

Stanmer Estate Historic Landscape Survey and Restoration Management Plan – Objectives and Proposals

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12.0 CONSERVATION OBJECTIVES

In our view the significance of the 18th century design and the degree to which it remains complete cannot be overemphasised, particularly given the precise detail in which this layout was recorded by William Figg in 1800. We have, therefore, concluded that this plan should form the basis around which the future management of the landscape at Stanmer should be framed. But in reaching this conclusion we have been acutely aware of two points. Firstly, a large estate such as Stanmer will never stand still, it will necessarily have to evolve through time to accommodate changing circumstances, needs and demands of those who make use of it.

Secondly, some aspects of development that have taken place since 1800 have proved highly beneficial and make a significant contribution to the aesthetic quality of the landscape as well as enhancing the ecological and cultural significance of the estate as a whole.

We are not, therefore, suggesting that Stanmer should be “restored” to the layout shown by Figg. Such an objective would be highly impractical, costly and no doubt deeply unpopular. It would also not be appropriate or justifiable. However, we are suggesting that from this point forward the management of the estate should seek to re-establish the broad layout, visual qualities and character of the 18th century landscape, whilst accommodating, as far as possible, the existing uses which are current today.

In view of this and of the significance of Stanmer identified in the previous section, we have identified the following conservation objectives which should be adopted as guidance for the future management of the estate.

1. To rationalise the management of the Study Area within the control of one body with sole responsibility dedicated specifically towards the running of Stanmer Park, and with its own designated budget.
2. To conserve and enhance the surviving archaeological remains on the site and carry out further investigations to identify new sites and further the understanding of existing sites.
3. To conserve and enhance the surviving elements of the 18th century designed landscape as identified by the Figg Survey of Stanmer Estate, dated 1799 to 1800.
4. To conserve and enhance the surviving elements of the 19th century landscape design which have been identified as making a positive contribution to the aesthetic quality of the site, or which at least have not been identified as being detrimental to its quality.
5. To mitigate the adverse impact of existing 20th century developments where this has been shown to exist. In some instances this may only be achieved through removal.
6. To ensure that any mitigation measures that are found to be necessary are in accordance with the character of the 18th century design.
7. To restore elements of the 18th century design which have been lost, where such loss has proved detrimental to the quality or understanding of the landscape.

8. To maintain a viable farming enterprise operating from the Village in accordance with the 18th century design.
9. To conserve and enhance the pattern of pedestrian circulation around the study area and restore the connectivity of the footpath network in accordance with the 18th century layout
10. To conserve and enhance existing wildlife habitats on the site including measures to protect rare, scarce or notable species and enable them to flourish at Stanmer.
11. To seek opportunities for further enhancement of the ecological value of the site within the context of any restoration or mitigation proposals which may flow from this plan
12. To resist any new development within the study area unless it is demonstrably beneficial to the aesthetic and ecological quality of the landscape
13. To enhance enjoyment and appreciation of the site for all its users through enhancement of facilities and the rationalisation of vehicle movement and parking
14. To enhance the character of the public open space within the context of the historic designed landscape
15. To provide improved interpretation and encourage greater understanding of all aspects of the site.
16. To encourage the reintroduction of land use patterns which formed a key element of the historic design.
17. To encourage the installation of off-site planting which will mitigate the adverse impact of modern development upon the aesthetic quality of the landscape within the study area.

13.0 OUTLINE PROPOSALS

Drawing * (folded into the rear of this report) is a Masterplan showing the various proposals for conserving, restoring and enhancing the landscape, in line with the objectives set out in the previous section. This is intended to be viewed as an ultimate 'Vision' for Stanmer and, as such, it includes both elements to be carried out in the short term as well as those which would be implemented over a more extended time span.

The proposals outlined on the masterplan are described below under the following headings:

- Management, Interpretation and Visitor Facilities (M)
- Vehicle Movement and Car Parking (V)
- Pedestrian Movement and Paths (P)
- Clearance Works (C)
- New Planting (N)
- Grassland Character (G)
- Woodland Management (W)
- Nature Conservation (NC)

- Farming (F)
- Historic Infrastructure and Built Fabric (B)
- Archaeology (A)
- Nurseries Complex (NU)
- Stanmer House and Stables (SH)

To assist with interpretation of the proposals we have also prepared a series of illustrations dealing with certain of the headings above. These are provided as *Figures 117-123*.

13.1 Management, Interpretation and Visitor Facilities

M1 Park Offices and Visitor Centre

In line with the objective to rationalise the management of the site, create new administrative facilities at a strategic location within the park itself, offering users and members of the public a single contact point. This could also accommodate visitor and interpretative functions. Any new facility of this nature should be centred upon one of the existing pre-1940's buildings.

M2 Gateway Centre

Consider options for accommodating the aspirations of the Countryside Commission for the creation of a Gateway Centre for the South Downs within the site. This would logically be allied with the park's administrative offices and should also be centred upon one of the existing pre- 1940's buildings.

M3 New Signage

Provide new comprehensive interpretive material, signage and waymarking throughout the site.

M4 New Interpretive Material

Prepare a new comprehensive visitor guidebook or suite of guidebooks focussing upon different aspects of the site.

13.2 Vehicle Movement and Car Parking

V1 New Gates at Lower Lodge

Install appropriate new gates at the Lower Lodges to allow vehicle movement into the park to be controlled, particularly at night and during peak periods (detailed proposals are currently being developed by B&H following consultation with residents and other park users)

V2 New Car Park

Construct a new main car park for the site alongside the southern boundary of the parkland and in front of the remaining section of Coldean Belt. The size of the car park should be sufficient to accommodate all visitors to the park during a normal busy weekend during the summer (ie not dictated by the parking requirements of particularly popular events which could be accommodated temporarily on the grass in the south of the park). The creation of this car park may make the use of the adjacent cricket pitch unviable. However, the playing pitch review assessed this pitch as being only of fair to

poor condition, and in any event due to the noise and visual intrusion caused by the adjacent A27(T), this is probably the least favourable location for a cricket pitch within the park.

Detailed proposals for the car park could consider the option to create a new exit point linking to the access road through the southern boundary to improve traffic circulation allowing an “in” and “out” route. Detailed proposals should also consider the requirement for a discrete boundary fence to prevent unauthorised access into the Parkland from the Car Park.

V3 Overspill parking in Dukes Car Park

Reduce the extent of the Dukes Car Park and rationalise its arrangement to protect existing trees and allow for new planting. This car park should function solely as an overspill from the new main facility

V4 Controlled Access to the South Drive.

Control access to South Drive. Visitors would only be allowed to use South Drive during Off Peak periods or for access to the Church, House, Stables and Village. Vehicles accessing the nurseries and walled garden area would use the West Drive only.

V5 No parking along the South Drive

There should be no parking alongside the South Drive at any time and visitors should not be allowed to drive onto the grass. This should be backed-up by regular patrols and a policy of towing away as necessary.

V6 Bus Routes

Reinstate the regular shuttle bus taking visitors from the new south car park to the House and Village, operating along the South Drive at any time when access is restricted. The drive would also be used by the existing No 78 bus.

V7 Enhance existing Village Car Park

Repair and upgrade the surfacing of the Village Car Park for use by visitors to the Church, Village, Cricket Pitch and by the public during off peak periods.

V8 Controlled Vehicle Access to West Drive

Install an appropriate new gated access point beside the Upper Lodges to allow vehicle movement into the park to be controlled. This would become the principal access serving the Nurseries and the Walled Garden area. This route is a Bridleway and thus would remain open at all times to pedestrians and horse riders.

V9 Upgrade West Drive

Install occasional passing places to accommodate increased traffic along West Drive along with discrete traffic calming measures to reduce speed of vehicles using it.

V10 Improve Access to the Nurseries from West Drive

Provide appropriate lockable gated access from the West Drive into the Nurseries area. Detailed proposals could consider the option to create a new exit point allowing an “in” and “out” route. Install appropriate new gate along West Drive to restrict access to the village to pedestrian only

(allowing access from farm vehicles).

V11 Enhance existing Ditchling Road Car Park

Rationalise, repair and upgrade the surfacing of the Ditchling Road Car Park.

V12 Relocate Chalk Hill Car Park.

Based upon the findings of further archaeological investigations around the area of the Scheduled Ancient Monument form an appropriate new car park in a more discrete and sensitive location.

V13 Repair South Drive

Carry out repairs to the South Drive, particularly along the edges where it is breaking away. Consider options for installing a gravel dressed surface to significantly enhance its character passing through the Historic Parkland.

13.3 Pedestrian Movement and Paths

P1 Re-establish public footpath access alongside the Walled Garden

Allow public access along the key ancient historical route leading through the area between the Nurseries and the Walled Garden from the Village to Great Wood and Chalk Hill.

Allowing the public access to this area has implications for security of the existing facilities which are examined in more detail under a separate heading.

P2 Reinstate footpaths through the Garden

Reinstate the gravel footpaths through the garden in accordance with the layout shown on the 1st Edition Ordnance Survey Map of 1873 to re-establish a formal linkage between the Parkland, House and Great Wood.

The main garden path aligns with the access route secured across the levelled terrace under the terms of the S.106 agreement relating to the restoration of the house. Evidence for this (and other) routes leading westwards is clear on the ground, although the paths have become grassed over.

P3 Reinstate the path around Richmond Hill

Reinstate the route of the path on the earthwork around Richmond Hill in accordance with the alignment shown by Figg. It is envisaged that this would remain a grass path rather than formally surfaced, although this should be reviewed depending upon the extent of usage and wear.

P4 Reinstate the circuit path.

Seek to resolve disputes over footpaths forming a part of the circuit around the historic landscape and re-establish these route accordingly.

P5 Install new footpaths to complete gaps in the circuit route.

Install new footpath route in the south eastern corner of the site to form a link between the remaining sections of the circuit route. This will replace the section of path lost from Tenant Lain Belt following the construction of the University.

P6 Install new footpath between Richmond Hill and Great Wood.

Although there is no specific evidence for a route between Richmond Hill and Great Wood, passing through the Old Lodge Clump, there is considerable justification for its formation. This route would improve connectivity around the site. It follows the boundary of the earliest area of parkland which itself corresponds to the Parish and AD765 Aedwulf Charter boundary. This line will be marked by new fencing defining the limit of the restored grazed parkland (see below)

P7 Install new path from the Village to the Chalk Ridge

Install a new footpath around the eastern side of the village and extending up to Grubbings along the Chalk Ridge. This provides direct linkage from the Village Car Park to the circuit path. Part of this is currently disputed and may, therefore already exist.

P8 Re-establish hierarchy of routes through Great Wood

Enhance the prominent, formal, historical rides through the Great Wood. Remove obstacles and overgrown vegetation which conflicts with the formal design. Re-establish the original alignment of the principal serpentine path along the base of the slope where this has become obstructed by overgrown vegetation. Also investigate possibility for restoring the secondary paths through the wood shown by Figg, where this is practical. The restoration of the elaborate serpentine path system on the sloping ground to the east of Great Wood is not intended at this stage. However, more detailed field survey work should be carried out in this area to determine the extent to which these paths can be traced on the ground. This will provide the basis of future decisions as to whether this feature should be restored. It will also be invaluable information which should be consulted prior to any new planting work being carried out in this area (see below)

P9 Install Kissing Gates

Replace existing styles and install appropriate new kissing gates at field boundaries and at entrance points to the woodlands. Kissing gates should be sufficiently large to enable pushchairs to pass through whilst restricting cars and motorcycles etc.

13.4 Clearance Works

C1 Remove informal car parks from the Parkland.

Break out and remove areas of hardstanding and gravel forming the informal car parks within the parkland and reinstate to grassland.

C2 Remove inappropriate car parks and lay-bys in the Parkland.

Break out and remove areas of tarmac roadway used as car parking adjacent to the house and reinstate the simple driveway alignment sweeping past the eastern façade in accordance with the historical plans. Also remove tarmac lay-bys constructed alongside the Drive and reinstate to grass.

C3 Reduced extent of Dukes Car Park.

Remove areas of surplus road planning surfacing following rationalisation of Dukes Car Park and reinstate in soil. This will need to be carried out with great care to avoid further damage to existing tree roots.

C4 Remove modern bunding

Clear sections of recent bunding installed alongside the southern boundary of the parkland in association with proposed new car parking and gates.

C5 Remove existing Chalk Lane Car Park.

Remove the surfacing and timber boundary walling from around the Chalk Lane Car Park (new car park constructed nearby). Reinstatement the route of the historic path systems through this area.

C6 Clear route of path around Richmond Hill

Clear scrub and woodland edge vegetation from the earthwork feature forming the western and southern edges of Richmond Hill to allow historic path route to be revealed.

C7 Remove Recently Planted Lime Avenue

Remove the recently planted Lime trees forming an avenue alongside the South Drive. If allowed to establish, this feature would form a prominent new element within the parkland which is without historical precedent and totally at odds with the more informal character of the landscape here.

C8 Thin out tree planting close to Old Lodge Clump.

Selectively remove trees from the recently planted clump which now divides off the southern half of the parkland.

C9 Remove shrubbery and Cherry Orchard to the south of the House

Remove the shrubbery and Cherry Orchard planted during the 1950's lying to the south of the Garden to re-establish open aspect towards the parkland and reveal views towards Stanmer House. Ideally this should be carried out as a single clearance operation, however, a policy of non replacement of the trees may be considered more acceptable in this instance – although this would take longer to achieve the desired results.

C10 Clear Conifer screen from garden boundary

Remove the line of scrub and conifers forming the boundary to the levelled area of the garden to the south of the House to reveal visibility between the Parkland and House.

C11 Clear vegetation from the Terrace Walks

Selectively clear overgrown shrubbery vegetation from the principal earthwork associated with the early 18th century formal design. This process should be extended along the whole of the eastern boundary of Great Wood to re-establish the views towards the House.

In addition, selectively remove trees planted in the parkland immediately alongside the woodland edge, to reveal greater visibility to the landform and create more precise edge to the woodland in keeping with the character shown by Figg.

C12 Selectively remove Cypressess from the Forest Garden

Selectively remove the post 1940's planted cypresses from the area of the Forest Garden on the lower slopes of Great Wood to reduce the prominence of inappropriate planting form within the landscape.

C13 Clear rides through Great Wood

Clear vegetation encroaching around the edges of the straight rides through Great Wood to re-establish the prominence and formal character of the design.

C14 Clear route of ride through Upper Lodge Wood

Seek to establish the legitimate extend of the gardens of Upper Lodges. Clear the scrub which has encroached upon the route of the formal ride running parallel to the eastern boundary and seek to re-establish its route where this is currently blocked by the gardens.

C15 Clear Conifer screens from the Nursery

Replace the existing post 1950's coniferous shelterbelts through the Nurseries area with deciduous belts which are less obtrusive and more sympathetic. In order to maintain shelter during this process, we would recommend that this is carried out as a gradual process over an extended period of time.

C16 Clear Scrub from Scheduled Ancient Monuments

Carefully remove encroaching scrub from the Scheduled Ancient Monuments within Great Wood and control further regrowth.

C17 Remove inappropriate Species from new plantations

Remove the inappropriate Pine species from the plantation installed in association with the road scheme alongside the southern boundary. Also seek to encourage the University to remove inappropriate conifer planting along its boundary with the Parkland and replace with more appropriate deciduous species.

C18 Remove remnants of Observatory

Clear surviving masonry associated with the disused observatory and reinstate to grassland.

C19 Clear Rockery from Garden

Carefully remove the post 1940's arrangement of Sarson Stones and Rockery from the lawn adjacent to the house and reinstate to lawn.

13.5 New Planting

N1 Form new Plantation along the southern boundary of the Parkland.

Install a substantial depth of new woodland planting belt along the northern edge of the new main car park to provide a buffer with the A27(T) and provide screening for the car park.

Also include additional woodland planting within the reclaimed area of Dukes Car Park and along the northern edge of the Tenant Lain Belt to increase the width of the plantation belt. This new planting should be extended eastwards to provide additional screening for the boundary with the University.

Although the original 18th Century planting belts were relatively narrow, circumstances have

changed significantly here and the opportunity should be taken to maximise the extend of the planting depth whilst retaining the use of the adjoining land as sports pitches where possible. This will also provide a degree of screening and setting to the existing sports pavilion to the east of South Lodges.

N2 Replant Parkland Clumps

Replant the distinctive tree clumps within the parkland in accordance with the distribution and form shown by Figg. Examination of the Figg Plan demonstrates that these should be installed as fenced woodland clumps or copses, rather than as groups of individual freestanding trees within grass.

N3 Install Parkland Trees

Continue the rolling programme of planting new parkland trees, in accordance with the distribution shown by Figg. These are concentrated towards the valley floor, although includes a number of groups on the sloping ground to the east of the parkland.

N4 Enhance planting around Village Car Park.

Install additional planting around the eastern and southern edges of the Village Car Park to improve screening.

N5 Install Garden Trees

Carry out further investigation to determine the 18th century distribution of trees within the garden area (in particular the Cedars) and replant accordingly

N6 Additional Tree Planting in Forest Garden

Install substantial amount of new tree planting within the Forest Garden. This should retain and enhance the character of an arboretum which has been developed since the 1950's, but should ultimately achieve a closely spaced distribution of trees more closely resembling that of a woodland. Coniferous species with Columnar form should be avoided.

Whilst the elaborate serpentine path system is not intended for restoration, at least at this stage, great care should be exercised to avoid installing any new planting in this area which would conflict with this layout and compromise any future restoration work.

N7 Reveal and reinstate Beech Avenues in Great Wood

Carry out necessary clearance and tree surgery work required to promote the longevity of the distinctive paths through Great Wood which are lined by Beech Trees. Install new planting within the gaps as appropriate, strictly in accordance with the geometry which currently exists – which is known to differ from path to path.

N8 Enhance tree clumps at Ditchling Road Car Park

Install new woodland planting in association with the improvements to the Ditchling Road Car Park

N9 Install new deciduous shelterbelts throughout the nursery

In association with the removal of the lines of conifers in the nurseries, form new shelterbelts using deciduous material.

N10 Enhance existing Tree Clumps in the Farmland

Install protective stockproof fencing around the tree clumps within the grazed pasture in the farmland and Parkland to prevent further poaching and grazing by stock. Install new planting to enhance these clumps.

N11 Enhance planting belts in Enclosed Farmland

Install additional planting to gap-up the broad hedgerow/shelterbelts defining the fields lying within the enclosed farmland to the east of Grubbings

N12 Encourage off-site planting to enhance views from the Study Area

Seek to encourage adjacent land holders (in particular the Universities) to install planting both within and along the boundaries of their sites to provide screening and enhance views from the Study Area.

The nature and composition of such planting should clearly be compatible with the character of new and existing planting within the Study Area.

13.6 Grassland Character

G1 Reinstate grazed parkland setting to Stanmer House.

Manage the grassland on both sides of the valley to the south of the House through grazing to enhance its parkland character. It is envisaged that this would extend southwards as far as the Old Lodge Clump, which coincides with the Parish Boundary and the extent of the earliest parkland layout.

G2 Rationalise stock fencing in the parkland (including area currently let to Mr West undershort term licence).

Free grazing of stock across the parkland area to the south of the house is intended, although some use of temporary electric fencing may be required. The existing post and wire fence would be removed from the internal areas of the grassland. Install appropriate new fencing around the parkland boundaries where this does not currently exist (eg alongside Great Wood).

Install appropriate estate rail fencing along the boundary between the parkland and the Gardens and cricket pitch to the south of the Church. Install similar fencing along the southern boundary of the grazed parkland.

The Figg plan draws a distinction between ornamental estate rail type fencing (appearing in views from the house and drives) and functional palisade fencing (around woodland edges etc). This distinction has been highlighted on Figure 74 and this should form the basis for decisions relating to fence types.

G3 Install Cattle Grids

Install cattle grids within the route of the South Drive where it passes from grazed to ungrazed grassland – adjacent to Old Lodge Clump, at the entrance the Cricket Pitch Lawn and adjacent to the Village Car Park.

G4 Maintain amenity grassland to the South of the Park.

With the exception of Marquee Brow, the southern part of the parkland will be maintained as amenity grassland and will continue to provide sports pitches – although the western most cricket pitch is likely to be unviable once the new park and associated planting belt are formed. This area will also provide a venue for events, including an area for overspill car parking.

G5 Enhance Grassland on Marquee Brow.

The area of chalk grassland identified on Marquee Brow will be managed by periodic grazing controlled by temporary electric fencing.

G6 Re-establish Stanmer House Cricket Pitch.

Following the repair of the Church Pond, re-establish the cricket pitch on the lawn to the east of the House. This area will be managed as high grade amenity grassland, similar to the lawns within the remainder of the gardens around the house. This will ensure a consistency of appearance within the setting of the House.

G7 Permanent Pasture

The existing areas of Permanent Pasture within the tenanted farmland and which form part of the parkland setting of the historic landscape should remain as permanent pasture, managed by grazing.

13.7 Woodland Management

W1 Generally

The current extent of woodland within the study area will be maintained

W2 Prepare New Woodland Management Plan

A new Woodland Management Plan should be prepared in the light of this overall historic landscape survey and management plan. However until such time, management of the woodland at Stanmer should be carried out in accordance with the existing Stanmer Park and Coldean Woods Management Plan, dated 1997.

13.8 Nature Conservation

NC1 Further surveys

Carry out comprehensive ecological field surveys of the whole site to add to the understanding of the nature conservation value of the site and bring data relating to the site up to date. Additional Surveys should include the following:

- General
 - o Phase 1 Habitat Survey to map the extent of habitat types
 - o Surveys to determine areas suitable for protected species
- Botanical studies including the following
 - o Recording of species lists for land parcels with accompanying quantitative values for each species
 - o Collation of information on the exact location of protected species
- Invertebrate studies including
 - o Detailed surveys using a standard methodology such as pit-fall trapping or sweepnetting
 - o Butterfly and moth surveys
 - o Collation of information on the exact location of protected species
- Amphibian studies including
 - o Survey of any suitable ponds using standard methodology (bottle-trapping or netting) and assessment of terrestrial habitat
- Reptile studies including
 - o Survey of suitable habitat using standard methodology such as ‘tinning’
- Badger studies to include

- o Survey to collate information on sett locations, status and size
- o Possibly bait-marking surveys to determine clan groups and territories
- Bat studies including
 - o Detector surveys of foraging habitat
 - o Tree and structure surveys for potential roosts
 - o Night-time emergence surveys of roost sites
- Bird studies including
 - o Standard breeding bird surveys following standard methodology
- Other protected species studies including
 - o Collation of records of other protected species from English Nature, the Wildlife Trust and any local interest groups
 - o Assessment of habitat suitability and detailed surveys for those species thought likely using standard methodologies

13.9 Farming

The Agricultural land is currently let out on a full agricultural tenancy. Any proposals can only be considered in partnership and with the full co-operation of the Tenant

To be discussed

13.10 Historic Infrastructure and Built Fabric

B1 Detailed survey of the Estate walling

Carry out a detailed survey of the historic flint and brick walling throughout the study area to establish its condition and the variety of different construction types (a number are apparent)

B2 Repair walling throughout the Study Area

Based upon the findings of the detailed walling survey a rolling programme of repairs to the historic flint and brick walling will be initiated. This programme will be prioritised according to condition starting with the area of the Village and then working around the boundaries.

In general, however, where a section of wall has already completely collapsed to a strip of rubble and, therefore, presents no further falling hazard (as is the case around parts of the northern boundary) these will be considered low priority. Indeed, in certain instances it is questionable whether it would be considered viable to restore these sections, and they should perhaps be treated as relics.

B3 Repair the ha-ha within Great Wood

Repair the largely dilapidated brick and flint ha-ha which defines the boundary between the gardens and Great Wood.

B4 Repair bothy buildings

Carry out repairs to the bothy buildings associated with the Walled Garden to bring them back into a usable condition. This will not only secure the preservation of historic fabric but may provide suitable buildings for use by a number of the users in the nurseries, reducing pressure for additional new development in this area.

B5 Detailed Survey of Farm Buildings

Carry out a detailed survey of the condition of the farm buildings, particularly those historic buildings within the village. This will require the co-operation of the tenant farmer.

B6 Investigate Drainage Associated with the Farm

Carry out a detailed survey of the surface water drainage system in and around the farm yard area, particularly in view of the reported influx of organic waste into the Church Pond.

B7 Repair of Farm Buildings

Based upon the findings of the condition survey carry out sufficient repairs to the historic farm buildings to ensure that they are structurally sound and weather tight.

B8 Repair Church Pond

Remove the tree adjacent to the Church Pond, the roots of which have severely damaged the boundary walling and lining. Repair the Structure of the pond including repairs to the overflow system to prevent further flooding of the Cricket Pitch.

B9 Enhance North Village Pond

Clear and repair the pond at the north end of the village, including removal of overgrown scrub and repair of perimeter railings.

B10 Enhance the Setting of Lower Lodges

Remove the modern railings and wall around the garden of the eastern Lower Lodge and restore to the earlier design as installed around the garden of the western Lower Lodge. Also remove recently installed section of motorway crash barrier adjacent to the entrance road and replace with more appropriate barrier if required (eg bollards).

13.11 Archaeology

A1 Further Surveys

Carry out rolling programme of field survey work within the study area to identify further sites of archaeological importance and add to our understanding of existing sites. Prepare detailed maps of newly identified sites. This survey should include elements of the garden archaeology associated with the designed landscape, in particular where old building remains have been identified or paths, earthworks etc.

A2 Protecting Monuments

Carefully clear encroaching scrub from identified Scheduled Ancient Monuments and Sites of Archaeological Importance to protect from root damage. Ensure that future encroachment is controlled.

13.12 Nurseries Complex

NU1 Control of the leased area of the Nurseries.

The current broad spectrum of community based uses for the nurseries should be retained. However, when new leases are let for this area there should be a greater degree of control over the overall appearance, and in particular the appearance and condition of the common parts.

There should also be a restriction on vehicle access, upon building types and materials – all of which have an impact upon the wider landscape, particularly in views from the edges Great Wood. There should be an overall enhancement of this area.

NU2 Rationalise east end of Nurseries

Over a period of time the building complex should be substantially rationalised to make better use of land in a more planned way. Buildings should be formed to more appropriate scale and from more appropriate materials (in particular the roofs) so as to minimise visual impact from the surrounding landscape. The overall area of buildings could, in our view be reduced, perhaps containing it to the eastern side of the north south herbaceous borders, particularly if certain uses, such as storage, utilised restored both buildings along the north wall of the Walled Garden.

NU3 Enhanced Screening

The planting around the reduced area of the building complex should be enhanced with shelterbelts formed from appropriate species.

NU4 Remove Car Parking from Walled Garden

Remove the area of car parking located alongside the Stables and Walled Garden along with existing security gates and fencing

NU5 Relocate security fencing

Relocate the security fencing around the building complex to the inside edge of the perimeter planting belt to minimise visual intrusion. New entry points should be marked by lockable gates formed from materials appropriate to this setting.

NU6 Walled Garden

Carry out a detailed investigation of the requirements for such large areas of green housing within the walled garden, particularly given that a number of these appear to be underutilised. At the next review of the Grounds Maintenance Contract (which is due for renewal in 2004) very careful consideration should be given to the appropriateness of Stanmer to accommodate this operation, in particular given the considerable amount of large scale traffic that such an operation generates through the park.

NU7 Enhance the setting of the listed buildings.

The varied collection of buildings and associated overgrown planting forming the Brighton City College should be removed and this area reinstated to grassland to form part of the open Green. This will substantially restore the open setting to the listed stables and enhance the setting of the church and the listed farmhouse.

If the Grounds Maintenance Operation were relocated, or if it remained within Stanmer but did not require the Greenhouses, the walled gardens would potentially become vacant. This area might, therefore, form an ideal location for the creation of an upgraded facility for Brighton City College, in particular given the association with horticultural training. This could include elements such as a

demonstration areas with controlled public access which would be a significant enhancement over the current situation where the public are restricted from this key area of the historic landscape.

NU8 Restored Orchard.

Clear scrub from the orchard within the slips gardens to the south of the Walled Garden, carry out surgery on the surviving trees and replant with old varieties of fruit trees. Install appropriate new fencing to redefine the southern boundary of the garden.

13.13 Stanmer House and Stables

This area is currently let to Cherrywood Investments Ltd and any proposals would obviously require their consent.

SH1 Restore the levelled garden to south of the House

Repair the dilapidated low retaining wall defining the western boundary of this terrace and restore gravel paths in accordance with late 19th century photographic and map evidence.

SH2 Repair the Fountain

Repair the fountain forming the centrepiece of the garden and bring back to working order.

SH3 Remove garden wall and gates

Remove the 20th century ornamental iron gates and brick wall forming the entrance into the gardens and replace with low key and more discrete gateway, if required.

SH4 Remove the 20th Century Garden extension

Re-grade the steep bank forming the southern boundary of the garden and the pronounced knoll.

Marry-in with the smooth flowing contours of the surrounding parkland. These elements were formed during the early 20th century as the 19th century formal garden, centred upon the fountain, was extended southwards (compare the 1873 and 1912 Ordnance Survey Plans). Whilst we consider the area of the fountain to have some merit, the southern extension has little value, particularly given the impact of the conifer planting upon the views to and from the House.

SH5 Resist proposals for New Cricket Pavilion

In our view the proposed location of the cricket pavilion shown on the S106 agreement is inappropriate and is highly likely to be intrusive within the setting of the listed buildings. Furthermore, we question whether or not changing facilities for the restored cricket pitch could not be better supplied elsewhere (perhaps in one of the restored bothies?). In our view, given this sensitive location, there is no requirement for the facilities to overlook the pitch.

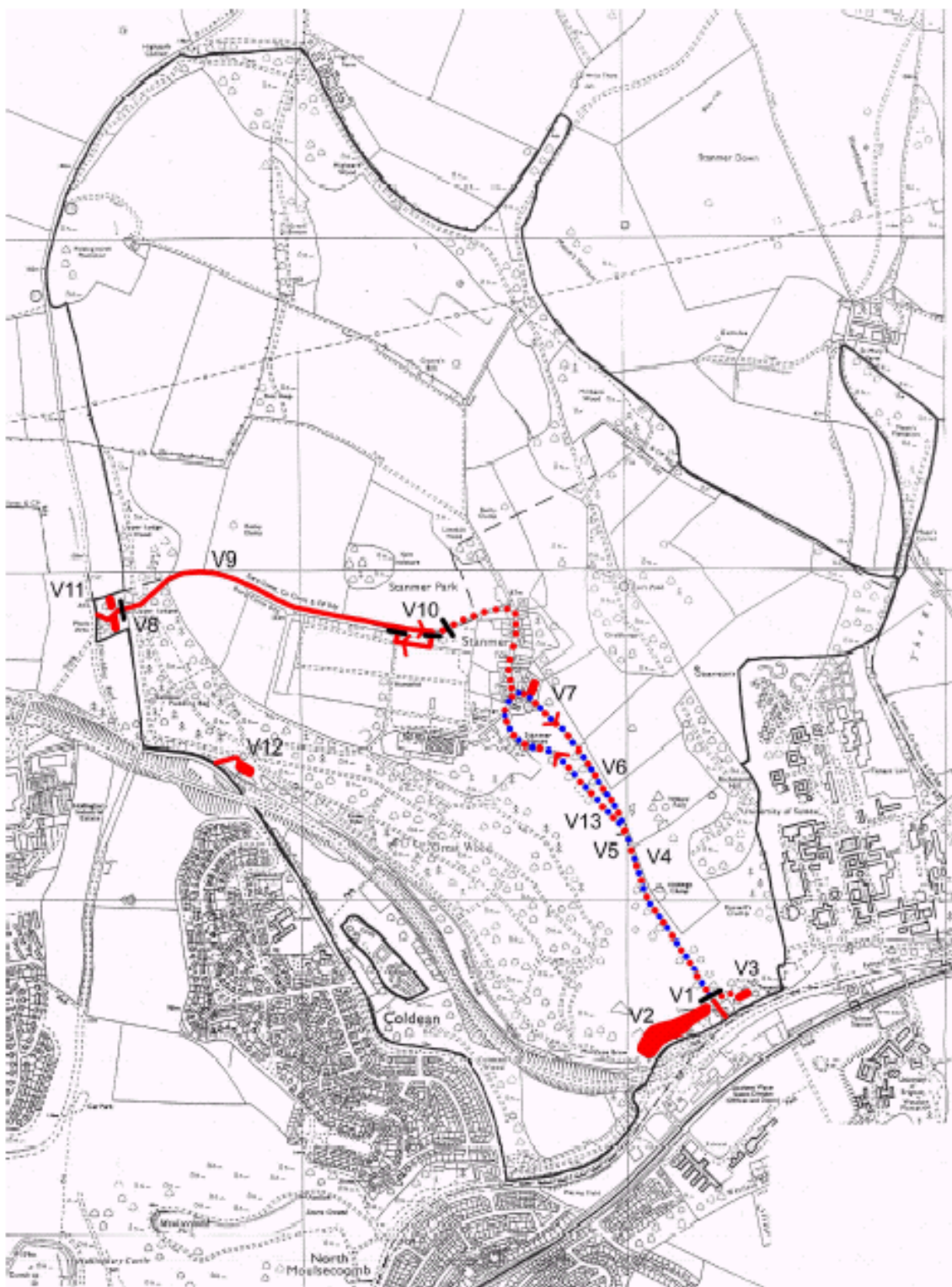


Figure 117
Vehicle Movement and Car Parking

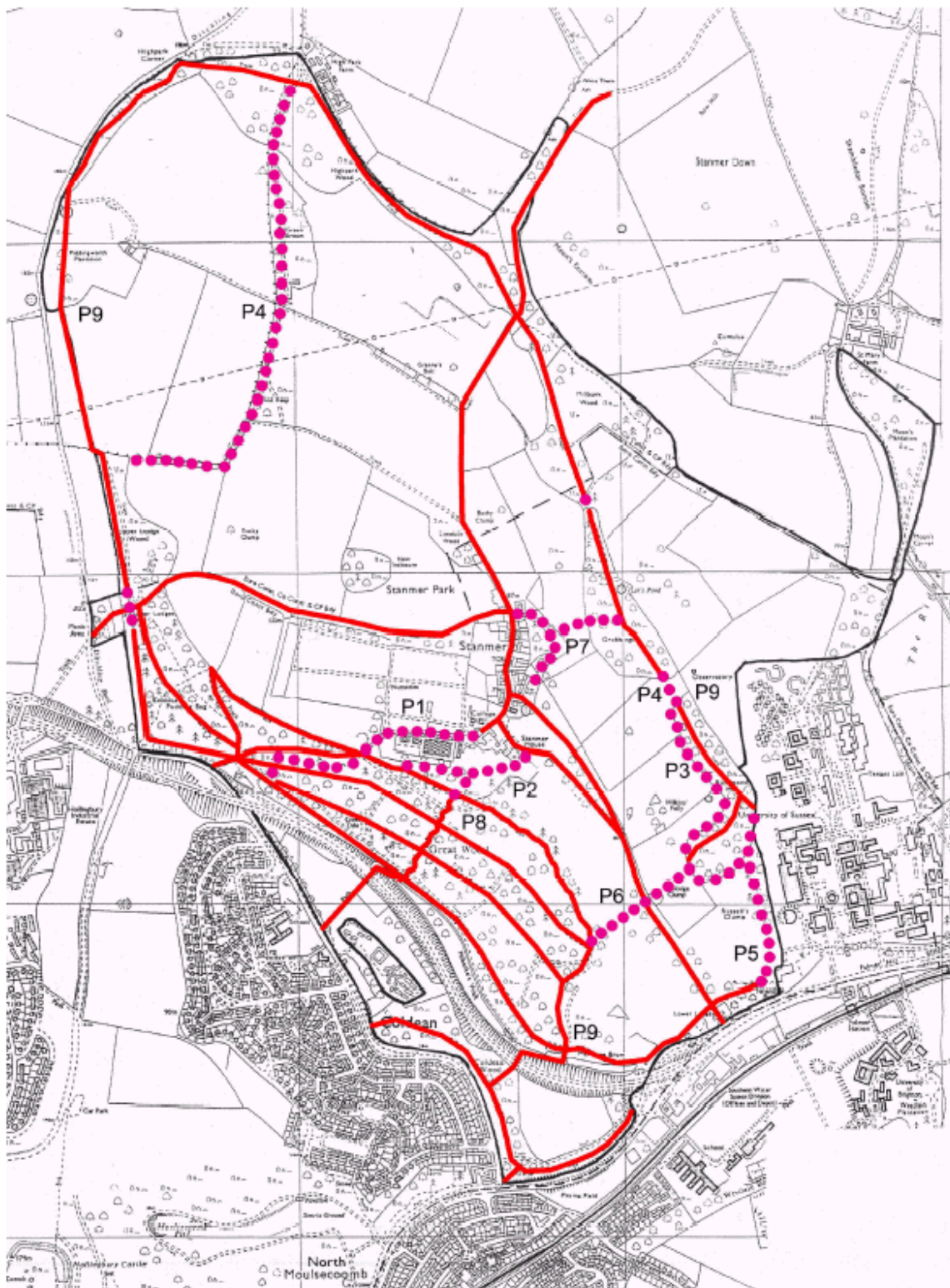


Figure 118
Pedestrian Movement and Car Parking



Figure 119
Clearance Works

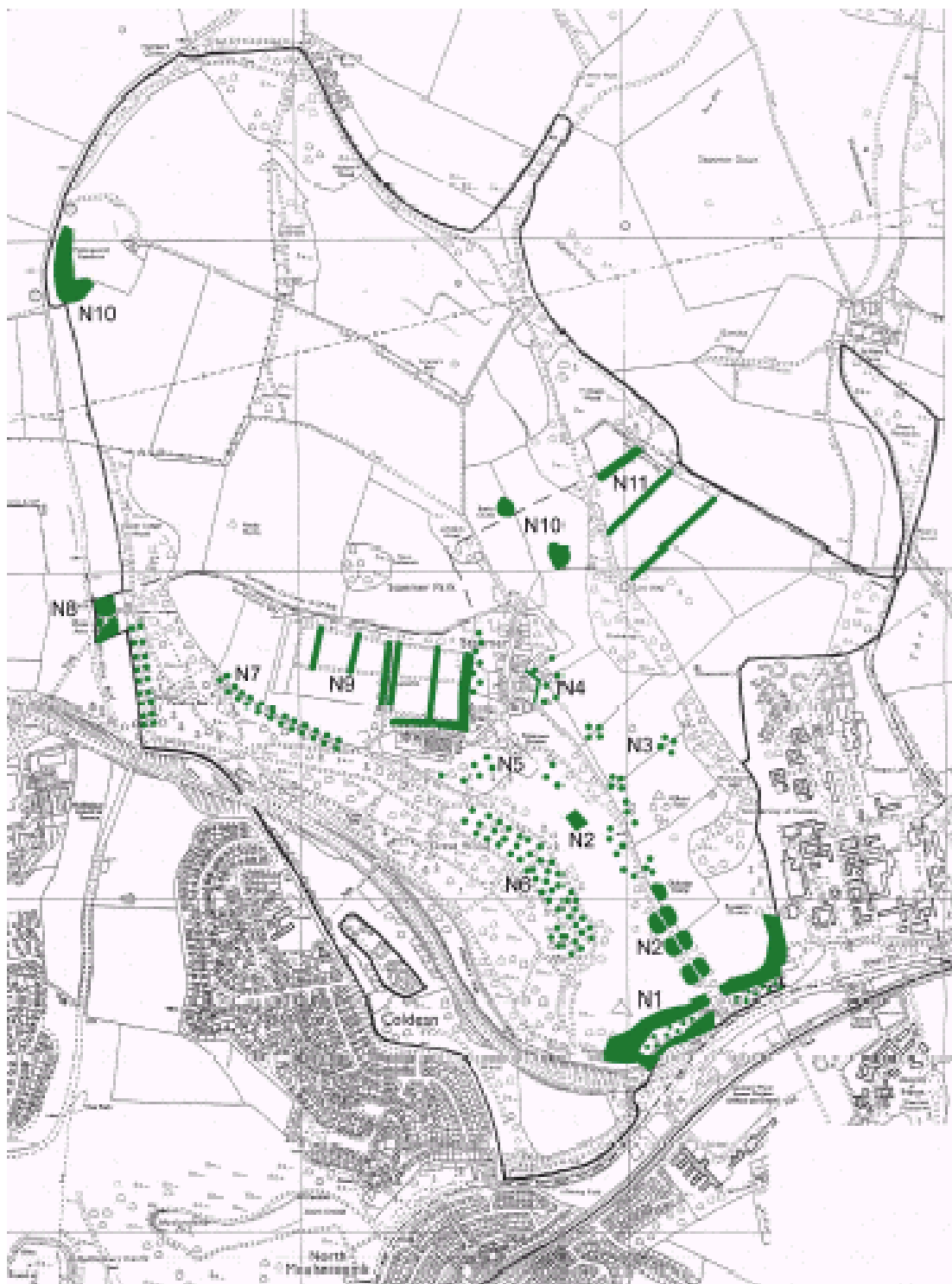


Figure 120
New Planting

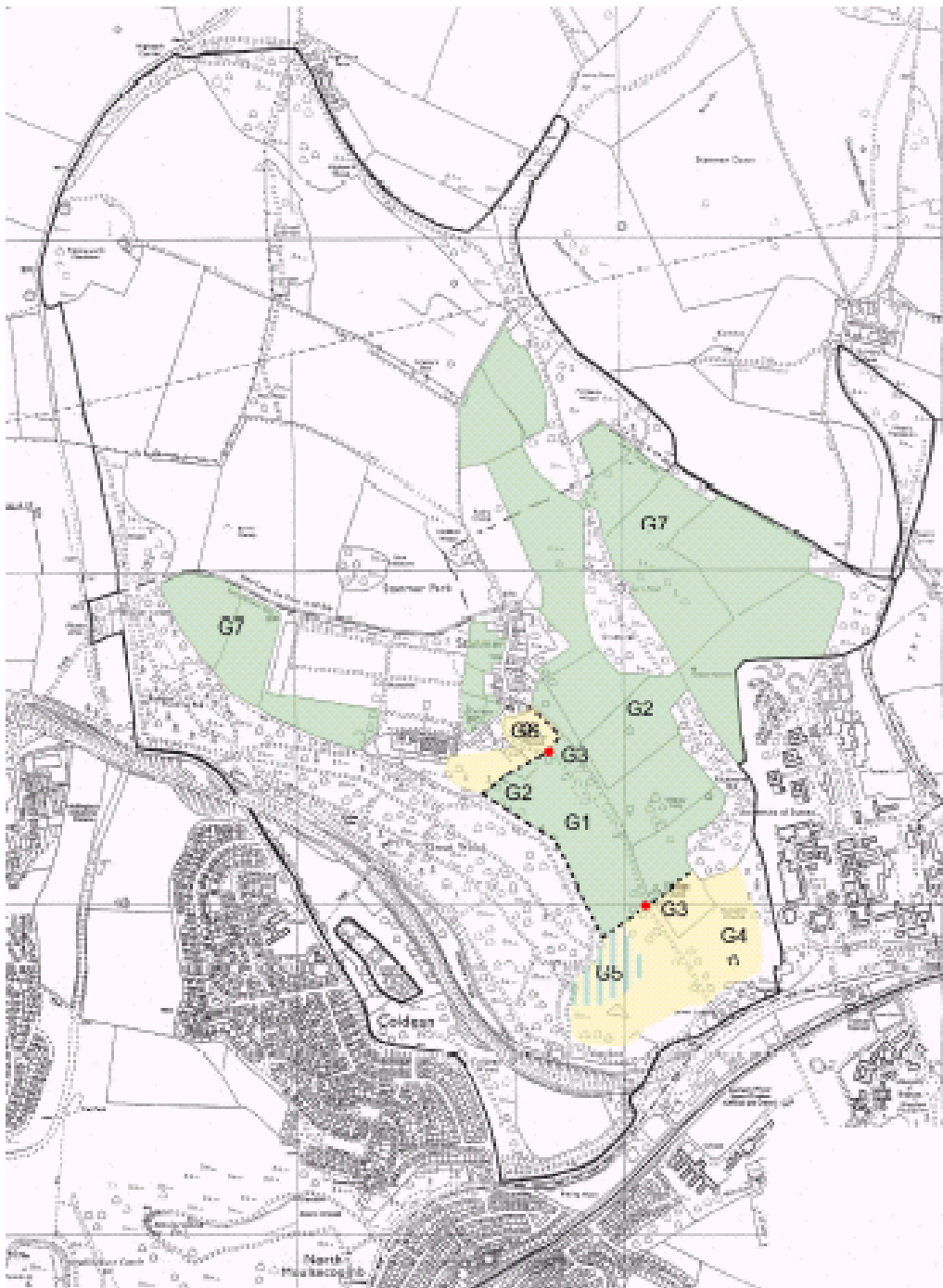


Figure 121
Grassland Character

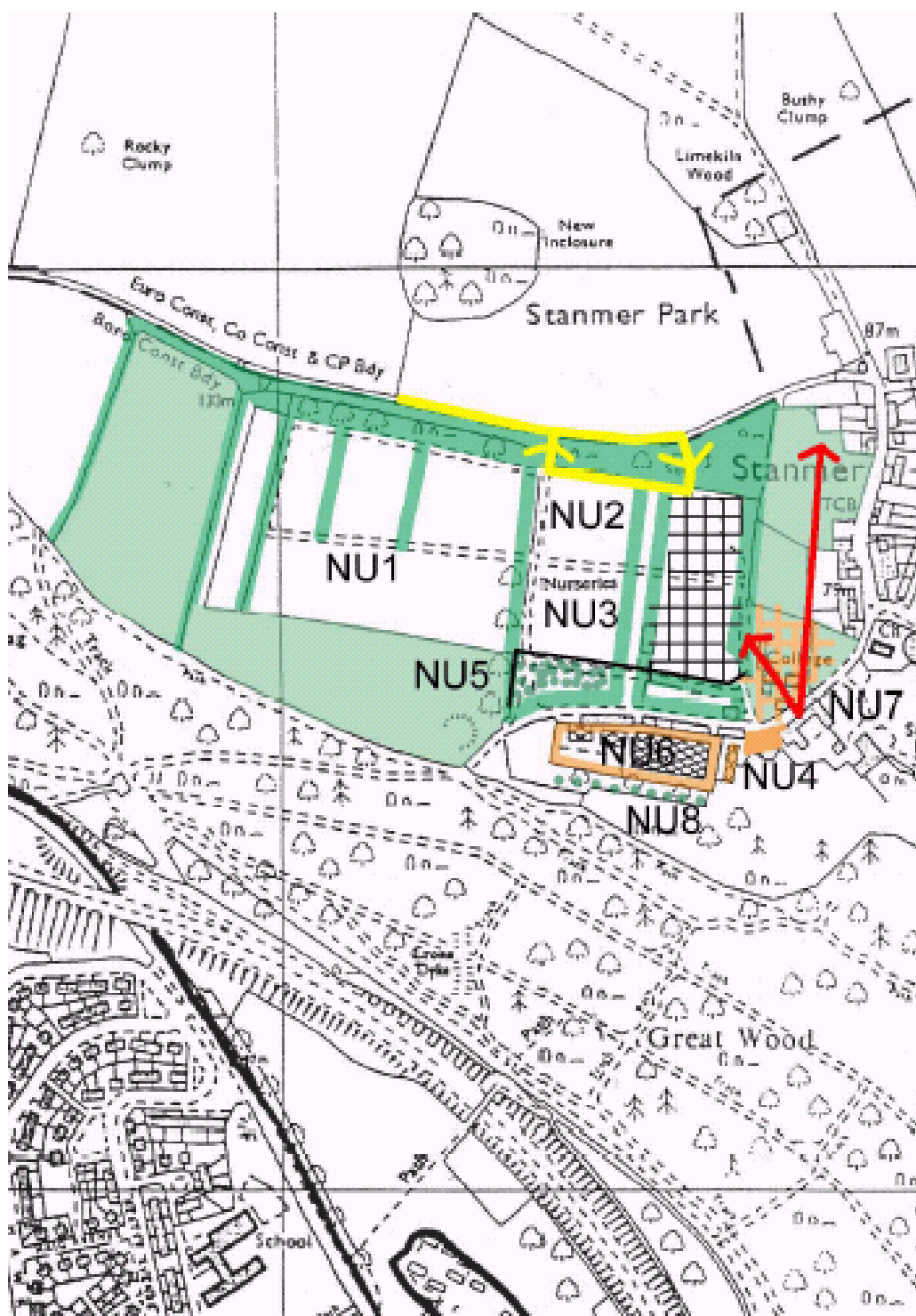


Figure 122
Nurseries Complex