

# FORTY HALL AND ESTATE ENFIELD



## CONSERVATION MANAGEMENT PLAN

### EXECUTIVE SUMMARY INTRODUCTION

**The Paul Drury Partnership**  
*Historic environment policy and practice*

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## CONTENTS

1.	THE PURPOSE OF THE CONSERVATION PLAN	3
2.	THE STRUCTURE OF THE PLAN	3
3.	PREPARATION	4
4.	ACKNOWLEDGEMENTS	5
5.	A SUMMARY OF THE CONSERVATION PLAN	6
	5.1 The historical development of the Forty Hall Estate	6
	5.2 Significance	7
	5.3 Issues and Policies	7

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## 1. THE PURPOSE OF THE CONSERVATION PLAN

1.1 The Paul Drury Partnership was appointed in July 2005 to produce a Conservation Management Plan for Forty Hall and update the Conservation Management Plan for the Estate produced by Broadway Malyan Cultural Heritage in 1999. The *Plan* was intended to establish:

- Why the *Forty Hall Estate* is important or *significant*;
- How that significance is *vulnerable* or *sensitive* to alteration during the repair or development of the site; and
- What *policies* need to be adopted by the current and future owners of the land to ensure that the significance is retained in any future work on the site.

1.2 The plan was also to address the following specific issues:

- To support an application to the Heritage Lottery Fund for the conservation and restoration, and the development of the Hall and its estate;
- To support any applications for statutory consents in connection with the above work, including meeting the requirements of the Disability Discrimination Act;
- To form and shape a long term management strategy for the Hall and its Estate; and
- To tie together existing and emerging knowledge of the Hall and Estate.

## 2. THE STRUCTURE OF THE PLAN

The *Forty Hall and Estate Conservation Management Plan* consists of five sections:

Part I - *The House - Understanding*: An account of the original form and subsequent development of the main house and the attached service buildings. The house is placed in its contemporary architectural context and its contribution to the evolution of the country house in the 17<sup>th</sup> century assessed.

- Part II – *The House - Room Gazetteer*: A room by room survey documenting the historic development, current form and significance of individual rooms within the house and ancillary buildings attached to it.
- Part III – *The Estate - Understanding*: An account of the development of the estate, including an assessment of the buried remains of the medieval manor house and Royal Palace of Elsyng, the park, pleasure grounds, pond groves and *ferme orneé* associated with the main house and the home farm.
- Part IV – *Significance*: An assessment of the significance of the various cultural heritage values attached to the Hall and Estate.
- Part V – *Issues and Policies*: An outline of the issues that could threaten the significance both of the estate as a whole and of individual elements within it and puts forwards policies to address these, as well as identifying opportunities for beneficial change.
- Part VI – *Condition Survey*: An assessment of the condition of individual rooms and spaces within the house and attached ancillary buildings, including a proposed repair schedule to deal with these issues.

### **3. PREPARATION**

- 3.1 The *Understanding* of the house, *Issues and Policies* section of the *Conservation Management Plan (parts I, IV and V)* have been prepared by Richard Peats and Paul Drury of the Paul Drury Partnership. The *Gazetteer (part II)* has been prepared by Richard Peats. The condition survey of the house (*part VI*) has been prepared by Barry Stow, Architect and Heritage Adviser.
- 3.2 The preparation of the original *Estate Conservation Management Plan*, in 1999, was undertaken by the late Daryl Fowler DipArch RIBA AIFA, and Fred Aldsworth BA FSA MIFA, both then with Broadway Malyan Cultural Heritage, who relied heavily on research and studies undertaken by Stephen Dean and Lucy Rowley-Williams (Archaeology); Camilla Beresford (Landscape history); Nick Owen and John Phibbs (Landscape survey); and Michael Edwards, Peter Hodge, Martin Love and Martin Willing (Ecology).
- 3.3 The revised version (*now part III of the Plan*) has been prepared by the author of the original document, Fred Aldsworth BA FSA MIFA IHBC, now a freelance archaeologist and heritage consultant, with help and advice from Barry Stow DipArch RIBA FRSA, Architect and Heritage

Adviser, and Paul Drury FSA MRICS IHBC and Richard Peats MA IHBC, both of The Paul Drury Partnership.

- 3.4 The writing of the plan involved extensive consultation at every stage. Management of the production of the plan was overseen by a steering group consisting of key staff at Enfield Council (the House Manager, Cultural Services Manager and the Properties Manager) who met regularly with the Paul Drury Partnership during the production of the plan and reviewed emerging drafts. At the same time English Heritage and Enfield Archaeological Society were asked to comment on the understanding section and representatives of Enfield Council, Capel Manor College, the Banqueting Suite and the Friends of Forty Hall Park were consulted in order to ascertain their views and experience of the management of the house and park.
- 3.5 The plan was revised in the light of comments received and presented to the Forty Hall Management Board, (which consists of key stakeholders, namely representatives of Enfield Council, Capel Manor College and the Banqueting Suite) on 28 November 2005. Following approval by the Management Board the plan was presented to elected members of the Council on 24 March 2006, the Enfield Green Belt Forum on 25 May 2006 and a public meeting on 16 June 2006. Interested parties invited to this last meeting included the Friends of Forty Hall Park, The Forty Hall and Bull's Cross Study Group, The Enfield Preservation Society and Enfield Archaeological Society. It also marked the launch of an Exhibition outlining the plan at Forty Hall which ran for four weeks. Comments from visitors being invited, but no substantial responses were received. A further presentation was made to the Conservation Area Advisory Group on 1 August 2006.
- 3.6 Following the comments received during these meetings, the Plan was further revised and a final draft issued on the 17 October 2006. A final presentation to the Enfield Green Belt Forum was made on the 29 November 2006. It is intended that the plan will be formally adopted by both the Council and Capel Manor College.

#### **4. ACKNOWLEDGEMENTS**

- 4.1 The Paul Drury Partnership would like to thank the following people for their assistance in preparing the plan:

Gavin Williams, Justine Stacey, James Wyld, Lorraine Cox, Praveen Bahl, Bob Jennings, Christine White, Mike Brown and Graham Dalling of Enfield Council; Steve Dowbiggin, Mike Evans and Andrea Brown of Capel Manor College; Barry Seaman of Richmond Caterers; George

Wilson, Elaine Harwood, Susie Barson, Rachel Haworth, Steven Brindle and Alan Cathersides of English Heritage; Martin Dearne and Geoffrey Gillam of Enfield Archaeological Society; Simon Davies of JMP Consultants; Andy Wittrick; Martin Bridges; Ian Tyers; Brigadier Andrew Parker Bowles; and Andrew Newman of the Friends of Forty Hall Park.

## **5. A SUMMARY OF THE CONSERVATION PLAN**

### **5.1 The historical development of Forty Hall and its estate (Parts I-III)**

5.1.1 Forty Hall is a Grade I listed country house first erected for Nicholas Rainton in 1629-32. The original form of the house, which has long puzzled architectural historians, has been reconstructed for the first time as part of this plan. It consisted of a very simple, and for the time starkly modern, symmetrical exterior envelope around a very traditional ground plan based on a compressed internal courtyard. An early 18<sup>th</sup> century remodelling gives the house its current external character and the interiors are generally an amalgam of 17<sup>th</sup>, early 18<sup>th</sup> and mid 18<sup>th</sup> century work. After remaining largely unaltered throughout the 19<sup>th</sup> century, extensive renovations in 1897 resulted in the building assuming its current form, with subsequent alterations consisting largely of repairs and minor accretions.

5.1.2 The house was originally set in a relatively small plot, consisting of a formal garden to the east and south and a kitchen garden (still extant) to the west, with an entrance courtyard to the north. Around 1650 the estate was expanded to include the former medieval manor and Tudor royal palace of Elsyng, which stood to the north of the house, along with the deer park attached to the palace. The palace, which was a major Royal residence during the Tudor period, was demolished and a formal landscaped park created. A double lime avenue terminating in a circular pond in front of the house was created by the early 18<sup>th</sup> century.

5.1.3 The mid 17<sup>th</sup> century service range, originally consisting of a bake house, stable and coach house, stood in a courtyard entered via a particularly fine gateway. The building of this is likely to be associated with the mid 17<sup>th</sup> century extension of the estate. Although extensively altered in the 1960s, this area retains many historic features.

5.1.4 The grounds essentially reached their current form before 1777. The circular pond was transformed into an irregular lake, the formal gardens

to the east of the house transformed into a pleasure ground (an informal garden), a series of medieval fish ponds at the north end of the park into pond groves (informal ponds and winding walks in a wooded setting) and a *ferme orneé* (ornamental farm with fields separated by raised walks) developed to the west of the park. The home farm also began its development in this period. This is now a collection of 18<sup>th</sup> to early 20<sup>th</sup> century buildings forming an almost complete example of a vernacular farmstead, lacking only the farmstead itself.

5.1.5 The house and estate were bought by Enfield Council in 1951. The house is now a museum and the park public open space. The ancillary buildings now form a café attached to the house and the ‘banqueting suite’, which is let separately to a commercial concern as function rooms. The farm and *ferme orneé* are now leased to Capel Manor Horticultural College, who are in the process of restoring the farm buildings.

## 5.2 Significance (part IV)

5.2.1 It is essential to see Forty Hall as a building in a landscape. This landscape has been planned with the house as its centrepiece and the two are thus closely dependant on each other. Within this whole, certain elements are outstanding:

- Forty Hall is an exceptionally important building architecturally. It stands on the cusp between medieval and classical houses. Few buildings documenting this transition survive and the stark juxtaposition of ancient plan and modern elevation at Forty Hall is unique.
- The survival of a 17<sup>th</sup> century stable range, albeit in mutilated form, is very rare.
- The park is a rare example within Greater London of a complex and relatively unaltered 17<sup>th</sup> and 18<sup>th</sup> century country estate landscape.
- The *ferme orneé* is of particular significance. These features were always unusual in England and this example appears unusually early.
- The archaeological remains of the former medieval manor house and Royal Palace of Elsyng are exceptionally important. The lack of subsequent development, and results from the excavations during the 1960s, suggest that the buried remains of the palace survive largely intact.

## 5.3 Issues and Policies (Parts V and VI)

5.3.1 The issues facing Forty Hall and its estate break down into those that affect the house and the estate in its entirety, those affecting the house alone, those affecting the ancillary buildings and those affecting the Landscape and ecological issues.

5.3.2 *Key issues common to the house and estate are:*

- The need fully to integrate the management of the house and estate
- The need to clarify the statutory protection measures covering the house and estate
- The desirability of restricting most vehicles to the eastern perimeter of the estate
- The need to ease access for large vehicles at the entrance through minor alterations around the main gate

5.3.3 *These translate into the following policies:*

*Policy S1:* Proposals for alteration will be formulated with the benefit of a full understanding of the significance of the area affected. This will generally involve some targeted investigative work. When planning investigative works for a particular area, the assessment of its significance in the relevant gazetteer entry will be used to guide the scale and nature of the work necessary.

*Policy S2:* The results of these investigations, and knowledge gained during works, will be used to update the gazetteer, and where necessary the whole plan.

*Policy S3:* The management of the Forty Hall Estate will be unified, enabling a holistic approach to be taken to all future planning, coordination and procurement of works.

*Policy S4:* A strategic body within the Council will be established to direct the development of proposals to maximise the benefit of Forty Hall Estate for the residents of Enfield.

*Policy S5:* When the current lease of the Banqueting Suite expires, consideration will be given to entering into a trading agreement with an external catering organisation, rather than a lease of a specific part of the property.

*Policy S6:* When the conservation plan is formally adopted by the Council, Capel Manor and Richmond Caterers will also be invited to adopt the policies set out in it. The plan will be disseminated to all parties within the Council with a role in the management of Forty Hall and its Estate.



*Policy S7:* The Council will review and update the conservation plan on a five yearly basis. Updated copies of the plan, and any interim corrections and updates, will be distributed to all parties.

*Policy S8:* Scheduled Monument Consent will be obtained where necessary for works within the scheduled area of Elsyng Palace. This will include the planting or uprooting of trees, hedges or shrubs, drainage works, the stripping of topsoil and any works likely to disturb the soil below a depth of 300 millimetres. English Heritage will be consulted as part of the planning of any such works. Where these works are likely to be ongoing, a management agreement, which would allow specified activities to be carried out when necessary, will be sought.

*Policy S9:* When further significant information regarding the nature of the monument emerges, an application will be made to English Heritage for a revision of the boundaries of the monument.

*Policy S10:* Listed building consent will be sought for all alterations that would affect the character of any listed building or curtilage structure on the site. When formulating proposals for alterations or significant repairs, advice will be sought at an early stage from the Council's Conservation Officer and English Heritage.

*Policy S11:* The formulation of any proposals concerning the park and garden will respect its importance and registered status. The Regional Landscape Architect at English Heritage will be consulted as a preliminary to the formulation of any plans that would affect the character of the park and garden

*Policy S12:* English Heritage will be asked to consider revising the boundary and grading of the Registered Park and Garden.

*Policy S13:* In the medium term, motor vehicles, apart from service vehicles and disabled badge holders visiting the banqueting suite, will normally be restricted to the eastern extremity of the estate. This will be implemented gradually, and achieved by restricting public parking to the eastern car park, with a dedicated allocation to the banqueting suite. A one-way circulation system and concierge parking will be introduced to facilitate access to the banqueting suite when the park is closed to the general public.

*Policy S14:* Consideration will be given to providing dedicated secure parking for cycles. Methods of reducing the reliance on the motor car by users of the house and grounds, by improving access via bus and cycle, will be investigated.

*Policy S15:* The impact of motor vehicles on the historic landscape will be reduced by re-locating and improving the landscaping of the car park and more sensitive surfacing and traffic calming measures for the drives.

*Policy S16:* When the existing surfacing of drives requires replacement a more sympathetic material, such as bound gravel, will be used. Street furniture associated with the drives will be reduced to the absolute minimum and be sympathetic to the historic character of the park.

*Policy S17:* The recycling facilities will be relocated outside the Forty Hall Estate as soon as an alternative site has been located.

*Policy S18:* A separate footpath will be demarcated giving pedestrian access to the estate from the existing southern pedestrian entrance.

*Policy S19:* Measures will be taken to improve vehicular access onto and off the site. An incremental approach will be adopted, the first step being to amend the approach to the gateway, to ease the alignment. A second step, if necessary, would be to widen the gateway slightly. The introduction of a new entrance in the north of the site remains an option if these steps prove inadequate.

#### 5.3.4 *Key issues concerning the house are:*

- The need to address structural defects within the building in a manner that is sensitive to the historic fabric
- The need for regular planned maintenance informed by adequate professional expertise
- The desirability of presenting the Hall as a multi-period historic house with interiors dressed to indicate use, rather than fully refurbished
- The desirability of inserting a lift in the centre of the building, involving the rebuilding of the 1897 main stair, to restore the historic circulation pattern as well as to give disabled access to all levels
- The desirability of improving movement through the house by localised restoration of the 18<sup>th</sup> century layout.

#### 5.3.5 *These translate into the following policies*

*Policy H1:* Priority will be given to protecting, revealing and enhancing the key contributors to the significance of the house, namely the 17<sup>th</sup> and 18<sup>th</sup> century elements of the built fabric, the sense of development over time, and the aesthetic appeal of the building. The late 19<sup>th</sup> century additions, while extensive, are subservient to the Georgian character of the house rather than stamping their own distinctive character onto the building, and are therefore of less significance. While most work of this era is of a good if mechanical quality, leading to a general presumption

that it be retained unless this is clearly outweighed by the benefits of alternative approaches, the replacement of individual elements in order to reveal and reinforce the significance of earlier parts of the building may be acceptable, providing there is no recourse to speculative reconstruction.

*Policy H2:* Management of the house and ancillary buildings will seek to retain all elements of significance. However, the loss of elements of relatively low significance may be acceptable in order to preserve, reveal or reinforce elements of high significance, or in order to preserve the wider significance of the place.

*Policy H3:* Any opening up of the fabric of Forty Hall and its ancillary buildings, and all works below ground, will be monitored archaeologically. The nature of this investigation, analysis and monitoring will be commensurate with the significance, or the potential to reveal information, of the element that is being disturbed.

*Policy H4:* Any alteration or new decorative scheme proposed will respect the scale, detailing, proportions and architectural qualities of the principal rooms and façades.

*Policy H5:* Competent and consistent conservation advice will be obtained prior to the commissioning or undertaking of all works including maintenance.

*Policy H6:* The maintenance schedule that forms part of this conservation plan will be used as the foundation for a rolling maintenance plan and quinquennial inspections.

*Policy H7:* A log of maintenance work undertaken will be kept by the Manager for the estate.

*Policy H8:* Progressive structural defects that threaten the integrity of the building will be rectified. Every effort will be made to retain historic fabric by using traditional methods and materials. Modern methods and materials will only be acceptable where their use is demonstrably the only practicable way to preserve significant historic fabric.

*Policy H9:* The second floor will be repaired in a conservative manner, with the aim of retaining as much of the original structure as possible. A specific assessment of the capabilities of the structure in relation to a realistic range of uses, with a domestic loading threshold as a starting point, needs to be made. Any prospective use of the second floor should be governed by its structural capacity.

*Policy H10:* Mitigation measures will be introduced to curtail structural damage by the magnolia tree. In the first instance the height of the tree

will be reduced to ground or ground floor window sill level. and re-growth managed and monitored.

*Policy H11:* Repairs and maintenance executed in unsuitable modern materials will be replaced as the opportunity arises with more sympathetic work, where this will not exacerbate damage to the historic fabric.

*Policy H12:* Reasonable adjustments will be made to facilitate access for all, where this can be achieved without materially damaging the significance of the building through loss of historic fabric or visual intrusion. Where this is not possible, an alternative means of providing access will be devised.

*Policy H13:* This may include provision of a lift, for which two options have been identified. The first would be in the Victorian element of the south-west wing and would be achievable without harm to the significance of the building. The second is in the centre of the house and would involve the replacement of the existing (1897) main stair with one that would follow the general form of the original, namely an open well stair with landings against the east wall. Further investigation, in the form of more detailed and extensive physical investigation will be necessary to determine whether this option is justifiable and therefore acceptable.

*Policy H14:* The restoration of pre 20<sup>th</sup> century circulation patterns and room layouts will be pursued where this can be achieved without harm to later elements of significance.

*Policy H15:* The best way of presenting Forty Hall would be as a historic residence. Rather than a single period presentation of the entire building, this could concentrate on demonstrating how the building has developed over time and exploring the ways in which the building was used by its occupants.

*Policy H16:* The best way of presenting show rooms would be to dress them to give an impression of their use, rather than attempting full historic reconstructions.

*Policy H17:* Any re-presentation of the property will need to be flexible enough to accommodate temporary exhibitions and functions.

*Policy H18:* The presentation of the principal rooms, in terms of decorative schemes and furnishing, will normally reflect their dominant historic character. Care will be taken to avoid jarring contrasts between rooms of different periods.

*Policy H19:* Where appropriate, redecoration works should follow historic schemes if these can be ascertained. Where this is not possible, a conjectural scheme, which aims to reflect as accurately as possible the

period in which the room is being displayed, will be adopted. When determining the way in which rooms are to be decorated and presented, further research will be carried out, including paint analysis and a search for evidence of wall paper or fabric hangings.

*Policy H20:* Rooms with high quality historic interiors are an important element of the significance of the building. Wherever possible these will be in uses that make them accessible to the public. Ancillary functions will be concentrated in what were historically service rooms, which have a less sensitive decorative treatment.

*Policy H21:* To secure its long term future, and to justify extensive representation, it needs to be demonstrated that Forty Hall could generate enough income to ensure that it is not a significant drain on Council resources. To explore this, a business plan assessing the viability of the presentation of the building as a historic house and the best methods of achieving this will be prepared.

*Policy H22:* Sympathetic floor finishes and light fittings will be introduced into public rooms. In many cases the replacement of wall and ceiling mounted fittings with freestanding lamps and minimal fixed emergency lighting will represent the most sympathetic and flexible lighting option.

#### 5.3.6 *Key issues that concern the ancillary buildings are:*

- The need for the management of the house, banqueting suite and farm to work together flexibly and cooperatively
- The need to improve access to, and remove clutter from, the courtyard
- The desirability of improving the circulation from house to courtyard
- The desirability of improving catering facilities in the café.

#### 5.3.7 *These translate into the following policies:*

*Policy A1:* The shared use of the courtyard by the banqueting suite, café and house is desirable. Management responsibility for the courtyard will remain with the Council, with use by the banqueting suite though a formal agreement as appropriate.

*Policy A2:* The presentation of the stable courtyard will be improved through the removal of clutter in the verandas and the introduction of more sympathetic surfacing materials.

*Policy A3:* The key significance of the café and gallery is the 17<sup>th</sup> century brick shell of the building and its character and appearance as a service building to a high status house. The general external appearance

of the building will be preserved and all historic brickwork will be retained.

*Policy A4:* The ambience of the cafe/restaurant will be improved to develop the customer base. This may include further improvements to the room and kitchen facilities and the reinstatement, in part, of the lost upper floor over the former stables.

*Policy A5:* The elements of original fabric and open character of the principal interior spaces of the banqueting suite are key elements of its significance and will be retained.

*Policy A6:* The management of ticketing arrangements and shop facilities for the Home Farm will be pursued with Capel Manor College at an appropriate time.

*Policy A7:* Given the character of the farmstead and the date of the buildings, the ideal notional period for presentation of the Home Farm would be the late 19<sup>th</sup> /early 20<sup>th</sup> century.

*Policy A8:* The repair of the historic farm buildings and their return to agricultural use will be completed.

#### 5.3.8 *Key issues facing the estate are:*

- The need for a planting plan for the park to both protect the archaeology of Elsyng Palace and ensure the continued survival of both the lime avenue and parkland trees
- The need to halt and reverse the encroachment of secondary wood and scrub over the park
- The desirability of restoring the park and grounds generally to their late 18<sup>th</sup> century form, with their thin overlay of 19<sup>th</sup> century additions.
- The desirability of maximising the potential of the park as a wildlife habitat. This is complementary to the aim of restoring the park.

#### 5.3.9 *These translate into the following policies:*

*Policy L1:* The 18<sup>th</sup> century character of the planned landscape will form the basis for its presentation. However, this will not be at the expense of the preservation of earlier and later elements of significance.

*Policy L2:* A consultant landscape architect with appropriate conservation expertise will be appointed to advise on the restoration of the landscape.

*Policy L3:* Opportunities to further the understanding of the archaeology of Elsyng Palace will be taken when they arise. This could include targeted investigative works, which while seeking to preserve significant

remains and deposits, would clarify their condition and extent. The public presentation of this aspect of the site will be improved.

*Policy L4:* The lime avenue will be improved by the replacement of missing and over-mature specimens, subject to archaeological considerations. Any gaps resulting from these considerations will be treated as a consciously designed landscape feature.

*Policy L5:* North of the Turkey Brook, the lime avenue will be restored to its original length, along with the artificial 'river' and weir. The self-seeded oak tree blocking the avenue by the Turkey Brook will be removed.

*Policy L6:* In order to protect the park and the archaeological remains of Elsyng Palace from further damage by self-seeded trees, a regular and systematic cutting or grazing regime will be instituted. Further work will be undertaken to investigate the implications of introducing grazing and to draw up an appropriate cutting regime.

*Policy L7:* Areas where secondary woodland has encroached on the park and the archaeological remains of Elsyng Palace will be cleared on a gradual basis. A 10 year clearance plan, informed by the results of a tree survey, will be produced and implemented.

*Policy L8:* The practice of planting memorial trees will not be revived.

*Policy L9:* In the medium to long term, the majority of memorial trees will be removed. This will take place on a gradual basis. Where possible trees will be transferred to a new woodland location. A small number will remain to become parkland trees. In other cases the sponsorship/memorial will be transferred to new parkland trees. Further work is necessary to identify individual trees that could be moved and to suggest a suitable site.

*Policy L10:* The planting plan will ensure that isolated mature trees and small groups remain a characteristic of the park by succession planting of particular specimens and the retention of a limited number of high quality saplings during scrub and memorial tree clearance.

*Policy L11:* Subject to obtaining scheduled monument consent, the park railings and gates between the Pond Groves and parkland will be restored to define the boundary between them.

*Policy L12:* The hedge dividing the park from the pleasure grounds will be removed and the park railings within it restored.

*Policy L13:* Dead trees will continue to be left complete until they present a demonstrable health and safety risk, at which point they will be felled completely. Some felled timbers may be left on site as a wild life habitat.

*Policy L14:* Street furniture and gates will be reduced to the absolute minimum and replaced with more sympathetic designs. To facilitate this, and give the park a unified appearance, standard designs of conservation grade street furniture will be adopted. Further elements of street furniture and hard standing should not be introduced.

*Policy L15:* Significant below ground works will not be permitted in the pleasure grounds. The scale and position of interventions will be determined by prior archaeological evaluation and any subsequent works will be monitored.

*Policy L16:* Steps will be taken to prevent the deterioration of the character of the pleasure ground and to restore it, as far as possible, to its later 18<sup>th</sup> century appearance.

*Policy L17:* The appearance of the lake will be improved and the viewing mound restored by the removal of secondary vegetation.

*Policy L18:* Dredging the large pond that forms the centrepiece of the Pond Groves, clearing overhanging trees and increasing the water flow by reinstating one of the original weirs will be undertaken. This would both protect the significance of the site and improve its performance as a fish pond.

*Policy L19:* The dry ponds and island feature in the main pond will be restored.

*Policy L20:* The principal pond in the Pond Groves will continue to be used for fishing. Restored secondary ponds will be managed to maximise their potential as a wildlife habitat.

*Policy L21:* The clearance of scrub around the Pond Groves will form part of the wider, long term, clearance and planting plans.

*Policy L22:* The raised walks of the ferme ornée will be restored by removing secondary tree and scrub growth and trimming back and relaying (or replanting where lost) the flanking hedges. Periodic trimming will prevent re-colonisation by self seeded trees and maximise the potential of these hedges as a wild life habitat. This will form part of the overall estate clearance and planting plans.

*Policy L23:* The standing remains of the summer house (L38) will be consolidated to prevent further deterioration and consideration given to the possibility of its restoration. Secondary tree growth will be cut back to restore the framed view of distant hills from the summer house and pond, and to restore the formal relationship between the two. Secondary tree growth will be cleared from the buried remains of summerhouse L39.



*Policy L24:* The pond associated with the raised walk will be conserved by clearing silt and overhanging vegetation. Ongoing management of these ponds will seek to maximise their potential as a habitat for amphibians.

*Policy L25:* The use of the Home Farm as a working farm inevitably means that public access to this area has to be restricted. The raised walks of a restored *ferme orneé* would provide the most effective means of managing access.

*Policy L26:* Opportunities will be taken to maximise the potential of the parkland as a habitat for insects associated with dead wood, provided that this does not detract from the appearance of the park as a planned landscape. A limited amount dead wood can be left situ to facilitate this.

*Policy L27:* Providing that they do not adversely affect its cultural heritage significance or limit public access, measures will be taken to maximise the potential of the *ferme orneé* as a wildlife habitat.