

Roughnitts

Landscape Design Statement

Ref: Roughnitts - 500
Date: September 2023



Topography and views

Roughnits is a brick and white-washed house built in 1952, located at the crossroads on Uckfield Lane and Cowden Pound Road, on the former school playground in Markbeeceh.

Despite the mature trees and scrubby boundary, the 0.35 ha garden is overlooked along the road due to its bowl-like position in the landscape and gaps in the hedgerow. The church and its spire are visible from the garden.

Flooding

Due to the gardens topology and underlying geology, the garden is prone to seasonal flooding, which affects the use of the majority of the garden. The soil profile is shallow, comprising of 100mm topsoil over heavy Wadhurst Clay. Drainage of the garden in the north east corner is via a drainage pipe connected to a local pond.

Safety and security

The southern and eastern boundary is not currently secure as the stock-proof fencing is broken at gaps in the hedgerow. The western boundary with Springbank is close-boarded and has recently been upgraded. The northern boundary with Rookery Cottage is stock-proof and chainlink fencing, which is generally secure but not in keeping with the character of the area.

Character

The majority of the garden is characterised by an open lawn, bounded by mature oak trees, with a large weeping willow tree as the focal point on the western boundary. The western boundary was formerly used for keeping chickens, but is now overgrown and neglected. Areas around the house are surfaced with concrete pavers. Open-fronted outbuildings are positioned on the eastern boundary. The property is accessed from Uckfield Lane via a short tarmac drive, bounded by lawson cypress trees.

The open lawn and mature trees make a positive contribution to to character and appearance of the local area. The hedge and trees bounding the property are predominantly native, but because they have not been maintained are overgrown and gappy, detracting from the character of the area opposite the church and pub, at this important junction in Markbeeceh. Lawson cypress trees have also been planted to the western and northern boundary, some of which have been topped.



1. View from Uckfield Lane into drive
2. View west into garden
3. View east from north western corner, showing flooding
4. View west along southern boundary with Cowden Pound Rd.
5. View through gap in hedge of property by church
6. View south of church and spire from garden

Boundaries and security

- The southern and eastern hedgerow is gappy and overgrown. To conserve and enhance this boundary for wildlife and improve its appearance at this important crossroads in Markbeech, it is proposed to hedgelay the existing hedgerow and bolster with new native transplants.
- The existing fencing to the garden would be replaced. On the southern and eastern boundary it would be set at a lower level at the bottom of the bank, and disguised by further native specimen shrubs and grassland meadow margin.

Flooding

- We have developed Sustainable Drainage Systems (SuDS) together with BWP engineers, based on using permeable surface materials and on-site attenuation. However, due to the site's low lying position and geology (heavy clay), it has been necessary to develop a drainage strategy for dealing with extreme weather events (1 in 100 + 40%). This would result in surface and rainwater being pumped off-site at peak times. BWP engineers have been in contact with Southern Water to ensure the surrounding system has sufficient capacity.

Planting

- To preserve the existing character of the garden a naturalistic approach is proposed, that would see the lawn retained as a central open space, with scattered groups of trees at its margins.
- Grassland meadow with wildflowers are proposed at the margins, with scattered groupings of native, specimen shrubs to provide additional screening, wildlife and seasonal interest and space for play.
- Pleached lines of Lime are proposed to create a sense of enclosure for the orchard and vegetable garden, and also provide greater privacy for the house from Cowden Pound Road.

Materials

- The proposed materials palette would be drawn from the local vernacular of Yorkstone, brick, gravel and green oak.
- Pavers are proposed to be set within lawns, with space for creeping ground cover and species rich grass to grow between. This would soften the appearance, provide opportunities for wildlife and allow water to percolate into the ground.



Roughnits | Surface Water (SW) Drainage Strategy

Surfacing Materials



Pavers embedded in lawn to terrace around house



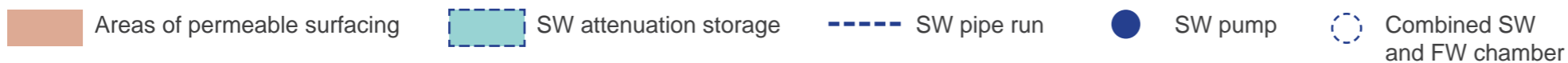
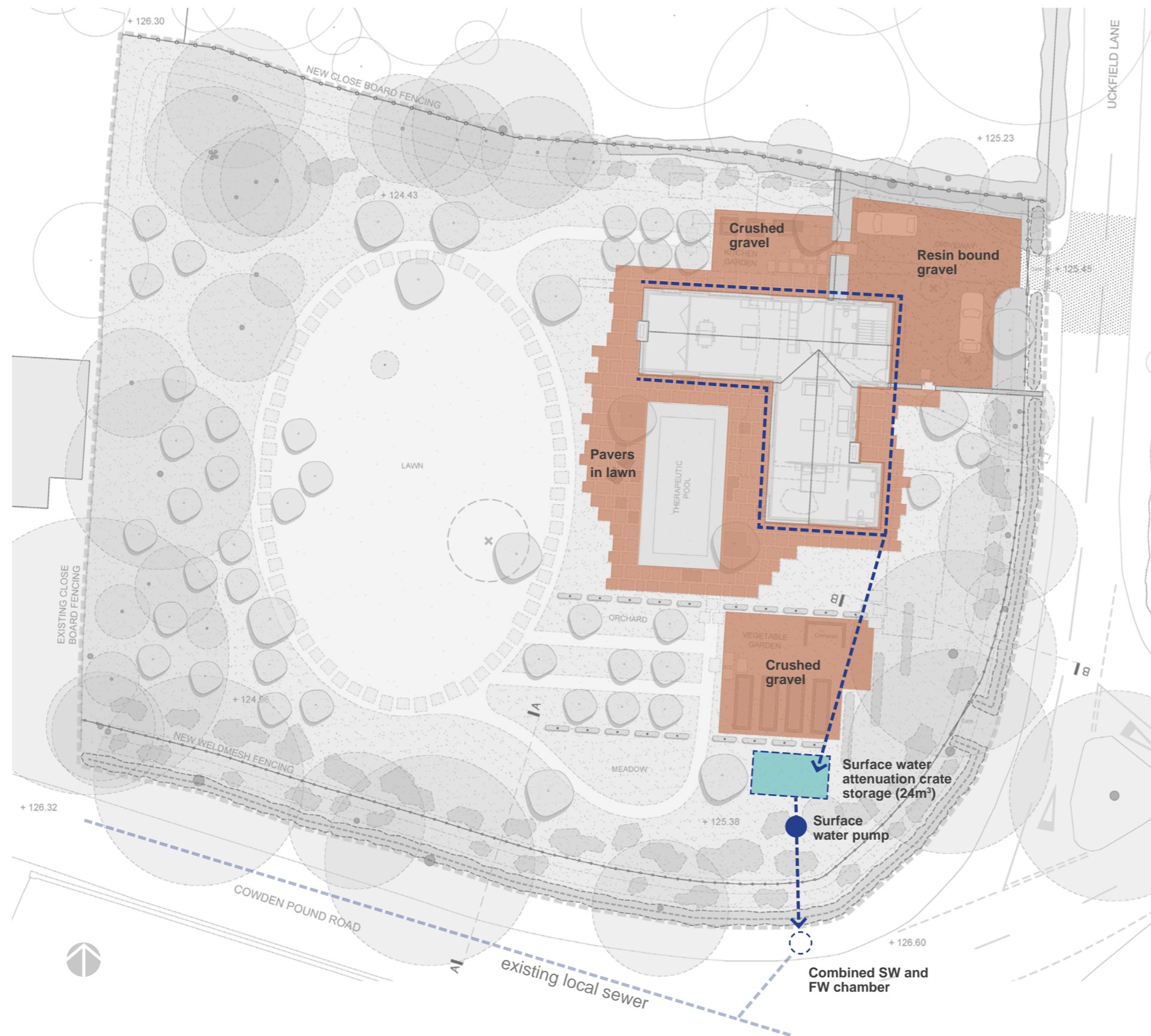
Crushed gravel to kitchen and vegetable garden



Resin bound gravel to front of house (parking areas)

Drainage Strategy

- For detailed drainage proposals refer to BWP 'Proposed Foul and Surface Water Drainage Strategy (Drg. K23111-BWP-XX-XX-DR-C-0100 Drainage Layout).
- Due to the low lying nature of the site it is not possible to connect to the existing FW and SW drainage via a gravity fed drainage system. FW and SW water will need to be pumped separately to a new combined FW and SW chamber, connected to the existing sewer line on Cowden Pound Road.
- All surfacing on site is proposed to be permeable and designed to allow surface water and rainwater from the gutters to infiltrate the ground naturally, via attenuation areas within the surfacing sub-base. However, because the site is underlain by heavy Wadhurst Clay, an crated attenuation area (24m³), for a 1 in 100 year + 40% climate change event, has been provided. This will allow SW that does not infiltrate to be stored on-site and pumped to a combined chamber, before discharging to the local sewer.



Photos of trees proposed for removal



G10 Mixed Species, shrubs to rear of house (CAT. C)



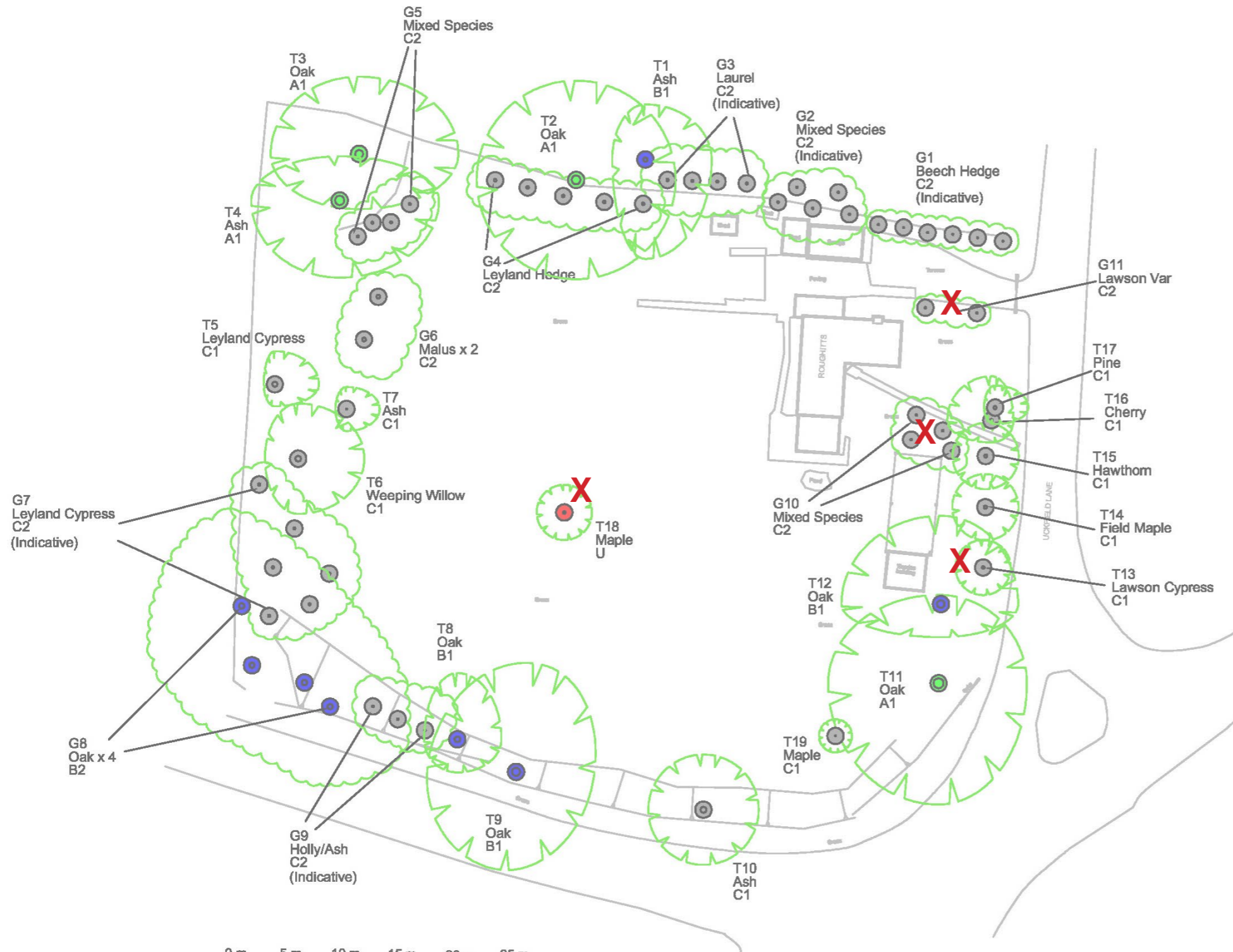
G11 Lawson Cypress to driveway, CAT. C



T13 Lawson Cypress competing with telecom CAT. C



T18 Maple, solo tree to lawn, CAT U



- Category A Tree (High Value)
 - Category B Tree (Moderate Value)
 - Category C Tree (Low Value)
 - Category U Tree (Poor Condition)
- Tree Canopy
 - 1 Tree Number
 - Oak Tree Species
 - A1 Retention Category

Tree Removals

- The site is encircled by mature trees, predominantly oak, ash and field maple. These trees make a positive contribution to the character and appearance of the area and will be retained and protected in accordance with BS 5837 trees in relation to design, demolition and construction – recommendations.
- A small number of removals are required for trees that are either unhealthy, competing with telecoms or inappropriate species. This includes:
 - G10 - a group of mixed shrubs
 - G11 - 2 nr. Lawson Cypress
 - T13 - a Lawson Cypress, competing with a telecom pole support cable.
 - T18 - a maple tree in poor condition



Grassland meadow with groups of shrubs and trees planted naturalistically



Example of naturalistic planting to integrate building into garden



Stepping stones used throughout for the creation of paths and terrace surfacing

Landscape Aesthetic

- The starting point for the design is to respond to the garden's existing sense of place, which is characterised by open lawn with mature oak trees. The redesign seeks to retain the essence of the garden by retaining the open lawn and introducing grassland meadows to its margins, with scattered groups of native trees and shrubs.
- Path and terraces around the house will be open jointed to allow the species rich lawn and creeping plants, such as Thyme and Mexican Daisy to grow.
- The landscape aesthetic is naturalistic and biodiverse, contrasted with areas that will be close-mown and managed.



Michaelis Boyd Associates, swimming pool (Oxfordshire)



Pool integrated into landscape



Miranda Brooks, Hamptons

Therapy Pool

- The need for the therapy pool, measuring 4 x 10m, is to provide a calming environment for the client's autistic son. Swimming and contact with water has tremendous benefits for dealing with over-stimulation and anxiety and has been proven to improve concentration and provide therapeutic benefits.
- It is important that the pool is carefully designed to integrate with the house and garden. The precedents show examples of swimming pools that are well integrated.



Grassland meadow with groups of shrubs and trees planted naturalistically



Example of naturalistic planting to integrate building into garden



Planting

- The proposed planting palette is predominantly naturalistic and soft to the edges, characterised by grassland meadow with wildflowers such as Ox-Eye Daisy, interplanted with multi-stem trees and shrubs.
- Pleached lines of lime are proposed to create a sense of enclosure for the orchard and vegetable and kitchen garden, and also provide greater privacy for the house from Cowden Pound Rd.
- Ornamental planting is proposed around the house to create a shade garden and for planting to the terrace and pool.



Amelanchier lamarckii (Snowy Mespilus)



Acer campestre (Field Maple)

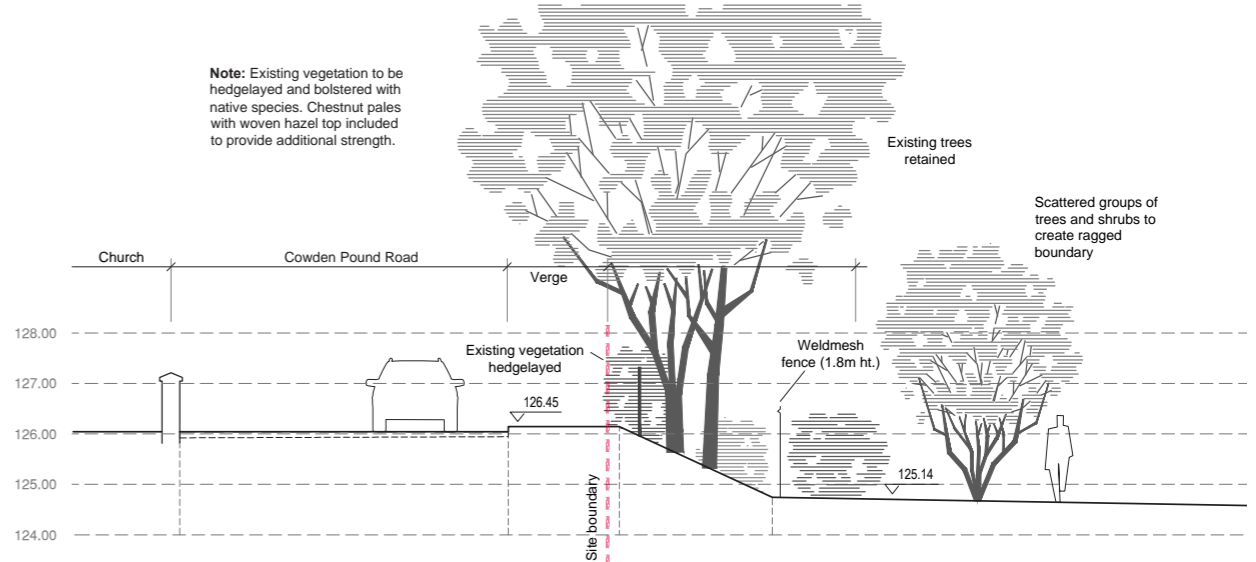
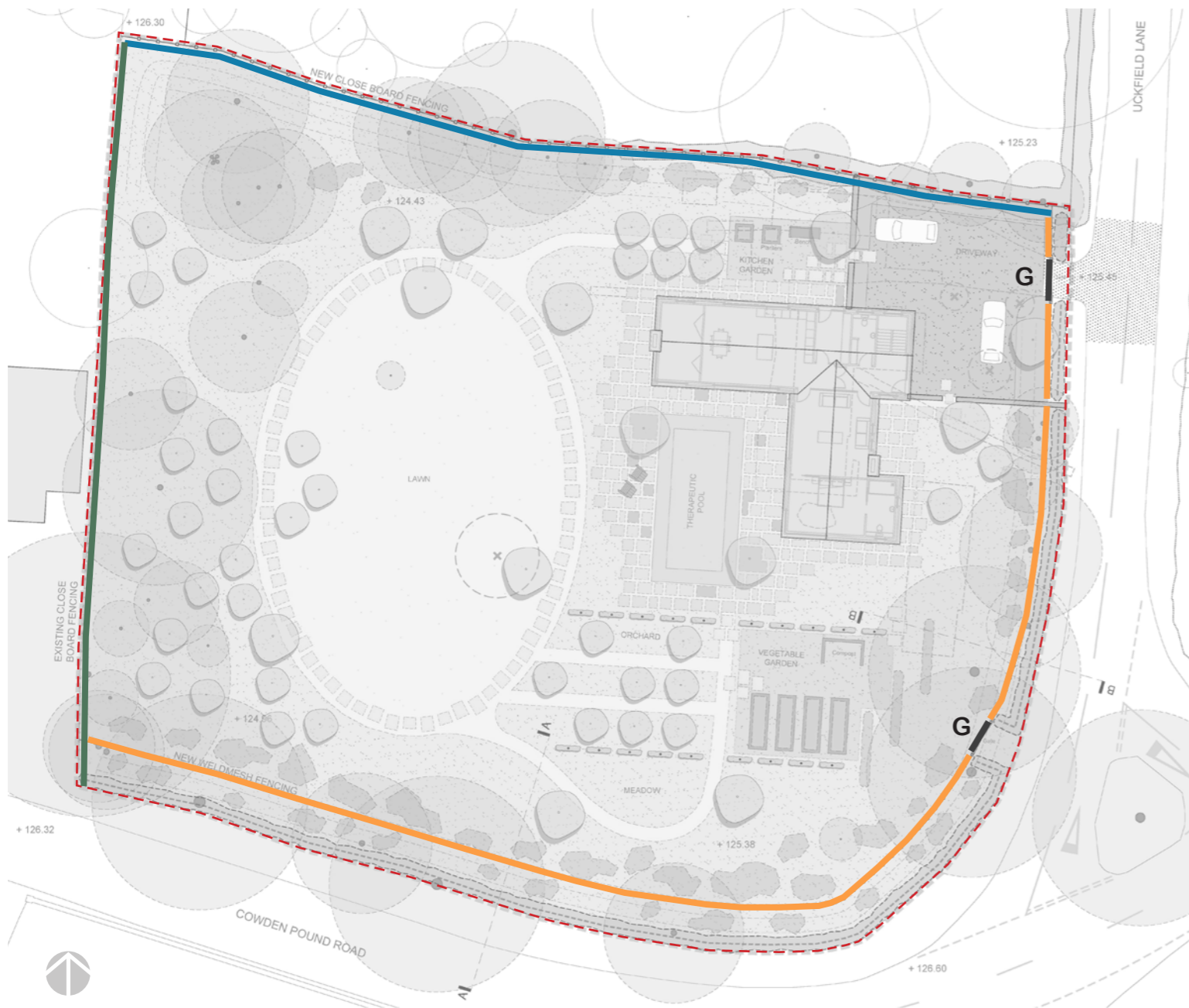


Corylus avellana (Hazel)

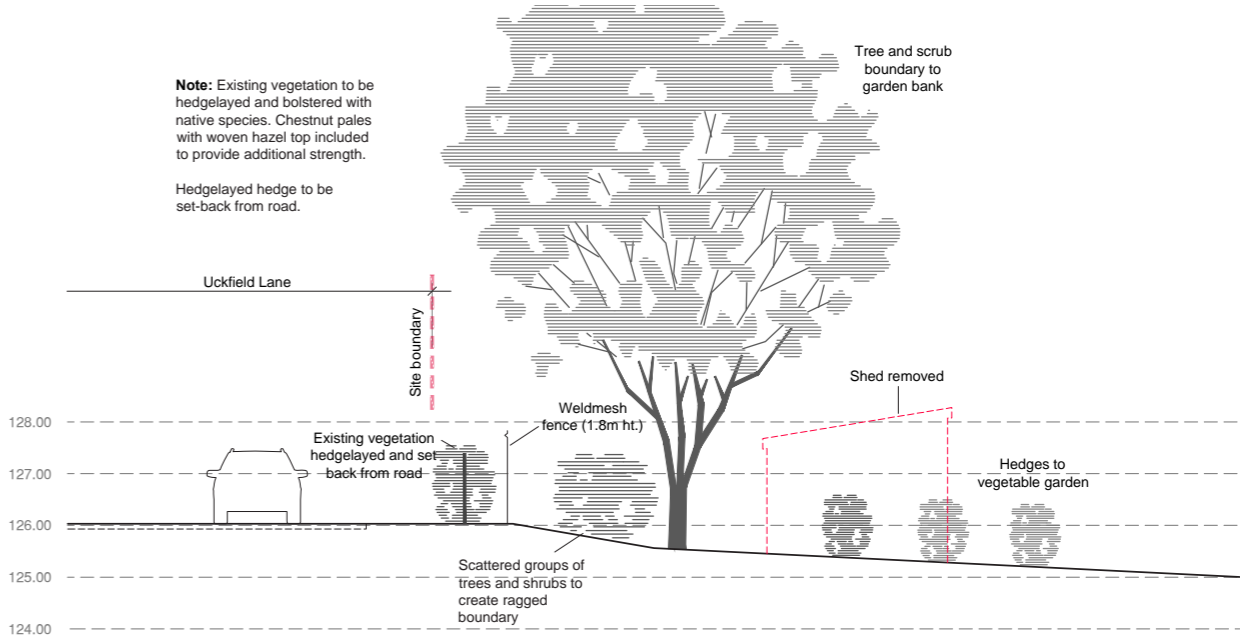


Native hedge planted in double staggered rows (1.5m ht. transplants) Acer campestre (35%), Crataegus monogyna (35%), Corylus avellana (15%), Cornus sanguinea (5%), Rosa arvensis (5%), Ilex aquifolium (5%),

Roughnitts | Boundary Treatments

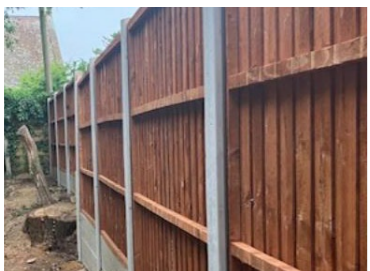


Roughnitts - Section A - A (proposed)
Scale 1:100@A3



Roughnitts - Section B - B (proposed)
Scale 1:100@A3

Key



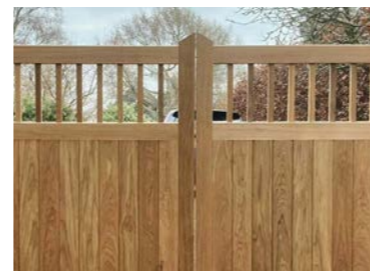
Existing close board fencing to be retained



Proposed close board fencing to north boundary



Proposed weldmesh fencing to south and west boundary



Proposed European Oak Biddenden Gates

Boundary Treatments

- As Sections A-A and B-B show, the weldmesh fencing will be set at a lower level on the garden side of the northern boundary, and sandwiched between a hedgelayered boundary and scattered groups of shrubs. To ensure the fence recedes into the background, it will be painted Olive Green (RAL 6003).
- Weldmesh was selected as an anti-climb boundary to prevent escape of the applicant's son, who because of his autism (ASD), is far more prone to attempting to climb and escape the garden.
- For continuity and to prevent injury, the southern boundary, (currently stock proof and chain link fencing), is proposed to be replaced with close board fencing to match the western boundary. Close board fencing will also prevent possible injury from the neighbours dogs (Rookery Cottage) to the applicant's son, as a result of trying to touch the dogs.