

MARCUS BARNETT

STUDIO

PROJECT CONWAY

LPA RESPONSES

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INTRODUCTION

WHO WE ARE



Marcus Barnett Studio has developed an international reputation for designing landscapes for private and public clients at home and abroad. Established in 2004, we are one of the leading garden and landscape design practices in the UK and have won multiple Gold Medals at the RHS Chelsea Flower Show.

We work for clients throughout the UK and Internationally with projects ranging from intimate town house gardens and penthouse roof terraces to large country estates and prestigious private houses and villas. Other projects include exclusive housing developments as well as public realm works for hotels and resorts, public squares and plazas. Recent and current locations in the UK include London, Kent, Hampshire, Wiltshire, Gloucestershire and The Cotswolds and internationally, France, Monaco, Azerbaijan, Belgium, UAE, Poland, Greece, Malta, Sardinia, Kuwait, Riyadh, Tokyo, China, USA, Canada and Australia.

Our passion is to create gardens and landscapes that are seductive and absorbing in their visual beauty, harmonious, ever-changing, and with a slowly unfolding story. We create places to inhabit and to enjoy. We strive to produce designs for our clients based on a thorough understanding and response to the site. Our belief is that no single design fits all, that designers must be adaptable, and that design style cannot be superimposed: good design coming only from a full and successful dialogue between client, designer and landscape.

MBS' design narrative, flare and culture is enhanced by an exceptionally talented multicultural team and underpinned by Marcus, who is closely involved with each project.

Biophilic design sits at the heart of our thinking and we set out to ensure that every opportunity that presents itself to us is maximised, benefiting nature and the environment just as much as our end users. Our landscapes sequester carbon from the atmosphere, filter air pollutants, increase biodiversity and assist with water management, improving our ability to adapt and help mitigate against climate change, whilst simultaneously being restorative places to improve well-being and disconnect from our increasingly hectic lives.

ANALYSIS PLANNING CONTEXT

There are planning permissions in place for a new Main House, ancillary buildings, and landscape Masterplan at the Estate. The new owner has assembled a design team to progress revised proposals, with the aspirations including an enhanced landscape Masterplan.

The three redline sites comprise of:

- 01 Main House
- 02 Gate House
- 03 Estate Management Building

The site ownership is defined by the blue line boundary, totalling an area of approximately 72Ha/177acres. Within this area there are three redline boundary applications - The Main House, Gate House and Estate Management Building.

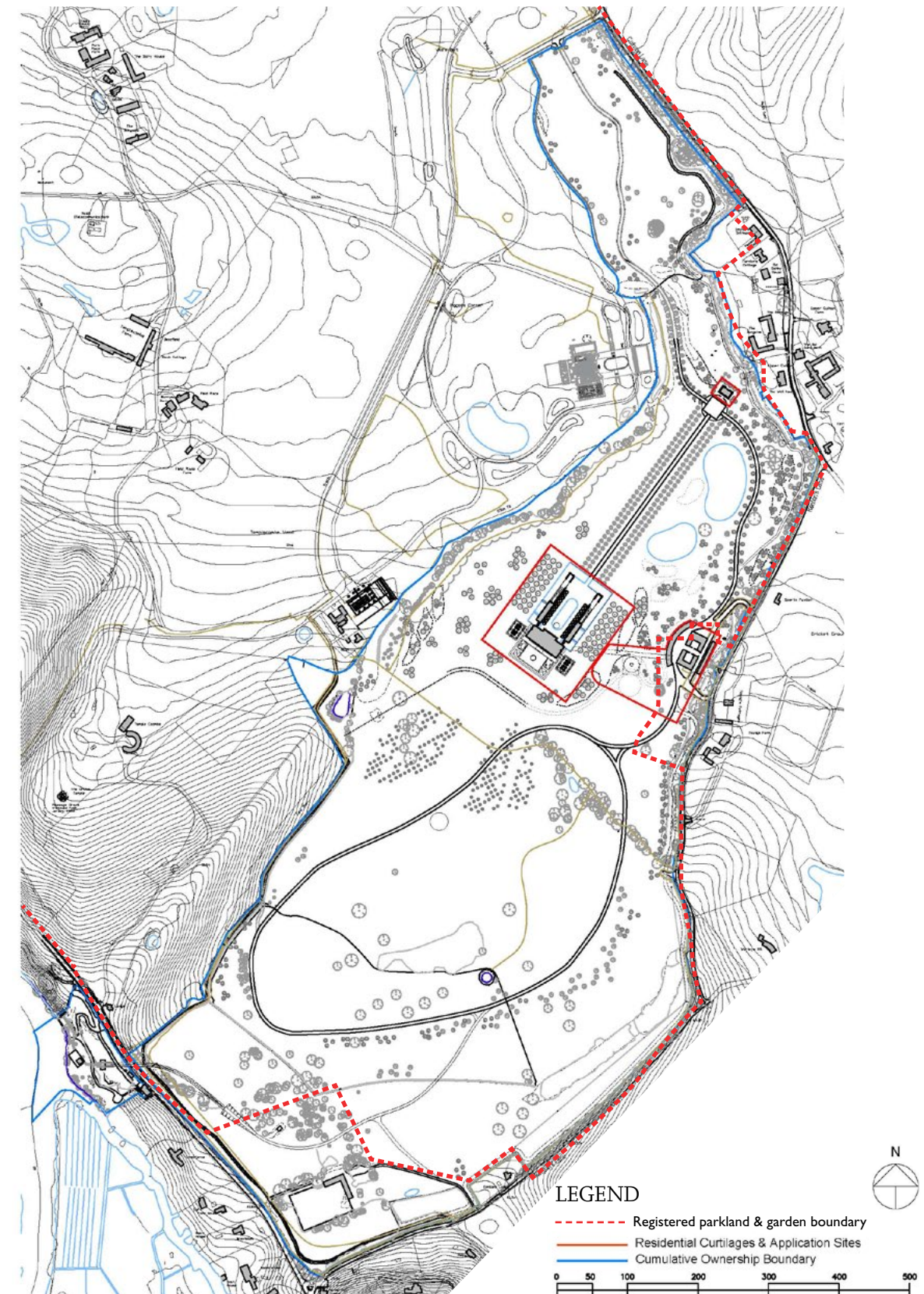
Park Place and Temple Combe Grade II* Registered Park and Garden

'Register of Parks and Gardens of Special Historic Interest in England', established in 1984, includes over 1,700 designed landscapes (such as parks and gardens) assessed to be of particular significance. The record of each registered park and garden is hosted on the National Heritage List for England (known as the NHLE, or the List).

The **emphasis** of the Register is on '**designed**' landscapes, rather than on planting or botanical importance. The main purpose of the Register is to **celebrate** designed landscapes of note and **encourage** appropriate **protection**.

A registered park or garden is not protected by a separate consent regime, however, where planning permission is sought for development affecting a registered park or garden, the Local Planning Authority (LPA) **will consider the impact** of the proposals on the site's special character and give great weight to its conservation.

The National Planning Policy Framework (NPPF) defines registered parks and gardens as **designated heritage assets** meaning that substantial harm to, or total loss of, a registered park or garden should be 'exceptional' or 'wholly exceptional', depending on the site's grade.



ANALYSIS LOCAL CONTEXT

The application site is located in Remenham village and civil parish, within Wokingham Borough Council, on the Berkshire County bank of the River Thames.

The site occupies a plateau above the Thames valley lying towards the southern end of the Chiltern Hills. The Site is approximately 72Ha/177acres and forms part of the Grade II* Registered Park and Garden acquired in 2007 comprising of over 220Ha. The land has since been broken into various estates. The Site was formally known as Conway, but is now known as Strowdes due to Richard de la Strowde and his family having first created the estate in the mid-13th Century.

Strowdes estate reaches a height of around 103mAOD, dropping down to the south, around 55mAOD, before dropping down to the riverside. The developments sit on the plateau, the grounds are generally well enclosed by mature boundary hedgerows and the rising ground to the west. The upper section, close to Culham Lane is more open to the west, divided by an estate railing to the Hamilton Estate.

The site mostly comprises open parkland.. The lower southerly grounds are characterised by being well treed with mature parkland character trees, including cedar, lime and oak.

A circular surfaced track drops gently to the south, before loping back. A high beech hedge is well maintained along the entirety of the eastern boundary. The southern boundary is the well wooded belt, that runs parallel to the A321, before dropping down to the river.

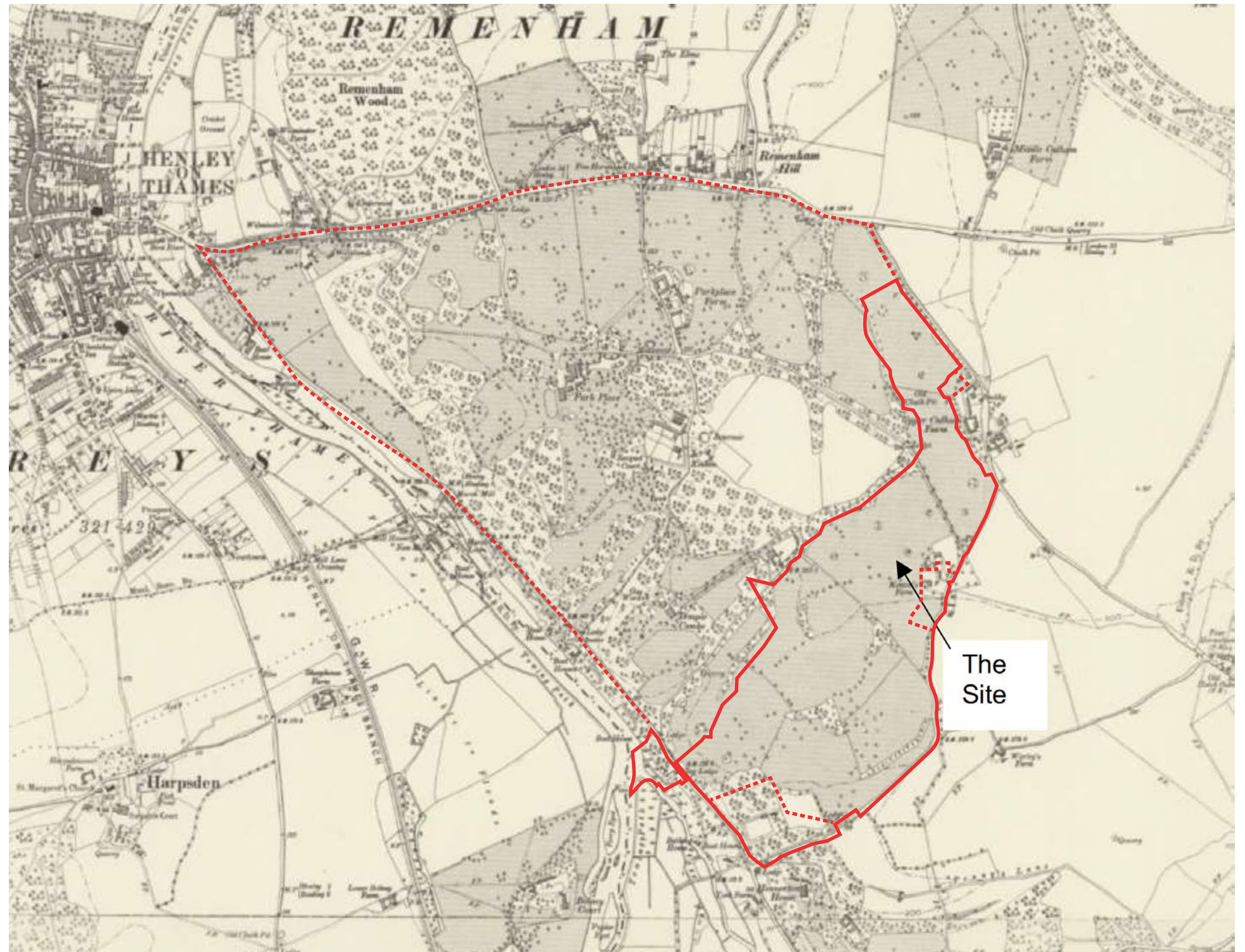
The western boundary is formed by the rising ground of Temple Combe. This well wooded deciduous belt ash, oak and lime. The rising topography restricts views into the valley of Temple Combe. There is no inter-visibility westward to the western extent of the Registered Park. The grass is well-managed and the estate is generally well tended.



ANALYSIS HISTORIC CONTEXT

Once a large manor, Park Place owners have included Lord Archibald Hamilton, son of William 3rd Duke of Hamilton, who build Park Place. About 1738 Lord Archibald sold the estate to Frederick, Prince of Wales, father of George III, who occupied it during his estrangement from his father King George II. In 1752 it was purchased by General (afterwards Field-Marshal) the Hon. **Henry Seymour Conway**, who started the **cultivation of lavender** in Remenham and established a distillery.

The house, which he had much improved, became the **rendezvous of many distinguished people**, among whom were Horace Walpole, David Hume, the poet Thomas Gray, and sculptor Anne Seymour Damer, who carved the keystones of Henley Bridge. The **grounds were laid out by Conway according to the taste of the period**. At the upper end of the Happy Valley in the park was placed a Grecian ruin built of stones brought from Reading Abbey, and stones from the same place were used to build the bridge over the valley which carried the road from Henley to Wargrave. On a hill beyond the pleasure grounds was a Druidic temple presented to Conway by the inhabitants of Jersey (where it was found near St. Helier in 1785), when he was governor of that island



One-Inch England and Wales Revised New Series - Remenham 1895

ANALYSIS HISTORIC REFERENCES



Lancelot 'Capability' Brown

The landscape design principles of Lancelot "Capability" Brown (1716-1783) include:

- Naturalism Brown's designs were based on the principles of **comfort, economy, and elegance**, and created a **natural-looking English landscape style**.
- Scale: Brown's designs were on a **large scale**, with sweeping carriage ways, woodland, and parkland.
- **Serpentine shapes**: Brown's designs featured **serpentine rivers and lakes**, and concave and convex curves in the topography.
- **Informal planting**: Brown replaced the formal geometric designs of the 17th century with informal planting.
- **Architectural features**: Brown's designs included **follies, temples, and bridges**.
- **Eye-catching features**: Brown used garden buildings, called "eyecatchers", to focus a view.
- Endless space: Brown created the **illusion of an endless space** by ensuring that treelines touched the sky instead of meeting a field at the horizon.
- Water features: Brown's **water features would curve away and disappear behind trees**, creating the **illusion of water that flows endlessly**.
- Signature trees: Brown's **signature trees** included Cedars of Lebanon, London planes, and evergreen oaks.
- Brown's work was influenced by the paintings of the **picturesque movement**. He was nicknamed "Capability" because he told his clients that their estates had great "capability" for improvement.

Capability Brown's legacy continues today having changed the face of English gardening and landscape in the eighteenth century. Brown changed the very formal landscapes of the C17th and replaced them with a more naturalistic style of gardening which was also very practical and functional. For example you could use the wood for firewood or for selling as timber, as well as being able to fish in the lakes. They were very productive landscapes: they had a dual function which made them much more practical to a landowner. Capability Brown's landscapes look great in winter and in summer – the tree structure, the rolling lawns and the water stay the same so on a misty autumn or winter morning, it looks just as good as it does in the summer – you just get a different angle on it and this is very much the emphasis in the C21st landscape architect and gardener.



Humphry Repton

Humphry Repton (1752-1818) was a British landscape designer who believed in a holistic approach to landscape design:

- Integrating elements
- Repton emphasized the importance of **integrating architecture, horticulture, and natural elements** to create harmony.
- Transitioning between house and grounds
- Repton used terraces, balustrades, and steps to create a **gradual transition between the house and the grounds**.
- Bringing **flower gardens closer to the house** - Repton moved flower gardens closer to the house so they could be seen and enjoyed.
- **Concealing art** - Repton believed that art should be concealed so that the natural scenery appeared to be the only production.
- Removing objects of convenience - Repton believed that objects of convenience or comfort should be removed or concealed unless they could be made ornamental.
- **Adding interesting objects** - Repton believed that interesting objects could create character and comfort in large parks.

Repton's work is considered a bridge between the picturesque theory of Capability Brown and the pastoral philosophy of Frederick Law Olmsted. His style is considered the precursor to the more intricate and eclectic styles of the 19th century. He introduced the Pleasure Grounds - an ornately designed garden area. It consisted of an ornamental lawn at several levels immediately next to the house. The ornamentation included native and exotic plants that were laid out as flower carpets in various, mostly geometric, shapes, as well as special individual shrubs and trees, statues, water features, small ponds or garden buildings. A fence separating the pleasure ground from the rest of the park area was intended, to make the separation between the idealized nature of the English landscape garden and the artistic design of the ornamental garden visible, as well as to keep grazing cattle or wild animals away from the ornamental garden. Around the pleasure gardens were places along the walks that offer views of buildings and the surrounding landscape.

ANALYSIS
KEY HISTORIC LANDSCAPE FEATURES



A Long Vistas



B Parkland & Signature Trees



C Eyecatchers - Follies & Destinations



D Informal planting



E Water Bodies



F Garden & Pleasure Grounds

SITEWIDE MASTERPLAN

Open parkland with clumps of trees and large mature feature trees, characterises qualities of this Registered Park and Garden listing. The gently rolling landform directs views, screens nearby properties and built form, defines various character areas, as well as reuses site soils, aiming to limit distribution to the less sensitive northern half of the site.

Swathes of wildflower meadow support the ecosystem whilst providing seasonal interest. Restoration of the calcareous grassland and tree management are mostly proposed for the southern parkland.

The lake has been designed to be as naturalistic as possible, with marginal planting and a habitat island. It emulates a traditional grand approach to the main house.

From the driveway through an informal allée, the house reflects in the still water. The drive follows its western edge, allowing the eastern parkland to flow up to the lake.

The lake functions to assist with water management, forms part of the fire strategy, is recreational, whilst supporting a wealth of wildlife and habitat creation, with marginal edges and open water.



Site Wide Masterplan(Scale 1:6,250)

CONCEPT DESIGN DEVELOPMENT MASTERPLAN COMPARISON



Previously Approved 2021 Masterplan (NTS)



Concept Masterplan (NTS)

HOUSE & GARDENS
MASTERPLAN

LEGEND

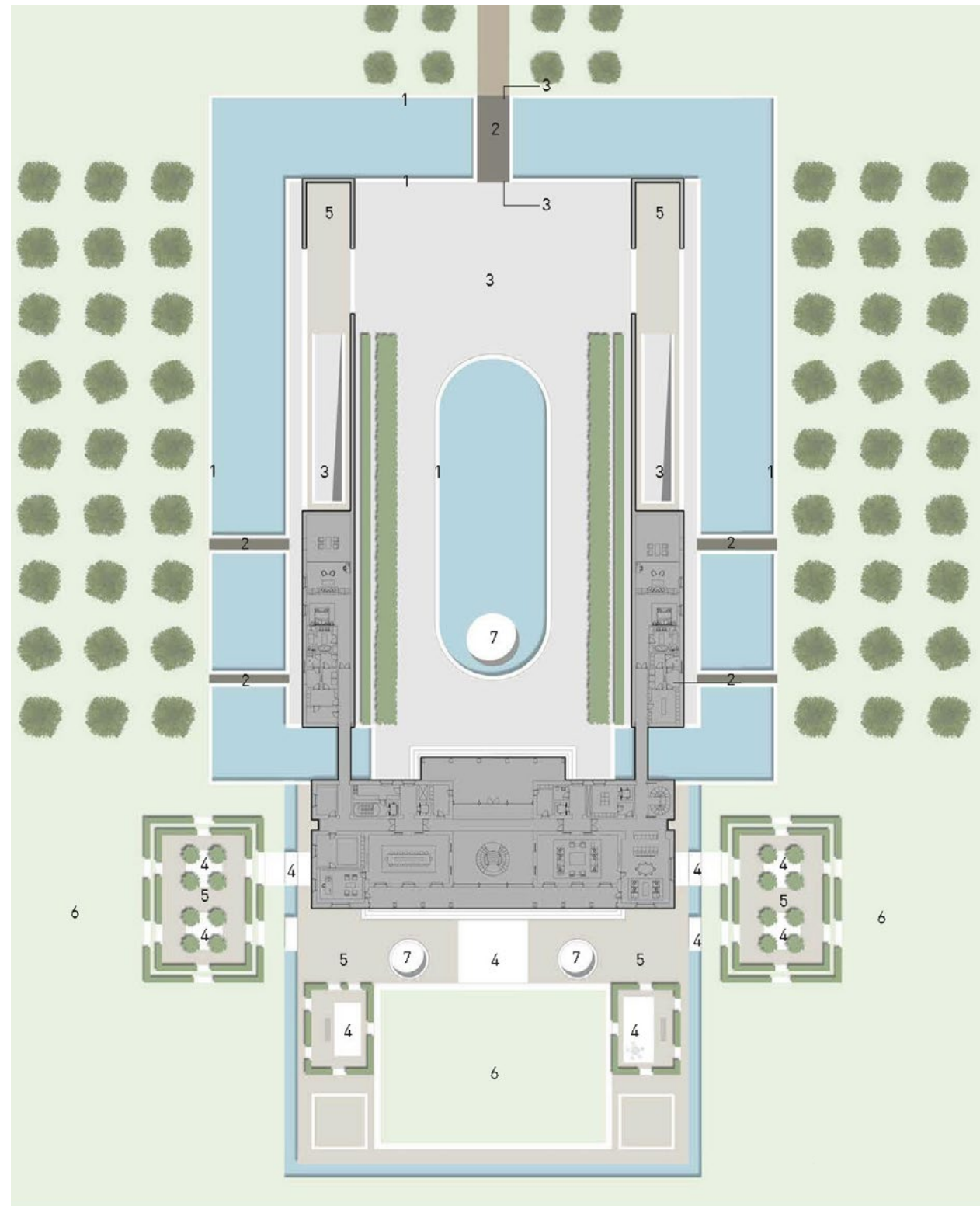
- 01 Lake
- 02 Ramps and Driveway
- 03 Arrival Court
- 04 Main House
- 05 East & West Wings
- 06 Main Lawn
- 07 Morning Garden
- 08 Pool Terrace
- 09 Sunken Garden
- 10 Lawn
- 11 Tunnel



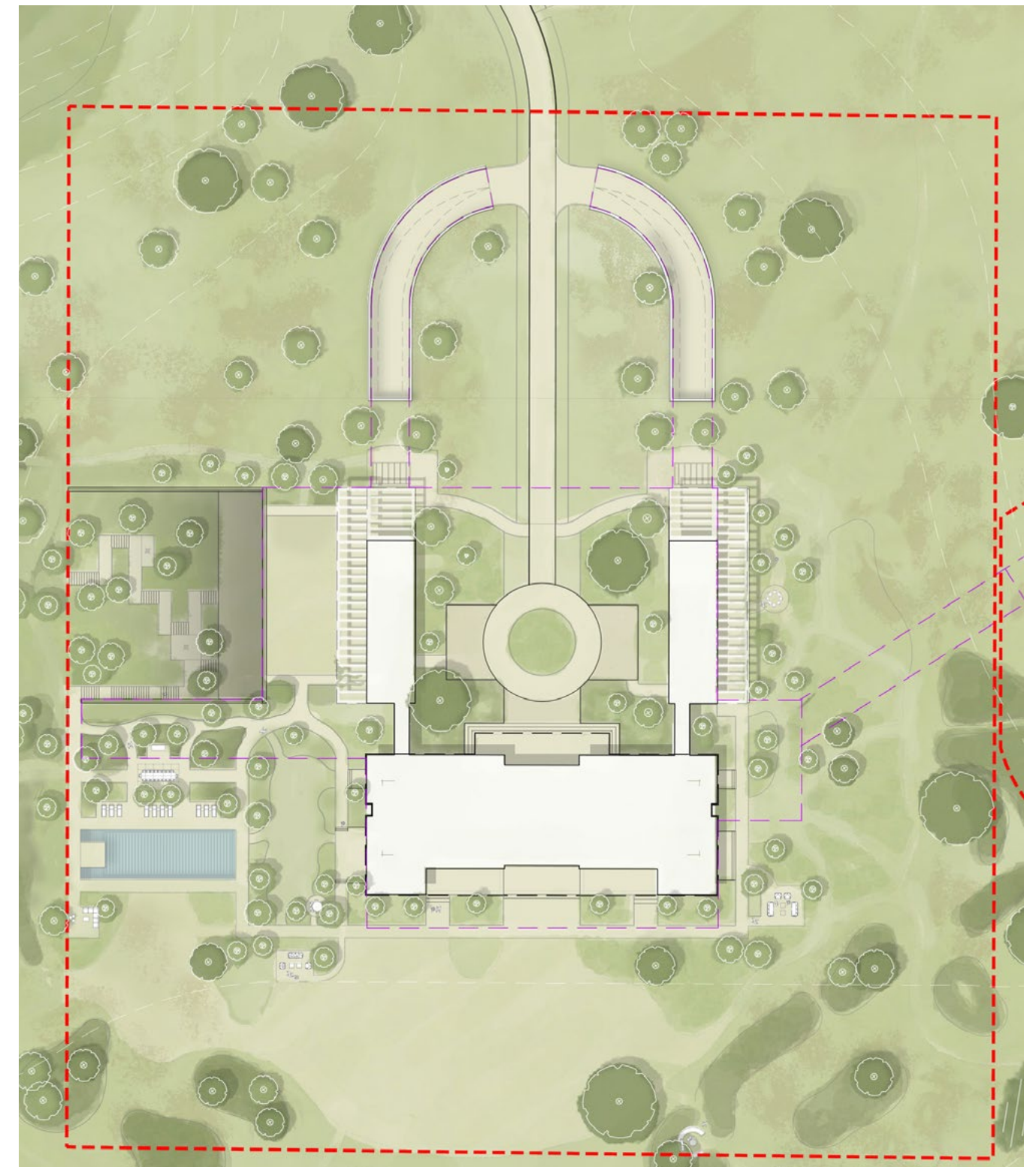
House & Gardens Masterplan (Scale 1:1,250)



HOUSE AND GARDENS HARDWORKS COMPARISON



Hard Landscaped Areas = Approx 8800m² (Including water feature)
Previously Approved 2021 Masterplan (NTS)



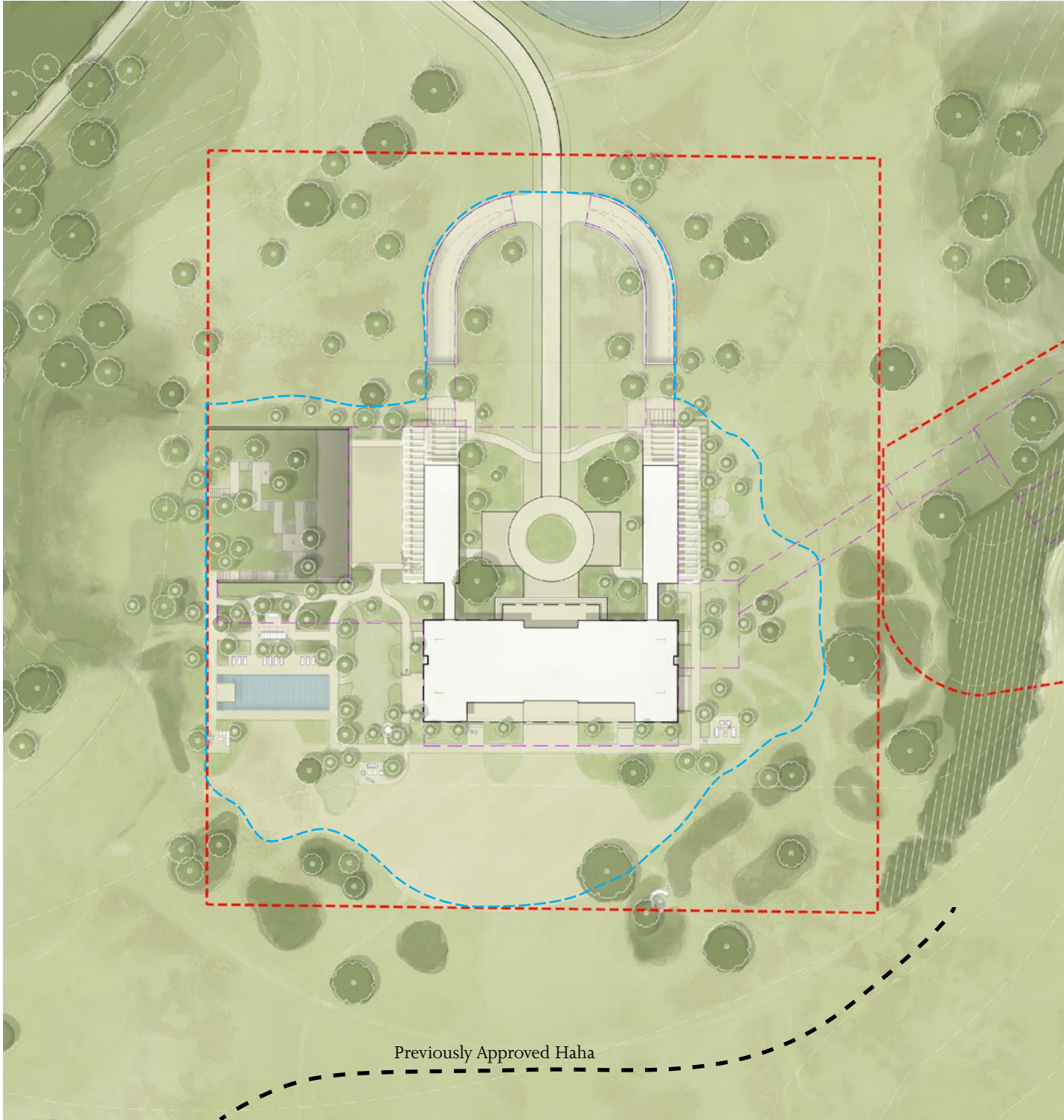
Hard Landscaped Areas = Approx 3300m² (Including swimming pool)
Concept Masterplan (NTS)



HOUSE & GARDENS
INDICATIVE CURTILAGE

LEGEND

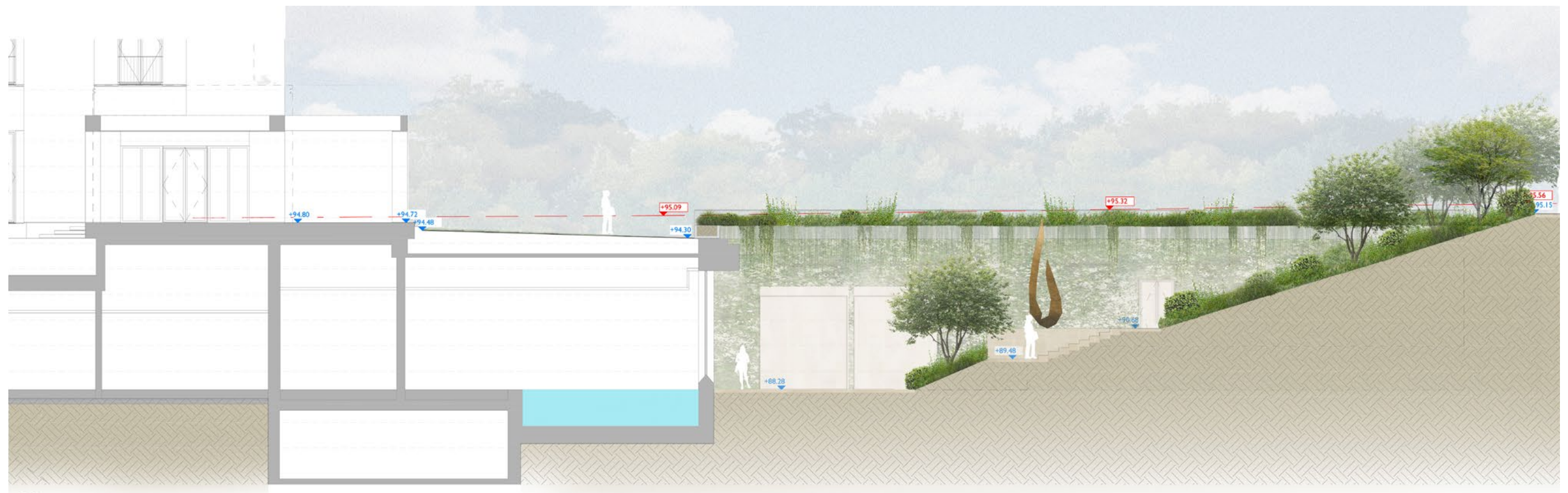
- - - Approved planning boundary
- - - Indicative curtilage
- - - Previously approved Haha



House & Gardens Masterplan - Proposed curtilage (Scale 1:1,250)

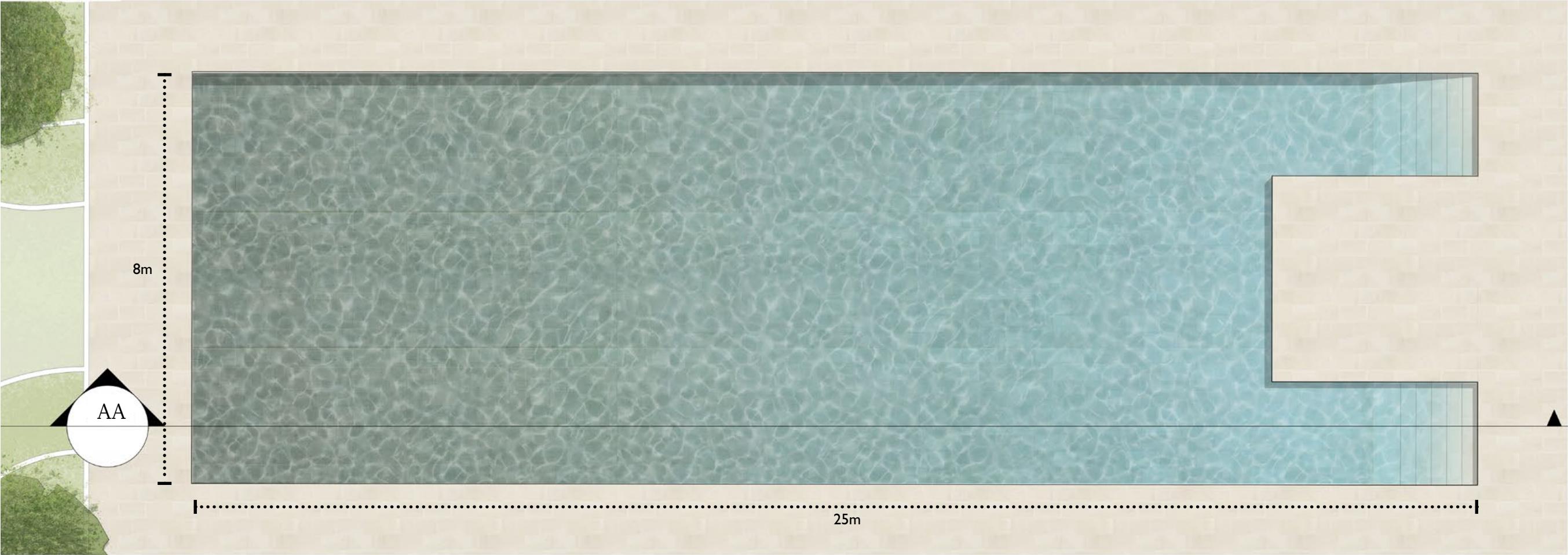


HOUSE & GARDENS SUNKEN GARDEN - SECTION

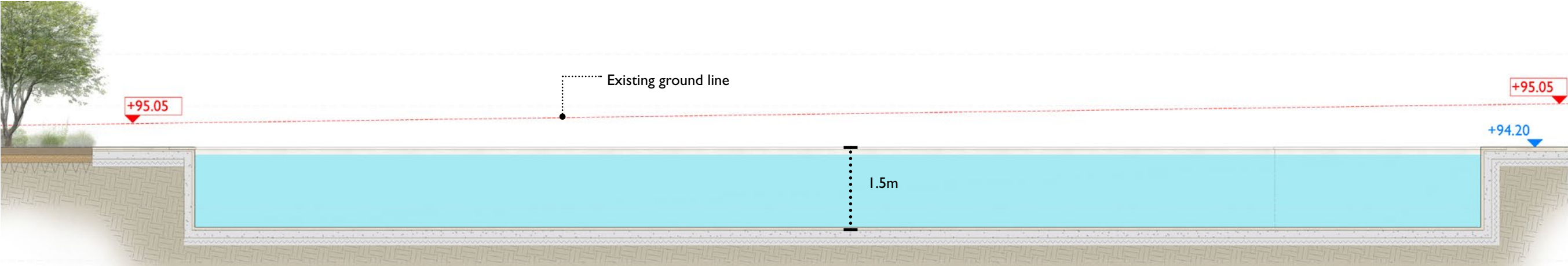


SECTION A-A'

HOUSE & GARDENS
SWIMMING POOL - SECTION



SWIMMING POOL PLAN



SECTION A-A'



LANDSCAPE STRATEGIES

LANDSCAPE STRATEGIES SITE WIDE LEVELS STRATEGY

The levels strategy aims to maintain the approved planning building levels, keep the lake lower than the house, and limit the cut and fill to the north of the site.

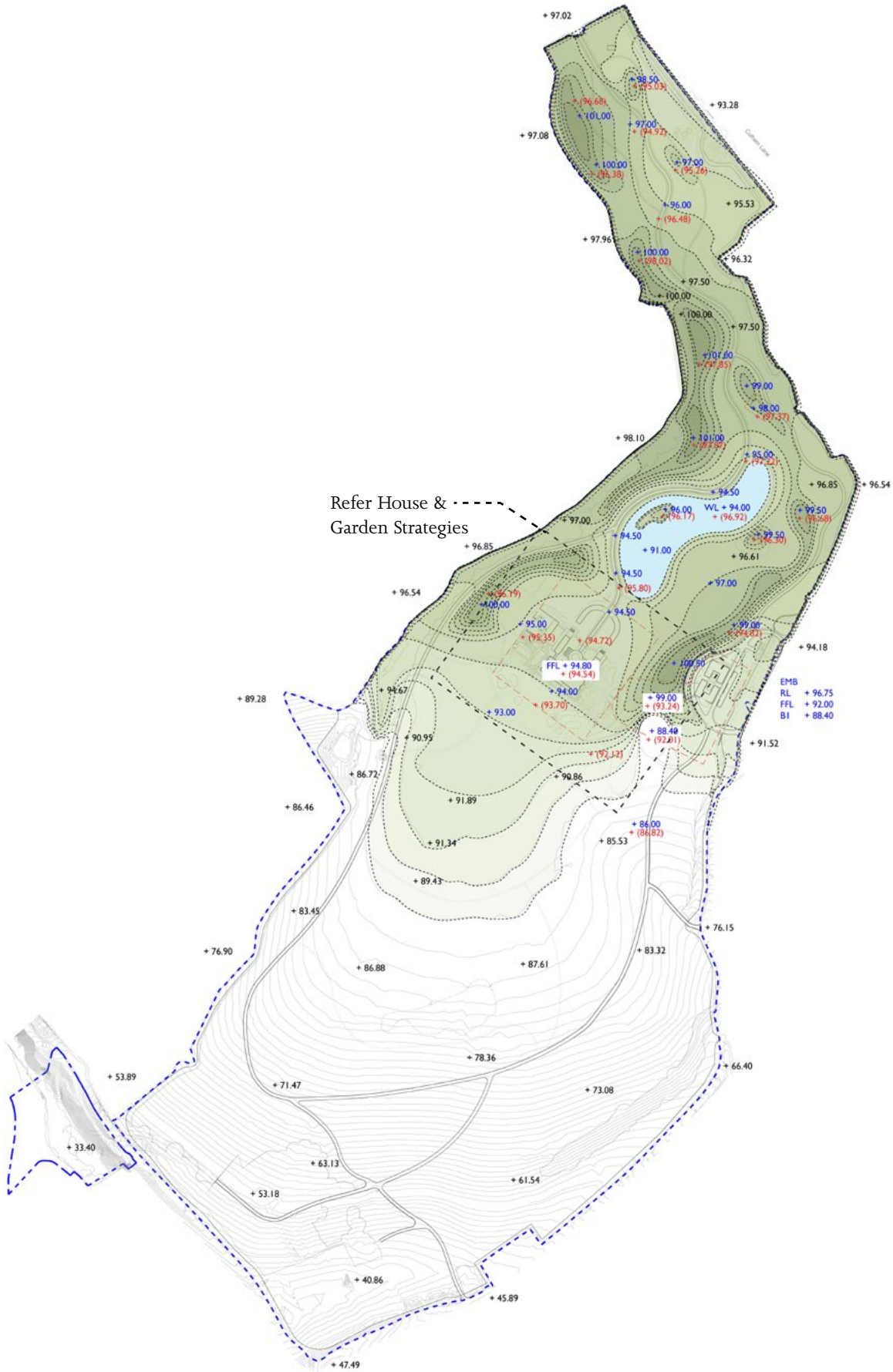
Spoil from the basement, tunnels, and lake are proposed to form gently rolling mounds, with site top and subsoil stockpiled for reuse.

The mounds will be planted with meadow planting and a tree belt along the western boundary to mimic other areas of the site, with clumps of tree planting in meadow and lower areas centrally through the site.

Refer to Main House & Gardens Strategies for levels around the house and EMB.

LEGEND

+92.00	Existing levels to be retained
(+92.00)	Existing levels (reference only)
+92.00	Proposed level
FFL +92.00	Finish floor level (FFL)



Site Wide Levels Strategy (NTS)



LANDSCAPE STRATEGIES

SITE WIDE HARDWORKS STRATEGY

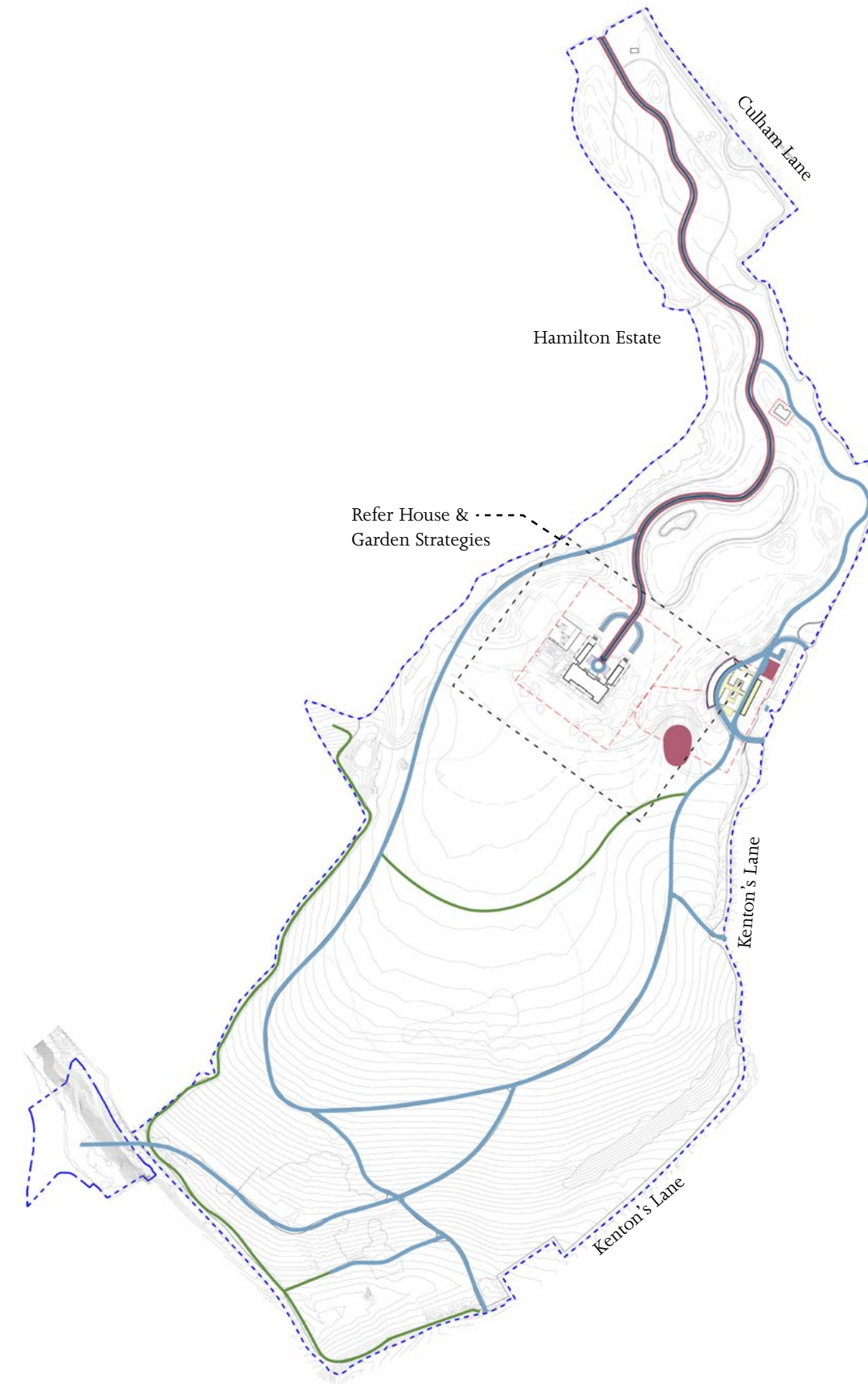
The site hardworks strategy has been develop to be as naturalistic as possible; tie in with existing materials - such as the weathered estate rail, and the architectural stone.

The drivewayand maintenance roads is proposed to be a full depth coloured asphalt.

There is a self binding path with a weathered metal edge to provide access between the loop road. This is designed to be a naturalistic finish, whilst providing a route around the site for buggy's and users during wetter conditions.

There will also be a number of mown grass paths for the family and guests to explore at their leisure.

Refer to Main House & Gardens Strategies for around the house and EMB materiality.



LEGEND

- Full depth coloured asphalt with rolled aggregate
- Self binding gravel
- Reinforced grass

Hardworks Strategy Diagram (NTS)



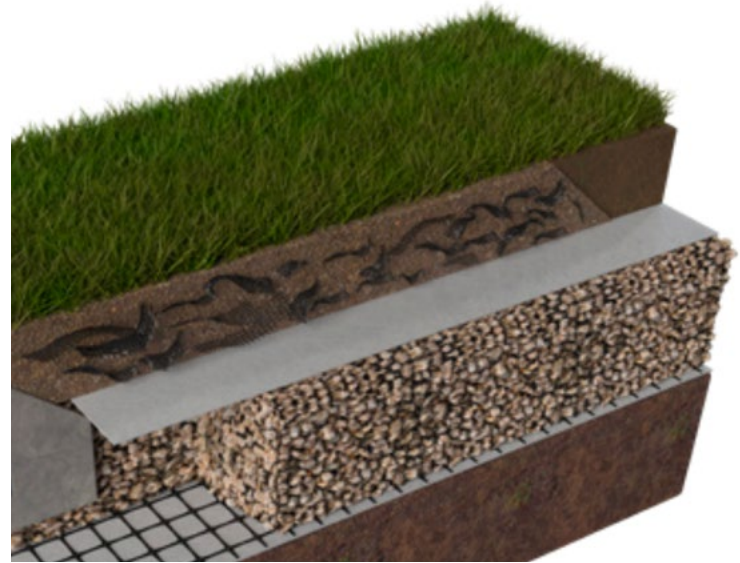
LANDSCAPE STRATEGIES
SITE WIDE HARDWORKS STRATEGY - PRECEDENTS



Full depth coloured asphalt
Colour: Buff
Accessories: 6mm metal edging
Vehicular loaded



Self-binding gravel
Colour: Buff
Accessories: 3mm metal edging
Buggy occasional vehicular overrun



Reinforced grass
Occasional vehicular overrun

LANDSCAPE STRATEGIES

HOUSE & GARDENS - HARDWORKS STRATEGY

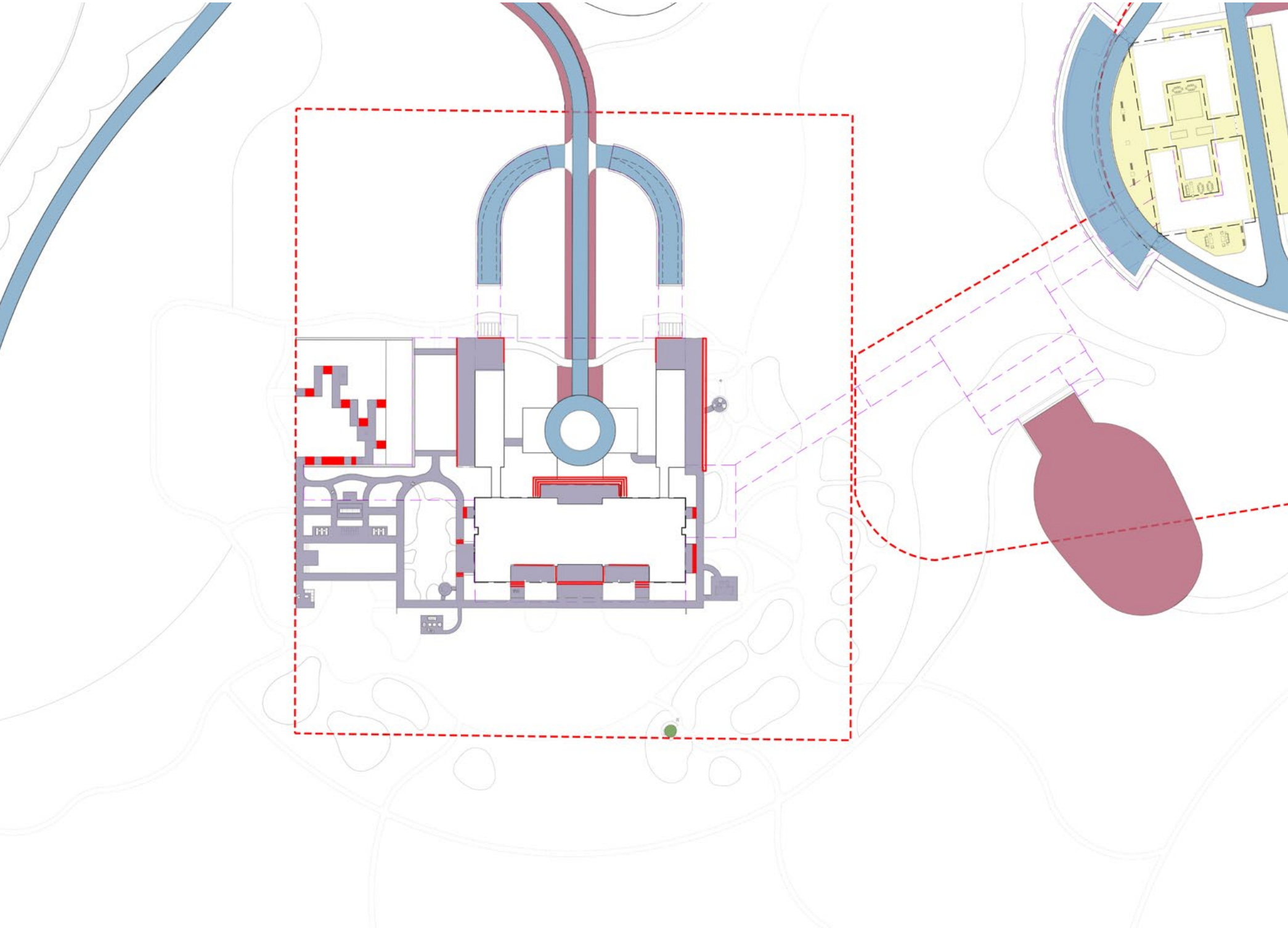
The hardworks strategy aims to use as many permeable surfaces as possible and minimise areas of hardstanding, whilst being sympathetic to the architecture, robust materials.

Coloured asphalt minimum 4.1m wide driveway leads to the house, with a 1m wide reinforced edge to either side of the drive for passing of wide vehicles. Parking space are set back behind planting and are proposed in natural stone pitchers.

Natural stone steps and paving is proposed to tie in with the house materiality.

LEGEND

- P1 Natural Stone Slabs
- P2 Natural Stone Pitchers
- P3 Self Binding Aggregate
- P4 Reinforced Grass
- P5 Coloured Asphalt
- P6 Permeable Stone Pitchers
- S1 Natural Stone Steps



House & Gardens Hardworks Strategy (Scale 1:1,250)

LANDSCAPE STRATEGIES
HOUSE & GARDENS - HARDWORKS STRATEGY PRECEDENTS



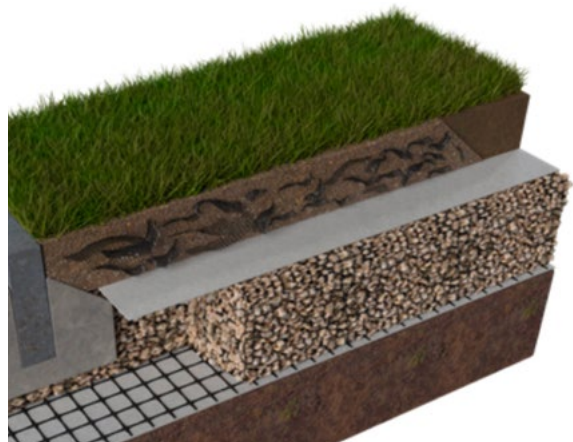
P1 - Natural Stone Slabs



P2 Natural Stone Pitchers



P3 - Self Binding Aggregate



P4 - Reinforced Grass



P5 - Coloured Asphalt



P6 - Permeable Clay Paver/Bricks to match the EMB



S1 - Natural Stone Steps

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