



**9. Area B: Wet woodland and new boathouse lawns:**

Any interventions in this area aim to have minimal impact on the existing flora and fauna of the wet woodland habitat. The scrubby, willow understorey is to be maintained. This will be limited to pruning of the existing willow stand. The trees on the stream edge adjacent to the proposed covered walkway (linking the existing and proposed buildings) will be pruned and additional planting to these and the wet woodland margins could include: amphibious bistort *Persicaria amphibia*, marsh marigold *Caltha palustris*, reed canary grass *Phalaris arundinacea*, brooklime *Veronica beccabunga*, wild angelica *Angelica sylvestris*, purple loosestrife *Lythrum salicaria*, greater bird's-foot trefoil *Lotus uliginosus*, and gypsywort *Lycopus europaeus*.

An area of wildflower meadow turf will be introduced between the boat house and the pond with a mown path providing access alongside the stream to Grandpont House.

The existing lawns within the garden will extend up to the new boat house without additional ornamental planting. The boathouse will float above the existing lawns and no formal path will be introduced to access the raised deck. Instead users will walk across the grass in the same way as is currently the case.

Two new willow trees (*Salix alba*) will frame the views towards the pond from the new building, and a new Copper Beech tree (*Fagus sylvatica* 'Atropurpurea') is introduced on the South-east corner of the pond.





**9.1 Wet woodland and new boathouse lawns:  
hard landscape components**

As part of the architectural proposals, the boat-house will feature a raised wooden deck (refer to architectural package for details)



New Breedon gravel paths will connect the new boathouse with Grandpont House. This will also wrap around the wet woodland area and connect with the wider path network beyond.



Informal wooden bench seating will be introduced as contemplative spaces for garden users.





**9.2 Wet woodland and new boathouse lawns:  
soft landscape components**



Existing trees: All existing trees in the area of the wet woodland and within the lawns surrounding the new boat house are to be preserved. Some sympathetic pruning and removal of dead vegetation is proposed but at the same time attempting to minimise disturbance to the remaining flora and fauna within the wet woodland habitat.



The existing wet woodland will see some removal of dead trunks (felled material will be retained in situ as habitat features) and some pruning to the existing willows.



The lawns around the proposed boat house will be re-seeded with a



New wildflower meadow turf will be installed between the proposed boat house and the wet woodland. Two new Weeping Willows (*Salix alba*) will frame views of the wet woodland from the proposed boat



A new Copper Beech (*Fagus sylvatica* 'Atropurpurea') will be planted on the South Eastern perimeter of the wet woodland drawing the eye



**10. Wider Grandpont House grounds:**  
 The existing gardens within the wide grounds will be subject to a number of improvements. The existing paths will be re-graded with additional gravel and some new paths introduced to open up a new walking trail within the wooded eastern boundary. A new simple slab-bridge structure will be introduced to span the existing 'Hogacre ditch'.

The existing wooden fence along the riverside boundary to the East, and the metal fence along the boundary with the playing fields to the South, will be restored as required.

Beside the listed Grandpont house, new permeable gravelled surfacing is proposed. The existing metal railings over the over the river will be restored. A new planting bed on the Southern facade will allow for new shrub planting.



LY ROOD CHURCH



Area C: Location plan



**10.1 Wider Grandpont House grounds: hard landscape components**

Graveled paths around Grandpont House will be restored and linked with the wider path network.



The existing wooden fence and the wooden gate alongside the river and playing fields will be repaired or replaced where necessary to ensure a secure boundary throughout the site.



A new simple slab bridge is needed to provide an additional crossing point over the existing drainage ditch as the new extended paths will now create a circular walking route through the trees. This will be made in-situ with an exposed gravel concrete surface finish (similar to the existing crossing point).



Permeable gravel paths are proposed throughout the grounds (Buff Breendon gravel, 6-14mm, no fines). Some of the existing paths will be restored strengthening the links between the towpath and Grandpont House. New lengths of path are proposed so as to create new links between the existing buildings and the wider grounds.



Indicative images



**10.2 Wider Grandpont House grounds: soft landscape components**

Existing trees: The trees within the wider grounds will be subject to a phased 3 year tree management plan. An arboricultural consultant will be commissioned to extend their arboricultural survey to include all the trees within the Grandpont grounds and compile a management plan detailing maintenance work that may be required on each individual tree.



Bulb planting and some shade tolerant species will be introduced along the new paths that will be introduced through the wooded areas on the eastern side of the grounds linking the towpath area with the Grandpont House.



Enhancement of the woodland is aimed through an active management regime, including the coppicing of smaller trees and shrubs and the opening up of small rides and glades to provide increased light penetration. A reduction in the extent of stands of single species non-native shrubs such as snowberry and the planting of appropriate native shrubs. Any dead wood would be piled and preserved (not removed) for the benefit of wildlife such as invertebrates, bats, birds.



Indicative images

**11. Site sections.**

Section 1: North-South section through areas A & B

Section 2: East-West section through areas B & C



Section 1: North-South section through areas A & B



Section location plan



Section 2: East-West section through areas B & C





Section location plan



Section 1: North-South section through areas A & B