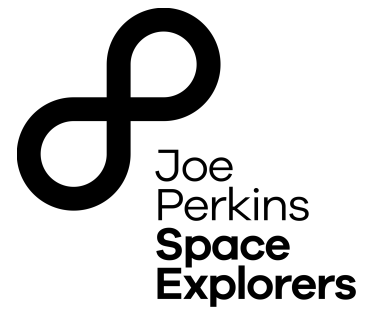


LANDSCAPE DESIGN SUMMARY

2591 SCARP HOUSE

James & Anna Reader
SUNNINGDALE, HORSHAM ROAD
STEYNING, WEST SUSSEX, BN44 3AA



This proposal sets out a **landscape led approach** to the creation of an exceptional and sustainable garden, rooted in the **character of the Ashurst and Wiston Wooded Farmland and the Wiston Low Weald**. It draws directly from the findings of the LVIA and baseline assessment, responding carefully to the site's **ecological, historical and visual context** while establishing a coherent and forward thinking design framework.

The existing landscape is defined by gently undulating farmland, a strong network of hedgerows and shaws, and a rich mosaic of woodland, pasture and wetland habitats. Its **rural and tranquil character** is reinforced by scattered farmsteads, winding lanes and a long history of incremental land use, from ancient woodland clearance to **historic droeways and river corridors**. This proposal seeks not only to conserve these qualities, but to extend and strengthen them through a **considered programme of restoration and enhancement**.

At the core of the design is the principle that **architecture and landscape should operate as a single, integrated system**. The proposed garden is conceived not as an isolated domestic space, but as a **continuation of the surrounding landscape**, transitioning sensitively from agricultural pasture to a biodiverse and resilient residential setting. The built form is deliberately moderated through landform and planting, ensuring that the **house remains visually discreet and embedded within its context**.

A key driver of the scheme is **ecological regeneration**. To further embed the dwelling within its landscape context, a **residential curtilage** is established around the house, delineating the boundary between domestic amenity and ecological enhancement. This curtilage is defined by the immediate garden, pathways and soft landscaping, and serves as a transitional zone by sensitively balancing private use and the project's commitment to biodiversity and visual discretion. By clearly separating the residential curtilage from the **Biodiversity Net gain Area (BNG Area)**, the proposal builds in ecological enhancements, such as hedgerow restoration, woodland expansion and wetland creation, while the curtilage itself is maintained as a resilient and sustainable residential garden.

Existing hedgerows are retained, restored and extended to **reinforce landscape structure and improve habitat connectivity**. Woodland shaws are reintroduced and expanded, linking fragmented areas and strengthening the wooded character that defines the wider landscape. New tree planting is carefully considered, with species selected for **resilience and long term contribution**, including the establishment of future veteran trees within open pasture to reflect local precedent.

Water is treated as an integral component of the landscape strategy. A network of swales **slows and stores surface water**, feeding into a naturally formed, rain fed pond designed to function seasonally. This approach supports biodiversity, enhances visual and experiential quality and contributes to **sustainable water management**, reducing pressure on existing infrastructure and improving resilience to both drought and flooding. Wetland habitats associated with existing



hydrology are protected and enhanced, including the **restoration of riparian planting and wet meadow conditions**.

The design also responds to the need for **sustainable land management practices**. Traditional techniques such as coppicing are reintroduced to support woodland health and biodiversity, while deadwood habitats are retained where appropriate. The use of on site materials is prioritised, with spoil carefully shaped to create landform, achieving a **net zero cut and fill** balance while supporting **soil regeneration and habitat creation**.

Movement through the landscape is guided by a series of organic, curvilinear forms that respond to topography and existing patterns. These routes create a sense of continuity and flow, reinforcing the project's overarching theme of **movement and transition**. Hard landscape elements are integrated with planting from the outset, ensuring that materials, form and vegetation work together to create a **cohesive and enduring environment**. Traditional half-timbered houses are referenced through the use of **timber louvres, decking and walkways** around the proposed building. Rubble coursed flint and knapped flint walling are acknowledged through **flint gabion walls**, which define the boundary between the domestic garden and the wider site. **Horsham stone boulders** are scattered throughout the sunken gravel garden and swales leading to the seasonal wetland, and give a nod to local Horsham slabs that are typically found covering hipped roofs. **Purbeck limestone paving** references the chalk scarps found nearby in Steyning Downland and the South Downs. **Permeable crushed limestone chippings** are used to surface the gravel garden and driveway, and allow rain and surface water to return to underground aquifers without overwhelming local water networks, whilst also referencing local chalk pits that define the South Downs landscape.

In summary, this scheme represents a carefully considered response to both place and purpose. It **conserves and enhances the defining characteristics of the local landscape**, addresses current management challenges and establishes a **resilient, biodiverse and visually coherent environment**. Through the integration of architecture, landform, water and planting, it delivers a garden that is not only of exceptional design quality, but also **sustainable in its function and sensitive in its impact**.



OUR PROPOSAL



- 1 ARRIVAL**
Enhanced hedgerow road boundary by deepening with native hedgerow and scrub. A SuDs compliant permeable driveway approaches the house, which is obscured from the road through long grass mounds.
- 2 ENHANCED WOODLAND SHAW**
Including oak and hazel coppice and resilient lime, hawthorn and blackthorn with wetland species adjacent to proposed pond. Interlinking with existing hedgerow and proposed copses to enhance landscape, cultural heritage and biodiversity.
- 3 SEASONAL POND AND WET WOODLAND**
A natural, un-lined pond acts as a seasonal buffer for excess rainwater, and is allowed to empty and fill for the benefit of wildlife and water management. Damp-loving native and naturalised tree and shrub species will be planted around the back of the pond.
- 4 NEW WOODLAND SHAW**
Including oak and hazel coppice and resilient lime alongside other native shrub & scrub species. Combining with new hedgerow installed at adjacent Sunningdale plot, re-linking fragmented landscape by restoring hedgerows and shaws and creating corridors using field margins.
- 5 ORCHARD AND LONG GRASS MEADOWS**
Late season fruit trees are underplanted with UK native wildflowers. Winding mown paths cut through the meadows, mimicking livestock paths found in the South Downs and increasing opportunities for invertebrate biodiversity.
- 6 SEASONAL SWALES**
Seasonally wet swales collect rainwater from the roofs and mounds, transporting it across the landscape to the seasonal pond. The swales are planted with native streamside vegetation such as rushes (*Juncus* sp.), creating seasonal wetland landscapes associated with the nearby river Adur floodplain and catchment areas.
- 7 VETERAN TREES IN PASTURE**
We propose to plant trees that can become future veteran trees in the wider landscape such as *Quercus ilex* and *robur*, *Tilia cordata* and *Sorbus torminalis*.
- 8 COPPICED WOODLAND EDGE AND BUFFER**
A short coppiced woodland made up of UK native or naturalised species (eg. Hazel, Hornbeam and Alder), screening from neighbouring properties. Trees are strategically placed to allow some to establish as mature veteran specimens.
- 9 NATURAL FILTERED POOL WITH REED BEDS**
Biological filtration instead of chemical treatment, reducing energy use, eliminating synthetic chemicals, and creating a more sustainable, eco-friendly swimming environment.



3D VISUALS

