

LOCK HOUSE, LOCK LANE, PARTRIDGE GREEN

LANDSCAPE SITE APPRAISAL

Introduction

This Landscape site appraisal considers how unit 2 being the central house of the 3 consented at Lock House can be converted into 2 residential units, maintaining the open parkland setting of the listed building, creating no new hardstanding, removing no hedgerow nor trees and yet creating private amenity gardens for the individual units.

Consented Landscape plan (existing)

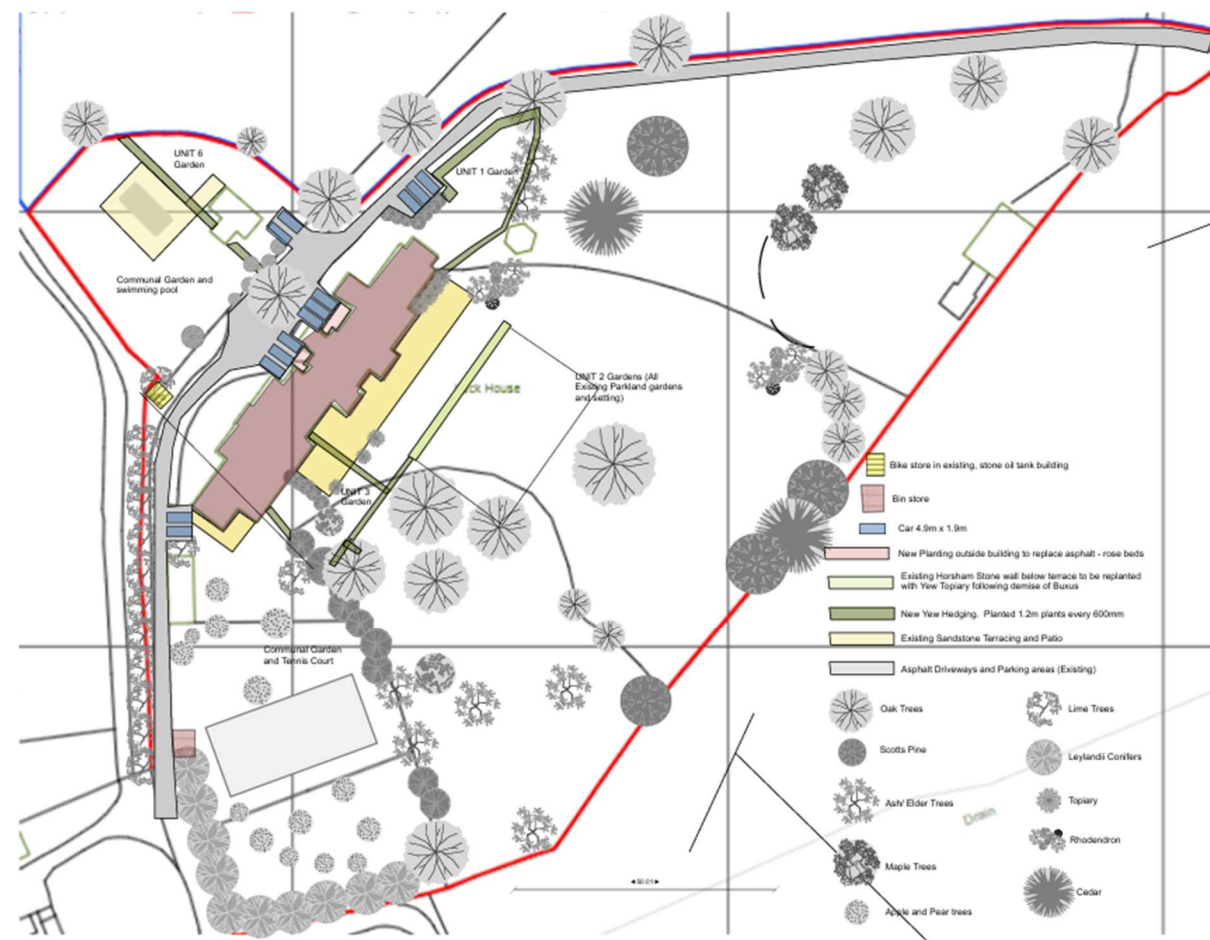


Image shows the existing landscape plan

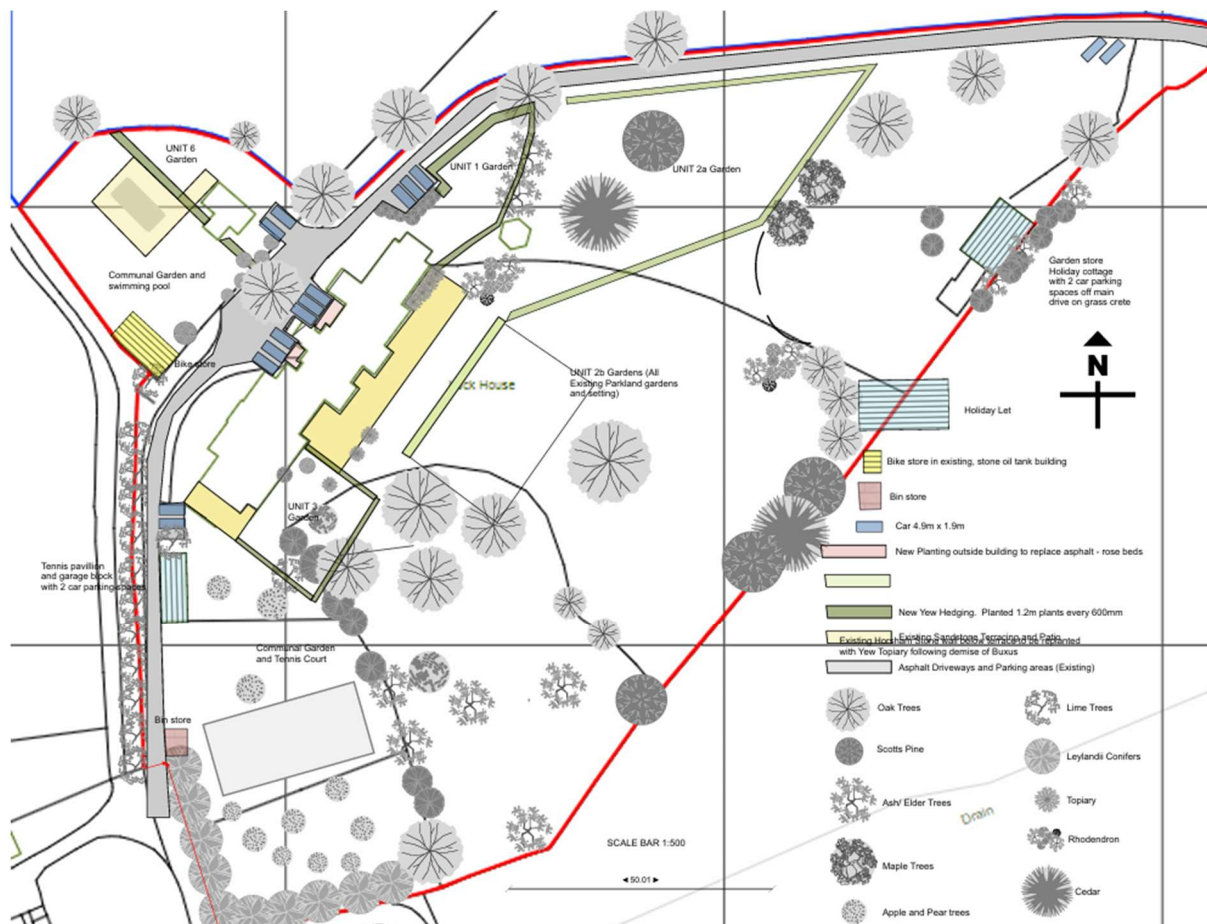
Proposed Landscape plan

There is no sub-division, new hardstanding, removal of hedges or trees.

The only change is the hidden garden area to the east side of Lock House as shown on the right side of the image below is screened with a new Yew hedge from the remaining grounds and from the driveway to create a somewhat private garden for house 2a. The remaining grounds undivided remain with House 2b the other section.



The garden to the east of the house (right in the panorama) features mature trees, including a mature cedar and Scots pine trees, along with a large mass of rhododendrons near the house. The trees, bushes, and orientation of the house conceal a lawned area and this lawned area will be allocated to house 2a.



Visual Impact and Screening

Visual impact has been a major consideration in developing the proposed gardens. The layout has been designed to minimise any potential adverse effects on the open, rural landscape or views from surrounding areas, including the historic bluebell woodlands and farmland.

Mature trees such as the oak, cedar, and Scots pine, which are important features in the current landscape, will be retained to maintain the sense of privacy and natural screening. The new garden boundary, will be defined by yew hedging which will integrate seamlessly into the existing tree lines and wooded areas, ensuring the subdivision respects the rural context and does not appear overly formal or "urban."

Sustainability and Ecological Enhancement

The landscape plan also aims to enhance biodiversity and support local wildlife. The mature trees, including several ancient oaks and lime trees, provide important habitats for birds and small mammals, these trees are preserved and maintained during and after the subdivision process. Additionally, the introduction of native planting, such as laurel, yew and rhododendron hedging, will further contribute to local biodiversity. The topiary Buxus, previously affected by blight, will be replaced with disease-resistant, climate-resilient species, promoting sustainability and longevity within the gardens.

Access and Circulation

Access to Lock House remains via the existing driveway, which maintains its scenic quality as it winds through the bluebell woodland and lime tree avenue. The drive's historical significance is preserved, while practical solutions are introduced to ensure ease of access to the new residential units without altering the rural character of the landscape. The asphalted parking areas, currently expansive, will be reduced and screened with planting to create dedicated parking spaces for each unit, while minimising hardstanding and ensuring these areas remain well-screened by the mature trees and hedging.



Private Gardens and Amenity Spaces

Each residential unit will be allocated a private garden designed to meet modern amenity needs while respecting the overall parkland character of the site. The layout avoids the use of urban features such as fencing or over-division that could detract from the historic setting. Instead, natural boundaries such as hedging and mature trees will be used to delineate spaces. This design approach ensures that the privacy needs of future occupants are met without compromising the aesthetic and historical value of the estate.

Planning and Heritage Policy Compliance

The proposed landscape design and subdivision comply fully with relevant planning and heritage policies set out by Horsham Council, including those outlined in the National Planning Policy Framework (NPPF) for listed buildings and historic environments. The design ensures that the significance of Lock House as a Grade II listed building is preserved and that any changes to the landscape are both sympathetic and proportionate, maintaining the balance between preserving heritage and accommodating modern living needs.

Garden Design and Privacy for Each Unit

House 2a. The photo below shows the existing summer house which will form part of the garden of House 2a.



Image above shows existing fir tree standing beyond the summer house (remaining within the curtilage of House 2) forming the southern boundary of the garden in House 1

House 2b – This central section of the house enjoys the majority of Lock House's original gardens. No new garden separations are introduced, preserving the integrity of the landscape as viewed from within the house. As the parkland setting of Lock House is vested in this unit, its allocation ensures that no further subdivision occurs within the primary garden areas, thus maintaining the parkland feel and avoiding any potential harm to the listed building's setting. The summer house will be screened with new yew hedging to form part of the gardens of house 2a. The existing parkland gardens flow seamlessly into the estate without any adverse impact on the historic landscape.



The image above depicts the original parkland gardens, which remain unbroken and intact alongside House 2b. In the top right corner of the picture, the existing summer house, rhododendron bushes, and fir tree create a natural boundary with the gardens of House 2a

Car Parking and Access

The existing asphalt driveways and hardstanding areas provide ample space for car parking, meaning no additional hardstanding is required. Each residential unit will have allocated parking directly outside their respective front doors, utilising the existing layout without increasing the footprint of hard surfaces.



- **House 2a** will retain parking for 2 cars in the area of hardstanding shown in the photo above.
- **House 2b** will retain a parking area for three cars just west of the main entrance. A new 3-metre-deep rose garden will be created on either side of the entrance to soften the approach and reduce the institutional feel. The driveway will be realigned, pulling it away from the house and positioning passing cars beyond the mature oak tree, creating a more appealing, regularized parking area.



Balancing Needs

The landscape and garden design for the proposed subdivision of Lock House, central section into 2 residential units has been carefully planned to balance the demands of modern living with the sensitivity required for a Grade II listed building. Car parking has been discreetly integrated to avoid compromising the property's visual integrity. By utilizing natural boundaries, existing mature trees, and sympathetic planting schemes, the design preserves the historic character of the site while providing private, usable garden spaces for each unit.

The division of the grounds is subtle, seamlessly blending into the existing landscape through the use of mature trees and yew hedging to define boundaries in a minimally intrusive way. The primary parkland setting remains with House 2b, ensuring that the estate's historic character is preserved. By retaining the formal elements of both the house and gardens, House 2b continues to function as a grand, yet more manageable and practical residence, safeguarding the estate's historical value while allowing for its sustainable use.

This proposal respects the heritage significance of Lock House and its landscape, ensuring that the historical value is preserved while creating practical and appealing living spaces for future residents.

Residential Amenities and Landscape Integration

The conversion of Lock House into six residential units has been carefully planned to accommodate the practical needs of modern living without negatively impacting the heritage or setting of the listed building. The following arrangements ensure that essential residential amenities are sensitively incorporated, maintaining the aesthetic and historical integrity of the estate:

- **Bin Store:** The bin store consented by DC/25/0037 will provide a centralised bin store for all the houses. A new oak bin store, featuring waney-edged oak cladding, will be discreetly located just inside the rear gates, as detailed in the proposed drawings. This centralised bin store will house all the units' bins, from which collections can be made directly each Monday. By keeping the bins out of sight and contained in one area, this solution removes the need for individual bins to be placed outside the homes, preserving the clean and unobstructed appearance of the estate.
- **Bike Store:** A covered bike store will be strategically positioned off the driveway, providing convenient access for residents while ensuring minimal visual impact on the landscape. The store will be sympathetically designed to blend with the surroundings, utilising materials and finishes in keeping with the character of the estate.
- **Post and Deliveries:** To manage postal deliveries and secure parcel drop-offs, a custom post box with a large parcel locker will be integrated into the bin store near the rear gates. This arrangement ensures that delivery drivers do not need to access the estate's drive, enhancing privacy and security for residents. With the locker's barcode-scanning system, deliveries can be confirmed electronically, reducing unnecessary trips and avoiding any disruption to the tranquil setting of the estate.
- **Estate Facilities:** Lock House's unique rural location also allows residents to enjoy direct access to local footpaths, connecting them to nearby attractions such as the Knepp Rewilding Project and the South Downs Link, as well as the wider countryside.
- **Fencing, Walls, Trampolines, and Washing Lines:** To maintain the visual harmony and character of the landscape, covenants within the long leases of each residential

unit will explicitly forbid the installation of visually intrusive items such as fences, walls, trampolines, and washing lines. These restrictions ensure that the parkland setting remains uncluttered and continues to reflect the estate's historic charm.

- **Garden Sheds and Outbuildings:** The construction or placement of garden sheds, greenhouses, or other outbuildings will be restricted to prevent disruption to the visual integrity of the estate.
- **Permanent Outdoor Play Equipment:** The installation of permanent outdoor play equipment, such as large climbing frames or swing sets, will be prohibited to avoid detracting from the estate's formal garden aesthetic.
- **External Lighting:** Restrictions will apply to external lighting, ensuring any installations are discreet and do not introduce excessive light pollution, preserving the natural ambiance and views of the property, particularly at night.
- **Satellite Dishes and Solar Panels:** To protect the historic character of the estate, the installation of satellite dishes or solar panels on visible parts of the house or gardens will be strictly controlled or prohibited.

Conclusion

The proposed landscape plan for Lock House successfully balances the need for private amenity spaces with the preservation of the estate's historic and architectural significance. The division of the grounds is subtle and carefully integrated into the existing landscape, using natural features such as mature trees and yew hedging to define boundaries in a minimally intrusive manner. The primary parkland setting of Lock House remains vested in House 2b, ensuring that the historic character of the estate is preserved. In heritage terms, the overall approach causes no harm to the listed building or its surroundings and will ensure the house is preserved for the future.