

██████████
New Garden Pavilion
Doddington Place
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Heritage Impact Assessment

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1. Description of the Proposals and the Impact on the Listed Building & Gardens

The design proposals are set out in the drawings and the Design & Access Statement that accompanies the application. The proposed works are contained in a small area of the garden that does not require removal of existing plants and will thus preserve the listed building and gardens.

The impact of the proposals on the heritage assets are as follows:

- Removal of existing crazy paving is restricted to only the small area in which the proposed pavilion is located.
- There is no proposal to take down any of the existing garden walls.
- By virtue of the design, the foundations of the pavilion will have minimal, or no detrimental impact on existing tree roots. There is no proposal to fell any of the trees or hedges to construct the pavilion.

- The pavilion is located at one end of a linear lawn in a part of the gardens where hard & soft landscaping features accentuates axes. The 'visually symmetrical' design of the pavilion will go to help enhance one of those axes.
- Positioned strategically to provide optimal views at elevated levels, the proposed pavilion will also be largely concealed by nearby trees & hedges, thus become visually discreet especially during months when foliage is fullest.

2. Paving



At the end of the lawn garden in which the proposed pavilion is located is partly laid with modern post WWII stone crazy paving, not an original part of the garden's hard landscaping design. The area of paving is not extensive so its removal will have minimal visual impact on the overall garden.

3. Brick walls



Brick walls abound the application site on three sides. On the western boundary, the garden wall is built from brick & knapped flint and is configured with 8 mini-arches. The corner piers are adorned with slightly different stepped flat ball finial pier caps. On the southern boundary, the wall built with buttresses at intervals on the Rock Garden side acts as a retaining structure as well as balustrading. On the northern boundary, the low brick wall is of plain design with plain low brick piers flanking two steps.

The design proposal does not require alteration or demolition of the brick garden walls. As such, there is no impact on the existing structures.



4. Trees & Planting

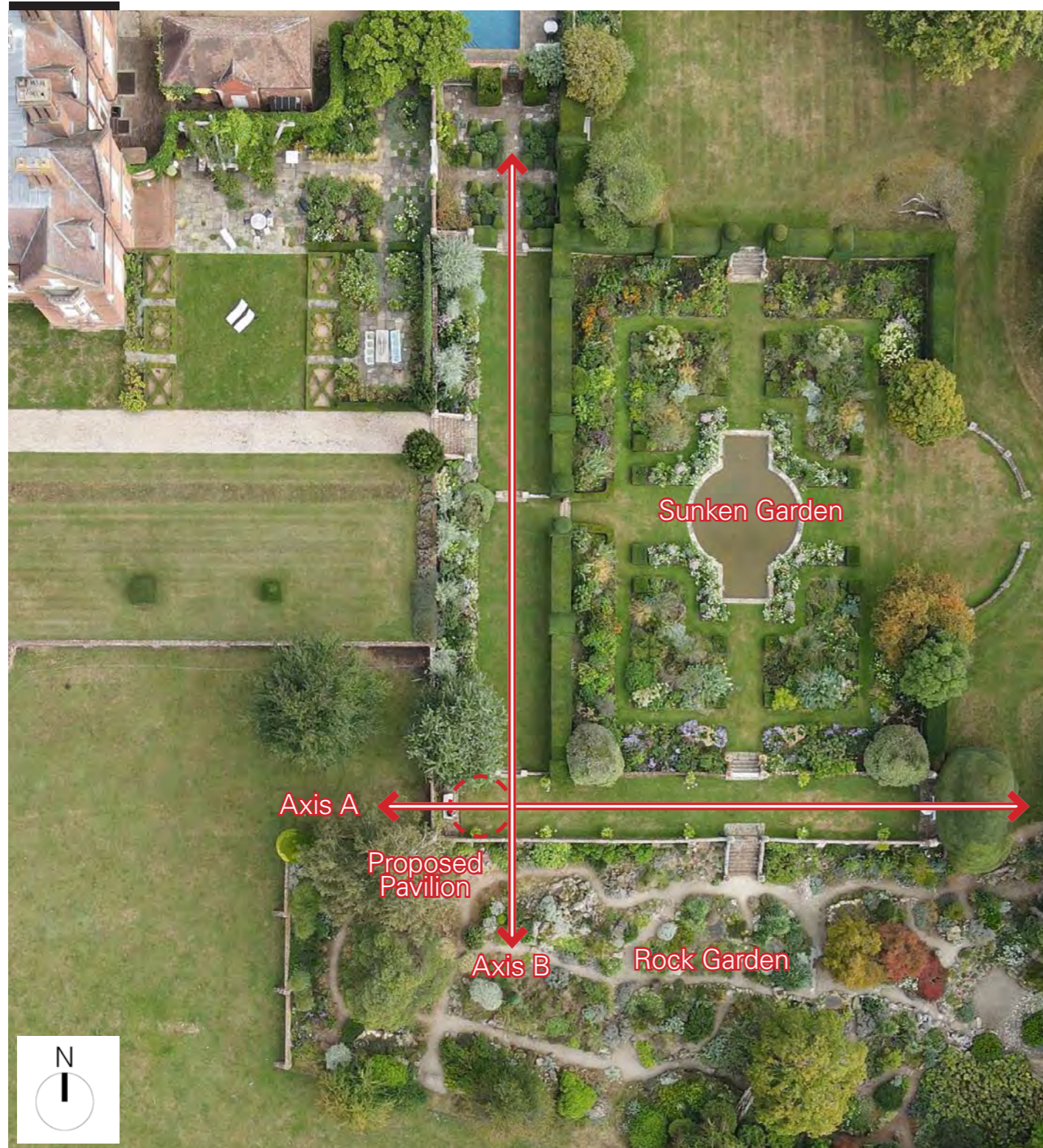


The site of the proposed pavilion is within proximity of surrounding trees & planting that is material influence. These are mature trees 1,2,3 & 4 (see Tree Survey and Report by Invicta Arboriculture).

The footprint of the proposed pavilion is wholly contained within the existing garden walls. By virtue of the design, the pavilion only touches the ground at three points - the central column and the foot of each stair. Therefore, the impact of foundations supporting the pavilion on root systems will be zero because the foundations will be beyond the existing tree canopies and consequently beyond their likely root spread. No trees or hedges will be removed.



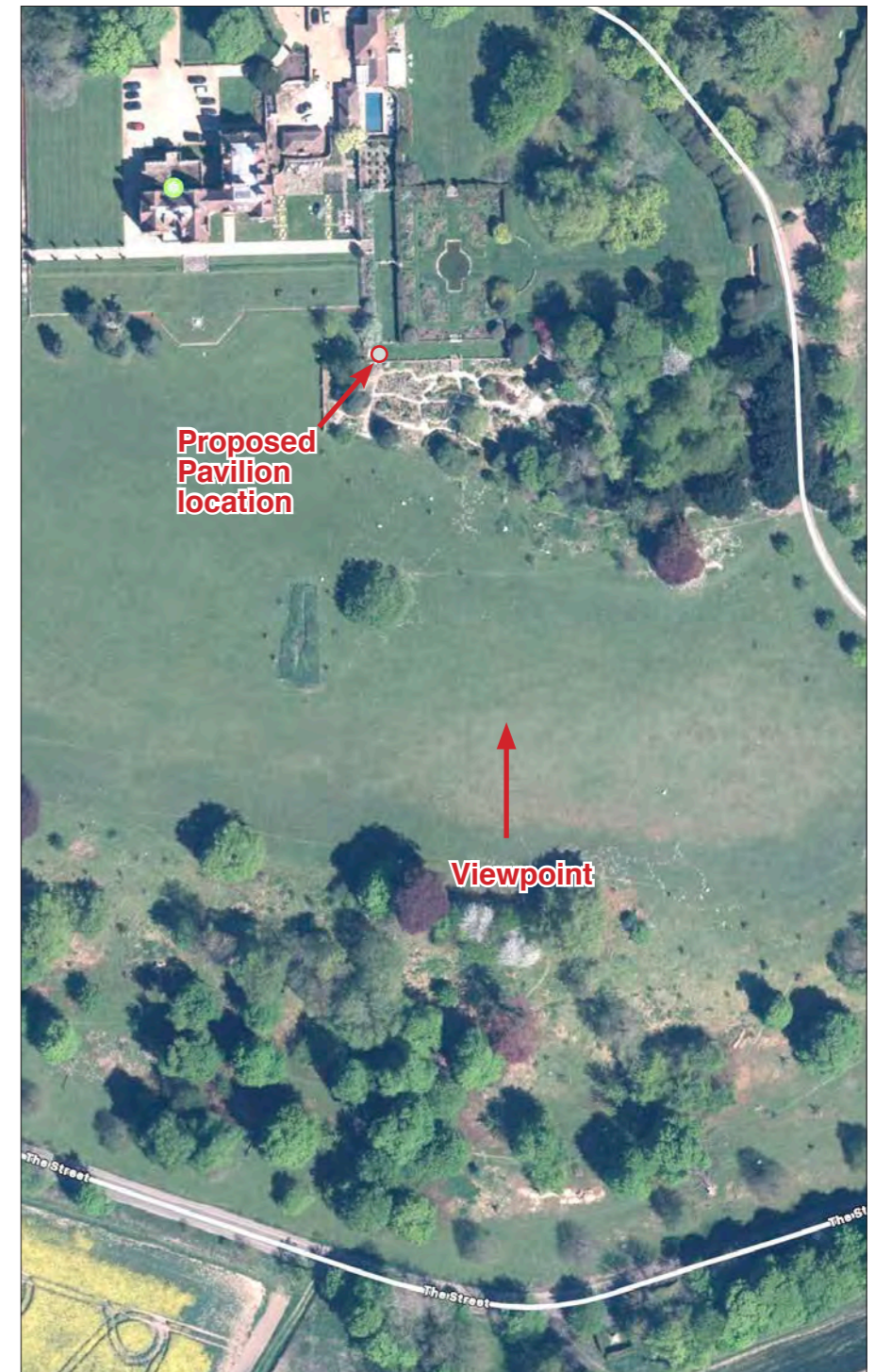
5. Axial Garden Layout



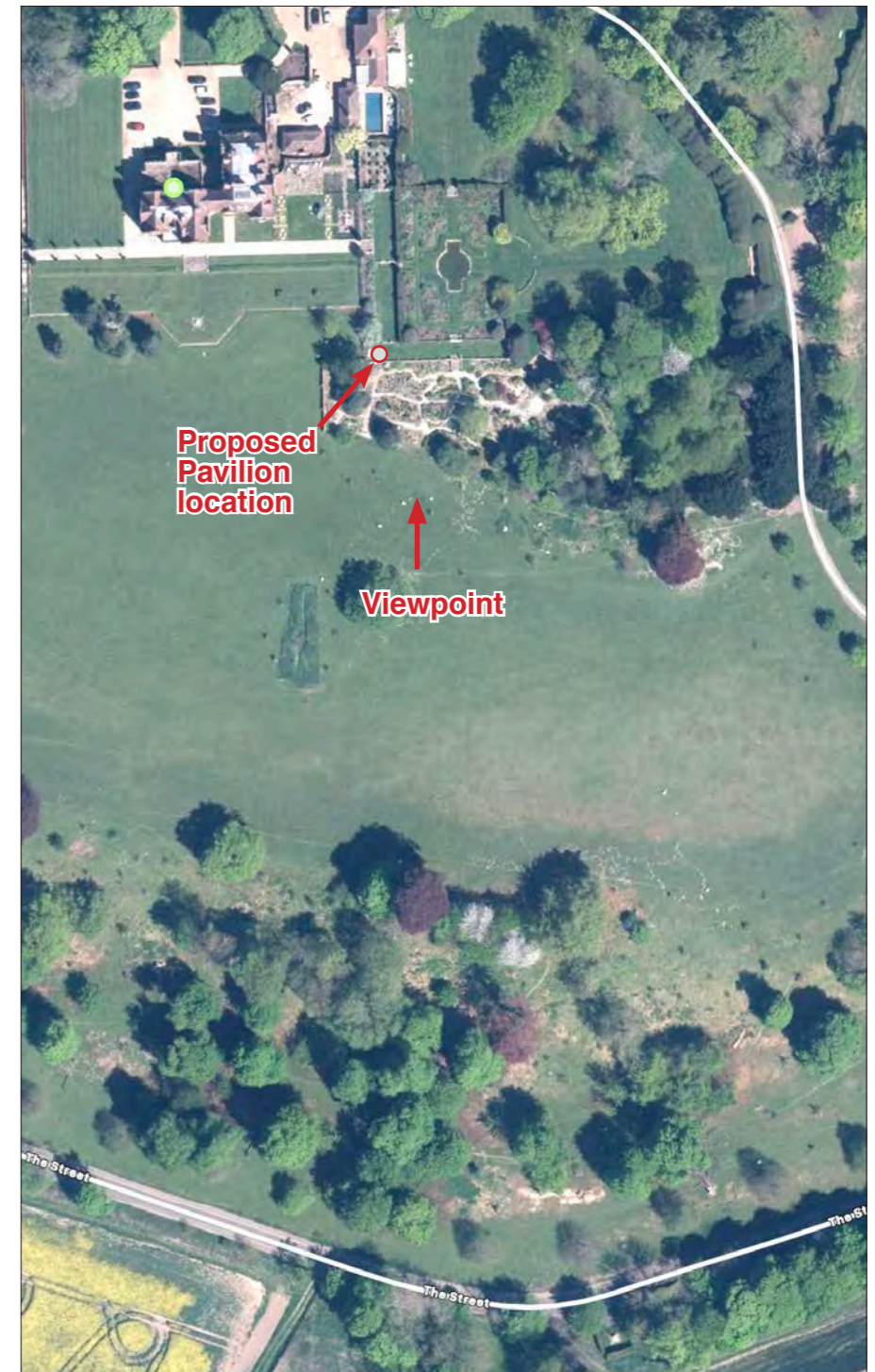
The proposed pavilion is located between the Sunken & Rock Gardens. These two distinctly different gardens are bounded by linear lawns that have their axes accentuated by hard and soft landscaping features.

When completed, the pavilion with its 'visually balanced' design will contribute to the surrounding landscaping and help to enhance the formal layout of this part of the garden.

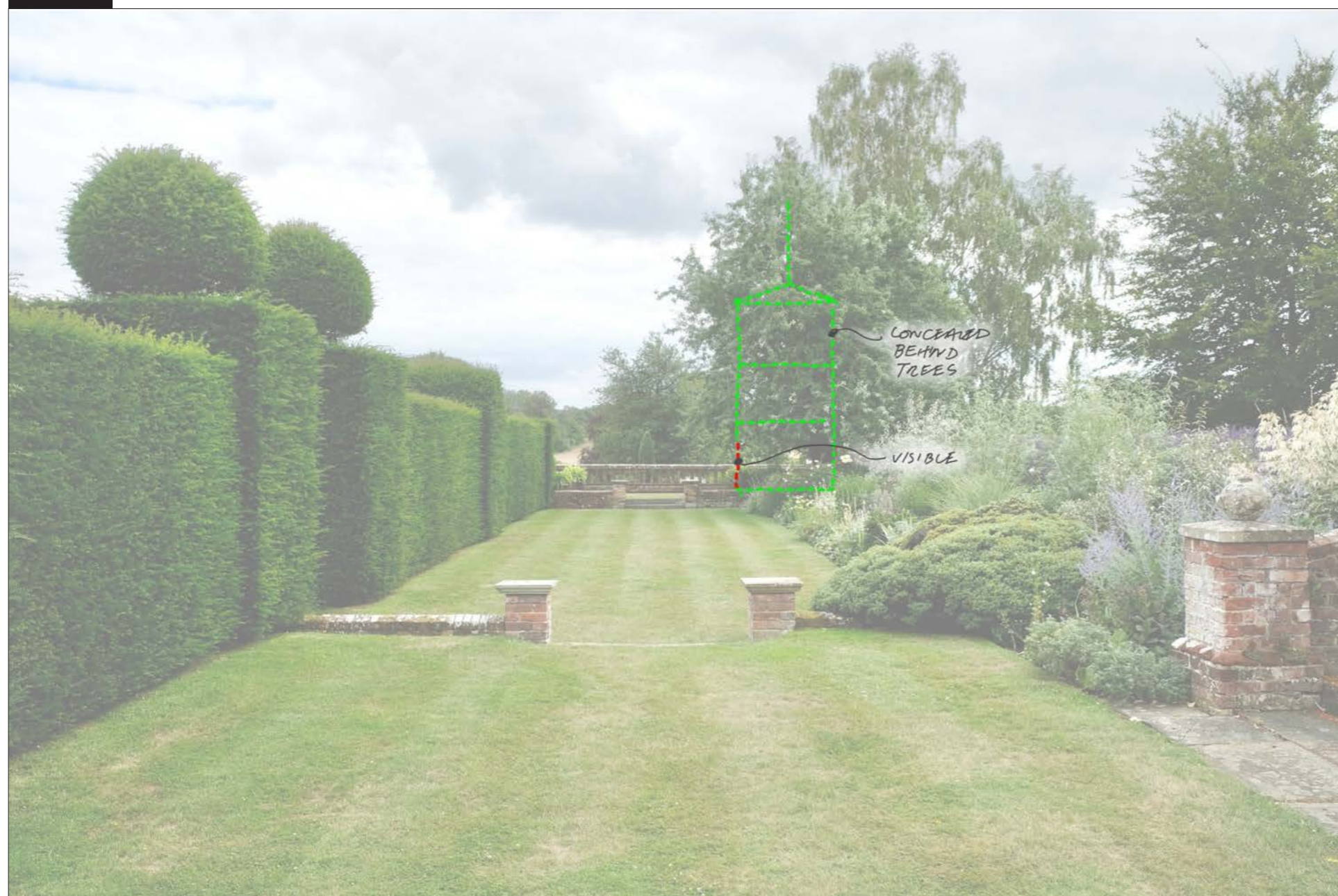
6. Distant views showing potential visibility
- From bottom of valley, looking north



- View from half-way up valley, looking north



- From gardens, looking south



- From main house, looking southeast



- From sheep meadow, looking east

