once stood with access to the basement. A more permanent access to the voids below the house could also be investigated.



Plate 6.78 - B16

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### **Void under Main House [Plate 6.79]**

- Use:

This is about 1400mm high, and is divided by walls which rise to form the main structure of the house. The floors have intermediate support in the form of columns of stone on a grid of about 1500mm. There are also a number of ducts formed in terracotta brick, which probably distributed the warm air from the boilers. The underside of the ground floor joists are plastered over, either to prevent draughts rising through the floorboards or (less likely), because there were plans to form rooms within this part of the basement. Another interesting feature visible within the basement is found under the dining room G09 east window: there are sash boxes with staff and parting beads which would once have accommodated shutters which would have risen through a slot (otherwise covered by a hinged lap) in the sill to the French windows, the bay format of the window making a side-hinged design impractical.

- Condition:

This room appears to be in a good condition. Currently a chair gives access up to the tunnels, it would be better to change this for a step/ hop up.

- Significance:

These voids are highly significant as they were part of the original innovative hot air heating system for the house.

- Opportunity for change:

The voids are currently used for services to the house and should continue in this use, as originally designed, when the move away to more sustainable heating is reviewed.



Plate 6.79 - Void under house

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**B17/B18 [Plate 6.80]**

- Use:

These rooms are the former "Dark Room" accessed from the Billiards Room and an associated gardeners' WC and shower, which are currently being refurbished. There is, apart from the stone work of the external walls, nothing of more than minor significance. No access was available to these rooms at the time of the surveys.

- Condition:

Externally these rooms are in a fairly poor condition. The hopper below the gutter on the front elevation is blocked and overflowing. The stonework to the elevations is in a very poor condition.

- Significance:

These rooms are of minor significance and since the removal of the Billiard room are only accessible from outside.

- Opportunity for change:

These rooms are much altered and there is the opportunity to convert them into usable spaces for the gardens.

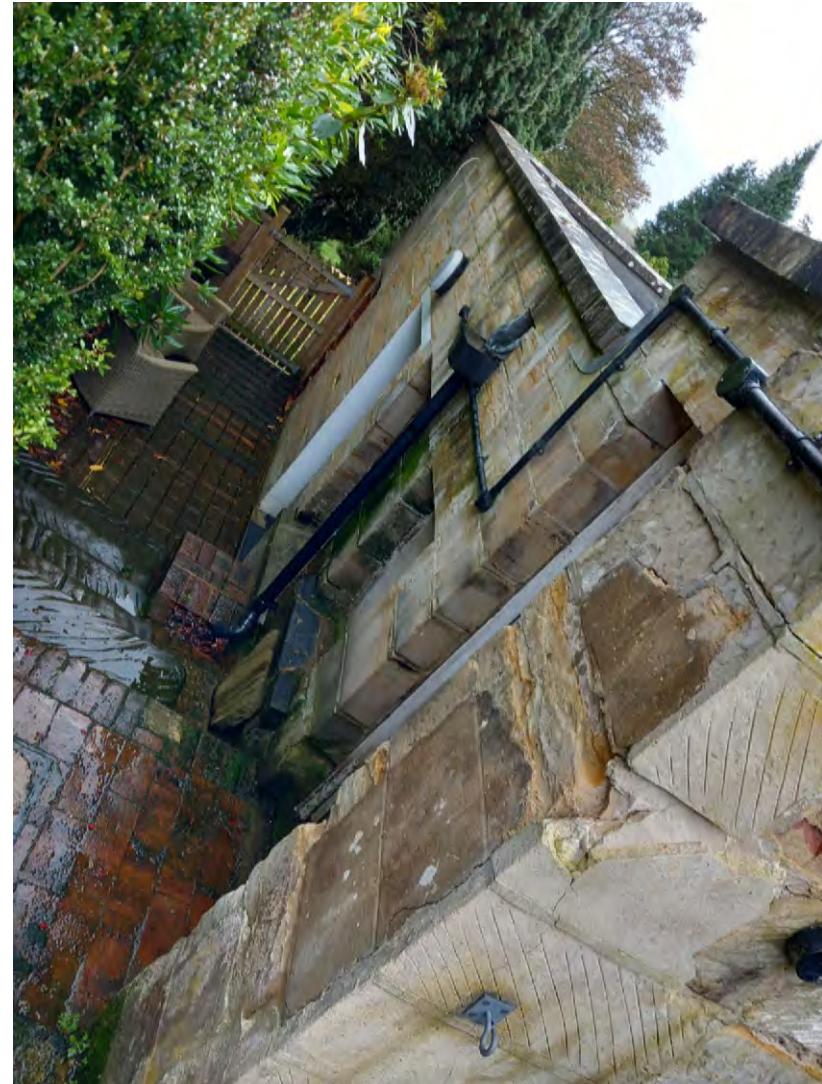


Plate 6.80 - B17-18.

## 6.3 External Buildings

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### Stable Block:

Date:  
1850s

History:  
Initially built as the stables for the house, it is now used as a café, stores and residential accommodation.

Description:

- **Clock Tower Café**

Built in 1850s, converted in 1988 into a cafe. Constructed in a U-shaped formation, the north wing houses the catering facilities and shop. The original brick structure has been extended, the southern wall and sloping roof now glass. The servery is within the older part of the space, accessed through a widened opening in the south wall. To the west are Ladies and Accessible WCs, with internal fit outs entirely modern.

The east wing of the Stableblock holds indoor seating for the café. This is an open space, with a mix of weatherboarded and exposed brick walls. The wall at the north end is faced with faux stone tiles.

The west wing houses Gentlemen's WCs at its southern end. To the north are the original stable doors, behind which are now temperature-controlled wine stores for the estate.

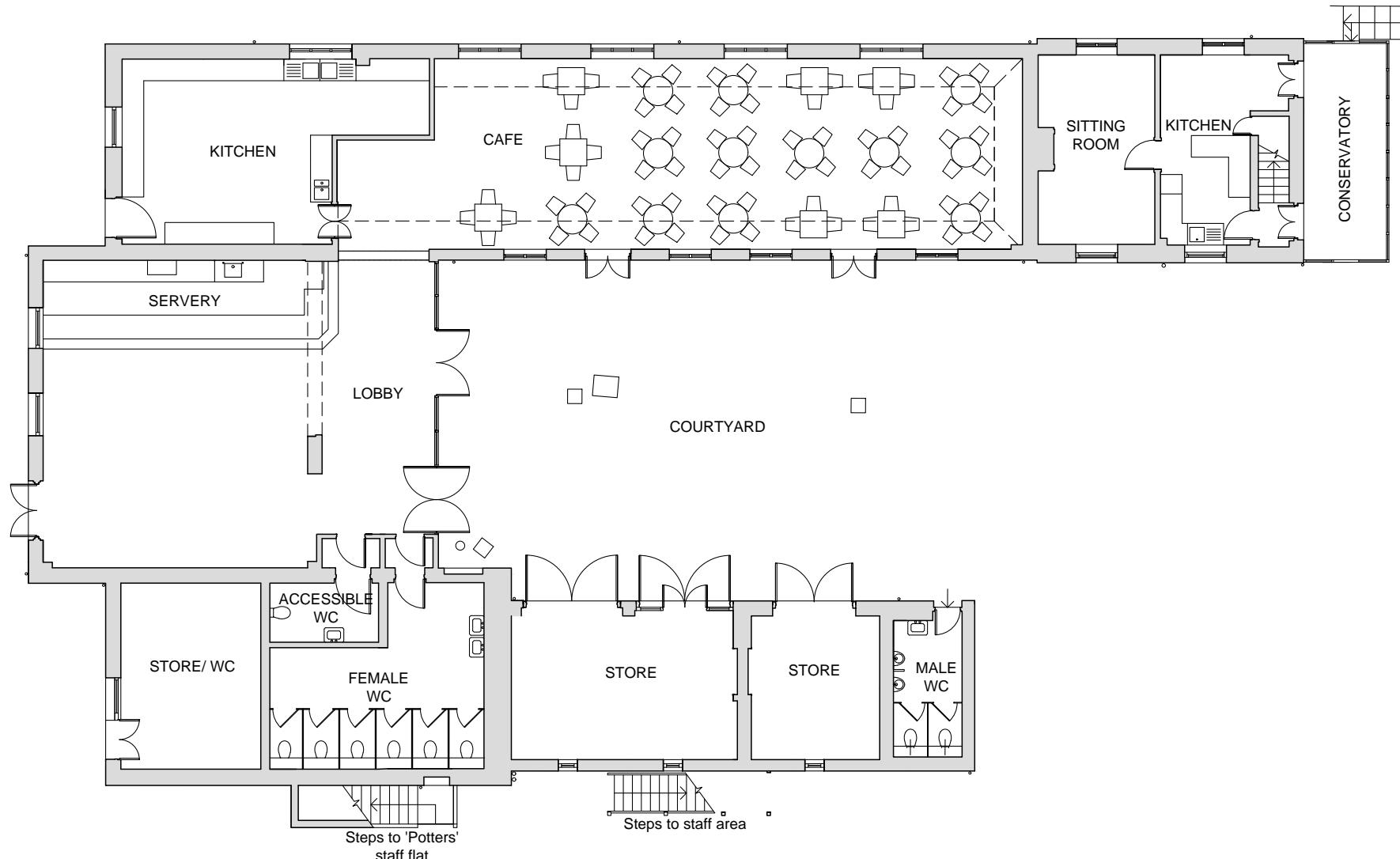
- **Cottage and Offices**

On the west side of the Stableblock's west wing are a cottage and an office, accessed via external staircases. The cottage is set over two floors and is simply furnished with plastered walls and ceilings. The offices spaces are plainly furnished, with plain painted brick or plastered walls and ceilings.

- External Condition:
  - The elevations to the stable block have many open joints, especially to the chimney stacks and at high level to the west wing on the courtyard side. The roof is potentially leaking due to signs of water ingress internally, this needs to be investigated including the flashings. The chimney stack has some areas of spalling stone.
  - Dormer window joinery to the office spaces is in need to redecoration and some minor repairs.
  - External doors to the store rooms need redecoration as does the one leading to the first floor offices.
  - Cottage to the end of the café access was not possible. Externally roof looks in a fair condition. Some open joints to brickwork. Some small areas of cracking to the south elevation.
- Significance:

The stables has significance for its part of the estate setting, but has been much altered over time. The conversion to a cafe and the addition of the conservatory to the south side of the central and east wings. The clock and cupola in the centre of the range is not the original, its date is unknown but photographs suggest it could be around 1988 when it was converted to a cafe.
- Opportunity for change:

The cafe area is small for the size of the gardens and there is opportunities to rearrange the spaces within the stables.



**Ground Floor Stable Block Plan**

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## Stable Block Interior:

### Clock Tower Café and Seating Area [Plates 6.81, 6.82 and 6.83]

- Use:  
The Clock Tower Café shop currently occupies the central area of the U shaped stable block with the seating area located in the eastern wing.
- Ceiling:  
The ceiling is white painted plaster, with down stand beams and pendant light fittings.
- Walls:  
The walls to the shop are a mix of white painted brickwork and grey painted boarding. The walls in the seating area are timber boarded painted in a mix of white and grey. Bird shaped light fittings are located at high level on the walls. The southern wall of the seating area has an exposed stone wall.
- Windows:  
There are two historic windows in the north elevation, these are white painted timber top opening casements. The east and west walls of the seating area have white painted timber casement windows.
- Doors:  
The door to the north wall is a set of modern glazed double doors. There are two matching sets of double doors in the south elevation of the glazed conservatory. There are two sets of glazed timber double doors on the south side of the seating area giving access out.
- Fittings:  
The shop has a number of display cabinets and servery fittings. Modern tables and chairs are set out in the seating area.
- Floors:  
The floor of both the shop and the seating area is timber boards.

- Condition:

The café is generally in a good condition. There is a small area of damp on the ceiling to the southern side, indicating there may be problems at roof level which need investigating.

- Significance:

The cafe is of neutral significance with entirely modern fit out and additions to the south side. The historic windows remain.

- Opportunity for change:

There is the opportunity to make changes to the cafe area internally to re-imagine the layout or change the use if the cafe was to be relocated elsewhere on the estate.



Plate 6.81 - Clock Tower Cafe



Plate 6.82 - Clock Tower  
Cafe



Plate 6.83 - Clock Tower Cafe

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## Cafe Kitchens

- Use:  
The room to the north east corner of the stable block is currently used as the kitchens with serve the Clock Tower Café.
- Ceiling:  
The ceiling is painted plaster
- Walls:  
The walls are painted with modern kitchen fit out.
- Windows:  
There are two painted timber windows, one in the north wall and one in the east wall.
- Doors:  
There is a door in the north wall giving access into to the rear. A set of double timber doors give access from the café to the kitchen.
- Fittings:  
The room is fitted with modern kitchen fit out.
- Condition:  
The kitchens appear to be in a good condition.
- Significance:  
The kitchens have neutral significance having entirely modern fit out.
- Opportunity for change:  
There is the possibility to change the use or incorporate this space into the rest of the cafe if an alternative use was desired for the spaces.

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## WCs [Plate 6.84]

- Use:  
The ladies and accessible WC are located within the central area with the male WCs in the end of the west wing. These WCs serve the café and gardens and are the only public toilets on the gardens side of the pay barrier.
- Ceiling:  
The ceiling is plastered and fitted with modern strip lights.
- Walls:  
The walls are painted plaster with a simple modern skirting.
- Doors:  
The doors are modern panelled doors.
- Fittings:  
The sanitary ware fittings are white modern with modern cubicles.
- Floor:  
The floor covering is modern lino.
- Condition:  
The WCs are in a poor condition generally and compared with the presentation of the rest of the site worn and dated, these would benefit from refurbishment. The male WC outside is in a fair condition, however like the ladies and accessible WC the fittings would benefit from upgrading to match the level of finish in the rest of the estate.
- Significance:  
The WCs have neutral significance. They have been subdivided with modern partitions and modern fittings. Modern lobbys have been introduced giving access from the cafe.
- Opportunity for change:  
There is the opportunity to overhaul these facilities or remove and relocate them.



Plate 6.84 - Ladies WC

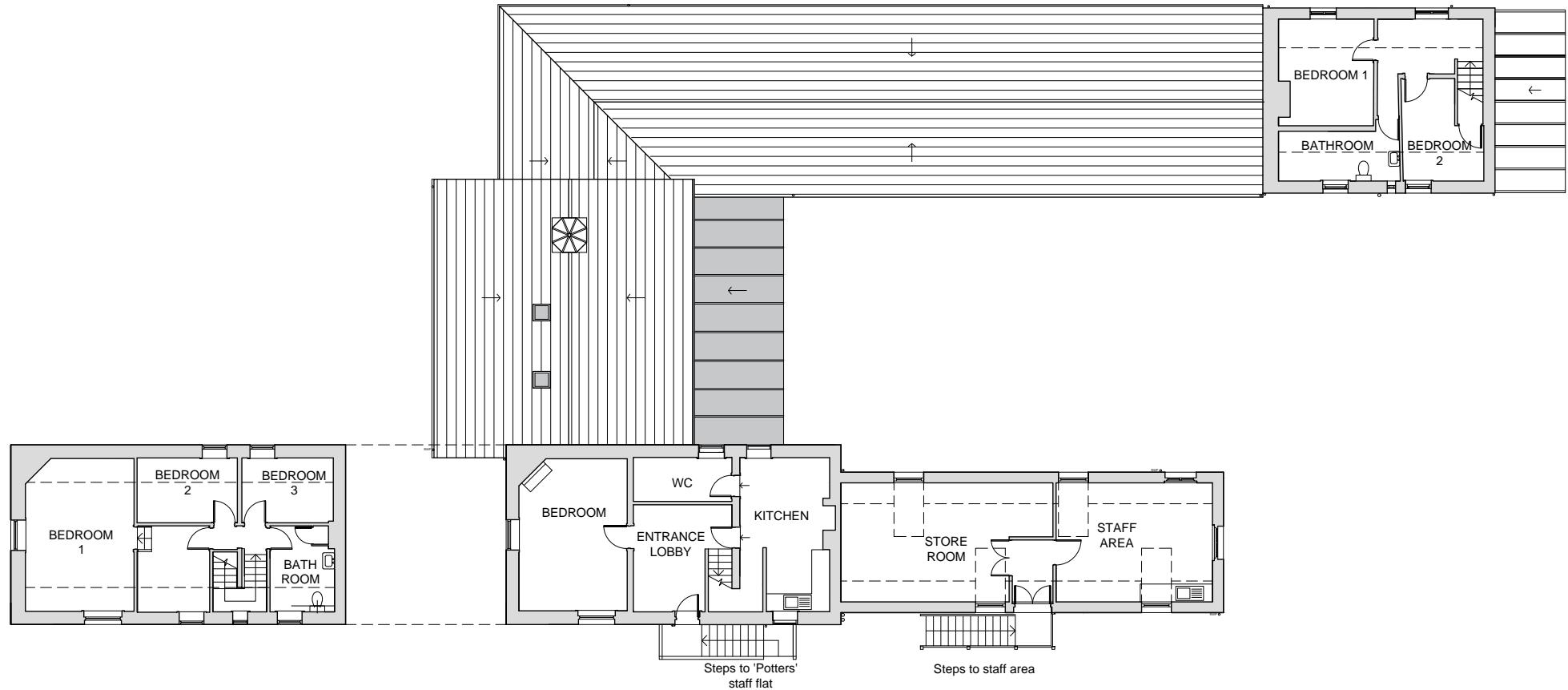
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### Ground Floor Store Rooms [Plate 6.85]

- Use:  
The ground floor rooms in the west wing provide food and drink storage for the Estate.
- Ceiling:  
The ceiling is white painted plaster with central modern light fitting.
- Walls:  
The walls are yellow painted brickwork.
- Windows:  
There are small historic bottom hung timber framed windows at high level on the west elevation. On the east wall there are a series of high level fixed lights.
- Doors:  
The rooms have large historic double ledge and brace doors with a secondary set of modern timber framed modern glazed doors set inside to provide temperature control for the products.
- Fittings:  
There is simple timber racking to the walls to provide storage for the products.
- Floor:  
The floor is carpeted.
- Condition:  
These appear to be in good condition having recently been refurbished, however, there is stock and equipment lining the walls so much of it could not be seen. The carpet floor covering needs to be replaced in the larger of the stores.
- Significance:  
The store rooms are of neutral significance. They have been fitted out with new modern inner doors to allow for climate control of the stock along with modern fit out. The historic high level window to the west and large stable doors to the east remain.
- Opportunity for change:  
These rooms are very spacious for stock rooms and could be arranged to provide additional cafe space.



Plate 6.85 - Stables stores



**First Floor Stable Block Plan**

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### First Floor Gardeners Office [Plate 6.86]

- Use:  
The southern end of the upper floor of the west wing of the stables is used as the gardeners office. This is accessed by an external timber staircase to a lobby area which also gives access to the adjacent general office. These two offices would have originally been one space.
- Ceiling:  
The ceiling is painted plaster with exposed timber tie beams running east-west. Modern strip lights are fixed to the ceiling centrally.
- Walls:  
The walls are painted brick, with the wall to the north being a ply stud partition.
- Windows:  
To the south and east wall there are historic timber casement windows. Two roof level dormer windows, one facing east and one west, also provide light into the room, these are fitted with timber casements.
- Doors:  
The door to the office has a modern flush door with handle and keycode lock. The door from the outside into the central lobby area is a pair of historic boarded double doors.
- Fittings:  
Shelving is fitted to the walls and a desk runs most of the way around the room.
- Floor:  
The floor is timber boards.
- Condition:  
This room is in poor condition with large horizontal cracks at ceiling level and patches of damp along the edge of the dormer windows, one large significant patch. Some areas of vertical cracking to the walls.
- Significance:  
This office has neutral significance. The historic windows remain as does the external door, however the room has been fitted out with modern partitions to the north end and modern fittings.
- Opportunity for change:  
This is a good size office but could be combined with the adjacent office to create one large space.



Plate 6.86 - Gardeners Office

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## First Floor Office

- Use:  
The other half of this area of the upper floor is currently being used as a general office and storage room. It is divided from the lobby area by a stud partition.
- Opportunity for change:  
This is a good size office but could be combined with the adjacent office to create one large space.
- Ceiling:  
The ceiling is painted plaster with modern strip lights fixed centrally.
- Walls:  
The walls are painted brick/ stone, the modern stud partition to the southern end has a painted plaster finish.
- Windows:  
There are two dormer windows in this room, one on the east and one on the wet side, both are fitted with timber casements.
- Doors:  
The set of double doors into the room from the lobby is a panelled door with glazing in the upper panel.
- Floor:  
The floor is timber boards.
- Condition:  
This room appears to be in a good condition generally.
- Significance:  
This office has neutral significance. The historic windows remain, however the room has been fitted out with modern partitions to the south end creating a lobby between the two offices.

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### North West Residence [Plate 6.87]

- Use:  
To the northern end of the west range is a residential cottage over two floors. This is currently let to the chefs of the Interlude Restaurant.
- Ceiling:  
The ceilings are painted plaster throughout the property.
- Walls:  
The walls are painted plaster with a simple skirting. The bathroom walls have plain white tiles within the bath. The top of the stairs/ landing has vertical boarding to the partitions.
- Windows:  
The windows throughout are historic timber painted casements.
- Doors:  
The doors are vertically boarded. The majority of those within the living space have been removed. The front door is a half glazed panelled door with a cat flap in the lower panel.
- Fittings:  
The kitchen and bathrooms are fitted with modern fittings.
- Floor:  
The floors are a mix of beige carpet in the bedrooms and living areas, white tiles in the bathrooms and a modern wood effect lino in the kitchen.
- Condition:  
This flat is in a fair condition generally but is tired and would benefit from refurbishment. The kitchen ceiling has damp staining and cracking which is extended down the internal wall and there are some signs of damp at high level on the internal walls, this is indicating a possible problem with the roof coverings. The windows would benefit from redecoration.
- Significance:  
The interior of the residence is of neutral significance. It has modern fit out although the plan form is largely unchanged.
- Opportunity for change:  
This works well as a residence, however some rooms feel a little cramped due to modern partitions dividing the space to accommodate more bedrooms. Removal of these could be considered. Updates to the internal decor and fit out could be considered.



Plate 6.87 - Elevation of residence

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## Stables Cottage

- Use:  
To the south end of the east range is a residential cottage over two floors with a modern conservatory on the south elevation. This is currently let to the chefs of the Interlude Restaurant.
- Ceiling:  
The ceilings are painted plaster throughout the property.
- Walls:  
The walls are a mix of painted plaster and modern wallpaper with simple skirting. The bathroom walls have small square tiles within the bath.
- Windows:  
The windows throughout are timber painted casements.
- Doors:  
The doors are vertically boarded and painted white. The doors at ground floor leading into the conservatory are glazed timber double doors.
- Fittings:  
The kitchen and bathrooms are fitted with modern fittings.
- Floor:  
The floors are a mix of carpets in the bedroom and living areas, tiles in the bathroom and a modern wood effect vinyl floor in the kitchen.
- Condition:  
This cottage is in a fair condition generally but would benefit from refurbishment.
- Significance:  
The interior and conservatory are of neutral significance. It has modern fit out although the plan form is largely unchanged. It has significance as part of the larger stables range.
- Opportunity for change:  
This works well as a standalone residence, however, there is the opportunity to integrate this with the adjacent part of the stables range to create a larger space.

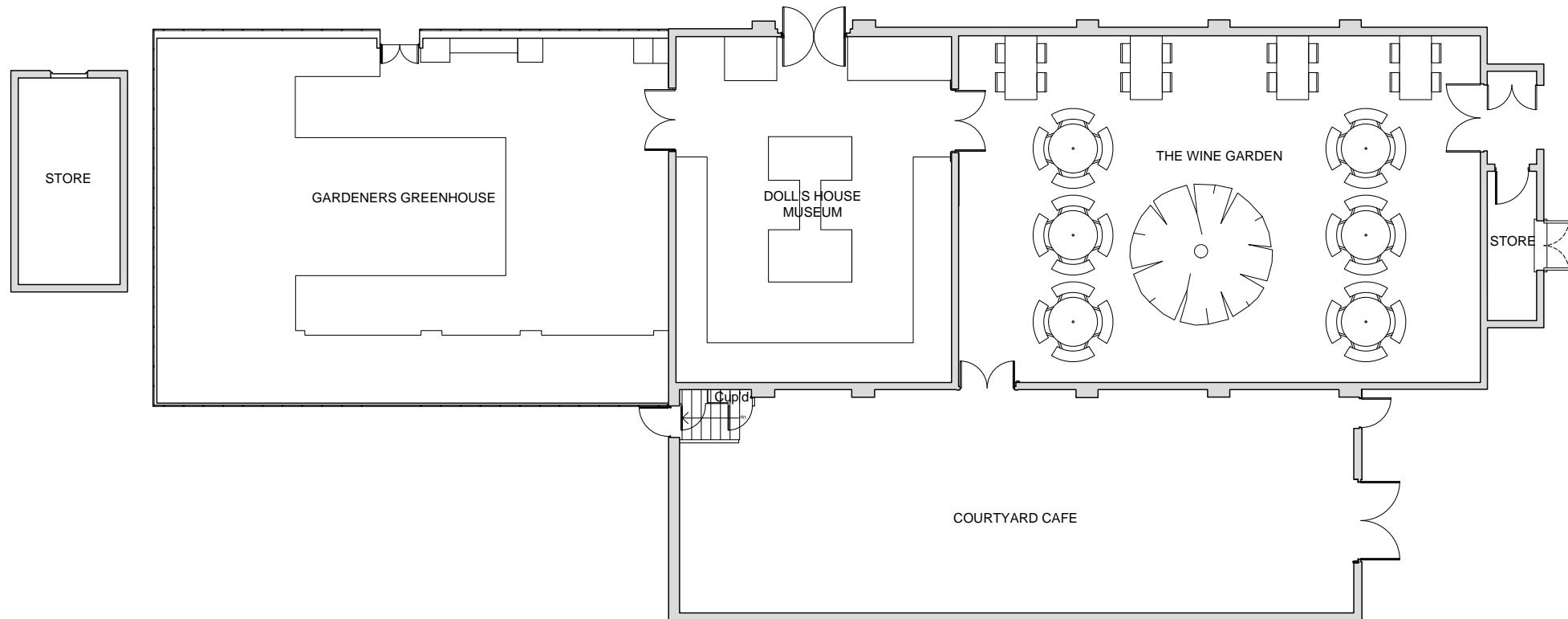
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### Museum Block [Plates 6.88]

- Date:  
19<sup>th</sup> Century, with later alterations
- History:  
Initially built to house Sir Giles Loder's anthropological museum, and now multipurpose.
- Description:  
Through a gabled entrance with a depressed open arch is accessed the Wine Garden – a courtyard with astroturf flooring used for tasting of the estate's wines. A new slate roof has been put over the store room to the north of the wine garden, this abuts the garden wall with new lead flashings. To the north is the Doll House Museum which houses a series of display cases containing dollhouse models and scenes. The garden wall forms the eastern wall of the museum block and there is an additional door on this external façade of the Museum Block. To the west is the Courtyard Café. This has an entirely modern internal fit out, with a translucent glass roof and large double doors at its southern end.
- Significance:  
The museum block is significant due to its position within the gardens and the layout of the estate.
- Opportunity for change:  
The museum block has recently been updated to create a cafe and wine tasting garden, however there are opportunities to further enhance this area with upgrades to the greenhouse.



Plate 6.88 - Entrance through to wine garden



**Museum Block Plan**

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## Museum Block Interior

### Dolls House Museum [Plate 6.89]

- Use:  
This room is used to house the dolls house museum. Built in 1998 by Helen Holland, the collection contains over 200 characters, an Edwardian estate and neighbouring villages. The exhibition was commissioned by Robin Loder.
- Ceiling:  
Black painted ceiling with recessed spot lights.
- Walls:  
The walls are fitted with wooden display cases housing the dolls house exhibition above these painted board partitions.
- Doors:  
Modern glazed double doors to the entrance and exit of the museum.
- Fittings:  
Wooden display cases are fitted to all the walls, these have storage cabinets below the glazed displays and timber panels above. The displays are lit within each cabinet.
- Floors:  
The floors are a mix of modern tiled and carpet.
- Condition:  
The dolls house museum is fitted out with displays to the majority of the walls and as such no internal fabric can be seen.
- Significance:  
The doll house museum is significant due to its relationship with the house and the Loder family.

- Opportunity for change:

There are opportunities to possibly re-present the displays and scenes within the museum and upgrade the lighting and display units. This will need input from specialists.



Plate 6.89 - Dolls House Museum

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### Courtyard Café [Plates 6.90 and 6.90a]

- Use:  
The courtyard café is adjacent to the wine garden and acts as a secondary café in the high season serving drinks only.
- Ceiling:  
The ceiling of the café is a modern monopitch glazed roof with opening roof lights and exposed steels. Bespoke bird lights hang from the beams.
- Walls:  
The space has painted blockwork to the south wall and shiplap boarding to the other walls. Each wall has a slightly different paint/ stain finish.
- Doors:  
The main entrance doors to the south are a pair of oversized ledge and brace barn style doors, painted green. There is an additional small ledge and brace door next to this, also painted green. The entrance from the wine garden is through a pair of modern glazed double doors.
- Fittings:  
The café is fitted out with café tables and chairs and a timber clad servery against the north wall. Outside are bespoke tables and chairs made from tractor engine cowls.
- Floors:  
The floor is timber boards with a large outdoor style mat below the tables and chairs.
- Condition:  
The Courtyard Café external seating area appears to be in a good condition, having recently been refurbished.

- Significance:  
The cafe has neutral significance and is modern construction with modern fit out inside.
- Opportunity for change:  
This area has access to the courtyard as well as to the rear of the building giving it possibilities for a change in use if desired.



Plate 6.90 - Courtyard Cafe



Plate 6.90a - Bespoke Tables

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## **Wine Garden [Plate 6.91]**

- Use:  
The wine garden has been created in the courtyard adjacent to the courtyard café and is used as an events space for tasting the estates wine. There is a small store room to the south end which has timber hatches opening out into both the courtyard and the thoroughfare.
- Ceiling:  
The space is open but has a number of fabric canopies hung over the space.
- Walls:  
The walls to the east, south and west are the original brick garden walls which have been painted in blue and white.
- Doors:  
There are a set of modern glazed double doors in the north and west walls which lead to the dolls house museum and courtyard café. A pair of black painted gates sit in the arched opening on the south wall.
- Floors:  
The floor is astroturf.
- Condition:  
The garden wall which forms the eastern wall of the museum block is in a good condition generally. However a large portion is covered with planting so cannot be viewed fully. There are a few areas of open joints especially along the top.
- Significance:  
The courtyard is significant. The original walls are retained with modern seating and cloth shading hung across it.

- Opportunity for change:  
This space set within the historic walls has opportunities for many outside uses.

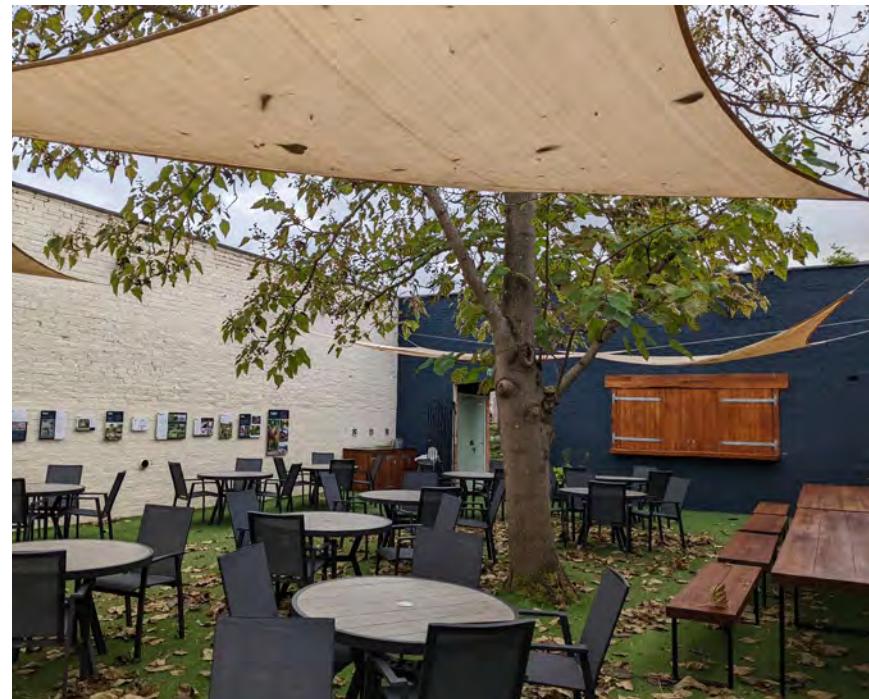


Plate 6.91- Wine Garden

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### **Gardeners Greenhouse [Plate 6.92]**

- Use:  
To the north of the dolls house museum is the gardeners green house. This is not accessible to the public and is used to store and propagate plants. The green house has a low hedge planted to the east side.
- Ceiling:  
The ceiling is glazed panels set into the metal frame of the greenhouse.
- Walls/Windows:  
The walls are the glazed panels set into the metal greenhouse frame. The upper panes are open to provide ventilation. The southern wall is painted brick.
- Doors:  
There is a glazed door in the east wall. There is also a modern glazed set of double doors in the south wall but they are currently not used.
- Fittings:  
The greenhouse is fitted out with timber staging.
- Condition:  
The greenhouse appears to be in a fair condition for its current use.
- Significance:  
The greenhouse has neutral significance.
- Opportunity for change:  
The greenhouse is not in a great condition and there is the opportunity to upgrade and change the greenhouse to suit.



*Plate 6.92 - Gardeners Greenhouse.*

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### **Engine House [Plate 6.93]**

Date:  
Before 1896

History:

The 1896 map shows two buildings, this is the only one surviving. The building was built to pump water from the Engine Lake up to the house. The equipment to do so has since been removed, and the Engine House now serves as a café.

Description:

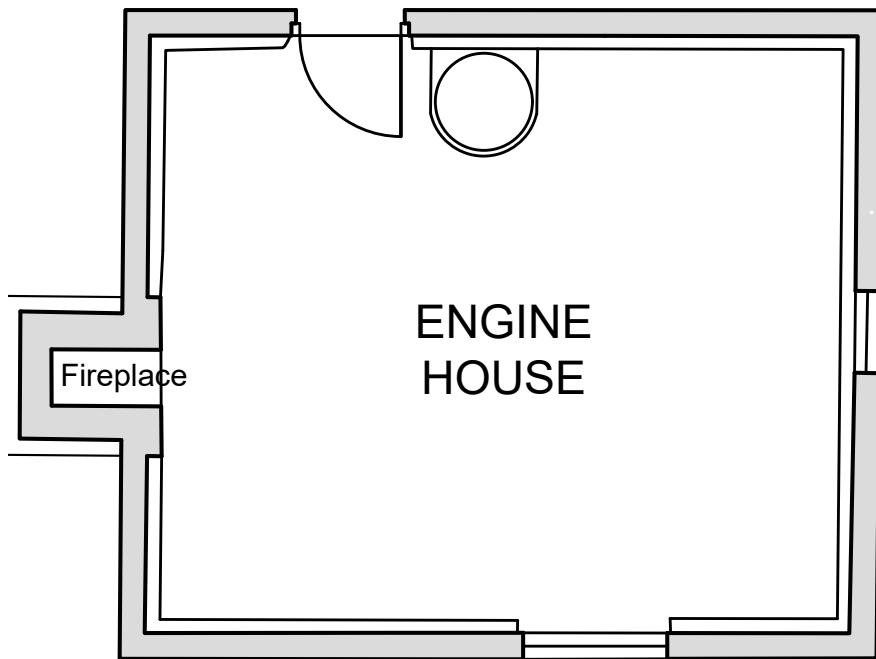
The Engine House is a single room brick building with a tiled pitched roof. It currently sits on a small terrace with stone paving and a few tables and chairs. The chimney stack remains to the west elevation.

- Use:  
The Engine House now acts as a lakeside café offering drinks and snacks in the gardens during the summer. There is limited seating outside on the terrace.
- Ceiling:  
The ceiling is painted plaster with recessed spot lights. The exposed tie beams have been painted black.
- Walls:  
The walls to the east and west have painted brickwork, the other two have been boarded out and painted.
- Windows:  
There is a high level timber window in the east wall and a modern opening timber casement in the south.
- Doors:  
The ledge and brace timber entrance door is on the north elevation.

- Fittings:  
The original tank remains as a feature in the space. Modern timber countertop and shop fittings have been added.
- Floor:  
The floor covering is modern boards.
- Condition:  
The door would benefit from being refinished where it has weathered at the bottom. Some small areas of open joints to the brickwork. Windows appear to be in a good condition. Roof appears to be in a good condition. Internally is in good condition, however the floor is showing signs of wear and would benefit from being replaced.
- Significance:  
The engine house is significant for its previous use and position within the gardens.
- Opportunity for change:  
The engine house has recently been refurbished to create a small take away cafe in the gardens. There is possible opportunity to increase the size of this and to potentially provide toilet facilities and a seating area. Dependant on obtaining the relevant consents.



Plate 6.93 - Engine House.



**Engine House Plan**

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### **Green House [Plate 6.94 & 6.95]**

Date:  
c.1970

History:

This large greenhouse was built on the site of a former tennis court in the 1970s. Whilst it still serves as a greenhouse, now for the plants sold by the estate, in 2018 planning permission was granted for it to be restored and extended for use as a ticket office and gift shop.

Description:

The greenhouse has a metal frame with Perspex infill panels. A new flat roofed, steel framed extensions with timber cladding externally, has been added to the rear and entrance of the greenhouse. This allows additional circulation space once visitors get through the pay barrier. A small extension at the north side, in the same style as the rear, gives additional space for the gift shop. Centrally in the greenhouse is a large pond surrounded by plants and trees. There is an outside area adjacent to the greenhouse which is used for the plant sales.

- Use:  
The greenhouse is used as the entrance to the gardens, which includes the gift shop and plant sale area.
- Ceiling:  
The ceiling is the metal framed greenhouse structure with Perspex infill panels. The upper panes have an opening mechanism to control ventilation. It is unknown if this system is still operable. The ceiling of the extension is painted plaster with exposed steel structure.
- Walls:  
The walls are metal frame greenhouse structure with Perspex infill, the upper panes are operable. The walls to the extension are painted plaster.

- Windows:  
The new side extension has two painted timber casement windows each four lights wide.
- Doors:  
The doors to the entrance from the car park and entrance to the gardens are glazed automatic double doors. The original sliding half glazed doors to the rear of the greenhouse remain in place and are kept open. There are a number of other modern half glazed and panelled doors.
- Fittings:  
The mechanisms for opening the various roof and wall panels of the greenhouse are still present but it is unknown if they are still operable. A timber ticket kiosk has been built to the rear of the greenhouse. There are numerous till points and display stands for the variety of merchandise on sale. Outside there are timber display stands for the plant sales.
- Floors:  
The floor has stone flags denoting the paths to either side of the central pond, with gravel below the display areas. The floor within the extension areas is concrete.
- Condition:  
The green house is generally in a poor condition with many of the Perspex panes coming away or broken. The new timber clad extensions are what appears to be in a good condition generally.
- Significance:  
This greenhouse has neutral significance. It is a modern greenhouse.
- Opportunity for change: there is potentially the opportunity to redevelop this area to create a new entrance building with potentially more space for retail/ cafe. Dependant on obtaining the relevant consents.



Plate 6.94 - Greenhouse.



Plate 6.95- Greenhouse.



## 7.0 Bibliography

## 7.0 Bibliography

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## Appendix

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Appendix 1 - Leonardslee Garden Management Plan, please see below.

# **Leonardslee Gardens, West Sussex**

## **Conservation and Garden Management Plan**

### **Kenneth Cox, Glendoick Gardens, Perth, Scotland**

**2020-21**

Commissioned by Adam Streeter, Leonardslee Gardens

Consultation with Head Gardener Jamie Harris

Advice from Pam Hayward (RCMG Group) who also provided Register of cultivars.

This Management Plan is an evolving Document which should be periodically reviewed and updated.

## **Contents**

- A. Statement of Significance
- B. Conservation & Management Principles for Leonardslee
- B2 Managing Change
- B3 Mapping and Records
- C. Leonardslee Gardens SWOT Analysis
- D. The Challenge of Seasonality
- E. Leonardlee Garden Advisory Panel
- F. Leonardslee Plant Collection
- G. The Lakes
- H: Biodiversity Policy
- I. Garden Management Action Plan and Timescale

## **Appendices & Useful Documents**

Sections of the Garden: planning and priorities

UK Register of Parks and Gardens

Leonardslee Bibliography

Loder Family History

Gardens Trust Conservation

Horsham Council Climate Change

Leonardlee register of Rhododendron Varieties.

# Leonardslee Gardens



Picture of Leonardslee from *Rhododendrons* J.G. Millais 1924

- The National Heritage List for England: Register of Parks and Gardens
- Reference: GD1056
- Grade: I

# A1 Leonardslee Statement of Significance.

## Woodland Garden History

Leonardslee was owned by Charles George Beauclark in the early 1800s and sold to William Egerton Hubbard in 1852. Marion Hubbard (of Leonardslee) married Sir Edmund Giles Loder, in 1876. They had two children, Robert Egerton (born 10 March 1887), killed in WW 1 on 29 March 1917 and Patience Marion (born 4 February 1882), who married William Otter of Horsham.

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Edmund had three brothers, the youngest of whom, Gerald Walter Erskine Loder (later 1st Lord Wakehurst), born at High Beeches (the family house bought by Sir Robert Loder in 1848), lived and gardened at Wakehurst Place. Edmund's son Robert married in 1913, before his untimely death in WW1 in 1917, and he was succeeded by his son Giles, (1914-1999). Giles succeeded to the baronetcy in 1920 when his grandfather Sir Edmund died. In 1945 Sir Giles took over the running of Leonardslee estate from his mother, the Dowager Lady Loder. In 1981 Sir Giles retired, and his son Robin took over, to be followed in 2005 by his twin children Tom and Mary, in whose time (2010) the sale of the 240 acre Grade 1 listed gardens was effected.

After a period of virtual abandonment of garden maintenance, Leonardslee Estate, house and gardens were acquired in July 2017 by the Benguela Collection Hospitality Group, owned by the South African-based entrepreneur Penny Streeter. Significant investment, restoration and maintenance has made Leonardslee a year round visitor attraction. The garden and house reopened to the public in April 2019. The Benguela Collection Hospitality Group is also the owner of Mannings Heath Golf Club & Wine Estate in Horsham.

Leonardslee is a key historic woodland garden and landscape, one of the finest woodland gardens ever created. This style of gardening became popular in the UK late 19<sup>th</sup> century, popularised by the garden writer William Robinson, who lived nearby at Graveteye, and who advised in the creation and planting of Nymans and other Sussex gardens. Most of the great woodland gardens were created during the period from 1900 to 1930 coinciding with the influx of new plant material from China and other parts of the world from plant hunters such as George Forrest, Ernest Wilson and Frank Kingdon Ward. Leonardslee's topography, scale and setting makes it one of the most extensive and most beautiful of the great English woodland gardens of this period, gardened by three generations of the Loder family until its sale in 2010.

Significant woodland gardens created during this period include Bodnant, Exbury and the cluster of woodland gardens in Sussex: Wakehurst, Nymans, Borde Hill, High Beeches and Leonardslee.

Cornwall, Ireland and Scotland also boast numbers of significant woodland gardens from this period. This style of gardening, using exotic plants to create large scale informal plantings on a large scale with a woodland setting, was later imitated in North America, much of Northern Europe and even exported to Japan, where woodland gardens were created in cooler mountain settings where rhododendrons and camellias grow wild.

The Loder family are and were involved in other gardens in Sussex. Edmund Loder's father, Sir Robert Loder, owned High Beeches and his brother, Gerald, owned Wakehurst Place now part of the Royal Botanic Gardens, Kew.

# B1 Conservation & Management Principles for Leonardslee

**Renewal, rejuvenation and replacement.** Leonardslee is 120 years old. Garden plants such as magnolias, camellias and rhododendrons grow ever larger. As they become over-crowded, they tend to suffer dieback. Flowers end up high up and out of site. All these plants have a finite lifetime and don't live for ever, so a rolling program of renewal, replacement, pruning and rejuvenation is required.

**Maintaining a visible and obvious design structure in the garden:** paths, lakes, vistas, open spaces etc. It can be difficult to discern the key vistas which the garden was designed with, as it becomes mature and overgrown. Such vistas are can be narrowed, blocked or lost entirely. Key vistas should be mapped and not allowed to be obscured. Assess which plants can be pruned or removed to reopen views and ensure that valuable historical plants are protected.

**Sustainability:** Sustainability is key to decision-making which prolongs the life of a garden: its landscape, structures, plants, lakes and buildings. Any changes and developments should be made with the lowest possible adverse impact on the garden's sustainability.

**Environmental Impact:** Changes to the garden and buildings should minimise negative environmental impacts. Examples include pollution/contamination, drainage, water run off, storage of COSH items, sewage, use of heavy machinery (can destroy soil structure, drainage, paths), the impact of human footfall on the garden, paths and buildings.

**Access to All** Leonardslee miles of paths and steep contours are challenging for those not able to walk long distances and cope with slopes. Due to topography, full access to the whole garden for all may not be possible. It is important that routes through the garden, suitable for less able visitors, are created and maintained. External funding may be available for improving accessibility. This may include public transport and offering alternatives to driving cars to the garden.

**Mitigate effects of climate change.** Climate change affects all gardens: flash floods, hot summers, water/irrigation challenges, pest and disease. Quarantine of stock for planting out.

**Health and Safety** of staff and visitors. A garden of this size and age presents risks: ponds, falling trees and branches, lone working, pesticide application, trip hazards.

**Records & labelling.** Where possible plants should be identified, verified and labelled, locations recorded on maps and via GPS and on databases. Plant rarity value should be assessed, and action taken to propagate rare and poorly plants. All Loder records should be sought if available and as many historical photographs of the garden.

**Explain Changes to staff and visitors.** Tell them what you are going to do and why, tell them what are you doing and why, tell them what you have done and how it has benefitted the estate.

**The Garden Management Plan** should be used as the guideline to the principals of conservation and development: all activity, maintenance, change and planning in the garden. Everything should feed back into its principals, strategies and proposed outcomes.

## B2 Managing Change in Historic Gardens

### History Gardens: Significant Changes/Alterations to the landscape

New work or alteration to a significant place needs to take place from time to time.

Change should be welcomed as long as principals, outlined in the garden management plan are met:

- There are sound financial, structural, aesthetic grounds or management need for the changes.
- There is sufficient information comprehensively to understand the impacts of the proposed developments on the place;
- Proposed developments would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.
- Proposals developments should aspire to a quality of design and execution in keeping with the existing heritage and which may be valued now and in the future;
- The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

### Managing Change

- Change is disruptive and it often creates division between those who want change and those who want things to remain as they are.
- Before changing things, establish whether there is sufficient information to assess the impact of changes.
- Consider the effects on authenticity and integrity.
- Take account of sustainability.
- Consider the possible reversibility of changes if they don't work out.
- Compare options and make the decision based on the best evidence.
- Apply mitigation if required: closing areas for safety, having a backup...
- Monitor and evaluate outcomes.
- Communicate plans for change to stakeholders and ask for feedback. Owners, staff, visitors, neighbours, local council, The Gardens Trust.
- Provide explanation for the need to makes changes online and on signage. See example below:

'Leonardslee Woodland Garden is over 100 years old and some of the plants need to be rejuvenated or replaced. Please bare with us while we take steps to ensure that Leonardslee will remain at peak condition for the next 100 years. We will keep closures of areas of the garden to a minimum. Visitor Safety is our prime concern.'

## B3 Mapping, Plans & Records

Leonardslee would benefit from digital surveying so that any scale of map can be outputted (whole garden or specific area). The benefit of using CAD and GPS is that many layers can be made and as few or many included in any view/printed version. Google Earth view, trees, water and drainage, paths, garden routes, utilities etc etc

- Existing plans can be used as layers to build up more detail.
- Ultimately it is desirable that notable plants should be on GPS plans.
- Tree trail of champion trees could be a layer accessible from mobile phones.
- GPS mapping can be used to give an interactive guide to the gardens where GPS locations automatically give information on what can be seen in each area.
- Some online maps and plans already exist. They will need to be paid for, for commercial use.

<https://www.mapserve.co.uk> is a useful place to start.

As is google earth

[https://earth.google.com/web/search/leonardsle4e/@51.02107149,-0.25722371,55.19427122a,676.11166494d,35y,0h,0t,0r/data=CigiJgokCSca1rXQqEFAEaU-EGVnp0FAGXBpZ\\_GdcWFAIU4yU-dUcWFA](https://earth.google.com/web/search/leonardsle4e/@51.02107149,-0.25722371,55.19427122a,676.11166494d,35y,0h,0t,0r/data=CigiJgokCSca1rXQqEFAEaU-EGVnp0FAGXBpZ_GdcWFAIU4yU-dUcWFA)

A surveyor should be able to turn these and any existing data into usable map layers and overlay them.

# C1 Leonardslee Gardens SWOT Analysis

## Strengths

- The product: Leonardslee one of the greatest woodland gardens ever created, in a spectacular setting. Despite neglect in the latter days of the Loder ownership and the interim owners not looking after the garden, the structure and landscape remain in place and much vital restoration has taken place.
- From 2017, owners Benguela Collection Hospitality Group have invested heavily in infrastructure and visitor attraction facilities: catering, events, carparking.
- Leonardslee history.. the story of Rhododendron 'Loderi'
- Leonardslee boasts one of the great and historically important rock gardens. 1890 James Pullham. Both the rocks and the planting remain in excellent condition.
- Potential Visitor Figures: Population within 1.5 hours drive 4-5 million
  - West Sussex 863,980 Population [2019]
  - East Sussex 557,229 Population [2019]
  - Surrey 1,196,236 Population [2019]
  - Plus 2 million+ southern part of city of London.
- UK and Sussex Garden visitor numbers (see Alva figures) *local gardens in grey*

Royal Botanic Gardens, Kew	2,316,699
RHS Garden Wisley	1,232,772
Eden Project	1,010,095
Royal Botanic Gardens, Edinburgh	991,110
Westonbirt, The National Arboretum	566,565
RHS Garden Harlow Carr	446,730
Stourhead	392,929
Nymans Garden	382,948
St Michael's Mount	359,554
RHS Garden Hyde Hall	359,230
Cambridge University Botanic Garden	334,461
Wakehurst	312,813
Sheffield Park and Garden	295,384
Lanhydrock	275,079
Bodnant Garden	271,339
RHS Garden Rosemoor	255,861
Mount Stewart	239,371
Stowe	232,056
Treliwick	227,681
Oxford Botanical Gardens and Arboretum	211,573

- Leonardslee Annual Garden Membership: 7,000 members £60 (individual) £100 (joint) £110 (family)
- High local support for the restoration of the gardens.

# C2 Leonardslee Weaknesses & challenges

## People & Skills, Expertise

'We have most bases covered horticulturally but probably don't have a real specific plantsman who could accurately identify unknown Rhododendrons and conifers for example. We could carry out research and make an attempt between us obviously but would probably seek advice from specialists in some cases.'

## Resources that the garden currently lacks or needs

- No working compost area.
- No plant quarantine/standing out area.
- Temporary compound with muddy surface and no wash-down area.
- Garden storage split across three separate sites. Issues with theft of equipment.
- No heated glasshouse, cold frames or hardening off area.

## Climate Change

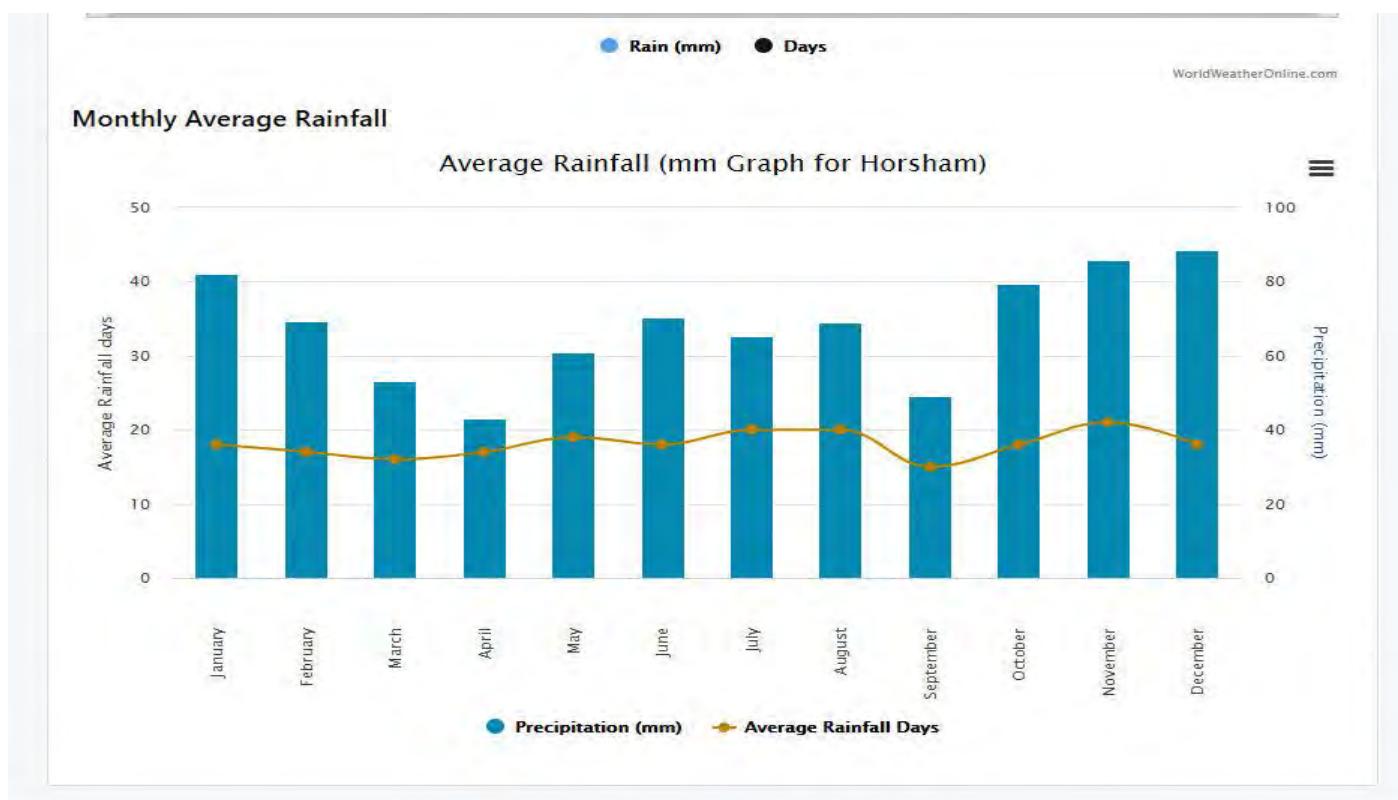
**Need for Irrigation** Although there is provision for watering plants nearest the mansion, the further away, the fewer taps there are.

Any planting in the further afield areas requires a tractor-towed bowser to irrigate.

Recommendation is to get a portable (petrol or tractor PTO driven) pump which can use lake water to drive sprinkler in dry periods especially for newly planted perennials.

[www.access-irrigation.co.uk](http://www.access-irrigation.co.uk)

<https://www.machinemart.co.uk/c/engine-driven-pumps/>



## Weeds, Pests and Disease

- **Deer** – Culling program in process. Main Garden is deer fenced though the garden is always vulnerable to gates being left open by visitors.  
Trees planted 2019-20 have been significantly browsed by deer where the trees have grown above the protection netting. Deer culling should be done as a priority in winter 2021-22 before new shrub and perennial plantings are done.  
An eradication policy for the main garden should be followed and the gates between the deer park and the garden should be changed to auto-close or kissing gate arrangements which are deer proof. Sussex has large populations of fallow deer and smaller ones of muntjac, Roe and Sika.
- **Japanese Knotweed** – four known areas, being addressed (2020-21)
- ***Phytophthora ramorum*** has been found in the garden. Plant removal when it is found. Need to learn to live with it, as it is not going to go away. Not currently an issue.
- **Scale insect** at present, very low levels of this. Most larger woodland gardens are suffering from it. Quarantine and vigilance on new plants coming to Leonardslee. Cut back any heavy infections on Camellia, Pieris and other plants which regenerate well.
- ***R. luteum* and *R. ponticum*** these two rhododendrons have gone ‘wild’ in the garden and need to be controlled. Both regenerate freely when cut back as can be seen on the maple walk. *R. luteum* would be best cut back hard and then the regrowth sprayed with roundup in summer when in full growth. This should kill the plants. *R. ponticum* is harder to kill with roundup as the waxy leaves tend to reduce absorption. The rhododendrons are best strimmed and flayed to allow points of entry for the round up. Use wetting agent in the tank mix to improve leaf coverage. In some areas it may be worth using a digger to remove roots/stumps which can be piled up and burned.

## Wear and Tear

- Running repairs on breedon-style paths regularly – problems arise due amount of vehicle (Gator, buggy, delivery) traffic.
- Some boggy paths in winter.
- Flash floods tend to cut grooves in these paths which can make walking on them tricky or unsafe. One solution would be to put lateral drains across the path in places vulnerable to this (tend to be steeper gradient paths) sites identified by Ken & Jamie. Where possible run off should be channelled into gullies, streams, lakes... and away from plant root areas.

## Scale of the Garden & Visitor Journey

- Is the garden too large for visitors? Local dog walkers enjoy the lesser visited paths, but there are too many paths for most visitors.
- Is the garden too large for maintenance and would it be better to concentrate horticulture in some areas and let others fend for themselves.
- Are all paths needed? Which are the key paths and routes to invest in.
- Are there key routes for different seasons which could be marked with colour coded arrows at key junctions?
- Should the strategy be ‘do less better? And not open up more paths and parts of the garden.

## Leonardslee: challenges

- Summer Green: the need to create spectacular garden displays outside the main Spring period. (see D below)
- Climate change: drought and hot weather the need for irrigation
- Water levels and pondweed in the lakes in summer and
- Costs versus income: investments need pay back in the medium term.
- Over maturity of the rhododendron collection.
- *R. luteum* (yellow azalea) and *R. ponticum* out of control.

## D Seasonality: both a Strength and Weakness

### Leonardslee: A spring-orientated woodland Garden

As with most woodland gardens in the UK, Leonardslee is most spectacular in spring from Feb/March-June:

- Daffodils, bluebells
- Rhododendrons
- Camellias, Magnolias
- Rock Garden

Good Autumn colour in October and November

Lights around the lake in Nov-December.

Desire to increase the visitor experience in June-September colour without changing the style and feel of the garden.

### Garden Planting ideas to extend the season.

There are areas of Leonardslee which are Spring dominated and will always be: the middle walk and adjoining areas on the west (Leonardslee house) side of the lakes. This area contains the main collection of rhododendrons and should remain more or less intact, with rejuvenation taking place.

The owners and head gardener recognise the need to make the garden more colourful in summer when there are high visitor numbers to a garden which is largely green. One approach would be to create a summer and autumn walk along the Eastside Walk on the east side of the lakes. There is already an autumn colour planting area (Maples) Much of this area is dominated by luteum azaleas and there is plenty of space and scope for planting from the Eastside Walk to the Mossy Gyll.

### Extending the Flowering Season/Season of interest

1. Winter Garden... See the ones at RHS Wisley and Hillier Arboretum for how to do this. Best sited in areas with high footfall in winter. Rubus, Dogwood and Salix stems, Daphne, grasses, bark, foliage and winter flowers.
2. Magnolias.. Leonardslee does not have as many Magnolias as many woodland gardens. They are crowd pleasers and can grow enormous and add heft to March and April before the main peak of rhododendron flowering. (Frank Matthews Nursery but need to book a year ahead. They are sold out for 2021-22 already.
3. Summer trees: Aesculus, Cornus, Eucryphia, Hoheria
4. Summer White Garden: *Hydrangea paniculata* and *H. arborescens*, *Buddleja*, *Stewartia*, *Philadelphus*, White rambling roses, Hibiscus, Deutzia, Sanguisorba (Sept perennial)

5. Pondside plantings for summer Astilbe and Agapanthus & Hydrangea.. (need water)
6. Grasses for Autumn and winter Miscanthus, Pampas, Chionochloa
7. Clematis viticella cvs and hybrids, to clamber on rhododendrons in the woodland.
8. More Autumn colour and berries: Autumn fruit/berry garden extending the maple walk? Sorbus, Cotoneaster etc. Malus, Decaisnea etc.
9. Purple and yellow garden using foliage as well as flowers. Based on idea at Van Dusen, BC, Canada
10. Water and pondside gardening: using pond margins... Gunnera etc. Waterlillies.
11. *Trachycarpus fortuneii* Leonardsee was famous for these in 1910 or so (see photo on p. .... Could plant a forest of them. Would more Dicksonia survive here? (tree ferns)
12. Summer plantings around Leonardslee house.



## D2 Leonardslee Opportunities

- Media & Story telling (see Helligan, Eden Project)
- Interpretation in the garden: is the garden well interpreted and explained?
- Social Media: excellent for 'see this now' posts... when things flower in gardens it is a 'call to action'. You need to come now to see.
- The Sussex rhododendron gardens: joint marketing.
- Sculpture Park (2021) installation. Art marketing.
- Potential Grants for infrastructure, green initiatives, access, invasive plant clearing
- Retail from new proposed retail centre. Plant sales
- Wine and Plants mix with wine bottling plant/ visitor centre
- Anniversaries to pin PR on.. 100 years since Loderi.... 5 years since estate acquired....
- Plant Heritage National Collection: this would be best titled Rhododendron: Loderi and Leonardslee hybrids

### The Loderi Story

**RH. LODERI.** This splendid hybrid, which has no rival amongst modern shrubs to those possessing gardens of cold temperature, was raised in 1901 in three batches; twice **RH. GRIFFITHIANUM** was the male parent, and once **RH. FORTUNEI**. Sixty to seventy per cent. were successful when the pollen of the former was used, and about twelve per cent. when the latter was the father. At least six other hybridisers have made the same cross without obtaining the grand size and quality of the flowers in Sir E. Loder's hybrid. The plant is now so well known, it requires no description. The best varieties of it are not necessarily those first named by Sir Edmund Loder, but are vars. King George (which carries 11 flowers often 7 inches across), Sir E. Loder (immense waxy flowers), Topaz (best pink), Fairyland, White Diamond, Sir J. Hooker, Pink Coral, Venus (now at Exbury), an example at Bodnant, and two unnamed at Leonardslee.

J G Millais *Rhododendrons*

# **E Leonardslee Gardens Advisory Panel.**

## **What would Panel do?**

- History: what might be lost or not obvious: Knowledge of vistas that have been lost.
- Identifying and Labelling plants
- Obtaining missing plants from other gardens, propagation of them.
- Feedback on restoration plans, and major renovations.
- Back up hard decisions that sometimes need to be taken
- Unearthing records, documents and historical details.

Annual or 6 monthly visits.: possible members:

- Owner
- Leonardslee Head Gardener Jamie Harris
- Everard Daniel (formerly colleague of Chris Loder)
- Chris Loder/Loder family
- Andy Fly (past chair of RCMG Wessex group)
- Polly Cook (knowledgeable on evergreen azaleas & Leonardslee)
- Sarah Bray (High Beeches)

## F The Leonardslee Plant Collection

Leonardslee's rhododendrons are in generally good condition. Many other collections in the south east of England have suffered due to climate change, drought, summer heat.

- There are several plant lists and databases of the plants in the garden. Need to check how accurate they are (authentication column needed with details on who authenticated) and match up with information from Chris Loder (recorded on walks round the garden).
- Family records Robin Loder has been contacted. He says that does not have any additional records. They were burned apparently.
- Knowledge... Chris Loder, Everard Daniel (see Advisory Panel), Pam Hayward.
- Labelling and accession numbers matched to database with GPS.
- Leonardslee Plants raised at the garden and some of them spread to High Beeches, Wakehurst. Leonardslee hybrids. Apart from 'Loderi', few Leonardslee hybrids were widely commercially successful. But they are all part of the history of the garden. Pam Hayward from RCMG Group has extracted all the registered Leonardslee Hybrids from the RHS Rhododendron Register. See Appendix \* It is important to identify them all in the garden, and to seek the missing ones in other collections, Wakehurst, High Beeches and Loder Plants would be the first ports of call. Not all the Leonardslee named hybrids are worthy of cultivation, except as a historical collection. Some of them will be lost now. But tracing them would be an interesting project.
- Conservation of cultivars and species... Strategy for propagation, layering and identifying at risk cultivars.
- Trees significant collection. Possible ICONIC conifer planting. 21 Champion Trees recorded by Owen Johstone of TROBI. Are these labelled? Champion Tree trail and map.
- Rhododendron 'Loderi' group Establish Plant Heritage national collection
- Reference collection of photographs of Leonardslee Hybrids should be assembled.
- Jamie Harris is keen to make the connection with Leonardslee with Phlox breeding. Giles Loder's wife Marie, whom he married in 1939, was the daughter of Captain Bertram Symons-Jeune, the notable rock gardener, designer, and breeder of phlox and author of a book on Phlox. It would be interesting to find out how many of the Bertram Phlox are still available and to collect them for Leonardslee.

### F2 Maturity of Leonardslee plant collection

A 100+year old woodland garden is inevitably showing its age. Plants tend to be crowded with main flowering high above the paths, everything below is a tangle of trunks and over time the visitor experience is reduced. Parts of the Loder Garden suffer from this.

Vistas need to be reopened and kept open. This work has already begun with good results and the benefits can be seen.

Rhododendrons Camellias and Magnolias can all be pruned and rejuvenated. Camellias are the easiest and respond very well. Usually losing a season's flower. Magnolias can become congested and overcrowded when pruned so may need a second thinning. They will tend to stop flowering for 1-3 years after being cut back.

Rhododendrons can mostly be rejuvenated with the following provisos.

1. Smooth barked species and the hybrids of them (e.g. *Loderi*) do not respond well to the pruning.
2. Large leaved species such as *R. falconeri* and *R. sinogrande* do not respond well to the pruning.
3. Plants which are grafted, particularly onto *R. ponticum* when hard pruned will tend to produce masses of suckers. Much of the *R. luteum* in the garden was probably rootstocks for deciduous azalea cultivars most of which are reverted to the rootstock. *R. luteum* is also out of control in parts of the garden. While it is a major attraction, there are areas where it would be advised to be removed.

### F3 Rejuvenation Strategy

1. Label and remove all poor self sown seedlings and plants which have no historical significance
2. If plants are overcrowded, assess rarity value in making decisions on what to cut or cull.
3. If rare plants are threatened by overcrowding, assess if they are represented elsewhere in garden. Look to propagation of some key plants if they are being crowded out.





#### **F4 *Rhododendron ponticum* & *Phytophthora ramorum*.**

*R. ponticum* is naturalised in woodland all round the wider estate. It can be invasive, and it is a host of *Phytophthora ramorum*. While it is unrealistic to remove it from the wider estate, it should be removed from the main garden areas as much as is practicable. There are government documents and legislation concerning the management of and removal of *R. ponticum*.

<https://planhealthportal.defra.gov.uk/assets/factsheets/pramparks.pdf>

*Phytophthora ramorum A Practical Guide for Established Parks & Gardens, Amenity Landscape and Woodland Areas* DEFRA 2008

#### **What to do if *P. ramorum* or *P. kernoviae* is suspected**

Check symptoms carefully and if you suspect disease is present, notify Defra PHSI (or your relevant Plant Health Authority) immediately. In woodland situations, notify the Forestry Commission (Plant Health Service). This is a legal requirement. If confirmed, a Statutory Notice will be issued specifying required actions. In the meantime:

- Cordon off the area concerned and restrict public access.
- Do not handle or move the plants.
- Inspect other susceptible plants for symptoms and keep under review. Include the perimeters of sites containing trees or likely hosts such as 'wild' Rhododendron.
- Do not apply anti-*Phytophthora* fungicides to plants where infection is suspected. Such fungicides are likely to suppress but not eradicate the pathogens.
- Restrict or, where practical, avoid the use of overhead watering with plants known or thought to be infected.
- Provide the authorities concerned with all necessary documentation and records including, where appropriate, plant passport information.

*R. ponticum* is also used as a hedge around the ponds, clipped and shaped. It currently shows no sign of significant disease but should be monitored.

If there is a major outbreak of *P. ramorum* the gardens may be placed under statutory closure pending control/removal. Funding for removal is available from time to time when there is a statutory requirement to do so.

All garden staff should be trained to recognise what the symptoms of this disease are. There are other die back diseases with similar symptoms so the samples need to be tested for full diagnosis.

## G. The Lakes

- Approximate acreage of lakes: 6 acres
- Five lakes called (N to S) Clapper Pond (0.3 acres), Leucothoe Pond (1 acre), Middle Pond (0.5 acres), Engine Pond (2 acres) and Waterfall Pond (2 acres).
- The volume of the lakes has been calculated to be approximately 10.5 million gallons.
- Lakes (once referred to as Hammer Ponds) were originally excavated for iron ore in the 16th century, but have been extended and added to over the years.
- Waterfall Pond enlarged to encompass Beaver Pond (which housed beavers between 1899 and 1947) in late 20th century.
- Engine Pond constructed between 1852 and 1874. The Engine House was once used to pump water up to the mansion.
- Leucothoe and Middle Pond (once referred to as the Top Ponds) constructed between 1874 and 1909.
- Clapper Pond constructed in late 19th century.
- Outside the garden boundary to the south, but still within the Leonardslee Deer Park is New Pond. This was created from two older ponds and was the only extensive body of water shown on the 1852 sale plan.
- To the north of the property there are further lakes not owned or managed by Leonardslee. These feed into the Leonardslee water system.

# Leonardslee Lakes Issues and Concerns

## 1. Duckweed coverage

Causes: stagnant water and nitrogen run off perhaps into feeder streams into the lake

Possible Solutions: Duckweed clearance with booms and duckweed pump or Submerged weed removal, using Conver weedboat

-Duckweed Treatments – For longterm duckweed removal changing water conditions will discourage it from growing back. One company suggested an eco-friendly treatment which absorbs nutrients, effectively starving duckweed. These treatments work best on enclosed bodies of water so that the bacteria can multiply.

-divert more rainfall into the lake system

-circulate water using a pump from the bottom back up to the top. Would require power, significant investment.

-test water for nitrogen in the various ponds to try to pinpoint which fields run off is coming from and then look to change use of fields or divert run off.

2. Periods of low water levels in summer. Investigate the possibility of a borehole for water in summer for irrigation and lake water replenishment.

3. Lake Silt: extensive debris and leaf litter on lake beds: **Silt depth survey**, of all lakes, 5 soundings taken per transect, transect at roughly 15m intervals (more on smaller waters) followed by submission of data (digital document) to include – tables of depths, hand drawn sketch maps of silt depths and written conclusion of findings,

Solution Dredging... but machinery can get stuck and can damage the water seals on the lakes.

5. Path/lake edge erosion and undercutting, bank erosion and collapse. Flash flooding with heavy downpours can flood the lake side areas. No lasting damage so far.

6. Water escaping from breaches and leaks in the lakes and waterfalls which join them.

Quotes have been obtained for detailed surveys on the condition of the lakes.

## H. Leonardslee Environmental and Biodiversity Policy

Species-rich woodland gardens can be one of the most bio-diverse habitats in the UK.

Year round flowering provides food for pollinating insects and woodland, both living and dead, supports a wide range of animal, bird, plants, insects, lichens, moss and fungi.

- Overall strategy to reduce the use of synthetic chemicals
- Ultra-low volume herbicide system (micro sprayers) to reduce run-off and reduce the amount of chemicals being applied.
- Use organic based oils such as rapeseed and vegetable oil-based chain lubricants for servicing equipment. These are biodegradable and classed as non-water pollutants
- Use cordless power tools, powered by lithium-ion rechargeable batteries.
- Organic waste not to be burned but to be used as soil improvement/mulch/compost
- Dead Trees to be left in situ as long as not dangerous. When felled, wood can be piled up as decaying wood supports huge fungal and insect biodiversity.
- Wild flowers encouraged where practical.

Structural diversity in woodlands is all about **microhabitats**. A microhabitat is an identifiably different portion of a larger discrete habitat such as a woodland. Thus, a bird nesting in a tree-hole would be occupying a different microhabitat to a millipede living in the leaf litter on the woodland floor. Marsh, deep shade, ponds, paths, woodland margins, meadows etc are all examples of microhabitats.

The more different microhabitats there are available within a woodland, the greater biodiversity will be. Different microhabitats offer differing microclimates, food opportunities, architectural structure, camouflage and sheltering opportunities. These allow a great range of organisms with very different requirements, or even only subtly different requirements, to live side by side in the same general area. Microhabitats can be thought of as being a bit like nesting Russian Doll.

Rotting wood is an example of a woodland microhabitat which can be further subdivided down into ever smaller categories of microhabitats which can depend on:

- The species of tree which the rotting wood was derived from.
- The length of time it had been rotting.
- Whether it was in sunshade or shade.
- Whether it was still standing or had fallen.
- Whether it was in a log pile or on its own.
- The type of organisms previously, or currently in residence. These might provide food opportunities, or old abandoned mines and galleries which could be used by other, later colonizers.

All of these factors will subtly alter the environmental conditions present in individual pieces of rotting wood and hence also the specific species of fungi, bacteria, plants and animals to be found there.

Wild areas of Leonardslee and Public Access. It may be desirable to restrict public access to areas of Leonardslee at certain times of year, for example when birds are nesting... and in particular to keep dogs out.

Explain environmental policy as part of the garden narrative.

## Appendix 1

# The Sections of the Garden: Priorities & Strategic Planning

See also Excel Spreadsheet for timescale and costings

### The Loder Garden

Mature rhododendrons and other plants. The oldest part of the main garden in terms of planting.

A series of paths contouring along the hill.

Some sections overcrowded and over shaded. Selective culling and cutting... Without losing the boundary shelter belt.

Vistas are few and far between. Can be a bit claustrophobic: 2-3 vistas over the lakes ([name of vistas](#)). need clearing and pruning

Plants need identification and some earmarked for removal to allow the best plants room to spread and enough light.

### Top Garden banks



Proposed new planting:



*Hydrangea paniculata* 'Magical Jade' and 'Pink Diamond'

Approx. 50 of each. Backed by *Cornus*, *Magnolia* (yellow) and *Eucryphia* for summer interest.

Increased Summer interest while still keeping true to Woodland Garden aesthetic.

Great vista back over the lakes towards Loder Garden. Vista Needs to be kept clear. *R. luteum* removal.

A Gazebo, shelter, seating area would be desirable to encourage visitors

Summer interest: A hydrangea garden kept low to maintain views over the lakes.

## The Coronation Garden

Planted in 1952 with a collection of Loderi cultivars. Outstanding attraction in mid May. Not much to see out of season.

## Maple Walk

Area planted for Autumn colour, would benefit from thickening up to make a bolder display.

Rather detached from rest of garden, needs to form part of a circuit for Autumn interest. Hydrangeas and autumn colour.

Deer have damaged almost all the recently planted trees which will need more protection unless deer can be eradicated. Cut back *R. ponticum* and *R. luteum* stumps are regenerating fast and will need to be sprayed or dug out

**Autumn Berries** would be good for wildlife and attractive to visitors.

- *Sorbus* (Chinese cultivars)
- *Cotoneaster*, esp. *C. rothchildianus* (yellow berries)
- *Euonymus* (fruit and autumn colour)
- *Cotinus Grace* and others
- More Japanese maples.

## Lakeside Plantings

Pondside plantings for summer Astilbe and Agapanthus & Hydrangea.. (need water)

Autumn and winter Miscanthus, Pampas

## Middle Pond north banks



Proposed new planting:



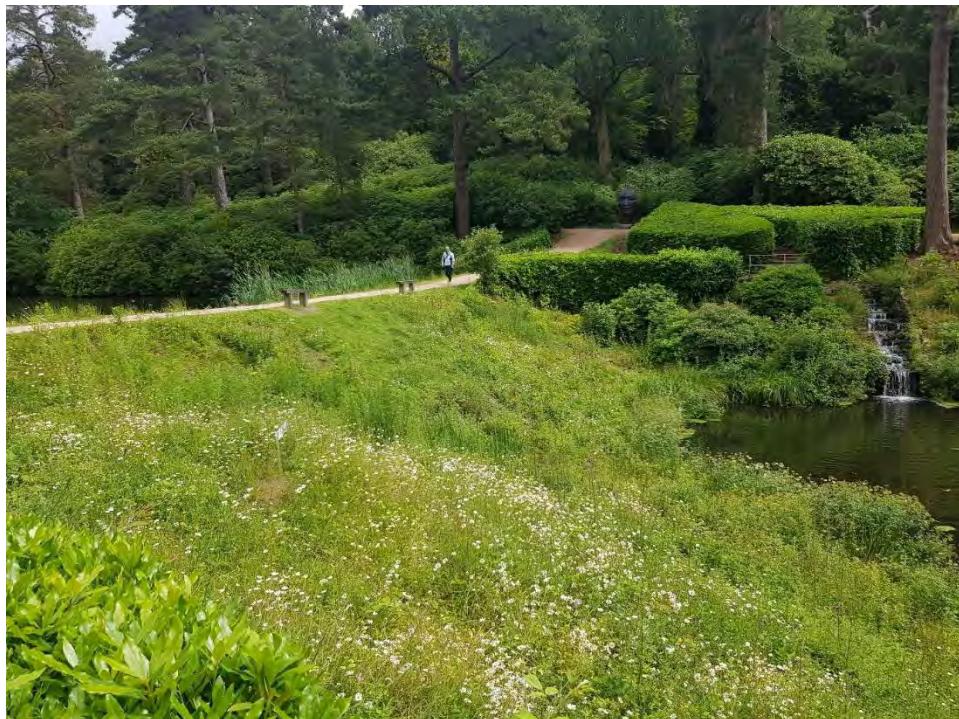
*Hydrangea aspera Villosa Group*

*Hydrangea quercifolia 'Snow Queen'*

Approx. 20 of each.

Increased Summer interest while still keeping true to Woodland Garden aesthetic.

## Waterfall Pond banks @ Engine House causeway



Proposed new planting:



*Hydrangea arborescens 'Annabelle'* x 30

*Astilbe rubra* – series of drifts inbetween shrubs

Increased Summer interest while still keeping true to Woodland Garden aesthetic.

**Priority: High**

## Middle/Engine pond causeway banks



Proposed new planting:



*Agapanthus 'Arctic Star'*

Series of large drifts on both sides of slope.

Increased Summer interest while still keeping true to Woodland Garden aesthetic.

**Priority: High**

## Middle Pond/Mossy Ghyll banks



Proposed new planting:



*Hydrangea aspera Villosa Group*

*Hydrangea quercifolia 'Snow Queen'*

Approx. 30 of each.



*Rodgersia aesculifolia + R. pinnata 'Superba'*

*Narcissus 'Thalia'*

In large drifts in between shrubs

Increased Summer (+Spring for Daffodils) interest while still keeping true to Woodland Garden aesthetic.

**Priority: High**

## Engine House bank



Proposed new planting:



*Camassia esculenta 'Quamash'*

Carpet drift

Increase Spring interest and variety of bulb content/colour

**Priority: High (bulbs already ordered)**

## Engine Pond banks



Proposed new planting:



Group of yellow-flowered Magnolias eg 'Butterflies', 'Judy Zuk', 'Yellow Bird'

Increase Spring interest and variety of Magnolia.

**Priority: Medium**

# Islands



Proposed new planting:



Drifts of:

*Agapanthus 'Arctic Snow'*

*Astilbe rivularis*

*Rodgersia aesculifolia*

Increased Summer interest while still keeping true to Woodland Garden aesthetic.

Some clearance required, prior to planting.

**Priority: Low**

## Camellia Grove

**Collection of *Camelia japonica* cultivars planted in \*\***

Need to check health, floriferousness, pruning, shade

## Rock Garden

Remarkable restoration, looks in excellent shape.

Plants have responded well to pruning and look in good condition.

Might be worth looking at adding some more summer flowering low spreading plants.

### Rock Garden outer bed



Proposed new planting:

(see separate design documents)

Perfect opportunity to create a true Summer-interest Herbaceous Border, with a focus on dramatic statement plants (eg *Echium pininana*, *Lobelia tupa*)



**Priority: High**

**Priority: High**

## Head Gardener Listing of Additional planting – Ground cover and gap filling

*Helleborus* sp. – Ground cover, sun/part shade, *Winter*/*Spring*

*Trillium grandiflorum* – 30cm perennial – plant in shade, *Spring*/*early Summer*

*Vinca minor* - sun/shade, ground cover, *Spring*/*Summer*

*Hepatica nobilis* – clump forming perennial, *Spring*, part-shade

Wood anemone (*Anemone nemorosa*) – *Spring*, shade

*Corydalis flexuosa* – ground cover perennial, late *Spring*, part shade

*Scilla siberica* – blue bulb, *Spring*, sun/part shade

*Mertensia virginica* – blue perennial, *Spring*, part shade

*Cardiocrinum giganteum* – slow to flower but great self-seeders, part shade, *Summer*, 3m

*Erythronium revolutum* – pink perennial, *Spring*, part shade

*Epimedium* sp. – *Spring*, shade

*Brunnera* sp. – *Spring*, sun/shade

*Pulmonaria* sp. – *Spring*, sun/shade

Primulas – *Spring*, sun/shade

Foxgloves – *early Summer*, sun/shade

*Lunaria rediviva* – *Spring*/*Summer*, sun/shade

*Cardamine pentaphylla* – pink flowered low perennial, *Spring*/*early Summer*, sun/shade

*Pachyphragma macrophyllum* – *Spring*, sun/part shade

*Podophyllum* sp. – interesting ground cover, *Summer*, sun/shade

### Priority: High

100's of Foxgloves seedlings in Alpine House ready to plant out in autumn

Perhaps pick one or two others to plant en masse

## Appendix 2

### From UK Register of Parks and Gardens

#### LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Leonardslee lies on the east side of the A281 Cowfold to Horsham road, in the village of Lower Beeding. The 86ha site, comprises 32ha of ornamental gardens and a further 54ha of parkland and woodland.

The garden lies in a deep, sheltered, north to south stream valley, its slopes rising steeply on the west side to level ground alongside the A281 and on the east side, on more gentle contours, towards the crest of Hogstolt Hill. The site is bounded on its west side by clipped hedging and an intermittent internal tree fringe along the A281, on the west side of which are the C19 landscaped gardens of South Lodge and Selehurst.

To the north, east and south the site merges beyond its enclosing agricultural fencing into the surrounding landscape of small-scale valleys and crests occupied by well-wooded farmland.

#### Leonardslee Gardens and Lakes

The ornamental gardens lie largely on the east- and west-facing slopes of the valley, to the north, east and south-east of the mansion and with further smaller areas to its immediate west and south-west. On the east side, the garden front of the mansion opens onto a series of steep, grassed terraces with a central flight of steps leading down to a lower lawn, enclosed on its south-east side by shrubbery and along its south side by a ha-ha (the line of which is shown on the sale plan of 1852).

#### The Leonardslee Rock Garden.

Constructed in c 1900 for Sir Edmund Loder by Messrs Pulham, roughly oval in shape, it is laid out as a series of stratified, rocky outcrops which combine natural sandstone with artificial Pulhamite rock and which are intensively planted with hummocks of azaleas, dwarf rhododendrons and dwarf conifers. Paths weave around the outcrops and set within them on the west side end of the garden is a small pool.

The Rock Garden includes three groups of palm trees, including two clump-forming varieties of the Chusan palm

#### The Upper and Lower Lakeside Paths

North of the mansion, two parallel main routes, an upper and a lower lakeside path, lead northwards through the gardens covering the western slope of the valley, the routes being interconnected by secondary paths criss-crossing the slope. Some 100m north of the mansion, the upper path runs along the broad, gravelled New Terrace, laid out below the new (1985) Loder house, which overlooks grassy slopes framed with azaleas, specimen maple and cherry trees and hybrid rhododendrons and from which there are glimpses of the lakes in the valley below. Northwards beyond the Terrace and above the upper path is the Loderi Garden, planted with a wide range of species rhododendron beneath a light canopy of mature trees including fir and larch and containing original plants of Rhododendron Loderi group raised by Sir Edmund Loder in 1901. Northwards again, on slopes shown planted with trees and shrubs in 1874 (OS 1st edition), Middle Walk passes through further glades of rhododendron and other exotic shrubs and small trees growing beneath mixed exotic trees including gingko, Dawn and Californian redwoods.

#### The Dell

At its far northern end, the upper path opens into the Dell, from which there are fine views southwards to the chain of lakes in the valley below. The Dell, laid out as an American garden by the Beauclerk family before 1852 (sale particulars), is planted with trees and shrubs of mixed ages, some surviving from the early C19, including rhododendron, dogwood, magnolia, cedar, redwood, fastigate beech and oak. A focal point of the Dell is the Memorial Table, a Sussex millstone with an inscription in memory of Sir Edmund Loder.

### **The lakes**

From the Dell, the upper path descends open grassy slopes to the Clapper bridge spanning a pond on the northern boundary, before joining the main, lower path which winds the length of the valley alongside the chain of four major lakes and several smaller ponds. Of these, only the southernmost New Pond (a former hammer pond) is shown on the sale plan of 1852, the remaining ponds being constructed in the late C19 and in some cases enlarged in the late C20. Southwards from the Clapper bridge pond are the Top Ponds, constructed between 1874-5 and 1909 (OS editions) and planted with shrubs and waterside plants, and Mossy Ghyll Pond, established at the same period but enlarged in the late C20. A dam containing the south end of Mossy Ghyll Pond gives access to the lower slopes of the east side of the valley and to the deep Ghyll itself, these areas being planted with hybrid rhododendrons and azaleas beneath a light canopy of pine and oak. Towards the top of the Ghyll, on its north side, is the Top Garden, planted with varieties of *Rhododendron loderi* in 1952.

South of Mossy Ghyll Pond is Engine Pond, constructed between 1852 and 1874, which is fringed with Scots pine and which was extensively planted with deciduous azaleas in 1992. At its southern end is a small brick pump house, shown on the 1st edition OS map and formerly housing pumps to supply the estate's water. Southwards below its dam is Waterfall Pond, with water entering over a rocky fall in its north-east corner. This lake was created in its present, enlarged form in the late C20 and incorporates the former Beaver Pond which housed beavers from 1899 to 1947 (guidebook 1993).

The lake surrounds were extensively cleared and remodelled in 1992-3, the immediate banks planted now for autumn colour and the eastern slopes with azaleas and above with large collections of species and varieties of oak and maple.

On the upper slopes to the south-west of Waterfall Pond is the Camellia Grove, planted in 1957-8 by Sir Giles Loder mainly with several hundred cultivars of *Camellia japonica*.

To its north is a collection of sorbus on the Sorbus Bank.

South of Waterfall Pond the lakeside path continues southwards to complete a circuit around the shores of New Pond which was created in the mid C18 from two older ponds (ibid).

### **Wildlife at Leonardslee**

Wildlife recorded at Leonardslee include Stoats, Weasels, Field Mice and various types of deer with their young. There are several wild Wallabies in the gardens, and these can very often be seen in the area of Oak Walk.

65 different bird species have been recorded in or over the gardens: including owls, and red kites.

## 2. Leonardslee Bibliography

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Victoria History of the County of Sussex 6 pt 3, (1986), pp 15, 21-2

Maps OS 6" to 1 mile: 1st edition surveyed 1874-5, published 1879

3rd edition published 1913 OS 25" to 1 mile:

1st edition surveyed 1874 3rd edition published 1911

Archival items Sale particulars and map of 1852 (private collection)

## Appendix 3 Additional Documents

### Leonardslee Gardens

- The National Heritage List for England: Register of Parks and Gardens
- Reference: GD1056
- Grade: I

#### From Register of Parks and Gardens

An early 20th-century landscaped plantsman's garden with early 19th-century origins and with mid- to late 20th-century addition and development.

#### DESCRIPTION

#### LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Leonardslee lies on the east side of the A281 Cowfold to Horsham road, in the village of Lower Beeding. The 86ha site, which comprises 32ha of ornamental gardens and a further 54ha of parkland and woodland, lies within a deep, sheltered, north to south stream valley, its slopes rising steeply on the west side to level ground alongside the A281 and on the east side, on more gentle contours, towards the crest of Hogstolt Hill. The site is bounded on its west side by clipped hedging and an intermittent internal tree fringe along the A281, on the west side of which are the C19 landscaped gardens of South Lodge and Selehurst. The cottages and farm buildings of Crabtree abut the south-west corner. To the north, east and south the site merges beyond its enclosing agricultural fencing into the surrounding landscape of small-scale valleys and crests occupied by well-wooded farmland.

#### ENTRANCES AND APPROACHES

The site is entered on the west side from the A281 beside a small, octagonal, two-storey lodge known as the Round House (listed grade II), moved to its present position from Horsham in the 1820s (owner pers comm, 1997). The drive follows an easterly, then a south-easterly, gently downhill course, flanked by trees and shrubbery, to the principal, west front of the mansion. En route, on its east side, the drive passes a two-storey brick and tile-hung house, built in 1985 as the Loder family home and some 75m further on (20m north of the mansion), the U-shaped range of the carriage house and stables surmounted by a clock tower, built during the 1850s (guidebook 1993) and converted to a restaurant in 1988. Immediately to its west a brick outbuilding, formerly housing generators for the electrical supply to the house, now contains a bonsai collection (opened 1991) and a collection of Victorian motor cars; an adjacent Alpine House was built and opened in 1992. A further drive to the west front of the house enters from the A281 at the Lower or South Lodge in the extreme south-west corner of the site.

#### PRINCIPAL BUILDING

The mansion of Leonardslee (listed grade II) sits on a natural terrace above the steep west side of the valley, commanding extensive views east and south over the gardens to Hogstolt Hill and to the South Downs some 15-25km distant. The two-storey Italianate house, built in ashlar with a slate roof, sash windows and an entrance porch supported on four rusticated Tuscan columns, was designed and built from 1853 to 1855 by T L Donaldson (1795-1885). It replaced an earlier, stone-built house on the same site, designed by John Johnson (1732-1814) c 1801 for Charles Beauclerk and known as St Leonards Lodge, the name soon being

changed to Leonardslee with Donaldson's new house. The present house was reduced in size c 1971 and then renovated and converted to office accommodation by Eurotherm International in 1984.

## GARDENS AND PLEASURE GROUNDS

The ornamental gardens lie largely on the east- and west-facing slopes of the valley, to the north, east and south-east of the mansion and with further smaller areas to its immediate west and south-west. On the east side, the garden front of the mansion opens onto a series of steep, grassed terraces with a central flight of steps leading down to a lower lawn, enclosed on its south-east side by shrubbery and along its south side by a ha-ha (the line of which is shown on the sale plan of 1852). On the south front, the mansion opens onto level lawns with islands of shrubbery and the Camellia Walk, while on its west side, beyond the forecourt car park and enclosed by a fringe of trees and shrubs, is the Rock Garden. Constructed in c 1900 by Messrs Pulham (guidebook 1993) and roughly oval in shape, it is laid out as a series of stratified, rocky outcrops which combine natural sandstone with artificial Pulhamite rock and which are intensively planted with hummocks of azaleas, dwarf rhododendrons and dwarf conifers. Paths weave around the outcrops and set within them on the west side end of the garden is a small pool, adjacent to which is the site of a former fernery (Garden Hist 1989), now demolished. North-west of the rock garden is a large temperate greenhouse used for plant sales.

North of the mansion, two parallel main routes, an upper and a lower lakeside path, lead northwards through the gardens covering the western slope of the valley, the routes being interconnected by secondary paths criss-crossing the slope. Some 100m north of the mansion, the upper path runs along the broad, gravelled New Terrace, laid out below the new (1985) Loder house, which overlooks grassy slopes framed with azaleas, specimen maple and cherry trees and hybrid rhododendrons and from which there are glimpses of the lakes in the valley below. Northwards beyond the Terrace and above the upper path is the Loderi Garden, planted with a wide range of species rhododendron beneath a light canopy of mature trees including fir and larch and containing original plants of *Rhododendron loderi* raised by Sir Edmund in 1901. Northwards again, on slopes shown planted with trees and shrubs in 1874 (OS 1st edition), Middle Walk passes through further glades of rhododendron and other exotic shrubs and small trees growing beneath mixed exotic trees including gingko, Dawn and Californian redwoods. At its far northern end, the upper path opens into the Dell, from which there are fine views southwards to the chain of lakes in the valley below. The Dell, laid out as an American garden by the Beauclerk family before 1852 (sale particulars), is planted with trees and shrubs of mixed ages, some surviving from the early C19, including rhododendron, dogwood, magnolia, cedar, redwood, fastigate beech and oak. A focal point of the Dell is the Memorial Table, a Sussex millstone with an inscription in memory of Sir Edmund Loder.

From the Dell, the upper path descends open grassy slopes to the Clapper bridge spanning a pond on the northern boundary, before joining the main, lower path which winds the length of the valley alongside the chain of four major lakes and several smaller ponds. Of these, only the southernmost New Pond (a former hammer pond) is shown on the sale plan of 1852, the remaining ponds being constructed in the late C19 and in some cases enlarged in the late C20. Southwards from the Clapper bridge pond are the Top Ponds, constructed between 1874-5 and 1909 (OS editions) and planted with shrubs and waterside plants, and Mossy Ghyll Pond, established at the same period but enlarged in the late C20. A dam containing the south end of Mossy Ghyll Pond gives access to the lower slopes of the east side of the valley and to the deep Ghyll itself, these areas being planted with hybrid rhododendrons and azaleas beneath a light canopy of pine and oak. Towards the top of the Ghyll, on its north side, is the Top Garden, planted with varieties of *Rhododendron loderi* in 1952.

South of Mossy Ghyll Pond is Engine Pond, constructed between 1852 and 1874, which is fringed with Scots pine and which was extensively planted with deciduous azaleas in 1992. At its southern end is a small brick pump house, shown on the 1st edition OS map and formerly housing pumps to supply the estate's water. Southwards below its dam is Waterfall Pond, with water entering over a rocky fall in its north-east corner. This lake was created in its present, enlarged form in the late C20 and incorporates the former

Beaver Pond which housed beavers from 1899 to 1947 (guidebook 1993). The lake surrounds were extensively cleared and remodelled in 1992-3, the immediate banks planted now for autumn colour and the eastern slopes with azaleas and above with large collections of species and varieties of oak and maple. The grassy western banks are now open in character and dotted with trees. On the upper slopes to the south-west of Waterfall Pond is the Camellia Grove, planted in 1957-8 by Sir Giles Loder mainly with several hundred cultivars of *Camellia japonica*. To its north is a collection of sorbus on the Sorbus Bank. South of Waterfall Pond the lakeside path continues southwards to complete a circuit around the shores of New Pond which was created in the mid C18 from two older ponds (ibid).

A complete and detailed description of the planting in Leonardslee Gardens is contained in the current guidebook.

## PARK

The park lies above the valley, on the south-west-facing slopes of Hogstolt Hill and in a belt to the west and south of the house. Hogstolt Hill, known as the Old Park and in use as a deer park for most of the C19 (ibid) is now (1997) grazed by deer and wallabies, its turf scattered with a light cover of clumps and individual mature native trees including oak, beech, sweet chestnut and pine. The woodland increases in density towards the north-west side of the hill, on the slopes above the Waterfall Pond. South Hanger Wood, its mature beech trees badly damaged in the storm of 1987, forms a boundary belt along the lower, east end of the hill. The parkland above the valley to the south-west, known as the New Deer Parks, and a connecting strip running northwards parallel to the main road, are both open in character and laid to pasture dotted with occasional mature individual trees or small clumps. This pattern of landscape is shown established on the OS 1st edition surveyed in 1874.

<https://thegardenstrust.org/wp-content/uploads/2016/11/EH-Conservation-Principles-2008.pdf>

[https://thegardenstrust.org/wp-content/uploads/2019/09/PLANNING-DOC-Final-interactive-4\\_7\\_19-2.pdf](https://thegardenstrust.org/wp-content/uploads/2019/09/PLANNING-DOC-Final-interactive-4_7_19-2.pdf)

## Appendix 4 The Loder Family at Leonardslee Brian Slyfield for the Horsham Society

Marion Hubbard (of Leonardslee) married, Sir Edmund Giles Loder, in 1876. The 2nd baronet, came from a Dorset family, settled in that county since 1563. And so Leonardslee came into the Loder family in 1889, and over the years its gardens gained a fine reputation based on Sir Edmund's work, particularly for its azaleas, rhododendrons, camellias and exotic conifers - although it should not be forgotten that Beauclerk had established some of the plantings earlier in the century. Loder planted in large groups, taking care to produce fine colour effects without losing the natural woodland character of the setting, and the famous hybrid Rhododendron loderi is but one testimony to his work.

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The wildlife there was also well known, and today's wallabies (40, including albino variants) are a reminder of what had earlier been. A description in 1910 stated that 'in the park are deer of almost every class, including the antelope, and an African springbok. Beavers are also cultivated and bred'. Not only that, but there was a fine collection of dead, bony things as well: 'Attached to the house is a museum containing many interesting specimens, consisting mainly of horns and skeleton heads from all parts of the globe. There is a fine example of an African elephant's tusk which measures 9 ft 5 ins in length .... There are also the head and tusks of an African elephant, and a perfect specimen in skeleton of an Irish elk. A varied collection of stuffed wild animals is arranged in the adjoining rooms'. It all sounds rather spooky.

Sir Edmund Loder was very much a hunting and shooting man. He was the eldest son of Sir Robert Loder, 1st baronet, and was born on 7 August 1849. Following Eton and Trinity College, Cambridge, he succeeded to his father's title in 1888, and married Marion Hubbard on 21 November 1876. They had two children, Robert Egerton (born 10 March 1887), who was killed in the Great War on 29 March 1917 and is commemorated at Holy Trinity, and Patience Marion (born 4 February 1882), who on 21 June 1904 married a local man, William Otter of Horsham.

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Edmund had three brothers, the youngest of whom, Gerald Walter Erskine Loder (later 1st Lord Wakehurst), was born at High Beeches (the family house bought by Sir Robert Loder in 1848), came to live at Wakehurst Place and did great work there on its gardens, and attained some distinction in the world of politics. He was MP for Brighton from 1889-1892, Assistant Private Secretary in turn to the President of the Board of Trade and the Secretary of State for India, and ended up as a Junior Lord of the Treasury in 1905.

Edmund's son had married in 1913, before his untimely death, and he was succeeded by his son Giles, born in 1914 and died in 1999. Giles succeeded to the baronetcy in 1920 when his grandfather Sir Edmund died. In 1945 Sir Giles took over the running of the estate from his mother, the Dowager Lady Loder, and carrying on the family tradition, successfully exhibited rhododendrons as well as camellias at the Royal Horticultural Society's shows at London until the 1970s, in the course of which he won many Gold Medals and the prized Victorian Medal of Honour.

In 1981 Sir Giles retired, and his son Robin took over, to be followed in 2005 by his twin children Tom and Mary, in whose time (2010) the sale of the 240 acre Grade 1 listed gardens was effected. *Leonardslee was acquired by Penny Streeter Benguela Collection Hospitality Group in 2017 and significant investment has brought the neglected gardens back to life and reopened the gardens as a major visitor attraction.* (Ken Cox, Additional information) Robin's son Christopher Loder still lives at Leonardslee where he runs a nursery specialising in rhododendrons, camellias and hydrangeas.

# Appendix 5 Gardens Trust Conservation

## The conservation planning process – step by step

### The Planning System in England and the Protection of Historic Parks and Gardens Guidance for Local Planning Authorities Gardens Trust

Parks and gardens are key components of the historic environment, and take many forms, including public parks, the grounds of historic houses and sites, cemeteries and town squares: what they have in common is that they are all designed landscapes. Some are recognised by national designation, listed on the Register of Parks and Gardens of Special Historic Interest in England by Historic England; others are identified as significant by local planning authorities. These are all 'heritage assets' (having a degree of significance meriting consideration in planning decisions, because of their heritage interest) to which national planning policy applies.

Local Planning Authorities (LPAs) have a range of responsibilities in respect of historic parks and gardens, depending on whether the sites are registered or have been identified as locally important by a LPA.

The Gardens Trust, as the statutory consultee for parks and gardens, plays a key conservation role and supports the County Gardens Trusts (CGTs) in the protection and conservation of designed landscapes.

### Register of Parks and Gardens of Special Historic Interest in England

#### Overview Leonardslee

Heritage Category: Park and Garden

Grade: I List Entry Number: 1000159 Date first listed: 01-Jun-1984

### The Register

There are nearly 1700 parks and gardens on the Register of Parks and Gardens of Special Historic Interest in England (the Register), graded using a system similar to that for listed buildings:

**Grade I** Sites of exceptional interest (around 9% of registered sites).

Registration is a 'material consideration' in the planning process, and also triggers specific elements of national planning policy.

Local lists of parks and gardens of local significance are also material to the planning

## NPPF and Historic Parks and Gardens

### ‘Designated heritage assets’

The addition of parks and gardens to the Register means that they are subject to a statutory designation, and have the same weight in policy terms under the National Planning Policy Framework (NPPF) as scheduled monuments and listed buildings. In NPPF terms, they are ‘designated heritage assets’, with those registered at Grade I or Grade II\* identified as being ‘of the highest significance’.

### ‘Non-designated heritage assets’

As ‘designated heritage assets’, registered parks and gardens have a high status within the planning system. However, registration is not the only way in which parks and gardens may be recognised. NPPF policy also applies to ‘non-designated heritage assets’ which are identified by the LPA. These can be identified in a local plan or a local list, or through the process of considering a planning application. The Register continues to be developed and designed landscapes added, so the identification and careful consideration of non-designated sites by the LPA is rendered all the more important. Local lists identify heritage assets which are valued by the local community as distinctive elements of the local historic environment, and may certainly include parks and gardens. The inclusion of parks and gardens in a local list raises their profile and also brings the benefits of national and local planning policy.

## Statutory Consultee Requirements

LPAs must consult: [The Gardens Trust](#) in relation to Grades I, II\* and II registered sites and also [Historic England](#) in relation to Grades I and II\* registered sites Statutory consultation requirements have been in place since 1995 in relation to ‘development likely to affect’ registered parks and gardens. The requirement for consultation is currently set out in Article 18/Schedule 4 of the Town and Country Planning (Development

Management Procedure) (England) Order 2015. Before granting planning permission for development, LPAs must consult the Gardens Trust and Historic England as explained in detail at <http://planningguidance.planningportal.gov.uk>

## The Gardens Trust and County Gardens Trusts

The Garden History Society, which was granted statutory consultee status in 1995, merged with the Association of Gardens Trusts, representing the County Garden Trusts of England and Wales, to create the Gardens Trust in July 2015. The Gardens Trust has continued in the role of statutory consultee. The Gardens Trust’s conservation team, working closely with volunteers in the CGTs, assesses planning applications related to registered gardens and landscapes in England and Wales.

The Gardens Trust sends to the CGTs on a weekly basis a list of all the conservation consultations logged by the Gardens Trust, consisting mainly of planning applications. The CGTs, as member organisations of the Gardens Trust, work in partnership with it in respect of the protection and conservation of registered sites and are authorised by the Gardens Trust to respond on the Gardens Trust’s behalf in respect of such consultations. A CGT response may however be independent of a response from the Gardens Trust. The consultation requirement is triggered by any development proposal which affects the registered site; this may be at some distance, and have no physical connection with the registered site. Each application should

therefore be considered carefully for its potential impact on designed views into, as well as from, the landscape and setting. Making appropriate consultations not only fulfils the statutory requirements (and thereby reduces the risk of any permission being challenged) but allows the application to be considered by experts in the field.

The Gardens Trust, a statutory consultee, may also be able to offer advice or support on particularly important cases: contact [consult@thegardenstrust.org](mailto:consult@thegardenstrust.org) The Gardens Trust also produces guidance specific to the conservation of historic parks and gardens available on its website: [www.thegardenstrust.org](http://www.thegardenstrust.org)

Many CGTs also research local parks and gardens, and may have supported the preparation of a local list, or may be able to do so. Some also actively undertake projects to conserve historic parks and gardens. CGTs can be contacted for their gazetteers of historic parks and gardens and/or for their knowledge of historic parks and gardens of local significance. The CGTs have had the opportunity of a multi-year training programme in the significance of heritage assets and in responding to planning applications, funded in part by Historic England.

Details of your local CGTs are available from the Gardens Trust website:  
[www.thegardenstrust.org](http://www.thegardenstrust.org)

## NPPF and Historic Environment Records (HER)

The NPPF requires LPA's to:

- maintain or have access to a HER, and should use it and other sources to inform their evidence base about the historic environment in the area (*NPPF, para. 187*).
- make information about the historic environment, gathered as part of policy making or development management, publicly accessible, and deposit it with the HER in an effective way to achieve this (*NPPF, para. 188*).

Applicants for planning permission should consult the HER (*NPPF, para.189*).

## Determining Significance

Determining the significance of a park or garden, or elements of it, involves firstly understanding its evolution and fabric, and then determining the interests it demonstrates, using input from consultees and other experts, desk-based research using historical maps and other sources, and field-based research which looks at various features on the ground.

## Action by the applicant and advisers

The applicant is required to describe the significance of any affected park or garden (*NPPF, para 189*). This will involve both historical research and analysis, to produce an assessment of significance and impact upon it; 'heritage impact assessments', or similar, should be checked for their compliance in this regard before an application is validated. The applicant should at the very least have consulted the National Heritage List for England (NHLE): [www.historicengland.org.uk/listing/the-list/](http://www.historicengland.org.uk/listing/the-list/) Parks & Gardens UK: [www.parksandgardens.org](http://www.parksandgardens.org) and their local HER.

## Action by the LPA

**Notification:** The LPA must notify planning applications affecting registered parks and gardens to Historic England (Grades I and II\*) and the Gardens Trust (Grades I, II\* and II).

**Assessment:** The NPPF advises on the consideration to be taken into account in making a decision, with 'great weight' to be given to conservation of designated heritage assets. By considering the significance of a park or garden, and the impact of a proposal upon it, the LPA must determine whether the proposal will result in

'substantial harm to or loss of a heritage asset (from its alteration or destruction, or from development within its setting), or 'less than substantial harm', and apply the relevant policy accordingly. It should be noted that 'substantial harm to or loss of Grade II registered parks or gardens should be exceptional' and, in respect of Grade I or II\* registered parks or gardens, 'wholly exceptional' (NPPF, para. 194). LPAs should also carefully consider the effect of an application on the significance of a non-designated heritage asset, and make a 'balanced judgment' with regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, para. 197).

## Applying the NPPF Understanding Significance

NPPF policy is based on the concept of significance, stating that heritage '**assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations**' (NPPF, para 184).

### Significance

may relate to historic, archaeological, artistic and architectural interests and any or all may be relevant for the park or garden, or features in question, whether designated or not. The relative importance of these interests should be determined both within the site and by comparing them with other parks and gardens, and a conclusion drawn as to the site's significance. The impact of the proposal on that significance should then be assessed, and the NPPF applied.

NPPF terminology is used throughout this leaflet, but it is important to note that different language may also be used to describe significance, for example, the Historic England Conservation Principles approach, which defines a range of 'values' equivalent to the NPPF's 'interests': see *Conservation Principles, Policies and Guidance*

at [www.historicengland.org.uk/advice/constructive-conservation/conservationprinciples/](http://www.historicengland.org.uk/advice/constructive-conservation/conservationprinciples/)

The NPPF further advises that the significance of heritage assets includes '**any contribution made by their setting**' (NPPF, para 189). Gardens and designed landscapes can be important as settings for other heritage assets such as listed buildings: [www.historicengland.org.uk/advice/planning](http://www.historicengland.org.uk/advice/planning) – The Setting of Heritage Assets,

*Historic Environment Good Practice Advice in Planning Note (Second Edition), published 22nd December 2017.*

Understanding the significance of a park or garden, and assessing the impact of a proposal upon that significance, is essential in the application of the NPPF. The NPPF relates equally to pre-application discussions.

## Historic Parks and Gardens and Local Plans

LPAs also have parks and gardens related responsibilities in respect of planning policy. Parks and gardens should be included in Local Plans as part of a 'positive strategy for the conservation and enjoyment of the historic environment', which 'should be shaped by early, proportionate and effective engagement between plan makers...and statutory consultees' (NPPF, para 16).

Within the LPA's strategic policies should be provision for the conservation and enhancement of the historic environment highlighting parks and gardens amongst natural and historic assets (NPPF, para

20). All registered parks and gardens (as the register is a national designation set up by statute) and regionally and locally important 'non-designated' historic landscapes should be included. Locally important parks and gardens can also usefully be identified for inclusion within 'local lists'; the local CGTs may have published and supplied their gazetteers of parks and gardens of local significance or may be able to assist in undertaking the necessary research. See [www.thegardentrust.org](http://www.thegardentrust.org) for a list of CGTs.

## Green Infrastructure and Climate Change Adaptation

The valuable role of historic parks and gardens in green infrastructure planning policy is well established. Sites should be identified and appropriately protected and enhanced as part of policy making and planning decisions (*NPPF, para 170 – 175*). The DEFRA *25 Year Environment Plan* (published 11 January 2018), sets out government goals for improving the environment and these specifically include 'Enhancing beauty, heritage and engagement with the natural environment' to make sure that there are high quality, accessible, natural spaces close to where people live and work...and encouraging more people to spend time in them to benefit their health and wellbeing

[www.gov.uk/government/publications/25-year-environment-plan](http://www.gov.uk/government/publications/25-year-environment-plan)

The survival of the heritage environment, which has adapted to environmental challenges over centuries, is a source of essential knowledge in future strategy decisions which seek to mitigate and adapt to climate change. Equally, the potential vulnerability of heritage assets should be considered in the context of wider development programmes (*NPPF, paras 148 – 169*).

What are the interests demonstrated by the park or garden (*see page 8*) What is the impact of the proposal upon them?

The LPA should give careful consideration to the applicant's submission, input from consultees and other experts and be satisfied that appropriate desk-and field-based assessments have been undertaken. The LPA is required to undertake its own assessment of significance, and the impact of the proposal upon it (*NPPF, para. 190*).

Consideration should also be given to consulting the local CTG on applications relating to both registered and locally listed parks and gardens and others with relevant HER information, and engaging with local communities on what is important to them (*see The Gardens Trust and County Gardens Trusts, page 7*). There are a wide range of other planning tools to be considered in the protection of historic parks and gardens, ranging from other areas of policy (e.g. countryside, open space, landscape designations, green belt, design, and local green space), to more specific tools relating to other designations (e.g. controls relating to listed buildings, scheduled monuments, conservation areas, trees, playing fields, and nature conservation designations).

## Appendix 7

### Applying for National Lottery Funding:

#### Conservation management plan required

#### Structure of the conservation management plan

##### *Executive summary*

This section should be a very brief summary of the main points in the conservation management plan. This should include a short statement setting out the value of the heritage and why people care about it, along with the key policies for its conservation. You should also set down the reasons for producing a conservation management plan at this time – was it motivated simply by an aspiration to understand and to manage the heritage better or because a need to make changes had already been identified? If you have already started a capital project you should record where you are in this project. It is also helpful to include a table that states the publication date and the date when it will be reviewed, as this helps to remind everyone that the plan is a working document.

##### *Introduction*

Your introduction should include:

- names of the people who commissioned the conservation management plan and all the authors and contributors
- an overview of who participated and who was consulted
- an outline of the scope of the plan and how and when will be reviewed
- a list of any other relevant documents and management tools such as activity plans, business plans, maintenance plans, access policies or the disaster planning manual
- a record of any gaps in the information, including any limitations

##### *Bibliography*

This section should list all the other materials you have consulted as you worked through the conservation planning process and where these documents can be found. Including this information will allow people to access more detail if they want to without making the conservation plan itself overly long or unwieldy. The bibliography might include:

- wildlife or habitat surveys

- previous condition surveys
- any other existing site investigation such as archaeological excavations
- any scientific studies or experimental data relating to conservation techniques or materials
- any maps, plans or other drawings of the heritage
- any other historical research

### *Appendices*

The appendices should contain any information that is vital to the management of the object, building or site but that is too detailed to put in the main section of the conservation management plan. An example would be a gazetteer, which is a detailed list of all of the heritage items on the site containing information about each item and why it is important.

If you have carried out other new work as part of the conservation planning process – such as preparing a condition survey, commissioning further investigations or audits of your site, collection or building – include these reports in the appendices or a reference to where the material can be found.

### *Publication of your plan*

Once the conservation management plan is complete you should think about publishing the document and sharing your findings with others. This is especially important for objects, buildings and sites of national, or even international, interest. As a minimum you should make copies of the conservation management plan for all of the people involved in your project. You should also keep at least one paper copy in a secure place on your site and deposit a copy in your local Historic Environment Record, and also in your local studies library or record office. Ideally, you should publish your conservation management plan on your website too, though you may wish to remove any sensitive details or information that might pose a security risk.

Remember that you will also need to maintain an up-to-date working copy where you record any changes that you make between the publication of the conservation management plan and its next formal review (usually after four to five years).

## Step 4 – Writing your management policies

You might find that your organisation needs to change, develop new expertise, manage the heritage differently or work more closely with others to look after your object, building or site. In this section you should set out the **guiding principles that you will use to look after your heritage**. These principles should be informed by the previous sections of the conservation management plan. There should be a clear link between your summary of the heritage value, the risks and opportunities, and your policies.

**Your policies should be written as a series of aims and objectives**, and should be specific to your heritage. The policies also need to be consistent with any local, regional, national or

international policies and regulations and should refer to any relevant conservation standards that you need to meet. Your policies will help to show that you are committed to caring for the heritage to the highest possible standards and should cover:

#### *Conservation, maintenance and repair*

How you will:

- ensure that the site is well-managed and maintained
- set guidelines for the principles that should be applied to works of repair and conservation
- resolve any conflicts between different types of heritage
- meet conservation standards for each kind of heritage

#### *Making changes – principals*

- Changes should be based on a proper understanding of the value of the site/ heritage
- Changes should not damage your heritage unnecessarily
- Follow an appropriate approach to restoration, reconstruction and the reinstatement of lost features
- is located in an appropriate place
- is of a suitable scale and does not impact on the setting of important features
- anticipates the potential impact of the works on the different kinds of heritage and includes actions to reduce the impact (e.g. archaeological excavation)
- is designed by professionals with the necessary skills (e.g. accreditation)
- is carried out by people with appropriate skills using suitable materials

#### *Improving access*

Your organisation should have an access policy which should help you to set out how you will:

- improve access without damaging the heritage e.g. by providing wheelchair access to as many areas as possible, and improving lighting or colour contrasts for people with reduced visual ability
- ensure that access improvements are appropriate to the site in terms of the choice of materials, scale and location
- provide alternative solutions, where physical access is not possible, such as using digital technology

#### *Climate change and the environment*

You should set out how you will tackle the environmental risks identified in step three, including how you will deal with changing climate conditions, such as increases in heavy rainfall and the

potential for flooding. Explain how you will reduce negative impacts on the environment through the way you manage your heritage; for example how you will:

- reduce your energy use
- minimise waste and recycle more
- encourage visitors to use public transport

#### *Managing information about your heritage*

You should have clear policies that set out how you manage the information you hold about your site and how you use this information to inform the decisions that you make. Set out how you will:

- store your information, update it and make sure it is accessible in the future e.g. depositing it with external archives such as the Historic Environment Record
- ensure that volunteers, staff and contractors have access to relevant information about the heritage so that they can perform their tasks appropriately. This might include making sure that they have access to important information contained in other documents such as your Health and Safety Plan
- use the information to resolve conflicts between competing priorities and make decisions
- inform the public about your heritage and how you are looking after it

## **Further Reading**

### *The Management and Maintenance of Historic Parks, Gardens and Landscapes*

(Edited by John Watkins and Tom Wright, Published 2007) is a reference manual written for professionals, land agents, designers, gardeners, managers, students and owners. The book is divided into four sections:

- Understanding and planning the historic landscape and garden – Historic perspective, conservation management plan process, managing historic parks and gardens, the legal framework
- The living garden landscape - Maintenance and management practice of trees, shrubs, perennials and other plants, and garden features like rock gardens, parterres and more; nature conservation, weed, pests and disease control and machinery.
- Case studies - Brodsworth Hall, Chatsworth, Down House, Great Dixter, Hampton Court, Levens Hall, Sheffield Botanic Garden, Sheffield Park Garden, Squerryes Court and Stonehenge.
- Appendices - There are tables on the dates of introduction for trees, conifers, rhododendrons, shrubs, herbaceous plants, fruit and vegetables. There are other appendices on glasshouse displays, hedge maintenance, pests and diseases, and so on.

## Appendix 8

### Horsham Council Climate Change

<https://www.horsham.gov.uk/climate-and-environment/further-reading>

### Corporate Plan 2019-2023

Welcome to Horsham District Council's Corporate Plan, which sets out our ambitions for the District for 2019-2023 and what we will do to achieve them.

Horsham District is consistently recognised as one of the best places to live in the UK and we intend to enhance that reputation.

The Plan provides a focus for our activities explaining how we will prioritise our resources and continue to deliver high quality, easily accessible and value for money services to the people living and working in our District over the next five years.

Our core priorities are set out below. For a more detailed breakdown of our aims within each priority, [read the full Corporate Plan as a PDF](#).



#### 1. A great place to live

We will continue to create well-balanced communities that meet residents' needs.

1.1 We will plan for communities where people can work, live and prosper. New homes will meet the needs of a full-range of households in a low-carbon world

1.2 We will provide culture, sports and leisure opportunities to improve the health and wellbeing of our communities

1.3 Both our built and natural environments are highly valued and will be well managed to keep our District an attractive place to live.

1.4 New development should sit well with the natural environment and be recognised for its quality by the local community and through industry awards.



## 2. A thriving economy

We will work to increase economic growth and create new local jobs.

2.1 Increased economic growth making Horsham District a location of choice for business and providing local jobs.

2.2 Towns and villages are lively and welcoming.

2.3 Tourism's contribution to the economy, employment and quality of life is maximised.

2.4 Residents have access to a wide range of local employment opportunities.



## 4. A cared-for environment

We will prioritise the protection of our environment as we move to a low-carbon future.

4.1 Prioritised protection of the environment and increased biodiversity.

4.2 Improved award-winning parks and open spaces.

4.3 Minimise waste and increase re-use and recycling.