

STROWDES ESTATE
Report pursuant to discharge of landscape conditions



for Planning
Rev A
March 2025

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1.0 INTRODUCTION



1.0 INTRODUCTION

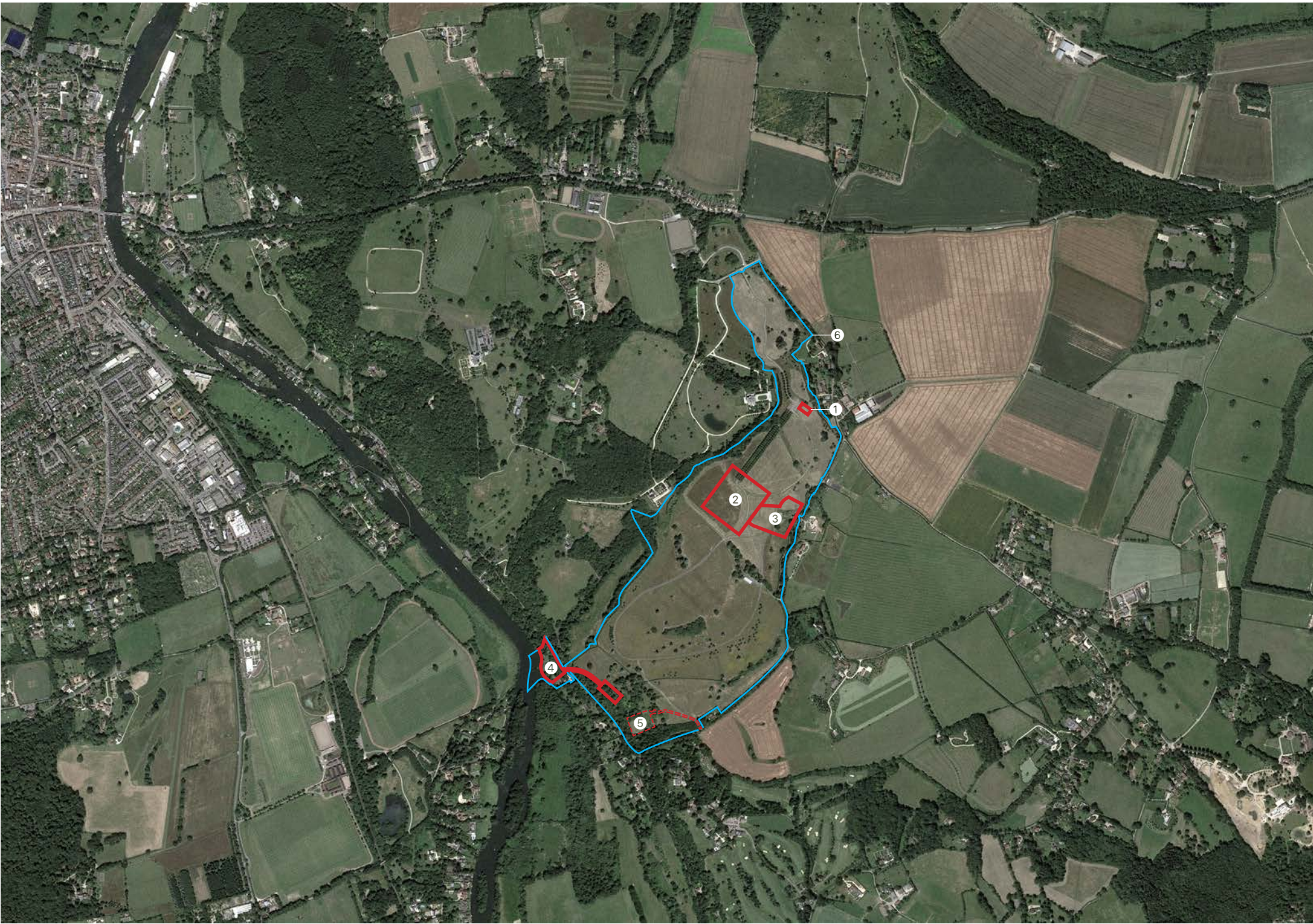
1.1 Executive summary

The Park Place Estate is a historic landscape listed on the English Heritage Register of Parks and Gardens of Special Historic Interest. The estate has undergone a long-term programme of conservation and enhancement, ensuring the retention of its heritage character while accommodating high-quality new development.

The Strowdes Estate, a key part of Park Place, has been the subject of multiple planning approvals, securing a landscape-led approach to its restoration and future use. This report is prepared in support of the landscape condition discharge associated with four full planning consents at Strowdes:

- Main House (Ref: 213587)
- Gatehouse (Ref: 213588)
- Estate Management Buildings (Ref: 213610)
- Riverside Pavilion & Tunnel (Ref: 240832)

These consents, granted by Wokingham Borough Council (WBC) in September 2023 (and August 2024 for the Riverside application), are subject to pre-commencement landscape conditions, ensuring that the estate's heritage, ecology, and overall setting are carefully considered before construction begins. This document sets out the landscape proposals and supporting details required to discharge Condition 8 (Main House & Estate Management), Condition 4 (Gatehouse) and Condition 6 (Riverside Pavilion & Tunnel).



Aerial photography of the Park Place Estate with the application boundaries for the (1) Gatehouse; (2) Main House; (3) Estate management Buildings; (4) Riverside Pavilion and Tunnel; and, (5) Staff Village. (6) Blue ownership boundary.

Image: Google Earth

1.0 INTRODUCTION

1.2 Background and planning context

Background
Bradley-Hole Schoenaich Landscape (BHSLA) was appointed to lead the landscape design and planning strategy for Strowdes, building on work developed by Christopher Bradley-Hole Landscape and Spink Property from 2008 to 2023.

The estate-wide Integrated Estate Management Plan (IEMP) has played a crucial role in shaping landscape interventions. The current landscape masterplan (051_1101) refines these principles into a cohesive vision that integrates:

- The heritage setting of Park Place.
- The practical needs of a functioning estate.
- A biodiversity-focused approach to long-term management.

Landscape planning context & conditions
The Strowdes Estate landscape strategy has evolved through multiple planning applications, each refining the approach to restoration, ecology, and estate functionality. The 2023 approvals provide a framework for delivery, ensuring that both formal and informal landscape elements are implemented with long-term stewardship in mind. The landscape masterplan (051_1101) forms the basis for the hard and soft landscape proposals, aligning with the estate-wide conservation strategy.

The Main House, Gatehouse, Estate Management Buildings and Riverside Pavilion & Tunnel were granted full planning permission in 2023/24, subject to detailed landscape conditions. Condition 8 (Main House & Estate Management), Condition 4 (Gatehouse) and Condition 6 (Riverside Pavilion & Tunnel) require approval of:

- Hard and soft landscape plans (site-wide and detailed area plans).
- Proposed levels, contours, and key landforms (e.g., ha-ha, amphitheatre).
- Ponds, lakes, and watercourses (construction and ecological integration).
- Planting plans & species selection (formal and informal planting).
- Landscape specification (soft landscape methods and hardscape materials).
- Boundary treatments & minor landscape structures.
- Biodiversity net gain measures (aligned with IEMP objectives).

These details are included in this submission, ensuring the estate’s heritage character is preserved while enhancing ecological resilience. An aide to assist with navigating the information is provided along with a full schedule of drawings in section 1.4 of this document.

Additional planning consents
A further Strowdes Estate planning application was approved in 2024:

- Staff Village (Ref: 240847 – approved September 2024)

While this consents also include landscape works, it is not included in this submission, as the pre-commencement landscape condition applies only above slab/DPC level, and will be submitted separately. However, its relationship to the wider estate setting is acknowledged.



Images (from top)
Strowdes existing site
The restored Park Place estate (Image: Spink Property)

1.0 INTRODUCTION

1.3 Landscape vision

Landscape principles and objectives

The Strowdes Estate landscape will play a pivotal role in the experience of the new country estate, balancing heritage restoration, contemporary needs, and ecological responsibility. The landscape strategy follows key principles:

- Respecting Historic Landscape Character – Drawing from 18th-century English parkland design, ensuring continuity between formal gardens and wider parkland.
- Blending Formal & Informal Landscapes – Structured garden spaces near buildings, transitioning into flowing meadows, tree clusters, and water features further out.
- Framing Views & Setting – Enhancing approach sequences, retaining historic tree alignments, and maintaining long-distance views.
- Ecological Resilience – Maximising biodiversity net gain through native woodland restoration, sustainable planting, and habitat corridors.
- Flexible Use – The landscape must accommodate both intimate gatherings and large-scale estate events without compromising its core character.

The Strowdes landscape must be experienced at multiple scales – from the ground level, where it forms a structured, immersive environment, to the aerial perspective, where the estate’s patterns and structure reinforce its grandeur. It should feel appropriately impressive, blending:

- Formality near the main house – structured lawns, clipped hedges, topiary.
- More naturalistic estate parkland – rolling grassland, informal tree groupings.
- Subtle modern interventions – ensuring contemporary needs (security, access, biodiversity) are met while remaining sympathetic to the historic estate character.

This vision underpins the landscape details in this submission, ensuring the long-term success of Strowdes as both a working estate and a landscape of historic significance.



Images (from top)
Hamilton house terraces (Image: Spink Property)
View towards Strowdes from Hamilton House with stock
estate fencing (Image: Spink Property)



Strowdes estate landscape masterplan (based on
drawing 051_1101)

2.0 OUTLINE SPECIFICATION



Bradley-Hole Schoenaich Landscape

2.0 OUTLINE SPECIFICATION

2.1 Hard landscape – surfaces



P01 (Q25/110) & P04 (L37/110) Portland stone paving and steps



P02 (Q25/140) Granite sett paving
Flamed finish. Colours: Angola Black, Fernando Roriz, Preta Odivelas, Silva Preta Flavaco



P03 (Q25/115) Granite paving slabs
Flamed finish. Colour: Silva Preta Flavaco



P05 (Q23/160) Angular footpath gravel
Dorset buff chippings
12mm



P06 (Q22/110) Tar and Chip
Coated chippings

2.0 OUTLINE SPECIFICATION

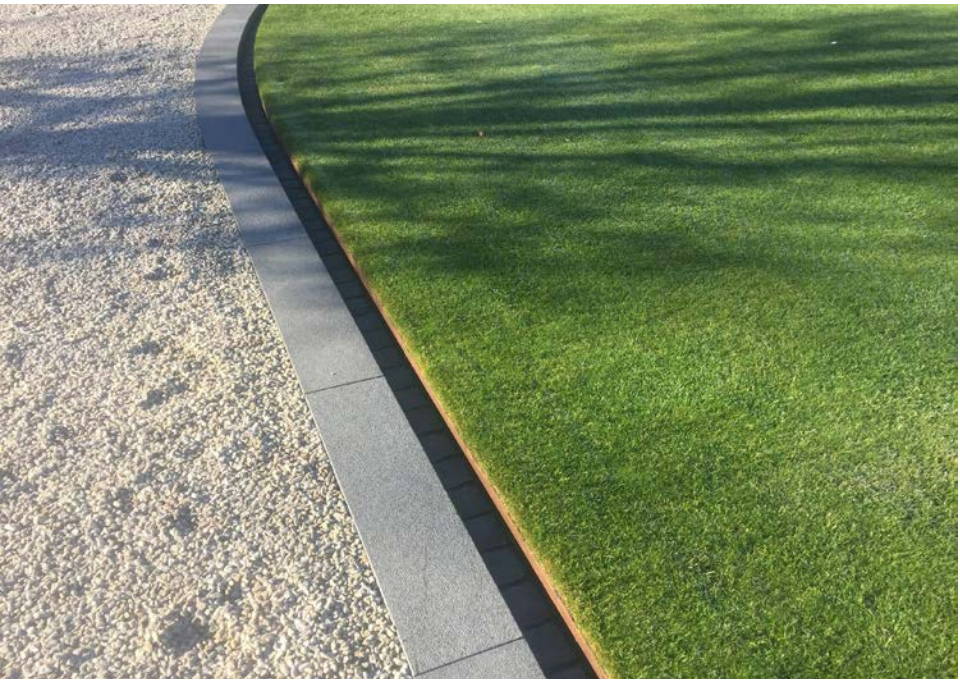
2.1 Hard landscape – surfaces (Continued)



P07A/B (Q55) Pontoon and Deck
FSC thermo iroko, 1400 x 38mm boards, with 200 mm posts



E01 (Q10/120) Granite copings and claddings
Finish: Bush hammered. Colour: Fernando Roriz



E02 (Q10/150) Metal edgings



E03 (Q10/200) Timber sleepers



E04 (Q10/123) Portland stone edgings



P07a & b (Q55) Hardwood boardwalk & deck (left), raised boardwalk through wetland (right)

2.0 OUTLINE SPECIFICATION

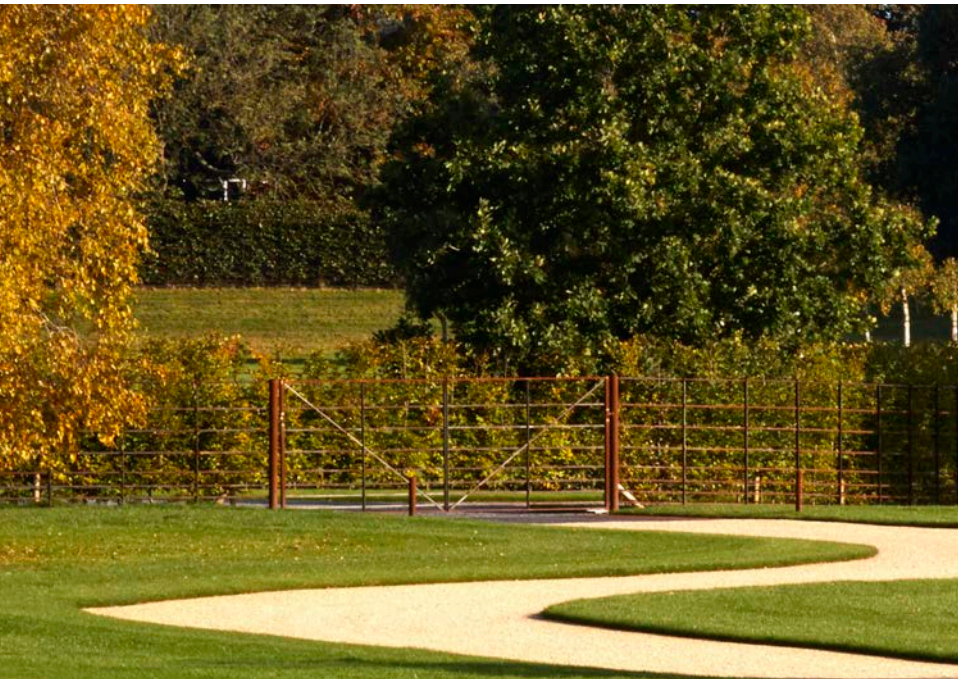
2.2 Hard landscape – boundaries & fixtures



B01 (Q40/371) Deer-proof fencing
Height: 1800mm Supplier: Britannia metalwork.
Material: Wrought iron, weathered finish



B02 (Q40/370) Estate rail
Height: 1200mm Supplier: Britannia metalwork.
Material: Wrought iron, weathered finish



B03 (Q40/522) Double deer-proof gate
Supplier: Britannia metalwork.
Material: Wrought iron, weathered finish



B05 (Q40/520) Double field gate
Supplier: Britannia metalwork.
Material: Wrought iron, weathered finish



B06 (Q40/521) Single field gate
Supplier: Britannia metalwork.
Material: Wrought iron, weathered finish

2.0 OUTLINE SPECIFICATION

2.2 Hard landscape – boundaries & fixtures (Continued)



B09 (Q40/526) Deer grid
Supplier: Hopkins or similar



B10 (Q40/570) Timber gates
Supplier: Suffolk Gates or similar painted grey



F02 (Q50) Barn Owl nesting box
Finish: Wooden
Supplier: Buttercup Farm, or similar



F01 (Q50/220) Stone bench
Finish: Portland stone
Supplier: Hardscape Products or similar



W01 Water body edgings
Design precedent



W01, W02 and W04 (Q10/121) Stone copings
Finish: Bush hammered. Colour: Fernando Roriz
Supplier: Hardscape Products or similar

2.0 OUTLINE SPECIFICATION

2.3 Soft landscape – trees & hedges

- S01 Trees
- Acer campestre
 - Carpinus betulus
 - Fagus sylvatica
 - Malus sp.
 - Parrotia persica
 - Pinus nigra Austriaca
 - Populus alba Nivea
 - Salix alba
 - Sorbus aucuparia
 - Sorbus aria
 - Tilia cordata
 - Tilia x europaea
 - Tilia x europaea Pallida

- S02 Topiary trees
- Box bruned Tilia
 - Roof pruned London Plane

- S03 Hedge
- Taxus baccata



Acer campestre
Field maple



Carpinus betulus
Hornbeam



Pinus nigra Austriaca
Austrian pine



Fagus sylvatica
Beech



Sorbus aria
Whitebeam



Alnus glutinosa
Alder



Parrotia persica
Persian ironwood



Salix alba
White willow



Malus sp.
Apple, on M25 or M9 rootstocks
with 1m x 1m coir mulch mat



Tilia cordata
Small-leaved lime



Tilia europaea
Lime



Tilia x europaea Pallida
Lime



Box pruned Tilia



Roof pruned Platanus
Yew hedge
Topiary mound

2.0 OUTLINE SPECIFICATION

2.4 Soft landscape – shrubs & herbaceous

S04 Shrubs & perennials
Lavender

S05 Formal lawn

S06 Reinforced turf

S07a Chalk grassland meadow

S08 Mounded landform

S07b Semi-improved calcareous grassland meadow
As S07a with additional plug plants

S07c Wetland meadow plugs

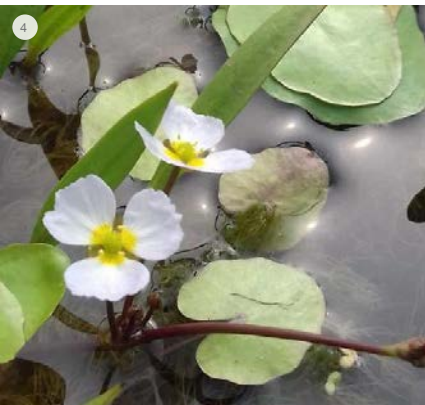
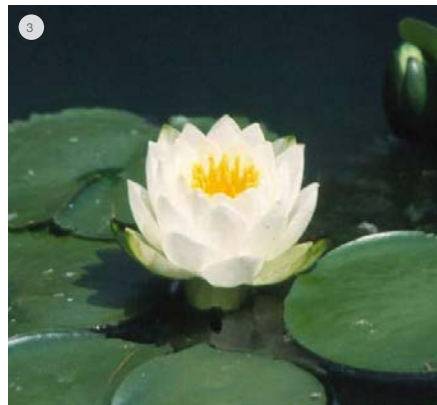
W02 Aquatic plants for lakes and pond



1 Hornwort



2 Water soldier



3 White Water Lily

4 Frogbit



Lavender



Reinforced turf



Formal grass lawn



Calcareous grassland meadow



Wetland meadow plugs



Mounded landform

2.0 OUTLINE SPECIFICATION

2.5 Implementation and maintenance

A full, detailed NBS landscape specification is provided in Appendix B covering the elements outlined in the previous section. In addition to the NBS, the following will be added at the premables, management docs and other materials to ensure implementation and maintenance is to the highest quality.

Landscape specification preambles

The landscape proposals aim to deliver a high-quality, resilient, and biodiverse green infrastructure that enhances the site's ecological value while providing long-term sustainability. The following principles and commitments ensure that all soft landscape elements are properly implemented, managed, and maintained to achieve these objectives.

Standards and Best Practice

All landscape works shall comply with relevant British Standards and industry best practices, including:

- BS 3882:2015 Specification for Topsoil
- BS 3936 series Specification for Nursery Stock
- BS 3998:2010 Tree Work – Recommendations
- BS 4043:1989 Transplanting Root-Balled Trees
- BS 4428:1989 Code of Practice for General Landscape Operations
- BS 5837:2012 Trees in Relation to Design, Demolition, and Construction
- BS 7370 series Grounds Maintenance
- HTA National Plant Specification (including CPSE Handling and Establishment of Landscape Plants, Parts I and II)
- All works will be undertaken by appropriately qualified professionals in line with best horticultural and arboricultural practices.

Implementation Strategy

Planting and Soil Preparation

- Planting shall be carried out in suitable weather conditions, avoiding frozen, waterlogged, or excessively dry periods.
- All soils shall be free-draining and appropriately ameliorated to support healthy plant establishment.
- Drought-tolerant species will be prioritized to enhance resilience to climate variability, reducing reliance on irrigation.

Watering and Establishment

- A structured irrigation strategy will be implemented, ensuring adequate hydration during the critical establishment period, with emphasis on water conservation techniques such as mulching and soil moisture retention strategies.
- Rainwater harvesting and permeable surfacing solutions will be explored where feasible to reduce reliance on mains water.

Plant Health and Replacement

- A five-year establishment period will be adhered to, ensuring that all trees, shrubs, and herbaceous planting are inspected regularly. Any plants that fail to establish due

- to poor health, disease, or adverse environmental conditions will be replaced with species of equivalent size and quality in the next available planting season.
- In line with planning conditions, all trees lost within five years of planting will be replaced to maintain the intended landscape character and biodiversity objectives.
- Monitoring will be carried out seasonally, with remedial interventions as required.

Protection and Supervision

- A named landscape supervisor will oversee the implementation process to ensure adherence to specifications.
- Protection measures will be in place to prevent damage from site traffic, vandalism, or adverse weather conditions.
- Plant handling, storage, and transportation will align with best practice guidelines to prevent stress and ensure viability upon installation.

Long-Term Management and Maintenance

General Management Objectives

The landscape will be managed to:

- Support biodiversity enhancement, with planting designed to attract pollinators and support local wildlife.
- Ensure visual quality and ecological function are maintained throughout the lifetime of the development.
- Promote sustainable management by minimizing resource inputs such as water, fertilizers, and pesticides.

Maintenance Responsibilities

- The site will be maintained by a qualified landscape team responsible for monitoring plant health, irrigation, and seasonal horticultural care.
- A structured maintenance schedule will be followed, ensuring all key tasks (pruning, weeding, mulching, and replanting) are undertaken at appropriate times of the year.
- Herbicides and pesticides will only be used as a last resort, following industry regulations and best environmental practices.

Tree and Hedge Management

- Trees will be subject to regular arboricultural assessments, ensuring long-term health and structural integrity.
- Formative pruning will be undertaken as required, avoiding bird nesting season (March-August).
- Hedges and shrubs will be maintained at appropriate heights and densities to provide visual screening and ecological benefits.

Mulching and Soil Health

- Organic mulch will be applied annually to planting areas to suppress weeds, conserve moisture, and enhance soil health.
- Soil aeration and nutrient management will be carried out as needed to sustain plant growth and resilience.

Biodiversity and Ecological Enhancement

- The landscape design incorporates climate-adaptive planting, ensuring long-term resilience.
- Wildlife-friendly principles will be embedded, such as species-rich planting, nesting habitats, and pollinator-supportive flora.
- The development will adhere to sensitive ecological management, minimizing disturbance to existing habitats and enhancing connectivity to local green infrastructure networks.

Monitoring and Review

- The landscape management strategy will be reviewed annually, with adaptations made in response to site conditions and evolving ecological needs.
- Maintenance logs will be kept, detailing key interventions and remedial actions undertaken.



Bradley-Hole Schoenaich Landscape

APPENDICES

B NBS landscape specification

DOCUMENT CONTROL

Job title	Strowdes Estate
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Client	for QFO
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