

Landscape design statement

March 2024

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Grandpont House

Existing building refurbishment and new boathouse

Grandpont House,
Abingdon Road,
Oxford OX1 4LD.

Netherhall Educational Association,
18a Netherhall Gardens,
London NW3 5T.



Grandpont House

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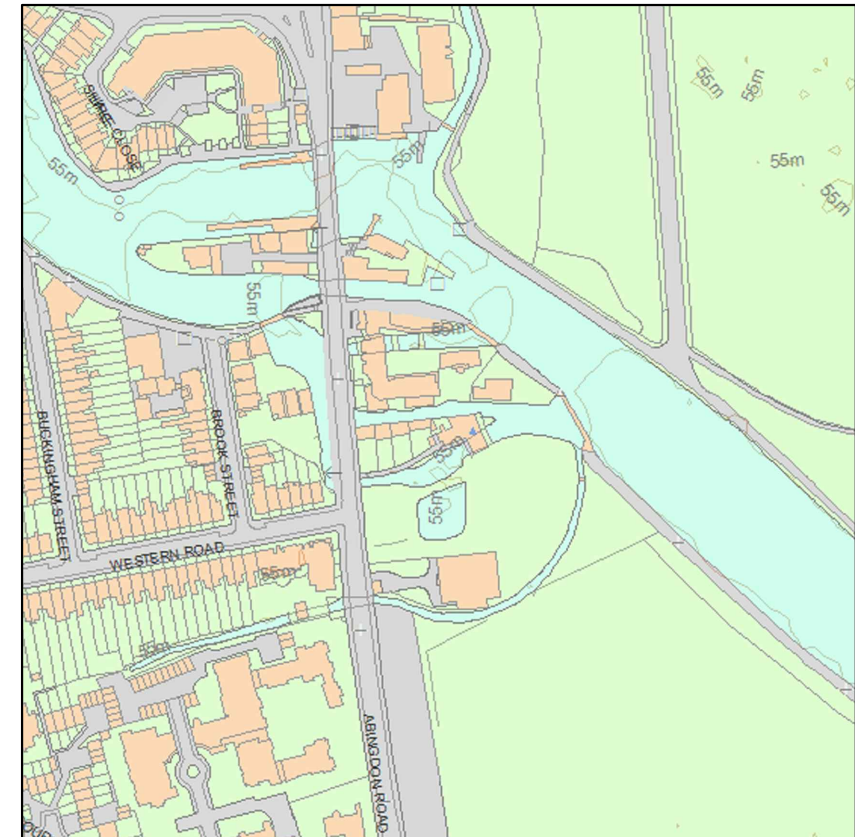
Google maps aerial

1. Site, location and plans.

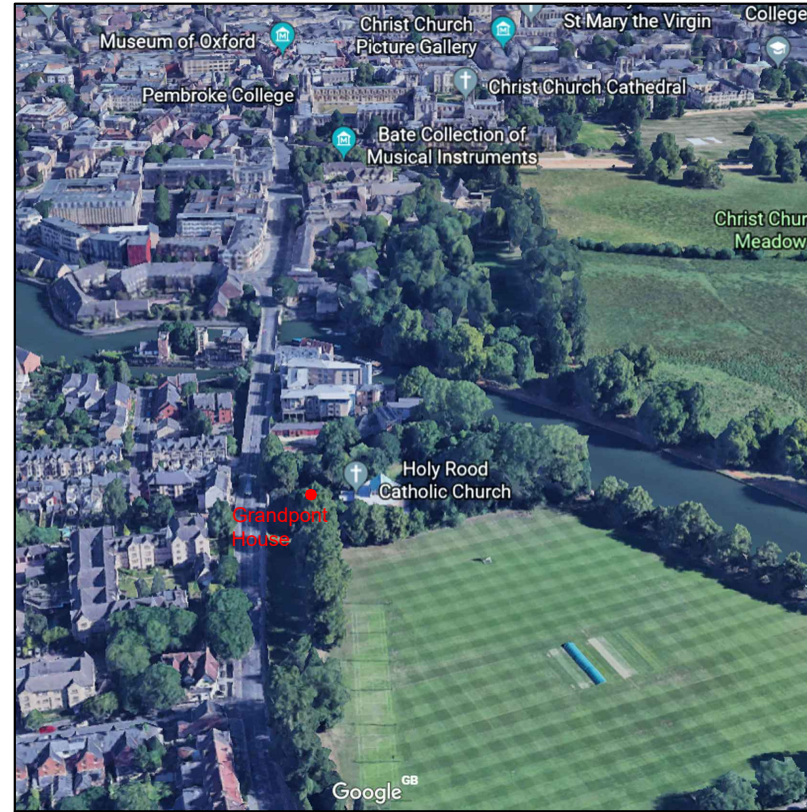
Grandpont House is located in the mainly residential area of Grandpont on the south side of the city of Oxford and on the South bank of the River Thames close to Folly Bridge. Grandpont House grounds is a mainly verdant plot with a large garden stretching between Abingdon Road and the Thames. The original building was built by William Elias Taunton in 1785. Constructed over a branch of the Thames, overlooking Christ Church Meadows, close to the heart of the University, and within easy reach of its colleges, libraries and laboratories. Grandpont House has more recently acted as a venue for academic, cultural, outreach and religious activities for students and others since 1959.



Google maps aerial



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GoogleEarth view looking North



GoogleEarth view looking East



GoogleEarth view looking West



GoogleEarth view looking South

4. Aerial photographs

The above show the enviable location of Grandpont House grounds adjacent to the Thames and overlooking Christ's Church Meadows.



5. Siting of the proposed building works.

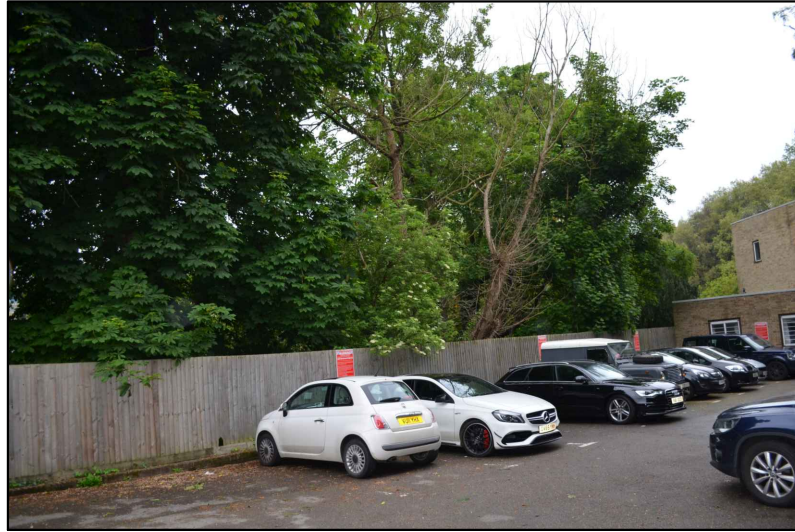
Note: Numbering refers to location of the site photographs overleaf.

- The proposed building works are
- the refurbishment of the existing coach house within the existing driveway area, and
 - a new boat house located where the existing boats and canoes are stored, and set among the existing lawns.

6. Existing site photographs (for location refer to plan)



1) Specialist tree consultant Barrells have been commissioned to advise on appropriate protection of the existing mature trees.



2) The perimeter with Holy Road Catholic Church may be used for temporary site access by a contractor during the building of the boathouse for the purpose of materials delivery. No permanent access is proposed. Access subject to approval by Holy Road Catholic Church.



3) The existing wet woodland will be see some light pruning of the existing willow stands.



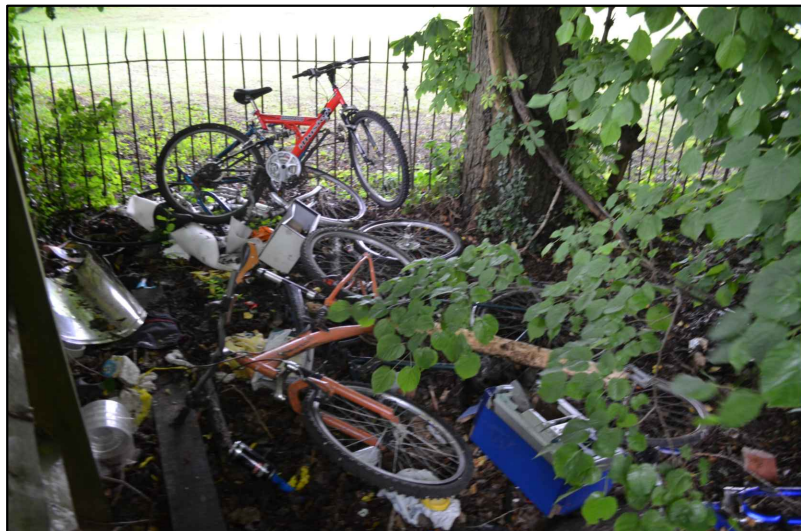
4) The existing paths are overgrown and in a poor condition. These will be restored and new routes defined. The aim is to open up the wider grounds and encourage use beyond the formal lawns adjacent to Grandpont House, whilst retaining the continuous canopy cover.



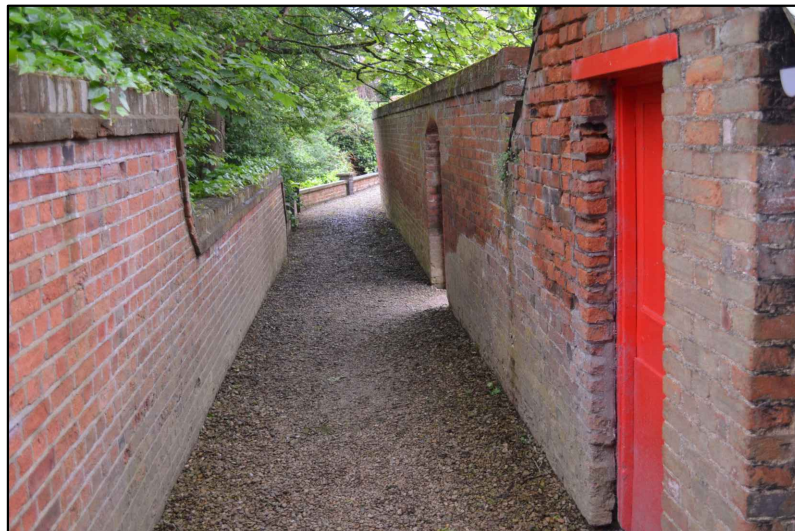
5) New links across the shallow streams will open up access to the Eastern perimeter of the grounds and complete new walking routes through the grounds.



6) An arboricultural survey of the remaining wider tree cover will be conducted and appropriate tree maintenance works will be phased over 3 years.



7) The existing wooden fence along the river will need some localised repairs.

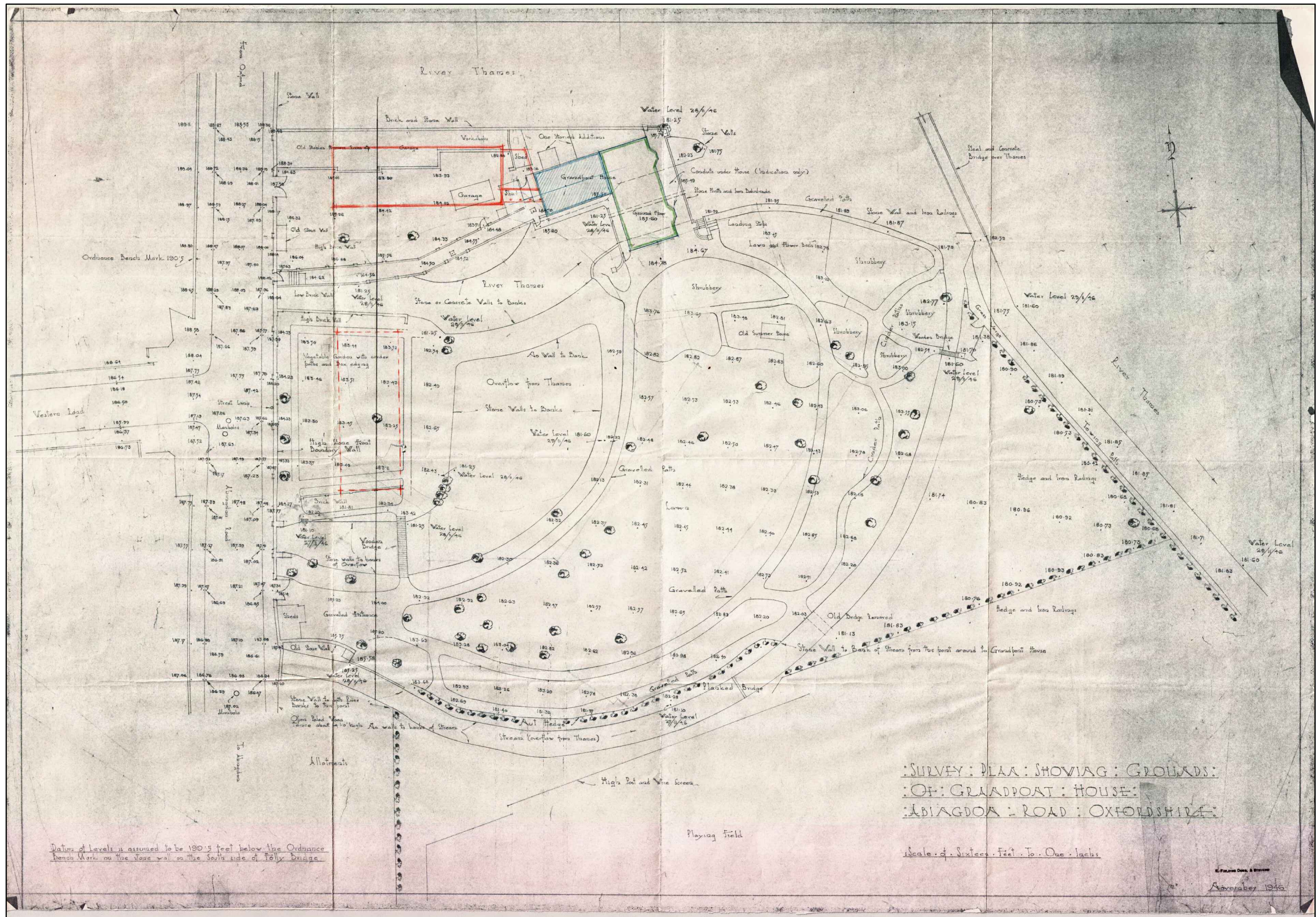


8) The walkway connecting Abingdon Road to Granpont House is flanked by the brick wall which is to be restored. Bricks cleaned and matching lime mortar reinstated where necessary.



9) The existing driveway area will be re-surfaced with load bearing gravel (pea shingle). Cycle storage for resident will be provided adjacent to the existing brick wall on the south side of the driveway.

5. Topographical surveys

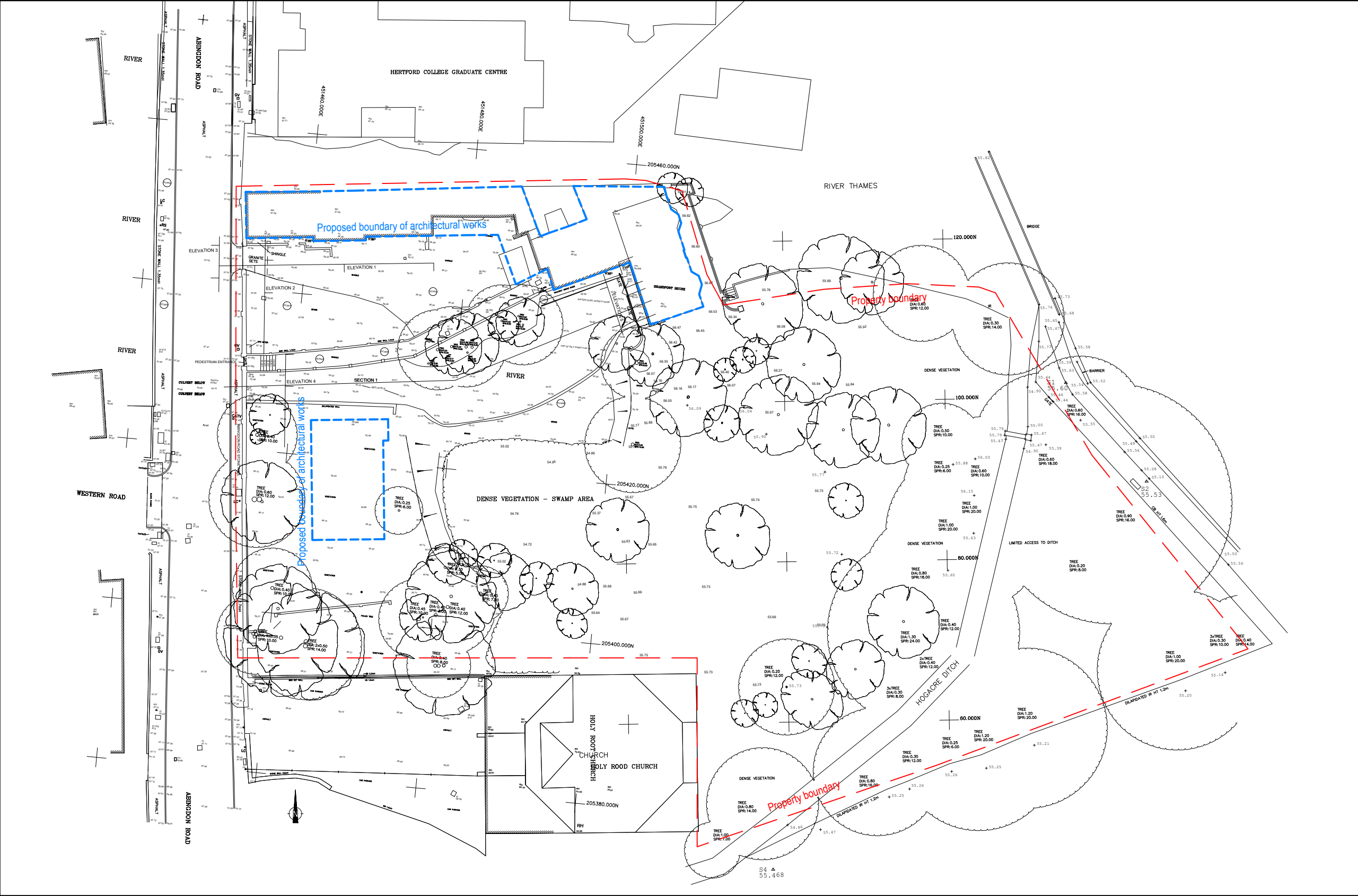


5.1 Topographical survey (1946).

The above survey shows that the location for the new proposed building within the Granpont House ground used to be a walled vegetable garden. The space was walled on north, south and west sides. The existing listed stone wall on the boundary with Abingdon Road remains and remnants of the brick walls to the northern and southern perimeters are still present.

5.1 Old topographical survey (dated November 1946) showing area of walled vegetable garden.

5. Topographical surveys




5.2 Digital topographical survey (western side by Oxford GeoSpatial: 13.09.2017 and eastern side by Oxford Architects: 22.09.2008). Scale 1:500

Tree survey plan
Location of trees, categorisation and root protection areas








Grandpont House, Folly Bridge, Oxford,
Oxfordshire OX1 4LD

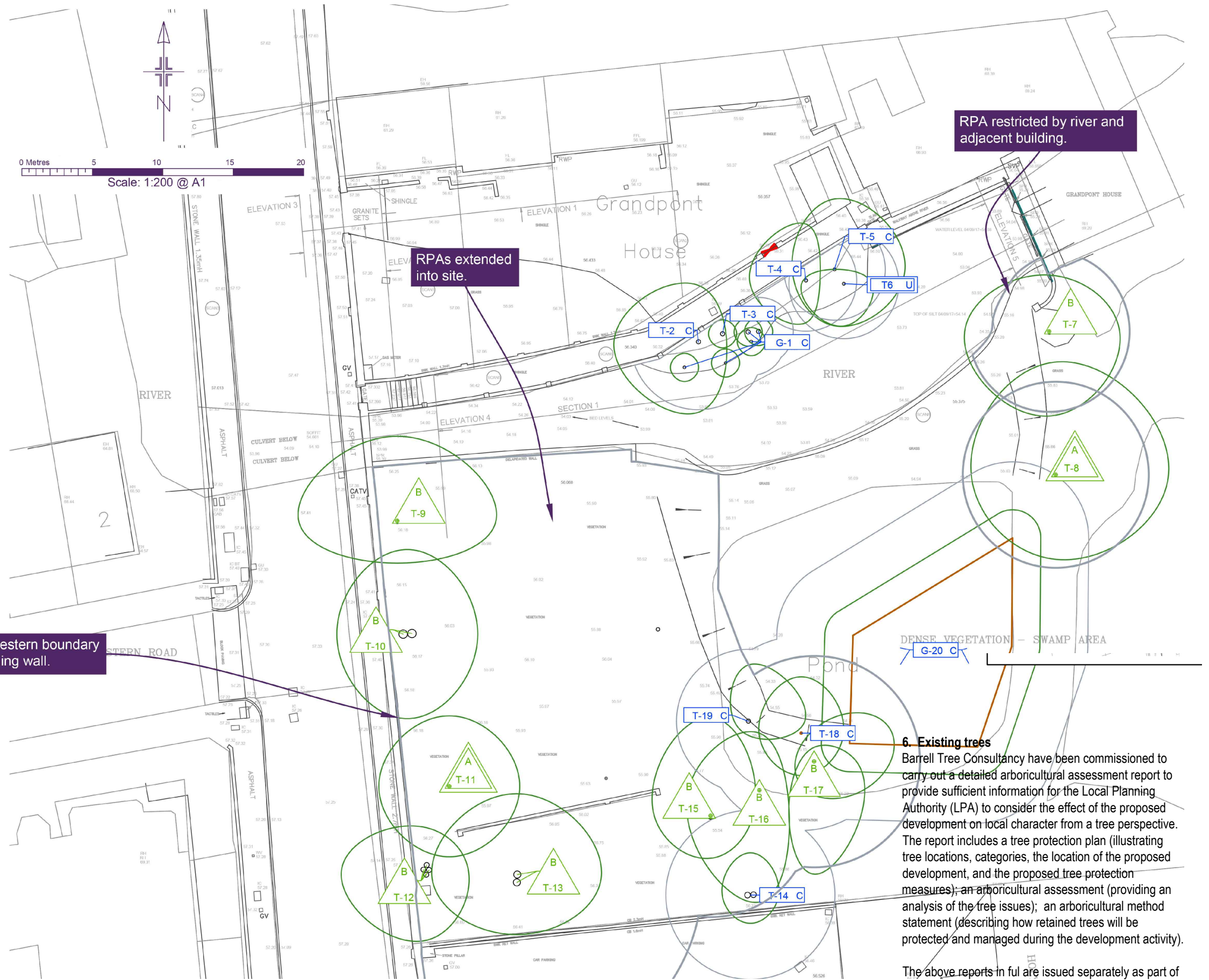
Barrell Plan Ref: 17115-5-MIP-2024-03-08



Permission is granted to scale from this drawing for Local Authority Planning Approval purposes relating to tree protection measures only. Where applicable this drawing is to be read in conjunction with the arboricultural report. This drawing is the copyright of Barrell Tree Consultancy 2024 ©

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www.barrelltreecare.co.uk

-  BS category A Trees of high quality
-  BS category B Trees of moderate quality
-  BS category C Trees of low quality
-  BS category U Tree unsuitable for retention
-  Estimated tree positions not included on original land survey and/or adjusted crown spreads
-  Root protection area (RPA) boundaries for category A and B trees
-  Root protection area (RPA) boundaries for category C trees



Tree schedule:

Tree No	Species	Category	RPA Radius	Tree Works
All retained trees				Carry out safety check and lift over site to 3-4 m as necessary.
G1	Hawthorn, sycamore	C	2.4	
T2	Sycamore	C	4.8	
T3	Sycamore	C	3.6	
T4	Sycamore	C	3.6	
T5	Ash	C	3.6	
T6	Sycamore	U	3.6	
T7	Yew	B	5.7	
T8	Oak	A	6.6	
T9	Sycamore	B	5.4	
T10	Lime	B	11.4	
T11	Lime	A	6	
T12	Lime	B	9.6	
T13	Horse chestnut	B	13.2	
T14	Sycamore	C	6	
T15	Sycamore	B	7.2	
T16	Sycamore	B	6.3	
T17	Horse chestnut	B	7.5	
T18	Sycamore	C	6.9	
T19	Hawthorn	C	5.1	
G20	Willow, yew, sycamore	C	5.4	

6. Existing trees
Barrell Tree Consultancy have been commissioned to carry out a detailed arboricultural assessment report to provide sufficient information for the Local Planning Authority (LPA) to consider the effect of the proposed development on local character from a tree perspective. The report includes a tree protection plan (illustrating tree locations, categories, the location of the proposed development, and the proposed tree protection measures); an arboricultural assessment (providing an analysis of the tree issues); an arboricultural method statement (describing how retained trees will be protected and managed during the development activity).
The above reports in full are issued separately as part of the planning submission.

7. Landscape Masterplan

The planning submission for a new building at Grandpont House also includes landscape interventions within the wider grounds. To this end the grounds have been sub-divided into 3 separate zones namely:

A Grandpont House main entrance and driveway: The existing vehicular and pedestrian entrance to the Grandpont grounds is preserved. This space will feature the new entrance to the proposed building and continues to allow for some vehicular parking. The surface will be composed of load bearing permeable gravel system. A refuse bin area will be located to the right of the vehicular entrance, against the existing boundary wall to Abingdon Rd. Any external Air Source Heat Pump units will also be located alongside the refuse units. Both will be sympathetically house within a louvered timber enclosure.

B Wet woodland and new boathouse lawns: The existing pond to the south of Grandpont House is a wet woodland habitat with some flood alleviation value. Any interventions in this area aim to have minimal impact on the existing flora and fauna of the wet woodland habitat. This will be limited to the careful removal of a couple of larger dead sycamore trunks and some sympathetic pruning of the existing willow stand. Any standing deadwood felled, will form newly created

habitat piles to provide supporting habitats for wildlife e.g. invertebrates, amphibians etc.

All of the existing trees within and around the wet woodland including the tree canopies adjacent to the new boathouse, are to remain. A tree surgeon will be commissioned (site-wide) to assess all of the existing trees and propose best practice management actions on all the tree stands at Grandpont.

C Wider Grandpont House grounds: Interventions within the wider grounds include the restoration and extension of the existing path network which links back to Grandpont House; a site-wide and phased tree management strategy to be commissioned by the client for attending all trees in the grounds; piling of collected or pruned deadwood within 2 or 3 locations of the existing woodland areas in recognition of habitat value; repairs to the existing wooden boundary fence along the river frontage; and improved crossings over the existing brook.





**8.1 Grandpont House main entrance and driveway:
hard landscape components**

Granite cobbles to the vehicular entrance threshold. Hard wearing grey granite cobbles will mark the entrance between the street pavement and the permeable load bearing gravel surfacing.



Bin storage unit and Heat Pump housing: A slatted hardwood timber storage unit for waste bins and heat pump units will be located to the right of the vehicular entrance for easy access.



Permeable gravel paths: The main surface to be used in the entrance driveway and parking area will be permeable load bearing pea shingle (6-14mm).



The existing red brick walls will be re-pointed with matching lime mortar in where necessary. The existing climbing roses will be preserved during the process.



Bicycle parking (minimum 8 bikes): A dedicated cycle parking area will be conveniently provided towards the far Eastern end of the driveway.

